

SCANNED

15546/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 5399 Date: 29/10/22 Rs. 100/-

Skt. Mohammed Taher S/o Late Mohammed Osman

For Whom: Self & others R/o. Hyderabad.

LEASE DEED

MUHAMMED AJEEMOBBIN ADIL

LICENCED STAMP VENDOR

Lic.No.15-03-043/2014

R.L.No.15-03-073/2020

H.No.5-1, Ibrahimpatnam (V&M)

R.R. Dist, Cell:9908443928

This lease deed is made and executed at Ibrahimpatnam on this 31st day of October 2022 by and between :

1. Sri Gaddi Dinesh Reddy S/o Sri Gaddi Rajasekar Reddy aged about 30 years, Occ: Business, Resident of Flat No.103, Sri Tirumala Dreams Apartment, Mailardevpally, RR District, (Aadhar No. 485037634304).

Hereinafter collectively referred to as the "LESSOR" (which expression shall wherever the context so requires, mean and includes their respective legal heirs, successors, executors, administrators, legal representatives and assigns) ...of the First Part.

Lessor Signature:

1.

Lessees Signature :

1.

2. Anees

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13. Radhika Jawar

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Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9500/- paid between the hours of / and on the 31st day of OCT, 2022 by Sri Gaddi Dinesh Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 RADHIKA JHAWAR:31/10/2022 [1503-1-2022-15486]	RADHIKA JHAWAR W/O. AAYUSH JHAWAR H NO 120, SHANTINIKETAN COLONY, MAHENDRA HILLS, EAST MARREDPALLY, SECUNDERABAD, HYDERABAD	<i>Radhika Jhawar</i>
2	LE		 SHREYA JHAWAR:31/10/2022 [1503-1-2022-15486]	SHREYA JHAWAR W/O. PIYUSH JHAWAR H NO 120, SHANTINIKETAN COLONY, MAHENDRA HILLS, EAST MARREDPALLY, SECUNDERABAD, HYDERABAD	<i>Shreya Jhawar</i>
3	LE		 PIYUSH JHAWAR:31/10/2022 [1503-1-2022-15486]	PIYUSH JHAWAR S/O. SURENDRA KUMAR JHAWAR H NO 120, SHANTINIKETAN COLONY, MAHENDRA HILLS, EAST MARREDPALLY, SECUNDERABAD, HYDERABAD	<i>Piyush</i>
4	LE		 SUMAN HEDA:31/10/2022, 13:33 [1503-1-2022-15486]	SUMAN HEDA W/O. VENKAT RAMAN HEDA H NO 15-2-200, HEDA NIVAS, MAHARAJ GUNJ, GOWLIGUDA, NAMPALLY, HYDERABAD	<i>Suman</i>
5	LE		 AMITA HEDA:31/10/2022, 13:33 [1503-1-2022-15486]	AMITA HEDA W/O. NAND KISHORE HEDA H NO 15-2-200, HEDA NIVAS, MAHARAJ GUNJ, GOWLIGUDA, NAMPALLY, HYDERABAD	<i>Amita</i>
6	LE		 VENKAT RAMAN HEDA:31/10/2022 [1503-1-2022-15486]	VENKAT RAMAN HEDA S/O. NAND KISHORE HEDA H NO 15-2-200, HEDA NIVAS, MAHARAJ GUNJ, GOWLIGUDA, NAMPALLY, HYDERABAD	<i>Venkat Heda</i>
7	LE		 PRIYANKA ASAWA:31/10/2022 [1503-1-2022-15486]	PRIYANKA ASAWA W/O. UJWAL KUMAR ASAWA H NO 5-8-288/289, MAHESH NAGAR COLONY, CHIRAG ALI LANE, ABIDS, NAMPALLY, HYDERABAD	<i>Priyanka</i>

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తెలంగాణ తెలంగాణ TELANGANA

Serial No. 5420 Date: 29/10/22 Rs. 100/-

Sold: Mohammed Taher S/o Late Mohammed Osman

For Whom: Self & others R/o Hyderabad

:: 2 ::

AND

AM/672492
MOHAMMED AJEEMODDIN
LICENCED STAMP VENDOR
Lic.No.15-03-043/2014
R.L.No.15-03-073/2020
H.No.5-1,Ibrahimpatham(V2-1)
R.R. Dist, Cell:9908443926

1. Mr. Mohammed Taher S/o Late Mr. Mohammed Osman, aged about 45 years, Occ: Business, resident of H.No. 8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad 500008. (Aadhar No: 319613590088).
2. Mrs. Anees Fatima W/o Mr. Mohammed Taher, aged about 41 years, resident of H.No.8-1-523/121/122/123, Dafina Mansion, Brindavan colony, Tolichowki, Hyderabad, 500008. (Aadhar No: 4962 23660228).

Lessor Signature:

1.

Lessees Signature:

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2. Anees

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4. Faraz

5. Tabrez

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13. Radhika Jawar

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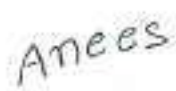
8.

9. Anitha

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12. Shweta Shawar

Contd..3..

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
8	LE		 UJWAL KUMAR ASAWA [1503-1-2022-16486]	UJWAL KUMAR ASAWA S/O. ASAWA BRIJ GOPAL H NO 5-8-288/289, MAHESH NAGAR COLONY, CHIRAG ALI LANE, ABIDS, NAMPALLY, HYDERABAD	
9	LE		 MOHAMMED TABREZ [1503-1-2022-16486]	MOHAMMED TABREZ S/O. MOHAMMED TAHER H NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	
10	LE		 MOHAMMED FARAZ [1503-1-2022-16486]	MOHAMMED FARAZ S/O. MOHAMMED TAHER H NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	
11	LE		 SOFIA ANAM [1503-1-2022-16486]	SOFIA ANAM W/O. MOHAMMED ABDUL MATEEN H NO 22-3-56813/B/CLASS, ZAHARA NAGAR, CHARMINAR, HYDERABAD	
12	LE		 ANEES FATIMA [1503-1-2022-16486]	ANEES FATIMA W/O. MOHAMMED TAHER H NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	
13	LE		 MOHAMMED TAHER [1503-1-2022-16486]	MOHAMMED TAHER S/O. LATE MOHAMMED OSMAN H NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	
14	LR		 GADDI DINESH REDDY [1503-1-2022-16486]	GADDI DINESH REDDY S/O. GADDI RAJASEKAR REDDY FLAT NO 103, SRI TIRUMALA DREAMS APARTMENT, MAJILADEVPALLY, RR DIST.	





తెలంగాణ తేలంగానా TELANGANA

SI.No. 5111 Date: 29/10/22 Rs. 100/-

Sold: Mohammed Taher s/o late Mohammed Osmatic No. 15-03-043/2014
For Whom: Self & Others R/o. Hyderabad.

AMMETAN 67249740
LICENCED STAMP VENDOR
R.L.No 15-03-073/2020
H.No.5-1, Ibrahimpatnam(V3M)
R.R. Dist. Cell: 9908443926

:: 3 ::

3. Mrs. Sofia Anam W/o Mr. Mohammed Abdul Mateen, aged about 22 years, resident of H.No.22-3-56813/B/Class, Zahara Nagar, Charminar, Hyderabad, 500002. (Aadhar No: 866909658549).
4. Mr. Mohammed Faraz S/o Mr. Mohammed Taher, aged about 19 years, resident of H.No.8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad 500008. (Aadhar No: 555308630184).

Lessor Signature:

1.

Lessees Signature :

1.

2. Anees

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4. Faraz

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11.

13. Ladeema Shawar

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12. Shreya Shawar

Contd..4..

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			SUBHASH DABHADE UPPERPALLY, HYDERGUDA, ATTAPUR, RR DIST.	
			M SWAMY SIVANAND VISHAKAPATNAM, A.P.	

OFFICE OF
SUB REGISTRAR

IBRAHIMPATNAM, R.R. DIST. T.S.

012 OCT 2022

STAMPS DEPT

DISTRICT REGISTRAR

RANGA REDDY DIST. T.S.

31st day of October, 2022

72 MAR 2022

Signature of Sub Registrar
Ibrahimpatnam

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4304 Name: Gaddi Dinesh Reddy	S/O Gaddi Raj Shaker Reddy, Rajendranagar, K.V. Rangareddy, Telangana, 500052	
2	Aadhaar No: XXXXXXXX8549 Name: Sofia Anam	C/O Mohammed Abdul Mateen, Charminar, Hyderabad, Telangana, 500002	
3	Aadhaar No: XXXXXXXX8094 Name: Amita Heda	W/O Nand Kishore Heda, Nampally, Hyderabad, Andhra Pradesh, 500012	
4	Aadhaar No: XXXXXXXX9225 Name: Suman Heda	W/O Venkat Raman Heda, Nampally, Hyderabad, Telangana, 500012	
5	Aadhaar No: XXXXXXXX5705 Name: Radhika Jhavar	W/O Aayush Jhavar, Secunderabad, Hyderabad, Telangana, 500026	
6	Aadhaar No: XXXXXXXX9380 Name: Piyush Jhavar	S/O Jhavar Surendra Kumar, Maredpalle, Hyderabad, Telangana, 500026	
7	Aadhaar No: XXXXXXXX1454 Name: Priyanka Asawa	W/O Ujwal Kumar Asawa, Nampally, Hyderabad, Andhra Pradesh, 500001	

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15546/2022.
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Ibrahimpatnam

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తెలంగాణ తేలంగానా TELANGANA

SL.No. 5402 Date: 29/10/22 Rs. 100/-

Sold: Mohammed Taher S/o Late Mohammed

For Whom: Self & Others K/o Hyderabad

MOHAMMED AJEEMODDIN

LICENCED STAMP VENDOR

Lic.No. 15-03-043/2014

Osman R.L.No. 15-03-073/2020

H.No. 5-1, Ibrahimpatnam (V&M)

R.R. Dist, Cell 9908442226

:: 4 ::

5. Mr. Mohammed Tabrez S/o Mr. Mohammed Taher, aged about 18 years, resident of H.No. 8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad 500008. (Aadhar No: 296829523308).

