



372 121

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
to 1254 Dt: 04-04-17
to C. Prabhakar S/o Venkateswarlu Tigavati
from NEXGEN Educational Trust Hyderabad.

M. NAGAMANI
BV 990544
M. NAGAMANI
Licensed Stamp Vendor
11-18, L.No: 01/2015
KOTHAGIRIYAPALLI
Pendlimarri (Mdl.), Y.S.R. D
Cell No: 7893996355

1-
LEASE DEED

This LEASE DEED is made and executed on this 4th April, 2017 at Kadapa, by and between.

1. Sri Sugavasi Janaki Ram S/o. S. Narayana Swamy, aged about 44 years Aadhar No.2379 1492 4627, Pan No.ABLPJ5795P resident of Door No.2/39 Veeraballi Road, Rayachoty town, Kadapa District. (LESSOR1)

2. Smt. Sugavasi Jayalakshmi W/o. Sugavasi Janaki Ram aged about 37 years Aadhar No.3111 8466 5364 Pan No.AZQPS 5084B resident of Door No.2/39 Veeraballi Road, Rayachoty town, Kadapa District. (LESSOR2)

(Hereinafter referred to as 'LESSORS / LANDLORD S' which terms shall mean and include all their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part

AND

NEXGEN EDUCATIONAL TRUST, (runs schools under brand name of SRI CHAITANYA SCHOOL), a registered Trust bearing Regn. No. 231/iv/2009, Ranga Reddy having its office at PLOT No. 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad-500081 represented by its authorized signatory Mr. C. Prabhakar S/o. Venkateswarlu aged about 47 years Aadhar No. 2184

LESSORS

1.

2. S. Jaya Lakshmi.

LESSEE

For NEXGEN EDUCATIONAL TRUST








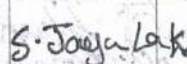



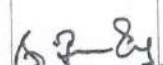
Authorised Signatory

1297
2017

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Kadapa Rural along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 400/- paid between the hours of 3 and 4 on the 04th day of APR, 2017 by Sri B.R. Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-LE		 C PRABHAKAR [R] C PRABHAKAR: [1118-1-2017-1372]		C PRABHAKAR R]NEXGEN EDUCATIONAL TRUST [SRI CHAITANYA SCHOOL KADAPA PA] FOR NEXGEN EDUCATIONAL TR REPRESENT PLOT NO 100, S NAGAR,M R PALLI, TIRUPATI,CHIT TOOR	 Authorized Signatory
2-LR		 SUGAVASI JAYA LAKSHMI:04/04/20 [1118-1-2017-1372]		SUGAVASI JAYA LAKSHMI D/O. SUGAVASI JANAKI RAM AADHAR- 311184665364 2/39,VEERABA LLI ROAD,VEERAB ALLI ROAD, MASAPET,YSR -CUDDUPAH	
3-LR		 SUGAVASI JANAKI RAM:04/04/20 [1118-1-2017-1372]		SUGAVASI JANAKI RAM S/O. SUGAVASI NARAYANA SWAMY AADHAR- 237914924627 2/39,VEERABA LLI ROAD,VEERAB ALLI ROAD, MASAPET,YSR -CUDDUPAH	

Bk - 1, CS No 1372/2017 & Doct No
1297/2017. Sheet 1 of 8
JOINT SUBREGISTRAR239
Kadapa Rural





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
To 1255 Dt 04-04-17 Rs. 100/-
To C. Prabhakar s/o Venkateswarlu Tirupati
From NEDGEN Educational Trust, Hyderabad.

M. Nagamani
BV 990545

M. NAGAMANI
Licensed Stamp Vendor
11-18, L.No: 01/2015
KOTHAGIRIYAPALLI (V
Pendlimarri (Mdl.), Y.S.R. Dist
Cell No: 7892996355

2.

6486 7590, Pan No. AQDPP1000E residing at 18-2-15B/1 Patel Plaza Ground Floor, Korlagunta Main Road Tirupati authorized vide trust resolution dated 18th April 2016.

(Hereinafter referred to as the 'LESSEE / TENANT' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

Whereas the LESSORS are the absolute owners and possessors of property at Survey No. 164/1A & 1B, 164/1A2 & 163/1A1 & 163/1A2 total admeasuring Ac0.89 Cents situated at Utukuru Village, Municipal Corporation, Kadapa which is specifically described in the schedule annexed hereto and which will hereinafter be referred to as the demised premises which the LESSORS had purchased vide Sale Deed No. 3454/2016 Date 05.08.2016 registered at Sub Registrar, Kadapa Rural.

Whereas the LESSEE has approached the LESSORS to let-out the above said property for the purpose of starting Educational Institution for a lease period of 10 (Ten years) w.e.f. 1st June 2017, on the monthly rent of Rs.20,000/- (Rupees Twenty Thousand Only) for 60000 Sq.foot approx for constructing a building with Ground+ 3 Floors and the remaining open land for playground which carries no rental value.

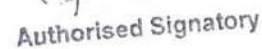
LESSORS

1. 

