

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 750, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111939

K. SIVAPRASAD
LICENCED STAMP VENDOR
L.No: 2895, R. No: 12-20-02512018
Revenue Colony, ANANTAPUR.

LEASE DEED

This Lease Deed is made and executed on this 07-02-2020, at Ananthapur, by and between

OXFORD EDUCATIONAL SOCIETY, a registered society bearing Registration No.296/2001 Dt. 4th May 2001 having its office at D.No. C-1480, Somaladoddi Village and Panchayat, Vadiyampeta post, Anantapur-515001, Represented by its General Secretary P. Kullai Reddy, S/o. P.C. Narayanappa, aged about 47 years, resident of Pamurai Village, Anantapur Mandal, Anantapur Dist. Aadhar No. 8713 2623 8875.

(Hereinafter referred to as '**LESSORS /LANDLORD**' 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

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,

LESSOR

Kullai Reddy

LESSEE

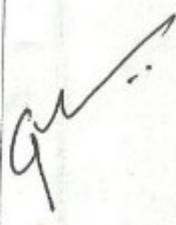
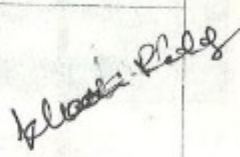
1755
G. (K. Gopal)

1565
2020

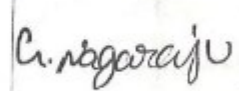
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Ananthapur (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 360/- paid between the hours of 3 and 4 on the 07th day of FEB, 2020 by Sri Oxford Education University

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		 KUMMARA GOPAL [R] NEX [1220-1-2020-1755]		KUMMARA GOPAL[R]NEX GEN EDUCATIONAL TRUST (SRI CHAITANYA SCHOOL) . REPRESENT B C COLONY,NALL APAREDDY PALLI, ANANTAPUR	
2-LR		 P KULLAI REDDY [R] OX [1220-1-2020-1755]		P KULLAI REDDY[R]OXF ORD EDUCATION UNIVERSITY . REPRESENT C-1480,PAMU RAI,PAMU RAI, SOMALADODD I,ANANTAPUR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 G NAGARAJUA::07/02/ [1220-1-2020-1755]	G NAGARAJUA S/O SANJEEVULU ANANTAPURAM	
2		 H V PRAKASH::07/02/202 [1220-1-2020-1755]	H V PRAKASH S/O VANNURAPPA ANANTAPURAM	

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JOINT SUBREGISTRAR256
Ananthapur (R.O)



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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 751, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111940
K. SIVAPRASAD
LICENCED STAMP VENDOR
L.No: 215, RL No: 12-20-02/2018
Revenue Colony, ANANTAPUR.

Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 500081 represented by its authorized signatory Mr. KUMMARA GOPAL S/o. Kummara Gowraiah aged About : 39years, resident of D.No.2-39, B.C Colony, NallapaReddyPalli, Ananthapur, Andhrapradesh-515426, Aadhar No. 7402 7655 6785. authorized vide trust resolution dated 3rd February 2020 .

(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 LESSOR is the absolute owner and possessor of property bearing Survey No.174/4A, 174/3, 175/3, 178, 180 & 181 admeasuring 12 Acres 1 cents situated at C-1480, Somaladoddi Village and Panchayat, Vadiyampet post, Ananthapur Dist, AP-515001, 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 purchased

LESSOR

K. S. Reddy

LESSEE

Gopal

07th day of February, 2020

Signature of JOINT SUBREGISTRAR 256
Ananthapur (R.O)

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	0	200	5380	0	0	0	0	5580
TD	0	NA	0	0		NA	0	0
RF	0	NA	360	0		NA	0	360
UC	0	NA	210	0		NA	0	210
TOT	0	200	5950	0		0	0	6150

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

Rs. 5380/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360/- towards Registration Fees on the chargeable value of Rs. 12000/- was paid by the party through Challan/BC/Pay Order No ,30157235952019 dated ,07-FEB-20.