6. Mr. Ujwal Kumar Asawa S/o Mr. Asawa Brij Gopal, aged about 35 years, Occ: Business, resident of H.No. 5-8-288/289, Mahesh Nagar colony, Chirag Ali lane, Abids, Nampally, Hyderabad 500001. (Aadhar No: 258689005926).

Lessor Signature:

1.

Lessees Signature :

1.

2. Anees

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4. Faraz

5. Tabrez

11.

13. Rashika Jawar

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9. Anita

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12. Shreya Jawar

Contd..5..

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
8	Aadhaar No: XXXXXXXX5926 Name: Ujwal Kumar Asawa	S/O Asawa Brij Gopal, Nampally, Hyderabad, Andhra Pradesh, 500001	
9	Aadhaar No: XXXXXXXX0088 Name: Mohammed Taher	C/O Mohammed Osman, Golconda, Hyderabad, Telangana, 500008	
10	Aadhaar No: XXXXXXXX0228 Name: Anees Faliha	W/O Mohammed Taher, Golconda, Hyderabad, Andhra Pradesh, 500008	
11	Aadhaar No: XXXXXXXX0184 Name: Mohammed Faraaz	C/O Mohammed Taher, Golconda, Hyderabad, Telangana, 500008	
12	Aadhaar No: XXXXXXXX3308 Name: Mohammed Tabrez	C/O Mohammed Taher, Golconda, Hyderabad, Telangana, 500008	
13	Aadhaar No: XXXXXXXX7024 Name: Venkat Raman Heda	S/O Nand Kishore Heda, Nampally, Hyderabad, Andhra Pradesh, 500012	
14	Aadhaar No: XXXXXXXX5730 Name: Shreya Jhavar	W/O Piyush Jhavar, Secunderabad, Hyderabad, Telangana, 500026	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 18 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	694500	0	0	0	694500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	9500	0	0	0	9500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	705000	0	0	0	705100

Rs. 694500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9500/- towards Registration Fees on the chargeable value of Rs. 4629252/- was paid by the party through E-Challan/BC/Pay Order No. 757KJ4291022 dated 29-OCT-22 of SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 705050/-, DATE: 29-OCT-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6646002909415, PAYMENT MODE: CASH-1001138, ATRN: 6646002909415, REMITTER NAME: MOHAMMED TAHER, EXECUTANT NAME: GADDI DINESH REDDY, CLAIMANT NAME: MOHAMMED TAHER

Date:

Signature of Registering Officer

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తెలంగాణ తెలంగాణ, TELANGANA

జి.ఎం.5-8-288/289... Date: 29/10/22 Rs. 100/

Sold: Mohammed Taher S/o Late Mohammed Dinan

For Whom: Self & others R/o. Hyderabad.

:: 5 ::

MOHAMMED AJEEMODDINAD

LICENCED STAMP VENDOR

Lic.No.15-03-043/2014

R.L.No.15-03-073/2020

H.No.5-1, Ibrahimpatnam(V&M)

R.R. Dist. Cell:9908443926

7. Mrs. Priyanka Asawa W/o Mr. Ujwal Kumar Asawa, aged about 34 years, Occ: Business, resident of H.No.5-8-288/289, Mahesh Nagar colony, Chirag Ali lane, Abids, Nampally, Hyderabad 500001. (Aadhar No: 487243781454).

8. Mr. Venkat Raman Heda S/o Nand Kishore Heda, aged about 34 years, Resident of H.no : 15-2-200, heda nivas, maharaj gunj, gowliguda, nampally, hyderabad, 500012. (Aadhar no: 3591 5419 7024).

Lessor Signature:

1.

Lessees Signature :

1.

2. Anees

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4. Faraz

5. Tabrez

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13. Radhika Shawar

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9. Anith

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12. Shreya Shawar

Contd..6..

31st day of October, 2022

Ibrahimpattanam

Certificate of Registration

Registered as document no. 15546 of 2022 of Book-1 and assigned the identification number 1 - 1503 - 15546 - 2022 for Scanning on 31-OCT-22.

T.S. RANGA REDDY DIST. T.S.

01 OCT 2022

Registering Officer

Ibrahimpattanam

(P. Madhubabu)

STAMPS DEPOSIT

OFFICE OF THE
DISTRICT REGISTRAR
RANGA REDDY DIST. T.S.

22 MAR 2022

STAMPS DEPOSIT

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Ibrahimpattanam

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9. Mrs. Amita Heda W/o Nand Kishore Heda ,aged about 61 years , Resident of H.no : 15-2-172, heda nivas, maharaj gunj, gowliguda,nampally, hyderabad,500012. (Aadhar no: 9052 3500 8094).
10. Mrs. Suman Heda W/o Venkat Raman Heda ,aged about 31 years , Resident of H.no : 15-2-200, heda nivas, maharaj gunj, gowliguda,nampally, hyderabad,500012. (Aadhar no: 6444 0481 9225).
11. Mr . Piyush Jhavar S/o Mr.Surendra Kumar Jhavar , aged about 35 years , Occ: Business , resident of H.No.120, Shantiniketan colony, Mahendra Hills ,East Marredpally, Secundrabad Hyderabad 500026.(Aadhar No:6679-6594-9380).
12. Mrs.Shreya Jhavar W/o Mr. Piyush Jhavar , aged about 34 years , resident of H.No.120, Shantiniketan colony, Mahendra Hills ,East Marredpally, Secundrabad Hyderabad 500026.(Aadhar No: 9498 2206 5730).
13. Mrs.Radhika Jhavar W/o Mr. Aayush Jhavar , aged about 33 years , resident of H.No.120, Shantiniketan colony, Mahendra Hills ,East Marredpally, Secundrabad Hyderabad 500026.(Aadhar No: 4577 9924 5705).

Hereinafter collectively referred to as the "LESSEES" (which expression shall wherever the context so requires, mean and includes their respective legal heirs, successors, executors, administrators, legal representatives and assigns) ...of the Second Part.

The 'LESSOR' and the 'LESSEES' herein after collectively referred as 'Parties' and individually 'Party'.

Lessor Signature:

1. 

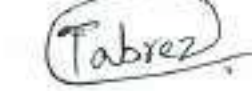
Lessees Signature :

1. 

2. ANEES

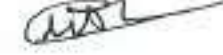
3. 

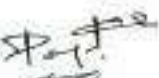
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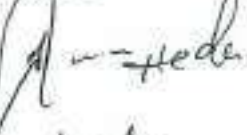
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13. Radhika Jhavar

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9. Amita

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12. Shreya Jhavar

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WHEREAS

a. The LESSOR Sri Gaddi Dinesh Reddy S/o Sri Gaddi Rajshekar Reddy herein is the absolute owner of the land vide Pattedar Pass Book No. T05090021093 Katha No. 60470 issued by MRO Ibrahimpatanam and is in peaceful possession of land in aggregate admeasuring Total Acre 3.13 Guntas, situated at Sy.Nos.716/1,717,718/1/1/2,719/2/1, Adibatla Village, Ibrahimpatanam Mandal, Ranga Reddy District more particularly described in the SCHEDULE hereunder. (Herein after referred to as Scheduled Property / demised property) .

S.N o.	Name of the party	SY.No	Area of Land
1	Sri Gaddi Dinesh Reddy	716/1	0.0100 guntas
2	Sri Gaddi Dinesh Reddy	717	2.0800 guntas
3	Sri Gaddi Dinesh Reddy	718/1/1/2	0.1325 guntas
4	Sri Gaddi Dinesh Reddy	719/2/1	0.3075 guntas
Total area of land			3.1300 guntas or 16093 Sq.Yards

b. the LESSOR father has purchased (Gaddi Rajeshekar Reddy) the said property from Sri Mir Saber Ali S/O Late Sri Shamsher Ali R/O Hyderabad and Sri Srinivas Goud S/O Late Bal Raj Goud R/O Adibatla Village, Ibrahimpatnam, vide Registered Sale deed No. 1701/2002 executed on 22nd June 2002 at SRO Ibrahimpatnam.

c. the LESSOR has got this property from his father Gaddi rajshekar reddy S/o Gaddi Sathi Reddy , R/O Flat No.103 , Sri Tirumala Dreams Apartment, Mailardevpally, RR District, vide Registered Gift deed No. 67/2022 executed on 06 January 2022 at SRO Ibrahimpatnam.

d. the LESSOR has declared that they have clear and absolute title, full unfettered rights to lease out the demised land and are legally competent to enter into the lease deed of the said demised Land.

Lessor Signature:

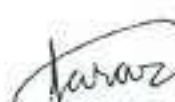
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Lessees Signature :

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13. Radhika Jhawar

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9. Anith

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15546/2022. Sheet 7 of 23 Sub Registrar
Ibrahimpattanam

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e. The LESSEES having relied on the above representations made by the LESSOR have shown their desire and willingness to take the demised land on lease from the LESSOR for construction of building for Commercial/Residential Purpose for subletting in full or part to any education institutions, hotels ,Hospitals ,etc. on being satisfied about the ownership of the LESSOR.

f. The LESSOR have expressed their desire to lease out the said property /demised land to the LESSEES to carry out the construction and further sub let / lease the premises to the third party / parties.

g. The LESSOR and the LESSEES agreed for entering into this LEASE DEED with respect of the lease of the demised property on the terms and conditions agreed between the parties hereto and set out hereunder in the schedule B.

h. This LEASE DEED supersedes all previous discussions, agreements, deeds, commitments, correspondence etc. whatsoever and whomsoever concerned / exchanged between the other parties, will not be in force and effective in connection with the transactions referred herein.

i. The LESSOR and LESEES both shall wisely observe and perform all the terms and conditions of this LEASE DEED during the existence of LEASE, the LESSOR shall use its best endeavor to prevent any right or easement belonging to or used with the schedule land from being restricted or lost.

j. The LESSOR or LESSEES shall send any communication and/or notice to each of the respective parties viz. either LESSOR or LESSEES through Registered Post with acknowledgment due at the addresses as mentioned herein or such other address as may be intimated by the parties from time to time. Each party shall intimate to the others about any change in the address in writing.