2. S. Jaya Lakshmi.

LESSEE

For NEXGEN EDUCATIONAL TRUST


Authorised Signatory

Bk - 1, CS No 1372/2017 & Doct No 1297/2017. Sheet 2 of 8 JOINT SUBREGISTRAR239 Kadapa Rural

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 GUTHIREDDY GANGI REDDY:04/04/17 [1118-1-2017-1372]	GUTHIREDDY GANGI REDDY S/O G. RAMA SUBBA REDDY DNO.96/36, UTUKUR,KADAPA CITY	
2		 GOSULA SUBBA REDDY:04/04/2017 [1118-1-2017-1372]	GOSULA SUBBA REDDY S/O G. VENKATA SUBBA REDDY DNO.96/170, UTUKUR, KADAPA CITY	

04th day of April,2017

Signature of JOINT SUBREGISTRAR239
Kadapa Rural

Endorsement:

Desc	In the Form of						Total
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
SD	0	700	5300	0	0	0	6000
TD	0	NA	0	0		0	0
RF	0	NA	400	0		0	400
UC	0	NA	200	0		0	200
TOT	0	700	5900	0		0	6600

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee, UC:=User Charges, TOT:Total, Desc:Description

Rs. 5300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 400/- towards Registration Fees on the chargeable value of Rs. 369568/- was paid by the party through Challan/BC/Pay Order No ,16 dated ,04-APR-17.

Date

04th day of April,2017

Signature of Registering Officer
Kadapa Rural

Certificate of Registration

Registered as document no. 1297 of 2017 of Book-1 and assigned the identification number 1 - 1118 - 1297 - 2017 for Scanning on 04-APR-17 .

Registering Officer
Kadapa Rural





ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

No. 1256 Dt. 04-04-17 Rs. 100/-

To C. Prabhakara S/o Venkateswarlu Nigupati
Nthom NEXGEN Educational Trust, Hyderabad.

M. Nagamani
BV 990546

M. NAGAMANI
Licensed Stamp Vendor
11-18, L.No: 01/2015
KOTHAGIRIYAPALLI (C)
Pendimmarri (Mdt.), Y.S.R. D
Cell No: 7690996355

- 3 -

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSORS hereby declares that they are the owners and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.,
2. That in pursuance of that above agreement and in consideration of the rent herein reserved the LESSORS do hereby agree to transfer by way of lease on or-before 01-06-2017, all that its part and parcel of the scheduled property unto the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions.
3. The term of lease is for a period of **10 years (Ten years)**. The lease period will commence from 1st June 2017 of the building. The LESSEE and the LESSORS have the option of terminating this lease deed by serving a notice six months in advance from either side. The lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.
4. That the LESSEE has agreed to pay a monthly rent of Rs. 20,000/- (rupees Twenty Thousand only) for 60000 sq.fts Approx., for Ground+ 3Floors, the rent shall be payable in equal ratio to all the LESSORS as follows:
 - a. Rs.10,000/- (Ten Thousand Only) to Sri. Sugavasi Janaki Ram
 - b. Rs.10,000/- (Ten Thousand Only) to Smt. Sugavasi Jayalakshmi

LESSORS

1.

2. S. Jaya Lakshmi.

LESSEE

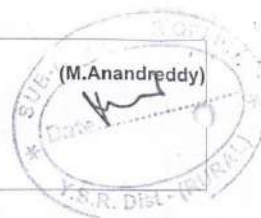
For NEXGEN EDUCATIONAL TRUST

Authorised Signatory

Bk - 1, CS No 1372/2017 & Doct No
1297/2017. Sheet 3 of 8
JOINT SUBREGISTRAR239
Kadapa Rural



[Faint, illegible text in a rectangular box]





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 No. 1257 Dt: 04-04-17 Rs. 100/-
 To C. Parabhakar s/o Venkateswarlu, Tigupati
 Whom NEXGEN Educational Trust, Hyderabad

M. Nagamani
 BV 990547
M. NAGAMANI
 Licensed Stamp Vendor
 1st Flr, L.No: 01/2015
 KOTHALAKYAPALLI (V),
 Pendurthi (Mdl.), Y.S.R. Dist
 Contact: 9395996355

4.

The rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of every English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year. The LESSEE's liability to pay rent to the LESSORS will commence from 01-06-2017, or on date of actual occupation of the completed building by the LESSEE. The rent will be paid in proportion to the occupied slab area of the building(s). Common areas like....Cellar, Parking, Play ground, open land, elevation balconies, O.T.S. will not be considered for the calculation of the rent. However, the LESSEE shall have right to utilize the space/ area along with the building.

5. That the LESSORS agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
6. As part and parcel of this deal the LESSORS have agreed to let the LESSEE use the open land for playground of 1000 sq. mtrs., which is also co terminus with this lease deed and does not carry any rental value.
7. That the LESSEE agrees to enhance the rent at the rate of 5% for every year over and above the existing rent. The year will be calculated based on the actual date of possession of the building.
8. That the building shall be constructed as per the approved plan by the respective Authority. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be

LESSORS

1. *[Signature]*

2. S. Jaya Lakshmi.

LESSEE

For NEXGEN EDUCATIONAL TRUST

[Signature]
 Authorised Signatory



Bk - 1, CS No 1372/2017 & Doct No
1297/2017. Sheet 4 of 8 JOINT SUBREGISTRAR239
Kadapa Rural





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
No. 1258 Dt. 04-04-17 Rs. 100/-
To C. Prabhakar, s/o Venkateswarlu Tirupati
Whom NEXGEN Educational Trust, Hyderabad.

