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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

DD 101585

SI No: 338, Date: 07-01-2023, Rs 100/-
Sold to Sri: Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, Proddatur
For Whom: Self

Venkateswarl
VENKATESWARL
STAMPS VENDOR
L.No: 1106-005/93
R.No: 1106-21/2020
Korapadu Road, PRODDATUR
Tel: 9849485541

LEASE DEED

This Lease Deed is made and executed on this 07th January 2023, at Proddatur, by and between:
Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, aged about 60 years, (Aadhar No: 9429 5430 4189)
resident of D.No. 7/4238, Srinivasa Nagar, Proddatur Town, Kadapa, Andhar Pradesh.

(Hereinafter referred to as "LESSOR/LANDLORD" which term shall mean and include all his/her/their legal representatives, successors, executors, attorney, agent, assigns and administrators etc) of the onepart.

AND

NEXGENEDUCATIONAL TRUST RUNS (SRI CHAITANYA E.M 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. Singal Reddy Nagireddy S/o. Srinivas Reddy, aged about 46 years, (Aadhar No: 5444 6024 5631) residing at 10/280/129-15, Sai Rajeswari Colony, Kothapalle, Cuddapah, Andhra Pradesh-516 362, authorized vide trust resolution dated 7th December 2022.

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

LESSEE

LESSOR

S. Nagireddy

SRK Rajasekh

BEFORE ME AND MY WITNESSES

I
302
2023



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Proddatur along with 3 photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9000/- paid between the hours of 10 and 12 on the 07th day of JAN, 2023 07th day of JAN, 2023 07th day of JAN, 2023 by Sri A. Rajasekhara Cahndara Rajasekhara

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

SNo-ct	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-LE				SINGAL REDDY NAGIREDDY[R] NEXGENEDUCATIONAL TRUST RUNS(SRI CHAITANYA E.M SCHOOL) REPRESENT SAI RAJESWARI COLONY,KOTHAPALLE, CUDDAPAH	<i>Singal Reddy</i>
			NO IMAGE FOUND		
				AKULA RAVI CHANDRA RAJA SEKHAR S/O. S/O: AKULA RAMAIAH AADHAR-*****4189 SRINIVASA NAGAR,PRODDATUR, CUDDAPAH	<i>A. Rajasekhara</i>

REVENUE EDUCATIONAL T...

Bk - 1, CS No 302/2023 & Doct No 302/2023, Sheet 1 of 7
JOINT-SUBREGISTRAR252
Proddatur

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2			C SREENIVASULU S/O KRISHNAIAH DNO 7/4225 SRINIVASANAGAR PRODDATUR	<i>C. Sreenivasulu</i>
1			N B TEJA S/O SUBBARAYUDU B S COLONY PRODDATUR	<i>N. B. Teja</i>





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

DD 101586

Sl No: 339 Date: 07-01-2023, Rs 100/-

Sold to Sri: Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, Proddatur

For Whom: Self

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N. Venkateswarlu
VENKATESWARLU
STAMPS VENDOR
 L.No: 1106-005/93
 R.No: 1105-21/2020

Whereas the LESSOR is the absolute owner and possessor of property bearing Survey No 528 and 527/4, admeasuring 2 acre 09 cents, situated at Ward No.11, M.G.Auto Nagar, Kothapalle, Proddatur, Y.S.R. Kadapa, which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises which the LESSOR had acquired as follows:

Sl.No	Partition deed No and Date	Party Name	survey No	Extent
1	4194/2012 Dt:01.06.2012	A.Ravichandra Raja Sekhar	527/4	0.89 Cents
			528	0.95 cents
			Total	1 acre 84 cents

The partition deed is registered at Proddatur Registrar office.

Later on A. Ravichandra Rajasekhar Gifted 25 Cents to his daughter.

After all the above transactions LESSOR (A.Ravichandra Rajasekhar) owns the 1 acre 84 cents.

The land is an open land to be used for playground and other purposes.

Whereas the LESSEE has approached the LESSOR to let-out the above said open land for the purpose of playground for a lease period of 20 (Twenty) years, w.e.f. 1st June 2023 and run until 31st May 2043, on the consolidated monthly rent of Rs.2,11,250/- (Rupees Two Lakh Eleven Thousand Two Hundred and Fifty Only) for area of 1.84 Acres.

LESSEE

S. Nasirudheen

LESSOR

DR. Rajasekhar



07th day of January, 2023

Signature of JOINT SUBREGISTRAR252
Proddatur

Endorsement:

Desc	In the Form of							Total
	Online	Stamp Papers	Challan w/s 41 of IS Act	Cash	SD w/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	
SD	310000	250	0	0	0	0	0	310250
TD	0	NA	0	0		NA	0	0
RF	9000	NA	0	0		NA	0	9000
UC	200	NA	0	0		NA	0	200
TOT	319200	250	0	0		0	0	319450

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description
Rs. 310000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9000/- towards Registration Fees on the chargeable value of Rs. 3928050/- was paid by the party through ONLINE No .61342475152022,61342438422022,61342536132022 Dated ,07-JAN-23,07-JAN-23,07-JAN-23

Date
07th day of January, 2023

Signature of Registering Officer
Proddatur

Certificate of Registration

Registered as document no. 302 of 2023 of Book-1 and assigned the identification number 1 - 1106 - 302 - 2023 for Scanning on 07-JAN-23 .