Lessor Signature:

1. 

Lessees Signature :

1. 

2. ANEES

3. 

4. 

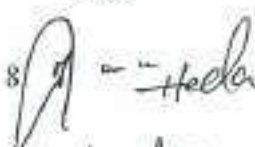
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13. Radhika Jhawar

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12. Shriya Jhawar

Bk - 1, CS No 16486/2022 & Doct No
15546/2022. Sheet 8 of 23 Sub Registrar
Ibrahimpattam

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NOW THEREFORE THIS LEASE DEED/AGREEMENT WITNESSETH AS FOLLOWS

1. The Lease Term.

1.1. In consideration of the monthly lease fees herein after fixed and the other covenants herein contained the LESSOR here by grant the LESSEES a lease in respect of the demised land for a total period of Thirty (30) years on the terms and conditions given below.

1.2. That the LEASE period shall commence from 1st MAY 2023 and ends on 30th APRIL 2053 and the lessor undertake and indemnify that till the completion of lease period the lessor shall not demand for eviction of schedule property and shall also not initiate any legal proceedings for eviction of lessees and even if initiated the same shall be rejected, not maintainable in the eye of law and liable to be dismissed at initial stage of the said proceedings.

1.3. The LESSOR shall hand over the vacant physical position of the demised land to the LESSEES on the day of execution of this lease deed, in good condition free from all encumbrances so that the LESSEES can carry out the building constructions and other related relevant activities on the said land. i.e. the development of demised land by the LESSEES shall commence from the date of execution of this deed.

1.4. After the completion of the said lease period i.e. 30 years on 30th APRIL 2053 the LESSEES shall hand over the demised land with vacant physical position i.e. bare shell hand over to the LESSOR.

1.5. The LESSEES have all the rights to remove all movable and immovable structure, installations, fixtures, furniture etc. and the LESSOR shall allow to do so by giving sufficient time of 02 months for removal and further transportation.

1.6. The LEASE period shall start from 1st MAY 2023 to 30th APRIL 2053, The rent starts from 1st June 2023.

Lessor Signature:

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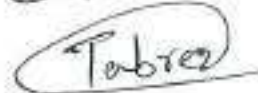
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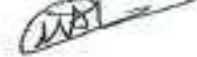
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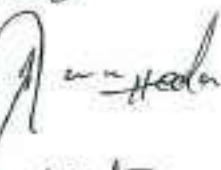
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2. The Lease Fee.

2.1. The monthly lease fee is INR 70,000/- (Rupees Seventy Thousand) per acre, and the total rounded amount to be payable per month for the physically available demised land i.e. Acer 03.13guntas, shall be INR 1,90,000/- (Rupees One Lakh Ninety Thousand) which shall be paid from 01st June 2023 onwards after deducting the applicable taxes at source.

S.No	LESSEE NAME	RENT %	AMOUNT
1	MOHAMMED TAHER	12	22800
2	ANEES FATIMA	7	13300
3	SOFIA ANAM	5	9500
4	MOHAMMED FARAZ	5	9500
5	MOHAMMED TABEREZ	5	9500
6	UJWAL KUMAR ASAWA	17	32300
7	PRIYANKA ASAWA	17	32300
8	VENKAT RAMAN HEDA	5.34	10146
9	AMITA HEDA	5.33	10127
10	SUMAN HEDA	5.33	10127
11	PIYUSH JHAWAR	5.34	10146
12	SHREYA JHAWAR	5.33	10127
13	RADHIKA JHAWAR	5.33	10127
	TOTAL	100	1,90,000

2.2. The lease fee will get increased by 15% (Fifteen Percent) after every 36 (Thirty six months) on the preceding lease fee, i.e. the first increase shall be effective from 01st JUNE 2026.

2.3. The lease fee shall be paid on or before 10th day of the each succeeding English calendar month in advance for which it becomes due.

Lessor Signature:

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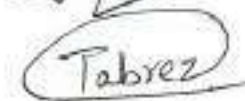
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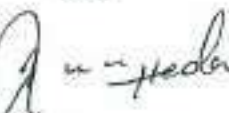
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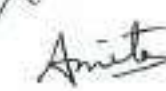
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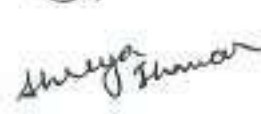
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2.4. The LESSOR shall issue a receipt upon receiving the lease fee to LESSEES.

2.5. Notwithstanding anything contained in the above clauses, due to 'the Force Majeure' events/incidents such as earthquake, flood, any Covid 19 like pandemic, war, fire etc., takes place which might be beyond the control of the LESSEES, payment of monthly lease fee might not be feasible for the affected duration, in such circumstances both the parties shall take a mutually agreed decision such as waiving of the said amount in full/part.

2.6. The Parties agree that if there is any failure on the part of the LESSEES to pay the Lease Fee or any other charges as agreed or may be due under this Deed for a continuous period of 12 (Twelve) months, the situation shall be assessed jointly by both the parties and further course of action would be decided in the light of prevailing law, if required with the help of appropriate arbitrator agreed and appointed jointly by both the parties.

3. Payment of taxes.

3.1. The LESSOR shall clear all the tax dues if any with respective of the demised land before executing this deed.

3.2. The LESSOR are liable to pay GST or ANY OTHER TAX in future if applicable on rent.

3.3. The LESSEES are primarily responsible for paying / getting it paid by the SUB LESSEES /Tenants, only municipal taxes in time.

4. Payment of bills – Electricity, water, Maintenance etc.

4.1. The LESSOR shall clear all the bills such as maintenance etc., if any with respective of the demised land before executing this deed.

Lessor Signature:

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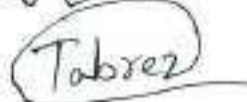
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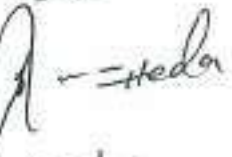
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12. Shruya Thawar

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4.2. The LESSEES are primarily responsible for paying / getting it paid by the SUB LESSEES /Tenants, all relevant and appropriate bills such as electricity, water, maintenance etc., in time.

5. Security deposit.

5.1. That the LESSEES have paid the LESSOR the interest free security deposit INR 22,80,000/- (Twenty two Lakhs Eighty thousand only) through bank by issuing the following cheques According to their percentages

- a) Name : Mohammed Taher, Date:02-09-2022 Cheque No.000174
Bank:HDFC,Amount:2,73,600/-
- b) Name : Anees Fatima, Date:02-09-2022, Cheque No.000115
Bank:HDFC,Amount:1,59,600/-
- c) Name : Sofia Anam, Date:02-09-2022, Cheque No.000083
Bank:HDFC,Amount:1,14,000/-
- d) Name : Mohammed Faraz, Date:02-09-2022, Cheque No.000006
Bank:HDFC,Amount:1,14,000/-
- e) Name : Mohammed Tabrez, Date:02-09-2022, Cheque No.000006
Bank:HDFC,Amount:1,14,000/-
- f) Name : Ujawal Kumar Asawa, Date:02-09-2022, Cheque No.000131,
Bank: Kotak Mahindra Bank , Amount: 3,87,600/-

Lessor Signature:

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Lessees Signature :

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4. Faraz

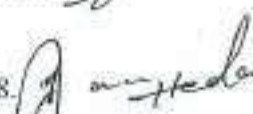
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12. Sreya Thawar

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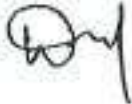


- g) Name : Venkat Raman Heda, Date:02-09-2022, Cheque No.000021
Bank:HDFC,Amount:1,21,600/-
- h) Name : Amita Heda, Date:02-09-2022, Cheque No.000013
Bank:HDFC,Amount:1,21,600/-
- i) Name : Suman Heda, Date:02-09-2022, Cheque No.000009
Bank:HDFC,Amount:1,21,600/-
- j) Name : Priyanka Asawa, Date:02-09-2022, Cheque No.000041,
Bank: Kotak Mahindra Bank ,Amount:3,87,600/-
- k) Name : Piyush Jhawar, Date:02-09-2022, Cheque No.771699 ,
Bank: IndusInd Bank ,Amount:1,21,752/-
- l) Name : Shreya Jhawar, Date:02-09-2022 ,Cheque No.208583
Bank: Citi Bank ,Amount:1,21,524/-
- m) Name : Radhika Jhawar, Date:02-09-2022 ,Cheque No.938685
Bank:Axix Bank ,Amount:1,21,524/-

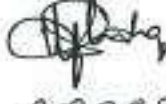
5.2. The security deposit will be refunded to the LESSEES by the LESSOR simultaneously while handing over the position of the demised land.

5.3. The LESSOR shall be entitled to deduct the amount from the security deposit against the outstanding payments such as taxes, bills if any in the event in which the LESSEES fail to pay and pay directly to the relevant authorities.