M. Nagamani
BV 990548
M. NAGAMANI
Licensed Stamp Vendor
11-19, L.No: 01/2015
KOTHAGIRIYAPALLI (I)
Fend: marri (Mdi), Y.S.R. Di
Cell No: 7892956355

-5-

consulted with the LESSEE and designed so as to bring out rich ambience to the structure and its location.

9. The LESSEE shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the LESSORS in writing for major works.
10. That the LESSORS shall be liable to pay the property tax, Service Tax and all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the above said building. However, water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the LESSEE during the tenancy.
11. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed, shall be subjected to Kadapa Jurisdiction only.
12. The LESSORS agrees to provide the LESSEE with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature form their respective authorize d bodies.

LESSORS

1. 

2. S. Jaya Lakshmi.

LESSEE

For NEXGEN EDUCATIONAL TRUST

Authorised Signatory



Bk - 1, CS No 1372/2017 & Doct No
1297/2017.

Sheet 5 of 8
JOINT SUBREGISTRAR239
Kadapa Rural





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 L. No. 1259 Dt. 04-04-17 Rs. 100/-
 Issued To C. Prabhakar S/o Venkateswarlu Tirupati
 For Whom NEXGEN Educational Trust, Hyderabad.

M. NAGAMANI
 BV 990549
 Licensed Stamp Vendor
 11-18, L.No: 01/2015
 KOTHAVIRIYAPALLI (V
 P.O. (Mdl.), Y.S.R. Dis
 C.No: 7893906355

.6.

SCHEDULE OF PROPERTY:

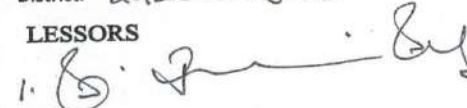
The Schedule property which belonged to Sri Sugavasi Janaki Ram and Smt. Sugavasi Jayalakshmi is situated at survey No. 164/1A & 1B, 164/1A2, 163/1A1, 163/1A2, situated at Utukuru village, Chintakommadinne Mandal, Kadapa Municipal Corporation, Kadapa District.

- a. The property at survey No. 164/1A & 1B and 164/1A2 admeasuring Ac0.39 Cents situated at Utukuru Village, Chinthakommadinne Mandal, Municipal Corporation, Kadapa District. IS bounded by: 1887.6 Sq Yards Ground Floor: 15000 Sqft, 1st Floor 15000 Sqft, 2nd Floor 15000 Sqft, 3rd Floor 15000 Sqft

East : Land belongs to K Veeramma & K Chinnaiah Sy.No.168
 West : Land in Survey No. 163/1A1, 163/1A2
 North : Land in Survey No. 174
 South : Ring Road

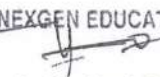
- b. The property at survey No. 163/1A1 and 163/1A2 admeasuring Ac.0.50 Cents situated at Utukuru Village, Chinthakommadinne Mandal, Municipal Corporation Kadapa, Kadapa District. 2220 Sq Yards

LESSORS

1. 
 2. S. Jaya Lakshmi.

LESSEE

For NEXGEN EDUCATIONAL TRUST


 Authorised Signatory

Bk - 1, CS No 1372/2017 & Doct No
1297/2017. JOINT SUBREGISTRAR239
Kadapa Rural






ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
No. 1260 Dt: 04-04-17 Rs. 100/
To C. P. Subrahmanyam, 9/0 Venkateswara Temple
Whom NEXGEN Educational Trust, Hyderabad

M. Nagamani
BV 990550
M. NAGAMANI
Licensed Stamp Vendor
11-18, L.No: 01/2015
KOTHAGIRIYAPALLI (V),
Pendlimarri (Mdl.), Y.S.R. Dist.
Cell No: 7802906255

East: Land in survey No.164/1A & 1B, 164/1A2,
West: Land belongs to others
North: Land belongs to K.Ramaiah
South: Ring Road.

In Witness Where of the LESSOR and LESSEE have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentions the presence of the undersigned witness

LESSORS

1. 
2. S. Jaya Lakshmi.

LESSEE


For NEXGEN EDUCATIONAL TRUST

Authorized Signatory

Witnesses:

1. G. Subrahmanyam, S/o. G. Ramesh Babu Reddy, Ulukur, KdP
2. G. Subrahmanyam, S/o. G. V. Subrahmanyam, Ulukur, KdP.

Prepared by: J. Rama Krishna Bhavani Nagar Kothagiri
Date: 5/9/17


Bk - 1, CS No 1372/2017 & Doct No
1297/2017. Sheet 7 of 8 JOINT SUBREGISTRAR239
Kadapa Rural