Registering Officer
Proddatur
(V.Rama Lakshmi Devi)

Bk - 1, CS No 302/2023 & Doct No 302/2023.
Sheet 2 of 7
JOINT SUBREGISTRAR252
Proddatur





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl No: 340., Date: 07-01-2023, Rs 10/-

Sold to Sri: Akula Ravi Chandra Rajasekhara S/o. A. Ramayya, Proddatur

For Whom: Self

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NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSOR hereby declares that he is the owner 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 the above agreement and in consideration of the rent herein reserved the Lessors do hereby agree to transfer by way of lease on or before 1st June 2023, all that its part and parcel of the schedule property unto the lessee to hold the same till the subsistence of the lease on the following terms and conditions.
The term of lease is for a period of 20 (Twenty) Years. The lease period is to be effective from 1st June 2023 and run till 31st May 2043 or 20 (Twenty) years from the date of actual
3. occupation of the premises. The lease shall be renewed at the option of the LESSOR and the Lessee for further period from time to time on mutually agreed terms and conditions.
4. That the LESSEE has agreed to pay to the LESSOR consolidated monthly rent of Rs.2,11,250/- (Rupees Two Lakh Eleven Thousand Two Hundred and Fifty Only) for area of 1.84 Acres open land for playground and other purposes. by way of Demand Draft, Cheque, subject to deduction of income Tax, as per the provisions of Income Tax Act 1961, and as per further amendments made from time to time to that Act, on or before 10th day of next English Calendar Month.

LESSEE

S. Nayudhy

MEXSON EDUCATIONAL TRUST

LESSOR

ARC Rajendra

14AB 088960

VENKATESWARLL
STAMPS VENDOR

L.No: 1105-005/93

R.No: 1105-21/2020

Korrapadu Road, PRODDATUR

Call 986685607



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI No.: 341, Date: 07-01-2023, Rs 10/-

Sold to Sri: Akula Ravi Chandra Rajasekhara S/o. A. Ramayya, Proddatur

For Whom: Self

14AB 088961

VENKATESWARL
STAMPS VENDOR

L.No: 1106-005/93

R.No: 1104-21/2020

Korrapadu Road, PRODDATUR
Tel: 986685607

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5. That during the subsistence of the lease of the period either the LESSEE or the LESSOR to vacate the premises, either party should give a notice of 6 (Six) months to the other party
6. That the LESSEE agrees to enhance the rent at the rate of 15% for every 3 (Three) years over and above the existing rent. In this case next enhancement shall take place on 1st June 2023 or 3 (Three) years from the date of actual possession of the premises.
7. That the lessee hereby agrees to use the said premises for the purpose of playground only. Without making any structural constructions.
8. On completion of the lease period the lessee should handover the vacant possession of the property, the lessee should maintain the premises neat and clean.
9. On expiry of the lease or determine the lease by the lessor, the lessor is entitled to re-enter the property without any further reference to the lessee.
10. That the Lessor shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the municipal corporation or local authority or state or for Central Government. GST if applicable on the rent shall be borne by the LESSEE.

LESSEE

S. Vasireddy

LESSOR

ARC Rajasekhara



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl No: 342 Date: 07-01-2023 Rs10/-

Sold to Sri: Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, Proddatur

For Whom: Self

14AB 088962


VENKATESWARLU
STAMPS VENDOR
L.No: 1106-005/93
R.No: 1106-21/2020
Korapadu Road, PRODDATUR
986685607

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11. That the Registration Charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by the LESSOR only.

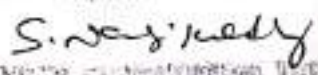
FORCE MAJEURE: Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including 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

12. 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 lease deed, shall be subjected to Kadapa Jurisdiction only.

14. The LESSOR 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 from their respective authorized bodies.

LESSEE


S. V. S. Reddy
MEXXON ENGINEERING WORKS

LESSOR


ORC Rajan



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
SI No: 343, Date: 07-01-2023, Rs 10/-
Sold to Sri: Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, Proddatur
For Whom: Self

14AB 088963
N. RAMESWARLL
STAMP VENDOR
L.No: 1106-005/93
R.No: 1106-21/2020
Korapadu Road, PRODDATUR
☎ 986685607

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SCHEDULE OF PROPERTY

All that part and parcel of the open land bearing Survey No.528 and 527/4, admeasuring 1 acre 84 cents, situated at Kothapalle Village Fields, Proddatur, Y.S.R. Kadapa, Open land for Playground Purpose, leased to the Lessee is bounded by:

- East: Others Land
- West: 20 ft Wide Road
- South: Land Belongs to Panchasheela Educational Society
- North: Others Land

LESSEE
S. Varnech

LESSOR
ARC Lajanku

RECORDED IN THE OFFICE OF THE
SUB-DIVISIONAL MAGISTRAR, PRODDATUR
ON 07-01-2023 AT 11:00 AM
BY MR. S. VARNECH
1000



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI No: 344 Date: 07-01-2023, Rs 10/-

Sold to Sri: Akula Ravi Chandra Rajasekhar S/o. A. Ramayya, Proddatur

For Whom: Self

14AB 088964

VENKATESWARLU
STAMPS VENDOR

L.No: 1106-005/93

R.No: 1106-21/2020

Korapadu Road, PRODDATUR
Call 986685560

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In witness whereof the Lessors and Lessee have signed this Lease Deed at their free will, and sound mind, without any force 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 mentioned above in the presence of the undersigned witness.

LESSEE

S. V. Srinivasulu

PRODDATUR

LESSOR

DRC Rajasekhar

WITNESSES:

1. C. Sreenivasulu. s/o - KRISHNAIAH - PRODDATUR
2. N. Brahmeshi s/o Subbarayudu, Proddatur.

This document prepared by C.Srinivasulu, Thonadaladinne

C-Srinivasulu