Lessor Signature:

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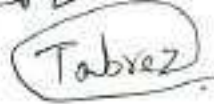
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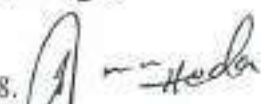
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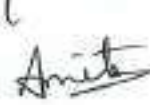
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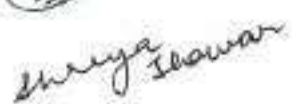
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Termination of deed.

5.4. Both the parties have hereby agreed that they cannot call for the cancellation / termination of terms of lease till the expiry of the lease period i.e. 30 years except in the event of severe violation of terms and conditions of the lease deed.

5.5. In case of any dispute to this deed/agreement and the clauses herein, the same will be settled appointing an arbitrator if fails to do so will be settled in the jurisdiction of the R.R. District court. Telangana State.

6. LESSOR' Representation.

The LESSOR here by represent and warrants that:

6.1. That the LESSOR till date have not entered into any agreement / document / deed with any other person or persons directly or indirectly transferring, selling, mortgaging, assigning, leasing, or dealing with the schedule property either in part or in full in any manner whatsoever.

6.2. The LESSOR hereby irrevocably allowed and deliver to LESSEES, the schedule land along with rights, easements, etc., for construction of the building and subsequent use for commercial purpose with a right to further sublet to the third parties.

6.3. That the LESSOR hereby allows to the LESSEES, the power to construct upon the schedule land any building/structures as per the local land permissions/approvals applied to the schedule land and undertake to carry out the work within the terms of permission allowed by local authorities i.e. GHMC and HMDA authorities in concerning it.

6.4. The LESSOR shall provide all appropriate and relevant documents of the demised land, issued by the concerned authorities to the LESSEES.

6.5. The LESSORS shall sign all such papers, forms, deeds, documents, agreements, applications and/or such other papers, including municipal plans, electricity, water, sewerage permissions and/or papers required for any statutory permissions or compliances as per the existing law or any other law in future or as may be required by the LESSES from time to time with regard to the schedule property or any development on the schedule property.

Lessor Signature:

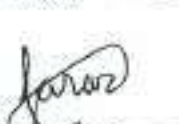
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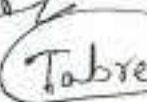
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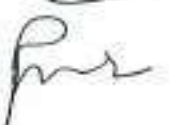
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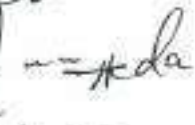
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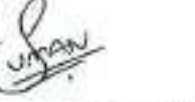
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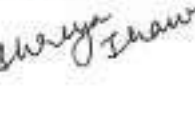
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6.6. The LESSOR shall born all expenses related to converting the demised land to NON AGRICULTURE USE.

6.7. The LESSOR and/or any other person and/or persons claiming through under or in trust for the LESSOR shall allow the LESSEES to retain, perform and observe all agreements of this Lease deed enumerated herein, freely enjoy quiet and peaceful physical possession of the schedule land during the period of lease, free from any restriction, intervention or objections whatsoever.

6.8. The LESSOR have agreed on that the LESSEES with prior permission of the LESSOR, may create charge or mortgage the leasehold rights and upon the construction / development there on, but not on Schedule Property, for the limited purpose of raising loan from Nationalized /Scheduled Banks, or other lending institutions.

6.9. However, all such mortgages, charges or encumbrances shall be subject to the rights of the LESSOR under this lease deed. The financial institutions or nationalized banks or any other private banks from where financial aid taken by the LESSEES by creating mortgage of the structure, if fails to discharge the said amount, the said financial institutions shall not have any right over the land of LESSOR and not entitled to take any legal steps under securitization Act., Further the said Financial institutions are having only lease hold rights over the building as lease deed is executed for a fixed period of 31 years, hence all the terms and conditions of the lease deed are applicable to financial institutions also.

6.10. The LESSOR here by agreed that the LESSEES shall be entitled to assign, sublet or otherwise transfer fully or in part its interest in the Schedule Property, including the lease hold rights, and also transfer the possession of the Schedule Property either wholly or partially, to any person (legal or natural) with the prior intimation to the LESSOR. If the rights and interests of the LESSOR as per this deed are protected.

Lessor Signature:

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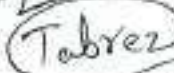
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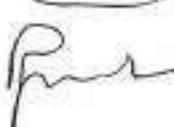
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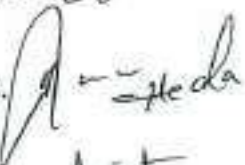
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6.11. The LESSOR have agreed that herein shall not object the LESSEES in the event the LESSEES have sublet the scheduled property with or without development either in part or in full it may call upon the LESSEES to enter into a separate lease deed/agreement for such portion of the property with such intending LESSEES on such terms and conditions as the LESSEES may have entered into an understanding with the intending LESSEES.

6.12. It is further agreed that any lease fee/rent directly paid by the intending LESSEES to the LESSOR shall be deducted from the lease fee/rent payable by the LESSEES herein to the LESSOR as per this terms of this deed.

6.13. That the LESSOR have agreed to allow the LESSEES, at any time in future wish to change the use of the Schedule Property or the buildings thereon for any lawful purpose other than the one prescribed in this lease deed till the within the lease period.

6.14. In the event the property or any part thereof is taken over by the Govt. or any other Govt. Agency then the compensation paid for the land shall be paid to the lessor and the compensation paid for the value of development done including the cost of construction would be paid to the lessee.

6.15. That the LESSOR in their individual capacity shall indemnify in case of any defect in the title of the LESSOR, further they keep the LESSEES and any person claiming through LESSEES fully compensated against all damages, costs and expenses caused to or incurred.

7. LESSEES' Representation.

The LESSEES here by represent and warrants that:

7.1. That the Lease of the Schedule Property shall at no point create any ownership rights in favor of the LESSEES by virtue of execution of this Lease Deed or any other incidental or ancillary agreements thereto.

Lessor Signature:

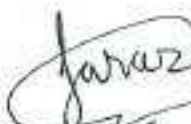
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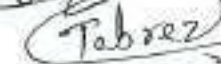
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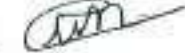
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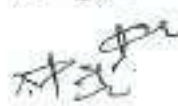
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7.2. That the LESSEES hereby undertakes to comply with all the rules and regulations as may be applicable to them and/or the business carried on by them from the schedule property and shall be responsible for any violation of any law as may be applicable from time to time.

7.3. That the LESSEES shall never stock /allow any inflammable and/or hazardous and/or prohibited and/or obnoxious goods, material and/or things in and/or surrounding over the schedule land and in the building constructed therein.

7.4. That the LESSEES at their own cost and expenses shall be responsible in getting all the permissions from the concerned authorities and other regulatory authorities for construction of the said buildings on schedule land.

7.5. That the LESSEES with their own funds shall construct the said buildings including leveling, fencing, provisioning of electricity, water, etc., on the schedule property. i.e. the LESSEES shall incur all the expenses with regards to the schedule property such as and such other expenses as may be necessary for the development of land.

7.6. The LESSEES undertakes to inform the LESSOR the details of finance(s) raised on the security of the development done along with the lease hold rights on schedule property from time to time till the loan(s) is/are repaid to the financial agencies/lenders by the LESSEES.

7.7. The LESSEES shall ensure that the SUB LESSEES of Schedule property shall adhere to the terms and conditions of the lease deed executed by the LESSOR in favor of LESSEES. Any of subletting agreements executed by LESSEES in favor of other third parties in contravention of original terms and conditions of this Lease Deed shall not bind against the LESSOR.

Lessor Signature:

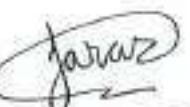
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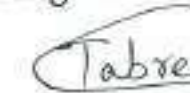
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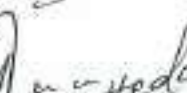
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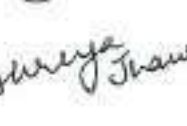
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7.8. That the LESSEES agrees to permit the LESSOR at all reasonable times to enter upon the premises in the Schedule Property to view the conditions thereof with one week prior intimation in writing, however the Lessor undertakes that the Lessor or any person(s) on their behalf shall have no right to create any disturbance or annoyance or any nuisance at the schedule premises during the period of lease.

8. Registration.

8.1. Two copies of this Lease Deed shall be executed. One shall be retained by the LEASSEES and the other one by the LESSOR. Any amendment or alternation to the lease deed shall be executed in writing and signed by all the parties. The parties may if deem fit enter into any supplementary agreement for alternation of any of the terms and conditions of the lease which shall have the same enforceability as this deed/agreement and shall be binding on all the parties.

8.2. The LESSEES shall pay all costs and expenses, incidental to the preparation, execution and registration of all deeds or instruments of lease including the stamp duty and registration charges payable as per the Indian Stamp Act, 1899. The Lessor undertakes to present himself whenever called upon by the lessees at the time of registration of the lease agreement at the Concerned SRO office for the execution of lease deed.

Lessor Signature:

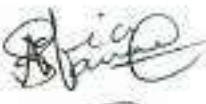
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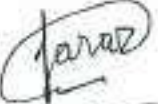
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13- Radhika Shawar

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SCHEDULE OF THE PROPERTY

All that the open land in Total Acre 3.13 guntas or 16093 Sq.Yards situated in survey No. 716/ ~~ea~~/1 admeasuring 0.0100 guntas, survey No. 717 admeasuring 2.0800 guntas, survey No. 718/1/1/1/2 admeasuring 0.1325 guntas, 719/ ~~ea~~2/1 admeasuring 0.3075 guntas as per physical measurement. Property situated at Adibatla Village, Ibrahimpatanam Mandal, Ranga Reddy District. Telangana State

And bounded by :-

NORTH : 100 ft Road.

SOUTH : Land of Sri.G.Anji Reddy.

EAST : Sub- Road.

WEST : Others Land.

IN WITNESS WHEREOF, the LESSOR and the LESSEES have set their hands unto these presents and a duplicate there of on the day, month and year first hereinabove written.

LESSOR

1. Sri Gaddi Dinesh Reddy

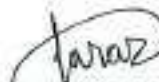


LESSEES

1. 
(Mohammed Taher)

2. Anees
(Anees Fatima)

3. 
(Sofia Anam)

4. 
(Mohammed Faraz)

5. Tabrez
(Mohammed Tabrez)

6. 
(Ujwal Kumar Asawa)

7. 
(Priyanka Asawa)

8. A--heda
(Venkat Raman Heda)

9. Amita
(Amita Heda)

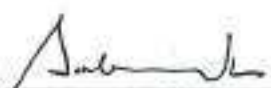
10. 
(Suman Heda)

11. 
(Prush Jhavar)

12. Shreya Jhavar
(Shreya Jhavar)

13. Radhika Jhavar
(Radhika Jhavar)

WITNESSES

1. 

2. 

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15546/2022. Sheet 19 of 23 Sub Registrar
Ibrahimpatnam

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam

NALA Order

Proceedings of the Competent Authority & Tahsildar Ibrahimpatnam Mandal Rangareddy District

Present: Karra Anitha

Dated: 19/01/2022

Proedgs. No. 2200033554

Sub: NALA Order

Ref:

Order:

Sri గడ్డి దివ్య రెడ్డి రాజశేఖర్ రెడ్డి R/o Adibatla, Ibrahimpatnam, Rangareddy has applied for conversion of agriculture land situated in Sy.No 719/బ2/1, 716/1/1/1/2, 717, 716/బ/1 extent 3.1300 of Adibatla Village, Ibrahimpatnam Mandal, Rangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ibrahimpatnam

To

Sri గడ్డి దివ్య రెడ్డి

Schedule



Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Adibatla , Ibrahimpattam & Rangareddy	716/e/1	0.0100	0.0100	
2	Adibatla , Ibrahimpattam & Rangareddy	717	2.0800	2.0800	
3	Adibatla , Ibrahimpattam & Rangareddy	718/1/1/1/2	0.1325	0.1325	
4	Adibatla , Ibrahimpattam & Rangareddy	719/e/2/1	0.3075	0.3075	



పట్టాధారిత పాస్ పుస్తకం
భూమి యజమాని హక్కు పత్రం



జిల్లా: రంగారెడ్డి
మండలం: ఇల్లంపల్లి
పాస్ బుక్ టైప్ : Individual

దేవిజన్: ఇల్లంపల్లి
గ్రామం: అదిల్పల్లి



T05090021093



పాస్ బుక్ నెం. :



భూకా నెం. : 60470



1. పట్టాధారు పేరు ఇంటిపేరుతో : గడ్డి దిమ్మి రెడ్డి
2. తండ్రి / భర్త పేరు : రాజశేఖర్ రెడ్డి
3. స్త్రీ / పురుషుడు : Male
4. చిరునామా : అదిల్పల్లి
5. కులము : General
6. ఆధార్ / పాన్ కార్డ్ / CIN సంఖ్య : XXXXXXXX4304
7. పట్టాధారు సంకేతం విడదు / కుడి చేతి బేరముగల

(Handwritten signature)



01

పాస్ బుక్ సంకేతం

(02)

Bk - 1, CS No 16489/2022 of 233
Sub Registrar
Ibrahimpattam
15546/2022.

తెలంగాణ ప్రభుత్వము

అడ్డంకం : రంగ రెడ్డి

డివిజన్ : ఇబ్రహీంపట్నం

అడ్డంకం : ఇబ్రహీంపట్నం

గ్రామం : అదిట్ల

వ్యవసాయ భూమి పత్రములు

తది: 27-12-2021

సర్వే నెం. / సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన వ్యక్తి	రిమాన్సులు	తహశీల్దార్ సంతకం
718/1/1/1/2	0.1325	కొనుగోలు	పట్టా	
పూర్తి విస్తీర్ణం	0.1325			

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Government of India

అడ్డలి దిన్ శర్మ
Gaddi Dineen Reddy
పూర్వ పేరు/DOB: 09/07/1991
పురుషుని/ MALE

4850 3763 4304
VID : 8103 7690 5789 4614

నా ఆధార్, నా గుర్తింపు

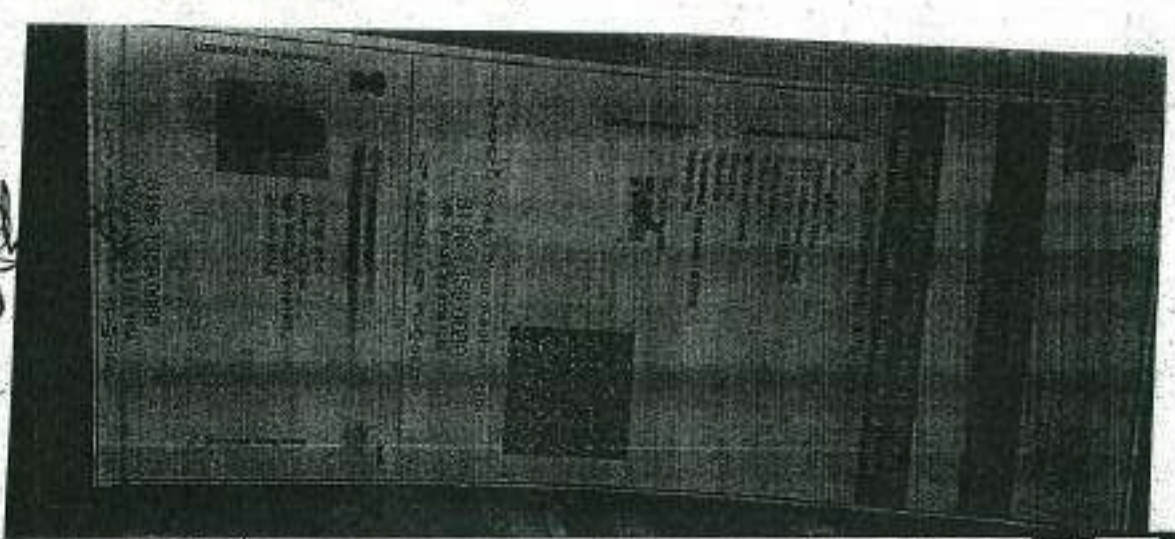
భారత ప్రభుత్వం
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పేరు/పేరు:
శ్రీ రే గడ్డి రాజ్ శివరెడ్డి, 6-3-74, శివరాం 26 (పేరి),
శివరాం పట్టి (నిల్గిరి), రాజేంద్రనగర్, కె.వి. రాంగారెడ్డి,
తెలంగాణ - 500052

Address:
Shri Gaddi Raj Shivar Reddy, 6-3-74,
Shivaram Patti (Nilligiri), Rajendranagar
(Mandal), Rajendranagar, K.V. Rangareddy,
Telangana - 500052

4850 3763 4304
VID : 8103 7690 5789 4614

1947 | help@uidai.gov.in | www.uidai.gov.in



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మూలం ప్రమాణం/Enrolment No.: 1171/00177/00638

Date: 26/02/2011

To: Annes Fatima
(అన్నెస్ ఫాతిమా)
UID Notarised File
8-1-34/0912
Rural Colony
Near Daus public school
Tel Chirali
Goleonda
Hyderabad
Andhra Pradesh - 500006

4962 2366 0228
EV 02132116 4 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:
4962 2366 0228

ఆధార్ - సామాన్యుని హక్కు

అన్నెస్ ఫాతిమా
Annes Fatima
పుట్టిన తేదీ/Year of Birth : 1960
నీ / Female
4962 2366 0228

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
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భారత విశిష్ట గుర్తింపు ప్రాధికార సంఖ్య
Unique Identification Authority of India
Enrolment No.: 2727/51506/0160

To: శ్రీమతి సోఫియా
Sofia Argem
C/O: Mohammed Abdul Nazeem
22-3-506 150B, 4th floor
Zahran Nagar
Channarayana
Hyderabad District
Hyderabad Telangana - 500032
75379150006

Download Date: 21/03/2021

Signature
Sofia Argem
25/03/2011

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:
8669 0965 8549
VID : 8117 7392 1212 9211

నా ఆధార్, నా గుర్తింపు

సోఫియా అర్జెమ్
Sofia Argem
పూర్వ పేరు/DOB: 25/03/2000
నీ / FEMALE

8669 0965 8549
VID : 8117 7392 1212 9211

నా ఆధార్, నా గుర్తింపు

వి.కె.ఆర్. హెడా, 15-2-200
heda nivas, Maharaaj Gung, Gowl Guda, Nampally,
Hyderabad, Andhra Pradesh, 500012

Address: S/O Nand Kishore Heda, 15-2-
200 heda nivas, Maharaaj Gung, Gowl
Guda, Nampally, Hyderabad, Andhra
Pradesh, 500012

3591 5419 7024

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W/O Nand Kishore Heda,
15-2-172 heda nivas,
Maharaaj Gung,
Gowl Guda,
VTC, Nampally,
District Hyderabad,
State: Andhra Pradesh, PIN Code: 500012,
Mobile: 93481 98889

To
Enrollment No.: 2081/30140/46492

భారత ప్రభుత్వము
Government of India



Venkat Raman Heda
పుట్టిన తేదీ / DOB: 21/03/1988
పురుషుడు / Male

Issue Date: 04/04/2011

419 7024

मेरी पहचान

నా ఆధార్ సంఖ్య / Your Aadhaar No.:

9052 3500 8094

నా ఆధార్, నా గుర్తింపు

9052 3500 8094

నా ఆధార్, నా గుర్తింపు

Anita Heda
పుట్టిన తేదీ / DOB: 28/08/1961
స్త్రీ / Female

Government of India



Suman Heda
పుట్టిన తేదీ / DOB: 13/02/1991
స్త్రీ / FEMALE

6444 0481 9225

నా ఆధార్ - నా గుర్తింపు



వియోమా:
W/O వెంకట రామన్ హెడా 15-2-200,
హెడా నివాస, మహారాజ గుండ్, గౌలి
గుడా వద్ద, మహారాజ గుండ్, నాంపల్లి,
హైదరాబాద్,
తెలంగాణ - 500012

Address
W/O Venkat Raman Heda,
15-2- 200, Heda Nivas,
Maharaaj Gung, Near Gowli
Guda, Maharaaj gung,
Nampally, Hyderabad,
Telangana - 500012

6444 0481 9225

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bangalore-560 061



Piyush Jhaver
పుట్టిన తేదీ / DOB: 06/08/1987
పురుషుడు / Male

6679 6594 9380

ఆధార్ - సామాన్యని హక్కు



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వియోమా:
S/O, ధీమన్ ధీమన్ శివావర్,
హిందూ-120, శాంతినికేతన్ కాలనీ, తల్వ
మార్డెప్పల్లి, మారెడ్పాల్లి, నెహ్రూ నగర్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address
S/O, Jhaver Surendra Kumar,
H.no-120, shantiniketan Colony,
East Marredpally, Marredpalle,
Nehrunagar, Hyderabad, Andhra
Pradesh, 600026

6679 6594 9380

1947 help@uidai.gov.in www.uidai.gov.in



Shreya Jhaver
పుట్టిన తేదీ / DOB: 15/11/1988
స్త్రీ / Female

9498 2206 5730

నా ఆధార్, నా గుర్తింపు



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వియోమా:
W/O ధీమన్ ధీమన్, ప్లట్ నె 120,
శాంతినికేతన్ కాలనీ, మహేంద్రా
హిల్స్, తలవర్దెప్పల్లి, సేకండరాబాద్, హైదరాబాద్,
నెహ్రూ నగర్, తెలంగాణ, 500026

Address
W/O Piyush Jhaver, Plot No 120,
Shantiniketan Colony, Mahendra
Hills, East Marredpally,
Secunderabad, Hyderabad,
Nehrunagar, Telangana, 500026

9498 2206 5730

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రాధికా జవార్
Radhika Jhawar
పుట్టిన తేదీ/DOB: 11/12/1989
SEX: FEMALE

Radhika Jhawar

4577 9924 5705

నా ఆధార్, నా గుర్తింపు



జాబార్
W/O ఆయ్యుష్ జవార్, పి.ఎస్. 120, శాంతి
నికేతన్ కాలనీ, పి.ఎస్. గ్యాస్ సెంటర్ దగ్గర,
మహేంద్ర హిల్స్, ఈస్ట్ మార్రెడ్పాలీ, సెకండరాబాద్,
తెలంగాణ - 500026

Address :
W/O Aayush Jhawar, H P
120, Shanti Niketan Cr
Near HP Gas Center, N...dra
Hills, East Marredpally,
Secunderabad, Hyderabad,
Telangana - 500026

4577 9924 5705



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1800 300 1947

help@uidai.gov.in

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P.O. Box No. 1947,
Bangalore-560 061



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Government of India

సుభాష్ దాబాడే
SUBHASH DABHADE
పుట్టిన తేదీ / DOB: 09/09/1960
పురుషుడు / Male

Subhash Dabade

3826 9962 3748

నా ఆధార్, నా గుర్తింపు



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అధికారి
చిరునామా: C/O లోక్ నారాయణ్ కాలనీ,
2-4-164/21/బిలోర్ రోడ్, కృష్ణానది తీర
మైదానం, ఉపగ్రామం, ఆదాపూర్, రంగారెడ్డి,
తెలంగాణ, 500048

Address: C/O Lok Narayan Red. 2-4-164/21/ER
Fno 202, Krishnamitham & vicinity, near sunrise
valley, upperpally, Adapur, Hyderabad, K.V.
Rangareddy, Telangana, 500048

3826 9962 3748

1047

help@uidai.gov.in

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BK - 1, CS No 16486/2022 & Doct No
15546/2022. Sheet 23 of 23 Sub-Registrar
Ibrahimpatnam



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Government of India

మిట్కిన్ స్వామి సీవానంద్
Mitkiri Swamy Sivamand

Mitkiri Swamy Sivamand

పుట్టిన సంవత్సరం/Year of Birth: 1957
పురుషుడు / Male

4031 9099 6784

ఆధార్ - సామాన్య నివాసి



భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా: 505, డి.నెం. 4-64-7 సీవానంద్
అపార్ట్ మెంట్, ఎస్.ఎస్. బీచ్ రోడ్, లాస్ట్ సన్స్ బే
కోలనీ, విశాఖపట్నం, ఆంధ్రప్రదేశ్,
530017

Address: C/O Mitkun
Swamy Sivamand, Flat No
505, D No 4-64-7 Sivamand
Apartments, Opp Eesava
Beach Road, Law Sons Bay
Colony, Visakhapatnam
(Urban), L. B Colony,
Visakhapatnam, Andhra
Pradesh, 530017

1047
1800 181 1947

help@uidai.gov.in

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8428/1005



తెలంగాణ తెలంగాణ TELANGANA

AT 089371

I.N.O. 6963: Date: 06/06/2023 Rs. 100/-

old to: Talhuni Sateesh s/o T. Rama Rao

For whom: Nexgen Educational Trust R.R. Dist

P. SUDHAKAR RAO

LICENSED STAMP VENDOR

L.NO.15-13-026/2011, R.L. NO.15-13-024/2023

H.No.21-20, Rd.No: 4, Sharada Nagar Colony

Gaddiannaram, R.R. District - 60

Cell: 9912450856

SUB LEASE DEED

This Sub-Lease Deed is made and executed on this day of 7th June 2023 at Ibrahimpatnam, Rangareddy District, by and between: -

1. **Mr. Mohammed Taher**, S/o. Late. Mr. Mohammed Osman, aged about 45 years, Resident of H.No.8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad -500008, Aadhaar No.3196 1359 0088 (**Sub Lessor 1**).
2. **Mrs. Anees Fatima**, W/o. Mr. Mohammed Taher, aged about 41 years, Resident of H.No.8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad -500008, Aadhaar No. 4962 2366 0228 (**Sub Lessor 2**).
3. **Mrs. Sofia Anam**, W/o. Mohammed Abdul Mateen, aged about 22 years, Resident of H.No-22-3-56813/B/Class, Zahara Nagar, Charminar, Hyderabad-500027, Aadhaar No.8669 0965 8549 (**Sub Lessor-3**)

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

2 Anees

[Signature]

[Signature]

HEAD MASTER
Sri Chaitanya School, Adhibatla
Ibrahimpatnam (M), R.R. Dist.
Pin: 501510

[Signature]

[Signature]

[Signature]

Declaration & Submission

Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 1450/- paid between the hours of 2 and 3 on the 07th day of JUN, 2023 by Sri Mohammed Taher

OFFICE OF THE
DISTRICT REGISTRAR
RANGA REDDY DISTRICT

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	LR			TALLURI SATISH (AUTHORIZED SIGNATORY) S/O. TALLURI RAMA RAO BRI VILLA PLOT NO.53, PRIME FORTUNE AGITYA NAGAR, PHASE-2, GURRAMGUDA, NADARGU, RURAL, RAGANWAGUDA X ROADS, R.R.DIST.	
2	LR			RADHIKA JHAWAR W/O. AAYUSH JHAWAR R/O.H.NO.120, SHANTINIKETHAN COLONY, MAHENDRA HILLS EAST, MARREDPALLY, SECUNDERABAD, HYDERABAD.	
3	LR			SHREYA JHAWAR W/O. PIYUSH JHAWAR R/O.H.NO.120, SHANTINIKETHAN COLONY, MAHENDRA HILLS EAST, MARREDPALLY, SECUNDERABAD, HYDERABAD.	
4	LR			ERYUSH JHAWAR S/O. SUBENDRA KUNAR JHAWAR R/O.H.NO.120, SHANTINIKETHAN COLONY, MAHENDRA HILLS EAST, MARREDPALLY, SECUNDERABAD, HYDERABAD.	
5	LR			SURAN HEDA W/O. VENKAT RAMAN HEDA R/O.H.NO.15-2-200, HEDA, NIVAS MAHARAJ, GUNJ, GOVILGUDA, MARPALLY, HYDERABAD.	
6	LR			AVITA HEDA W/O. NAND KISHORE HEDA R/O.H.NO.15-2-172, HEDA, NIVAS MAHARAJ, GUNJ, GOVILGUDA, MARPALLY, HYDERABAD.	
7	LR			VENKAT RAMAN HEDA S/O. NAND KISHORE HEDA R/O.H.NO.15-2-200, HEDA, NIVAS MAHARAJ, GUNJ, GOVILGUDA, MARPALLY, HYDERABAD.	

29 MAR 2023
3 LR
Bk - 1, CS No 8422/2023 & Doct No 7881/2023
Sheet 1 of 14
Sub Registrar
Ibrahimpatnam



4. **Mr. Mohammed Faraz**, S/o. Mr. Mohammed Taher, aged about 19 years, Resident of 8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Golconda, Tolichowki, Hyderabad-500008, Aadhaar No. 5553 0863 0184 **(Sub Lessor 4)**
5. **Mr. Mohammed Tabrez**, S/o. Mohammed Taher, aged about 18 years, Resident of 8-1-523/121/122/123 Dafina Mansion, Brindavan Colony, Golconda, Tolichowki, Hyderabad-500008, Aadhaar No.2968 2952 3308, **Represented by his GPA Holder Lr.No.G1/4111/2023, Dated: 05-06-2023: Mr. Mohammed Taher**, S/o. Late. Mr. Mohammed Osman, aged about 45 years, Resident of H.No.8-1-523/121/122/123, Dafina Mansion, Brindavan Colony, Tolichowki, Hyderabad -500008, Aadhaar No. 3196 1359 0088 **(Sub Lessor 5)**
6. **Mr. Ujawal Kumar Asawa**, S/o. Asawa Brij Gopal, aged about 35 years, Resident of 5-8-288/289, Mahesh nagar Colony, Chirag Ali lane, abids, nampally, Hyderabad-500001, Aadhaar No.2586 8900 5926 **(Sub Lessor 6)**
7. **Mrs. Priyanka Asawa**, W/o. Ujawal Kumar Asawa, aged about 34 years, Resident of H.No-5-8-288/289, Mahesh Nagar Colony, Chirag Ali lane, Abids, Nampally, Hyderabad, Aadhaar No.4872 4378 1454 **(Sub Lessor-7)**
8. **Mr. Venkat Raman Heda**, S/o. Nand Kishore Heda, aged about 34 years, Resident of H.No-15-2-200, Heda Nivas, Maharaj gunj, Gowliguda, Nampally, Hyderabad-500012, Aadhaar No.3591 5419 7024 **(Sub Lessor 8).**
9. **Mrs. Amita Heda**, W/o. Nand Kishore Heda, aged about 61 years, Resident of H.No-15-2-172, Heda Nivas, Maharaj gunj, Gowliguda, Nampally, Hyderabad-500012, Aadhaar No. 9052 3500 8094 **(Sub Lessor 9).**
10. **Mrs. Suman Heda**, W/o. Venkat Raman Heda, aged about 31 years, Resident of H.No-15-2-200, Heda Nivas, Maharaj gunj, Gowliguda, Nampally, Hyderabad-500012, Aadhaar No. 6444 0481 9225 **(Sub Lessor 10).**
11. **Mr. Piyush Jhavar**, S/o. Surendra Kumar Jhavar, aged about 35 years, Resident of H.No-120, Shantinikethan colony, Mahendra Hills, East Maredpally, Secunderabad, Hyderabad-500026, Aadhaar No.6679 6594 9380 **(Sub Lessor 11).**
12. **Mrs. Shreya Jhavar**, W/o. Piyush Jhavar, aged about 34 years, Resident of H.No-120, Shantinikethan colony, Mahendra Hills, East Maredpally, Secunderabad, Hyderabad-500026, Aadhaar No.9498 2206 5730 **(Sub Lessor 12).**
13. **Mrs. Radhika Jhavar**, W/o. aayush Jhavar, aged about 33 years, Resident of H.No-120, Shantinikethan colony, Mahendra Hills, East Maredpally, Secunderabad, Hyderabad-500026, Aadhaar No. 4577 9924 5705 **(Sub Lessor 13).**

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



 2 Ancees

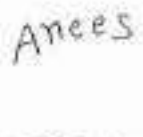
 HEAD MASTER

 Sri Chaitanya School, Adibatla

 Ibrahimpatnam (M), R.R. Dist.

 Pin : 501510

Bk-1, CS No 8422/2023 & Doct No
187/2023. Sheet 2 of 14 Sub-Registrar
Ibrahimpattanam

No	Sex	Thumb Impression	Photo	Address	Signature/Thumb Impression
8	LR		 PRIYANKA ASAWA [1503-1-2023-8422]	PRIYANKA ASAWA W/O. UJAWA KUMAR ASAWA R/O H.NO 5-8-268/289, MAHESH NAGAR COLONY, CHIRAG ALI LANE, ABIDS, NAMPALLY, HYDERABAD	
9	LR		 UJAWA KUMAR ASAWA [1503-1-2023-8422]	UJAWA KUMAR ASAWA S/O. ASAWA BRIJ GOPAL R/O. H.NO. 5-8-268/289, MAHESH NAGAR COLONY, CHIRAG ALI LANE, ABIDS, NAMPALLY, HYDERABAD.	
10	LR		 MOHAMMED TAHER [1503-1-2023-8422]	MOHAMMED TAHER (S/O TO VENDOR NO.3) S/O. MOHAMMED OSMAN R/O. H.NO. 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD.	
11	LR		 MOHAMMED FARAZ [1503-1-2023-8422]	MOHAMMED FARAZ S/O. MOHAMMED TAHER R/O. H.NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, GOLCONDA, TOLICHOWKI, HYDERABAD.	
12	LR		 SOFIA ANAM [1503-1-2023-8422]	SOFIA ANAM W/O. MOHAMMED ABDUL MATEEN R/O. H.NO. 22-3- 59113/59113/CLASS ZAHARA NAGAR, CHARMINAR, HYDERABAD	
13	LR		 ANEES FATIMA [1503-1-2023-8422]	ANEES FATIMA W/O. MOHAMMED TAHER R/O. H.NO 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	
14	LR		 MOHAMMED TAHER [1503-1-2023-8422]	MOHAMMED TAHER S/O. MOHAMMED OSMAN R/O. H.NO. 8-1-523/121/122/123, DAFINA MANSION, BRINDAVAN COLONY, TOLICHOWKI, HYDERABAD	

AND

NEXGEN EDUCATIONAL TRUST, (runs schools under brand name of Sri Chaitanya School) its **PAN No.AABTN3182H** a registered Trust bearing Regn. No. 231/IV/2009, Ranga Reddy Dt., having its office at No. 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad - 500081, A.P. represented by its authorized signatory Mr. Talluri Satish S/o. Talluri Rama Rao aged about 45 years resident of Sri Villa Plot No 83, Prime Fortune, Adithya Nagar Phase-3, Gurranguda, Nadargul Rural, Ragannaguda X Road, K.V Ranga Reddy, Telangana.501510, Aadhaar No.6657 6621 9328, vide Trust resolution dated: 20-04-2023, Mobile No. 9177503949.

(Hereinafter referred to as the '**SUB-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 **SUB LESSORS** have taken on lease of the property bearing Survey No. 716/A/1, 718/1/1/1/2, 719/A/2/1 & 717, admeasuring total Acre 3.13 Guntas or equivalent to 13455.79 Square Meters, (as per physical measurement, the physical position of Land is Acre.2.33 Guntas or equivalent to 11432.36 Square Meters) (Hereinafter referred as Said Property) for a lease period of 30 (THIRTY) years w.e.f. 1st May 2023 to 30th April 2053, Situated at **Adibatla Village, Ibrahimpatnam Mandal, Under Adibatla Municipality, Ranga Reddy District, Telangana State**, which is more clearly and fully described in the schedule hereunder and the same is hereinafter referred to as "**Demised Premises**". The details of Lease are as follows:

Lease deed Executed	Lessor	Lessee	Survey No	Extent	Lease Period
Doct No. 15546/2022, Dt:31-10-2022	Sri. Gaddi Dinesh Reddy	Mohammed Taher Anees Fatima Sofia Anam Mohammed Faraz Mohammed Tabrez Ujawal Kumar Asawa Priyanka Asawa Venkat Raman Heda Amita Heda Suman Heda Piyush Jhawar Shreya Jhawar Radhika Jhawar	716/A/1, 718/1/1/1/2, 719/A/2/1 & 717	3.13 Guntas	30 years W.e.f.1 st May 2023 and run till 30 th April 2053

HEADMASTER

Sri Chaitanya School, Adibatla
Ibrahimpatnam (M), R.R. Dist.
Pin : 501510

Data Filed by M.T. Nagesh:			Signature
Sl. No.	Thumb Impression	Photo	Name & Address
1			P. GREDHAR R/O CHINTHAKALVA, VADAMALAPET, PATHIPUTH URU, CHITTOOR DIST.
2			M. CHANDRA SEKHARA RAO R/O GONASAPUDI, PRAKASHAM DIST. A.P.

07th day of June, 2023

Signature of Sub Registrar
Ibrahimpatnam

E-KYC Details as received from UIDAI:			
Sl. No.	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0088 Name: Mohammed Taher	S/O Mohammed Gaman, Golconda, Hyderabad, Telangana, 500008	
2	Aadhaar No: XXXXXXXX0228 Name: Anees Fatima	W/O Mohammed Taher, Golconda, Hyderabad, Andhra Pradesh, 500008	
3	Aadhaar No: XXXXXXXX5549 Name: Sofia Anam	G/O Mohammed Abdul Maleen, Charminar, Hyderabad, Telangana, 500002	
4	Aadhaar No: XXXXXXXX5926 Name: Ujwal Kumar Asawa	S/O Asawa Brij Gopal, Nampally, Hyderabad, Andhra Pradesh, 500001	
5	Aadhaar No: XXXXXXXX1454 Name: Priyanka Asawa	W/O Ujwal Kumar Asawa, Nampally, Hyderabad, Andhra Pradesh, 500001	
6	Aadhaar No: XXXXXXXX8094 Name: Anita Heda	W/O Nand Kishore Heda, Nampally, Hyderabad, Andhra Pradesh, 500012	
7	Aadhaar No: XXXXXXXX7024 Name: Venkat Ramon Heda	S/O Nand Kishore Heda, Nampally, Hyderabad, Andhra Pradesh, 500012	

Bk - 1, CS No 8422/2023 & Doct No
7881 Per 23, Sheet 3 of 14 Sub Registrar
Ibrahimpatnam



A Building is proposed to be constructed as per office of the Adibatla Municipality Building Permit Order Application No.0080-16/BP/HMDA/16-16/SMD/2022, Dated: 30-12-2022, on the above land consisting of 1 Stilt + 4 Floors in 3 (Three) Blocks, as the name of Block-A, Block-B, Block-C.

Whereas the **SUBLESSEE** has approached the **SUBLESSOR** to sublet Block-'B' admeasuring **45000 Square feet** or equivalent to 4180.63 Square Meters (each Floor plinth area of 9000 Square Feet equivalent to 836.12 Square Meters) and **open land area about 2441 Square Meters** Utilization for school playground and Parking area, out of the above said property, in Survey No. 716/A/1, 718/1/1/1/2, 719/A/2/1 & 717, admeasuring total Acre 3.13 Guntas or equivalent to 13455.79 Square Meters, (as per physical measurement, the physical position of Land is Acre.2.33 Guntas or equivalent to 11432.36 Square Meters), Situated at **Adibatla Village, Ibrahimpatnam Mandal, Under Adibatla Municipality, Ranga Reddy District, Telangana State** for the purpose of starting Educational Institution for a Sub Lease period of **30 years (Thirty years)**, with **retrospective effect from 1st May 2023 and run till 30th April 2053** on the monthly rent of **Rs.50,000/- (Rupees Fifty Thousand Only)**.

Whereas the Sub Lessors now taking Block-'B' 45000 Square Feet or equivalent to 4180.63 Square Meters for Lease, but in future according to the requirement the Lessors may take Block - 'A' and Block - 'C' with the mutual consent and by entering into the Lease agreement with the Sub Lessee's.

NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. The **SUB-LESSOR** hereby declares that they are the possessors 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 the above agreement and in consideration of the rent here reserved the **SUB-LESSOR** do hereby agree to transfer by way of Sub-lease 1 Stilt + 4 Floors of the above said property Block-'B', admeasuring 45000 Square Feet or equivalent to 4180.63 Square Meters on or before 01st May 2023 or date of acquisition whichever is later, all that its part and parcel of the scheduled property unto the **SUB-LESSEE** to hold the same till the subsistence of the sublease on the following terms and conditions. The actual plinth area of the buildings shall be determined after completion of construction of the buildings. The rent will be paid only for the actual available/constructed plinth area under utility,
3. The term of Sub-lease is for a period of **30 (Thirty) years**. The Sub-lease period will commence from **1st May 2023 and run till 30th April 2053**. The **SUB-LESSEE** and the **SUB-LESSOR** have the option of terminating this Sub-lease deed by serving notice **six months in advance** from either side. The Lease period may be renewed after the expiry of the Sub- Lease agreement with the consent of both the parties on the agreed terms at that time.


2. ANEES

HEAD MASTER
Sri Chaitanya School, Adibatla
Ibrahimpatnam (M), R.R. Dist.
Pin: 501510

Sl No	Aadhaar Details	Address	Photo
3	Aadhaar No: XXXXXXXX380 Name: Piyush Jhavar	S/O Jhavar Surendra Kumar, Maredpalle, Hyderabad, Telangana, 500026	
9	Aadhaar No: XXXXXXXX5730 Name: Shreya Jhavar	W/O Piyush Jhavar, Secunderabad, Hyderabad, Telangana, 500026	
10	Aadhaar No: XXXXXXXX8225 Name: Suman Heda	W/O Venkat Raman Heda, Nampally, Hyderabad, Telangana, 500012	
11	Aadhaar No: XXXXXXXX0184 Name: Mohammed Faraz	C/O Mohammed Taher, Golconda, Hyderabad, Telangana, 500008	
12	Aadhaar No: XXXXXXXX5705 Name: Radhika Jhavar	W/O Aayush Jhavar, Secunderabad, Hyderabad, Telangana, 500026	
13	Aadhaar No: XXXXXXXX9328 Name: Talluri Satish	C/O Talluri Ramu Rao, Nadargul (Rural), K.v. Rangareddy, Telangana, 501510	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 47 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	108200	0	0	0	108300
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1450	0	0	0	1450
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	108150	0	0	0	108250

Rs. 108200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1450/- towards Registration Fees on the chargeable value of Rs. A was paid by the party through E-Challan/BC/Pay Order No. 996RK6070523 dated. 07-JUN-23 of SBNV

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 108200/-, DATE: 07-JUN-23, BANK NAME: SBI, BRANCH NAME: , BANK REFERENCE NO: 2758013556426, PAYMENT MODE: NB-1001138, ATRN: 2738013556426, REMITTER NAME: TALLURI SATISH, EXECUTANT NAME: MOHAMMED TAHER AND OTHERS CLAIMANT NAME: NEXGEN EDUCATIONAL TRUST REPBY T SATISH.

Date:
07th day of June, 2023

Signature of Registering Officer
Ibrahimatham

Bk - 1, CS No 8422/2023 & Doct No 7884/2023, Sheet 4 of 14 Sub Registrar Ibrahimatham



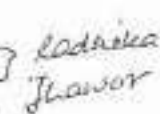
4. That the **SUB-LESSEE** has agreed to pay a monthly rent of **Rs.50,000/- (Rupees Fifty Thousand only)** for area of 45000 Square Feet or equivalent to 4180.63 Square Meters in Block-'B' to the **SUB LESSORS** as follows:

Sl#	Sub Lessor Name	Rent %	Rent Amount Rs.
01	Mohammed Taher	12%	6,000/-
02	Anees Fatima	7%	3,500/-
03	Sofia Anam	5%	2,500/-
04	Mohammed Faraz	5%	2,500/-
05	Mohammed Tabrez	5%	2,500/-
06	Ujawal Kumar Asawa	17%	8,500/-
07	Priyanka Asawa	17%	8,500/-
08	Venkat Raman Heda	5.34%	2,675/-
09	Amita Heda	5.33%	2,665/-
10	Suman Heda	5.33%	2,665/-
11	Piyush Jhawar	5.34%	2,665/-
12	Shreya Jhawar	5.33%	2,665/-
13	Radhika Jhawar	5.33%	2,665/-
	Total	100%	50,000/-

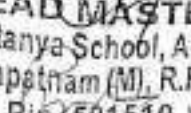
5. The rent payable is subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.
6. That the **SUB-LESSOR** agrees to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **SUB-LESSEE**.
7. As part and parcel of this deal the **SUB-LESSOR** have agreed to let the **SUB-LESSEE** open land area of 2441 Square Meters utilization for playground and Parking area. Which is also co terminus with this Sub-lease deed and does not carry any rental value.
8. That the buildings shall be constructed as per the approved plan by the respective Authority.

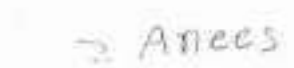


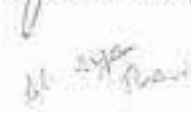










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Blk - 1, CS No 3422/2023 & Doc No 7884
7884 / 2023 Sheet 5 of 14 Sub Registrar
Ibrahimpatnam

Registered as Document No. 7884
Of 2023 (16.08.23) 945 S.E. of Book
And Assigned the Identification Number
1502-1-7884-2023 for Scanning
Date 07/06/2023

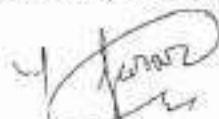
P. MADHU SARTHA
SUB-REGISTRAR
IBRAHIMPATNAM



9. 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 consulted with the **SUB-LESSEE** and designed so as to bring out rich ambience to the structure and its location.
10. The **SUB-LESSEE** shall have a right to alter the building according to convenience without affecting the utility and the life of the building with the prior approval of the **SUB-LESSOR** in writing for major works.
11. That the **SUB LESSORS** shall be liable to pay the property tax, GST, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the buildings. 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 **SUB LESSEE** during the tenancy.
12. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non- performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.
13. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this Sub-lease deed, shall be subjected to **Hyderabad City Jurisdiction** only.
14. The **SUB-LESSOR** agrees to provide the **SUB-LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

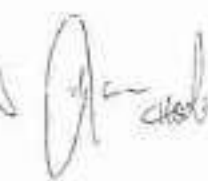


2. ANEES

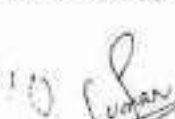








Anand



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Sri Chaitanya School, Adhiballa
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Ladiva
Juswar







SCHEDULE OF PROPERTY

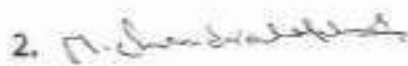
All that part and parcel of the **Block-'B'** admeasuring **45000 Square feet** or equivalent to **4180.63 Square Meters** (each Floor plinth area of **9000 Square Feet** equivalent to **836.12 Square Meters**) and **open land area about 2441 Square Meters** for utilization of school playground and parking area, out of the above said property i.e., In Survey No. 716/A/1, 718/1/1/1/2, 719/A/2/1 & 717, admeasuring total Acre 3.13 Guntas or equivalent to 13455.79 Square Meters, (as per physical measurement, the physical position of Land is Acre.2.33 Guntas or equivalent to 11432.36 Square Meters), Situated at **Adibatla Village, Ibrahimpatnam Mandal, Under Adibatla Municipality, Ranga Reddy District, Telangana State**, Sub Leased to the **SUB LESSEE** is bounded by:

North : 100 ft Road
South : Land of Sri G. Anji Reddy
East : Sub Road
West : Other Land

In Witness Where of the **SUB-LESSORS** and **SUB-LESSEE** have signed this Sub-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 Sub-Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Witnesses:

1. 

2. 



2. 

3. 

4. 

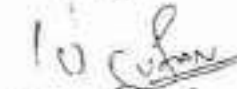
5. 

6. 

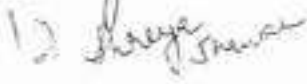


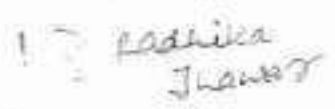
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Pin : 501510

SUB-LESSORS


SUB-LESSEE