Date magha - 18
07th day of February, 2020

Signature of Registering Officer
Ananthapur (R.O)

Certificate of Registration

Registered as document no. 1565 of 2020 of Book-1 and assigned the identification number 1 - 1220 - 1565 - 2020 for Scanning on 07-FEB-20 .

Registering Officer
Ananthapur (R.O)
(N.Hari Krishna)

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Ananthapur (R.O)



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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 752, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

780A 111941
K. SIVAPRASAD
LICENCEE, TAL. P. VETTOR
L.No: 2/86, RL.No: 12-29-02/2019
Revenue Colony, ANANTAPUR

as follows:

Sale Deed No & Dated	Seller	Buyer	Survey No	Extent
064/2012, 27.01.2012,	P. Kullai Reddy	Oxford	174/4A	1 Acre 75 Cents
11338/2011, 12.12.2011	& D. Ramesh Reddy	Educational	174/3	0.22 Cents
12058/2011, 31.12.2011		Society	175/3	2.88 Cents
1187/2012, 27.01.2012			178	5 Acres 62 Cents
			180, 181	1 Acre 54 Cents
			Total	12 Acre 1 Cent

The above sale deeds are registered at Anantapuram Sub Registrar office.

LESSOR

[Signature]

LESSEE

[Signature]

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 753, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111942

K. Siva Prasad
K. SIVA PRASAD
LICENCED STAMP VENDOR
L.No: 286, PL No: 12-20-023/2018
Revenue Colony, ANANTAPUR

A Building has to be constructed on 5 Acres of land out of the above total land consisting as follows:

S.No.	Blocks	Floors	Total Sq.fts
1	Residential Block	Ground 2floor	65000
2	Academic Block	Ground + 1st Floor	45000
Total			1,10,000

Whereas the **LESSEE** has approached the LESSOR to let-out the above said property for the purpose of starting Educational Institution for a lease period of 30 years (**Thirty years**) w.e.f 01.06.2020, on the monthly rent of Rs.1,000/- (Rupees One Thousand Only) for 1,10,000 Sq.fts and the remaining open land about

LESSOR

K. Gopal

LESSEE

Gopal

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 754, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111943
K. S. VAPRASAD
LICENCED STAMP VENDOR
L.No: 2/06, M.No: 12-20-02/2019
Revenue Colony, ANAPAPUR

7 acres 1 cent for playground which carries no rental value.

NOW THIS LEASE DEED IS WITNESSETH AS FOLLOWS:

1. The LESSOR 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 the above agreement and in consideration of the rent herein reserved the LESSOR do hereby agree to transfer by way of lease on or before 01.06.2020, 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. The actual plinth area of the building 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 lease is for a period of 30 years (Thirty years). The lease period will commence w.e.f 01.06.2020 or on the date of actual occupation of building by the LESSEE. The LESSEE and the LESSORS have the option of terminating this lease deed by serving a notice six months in advance from either

LESSOR

K. Gopal — *K. Gowraiah*

LESSEE

Gopal

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 755, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111913

le Sivaprasad
K. SIVAPRASAD
LICENCED STAMP VENDOR
L.No: 2006, R.No: 12-20-025/2018
Revenue Colony, ANANTAPUR

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.1,000/- (Rupees One Thousand only) for 1,10,000 Sq.ft.s Approx. The rent payable will be 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 w.e.f 01.06.2020, 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.~~ 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.

LESSOR

K. Gopal Reddy

LESSEE

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 756, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111944
K. SHAPRASAD
LICENSED STAMP VENDOR
L.No: 205, B.No: 12-20/23/918
Revenue Colony, NALLAPALLE

6.As part and parcel of this deal the LESSORS have agreed to let the LESSEE use the open land for playground which is also co terminus with this lease deed and does not carry any rental value.

7.That the buildings 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 consulted with the LESSEE and designed so as to bring out rich ambiance to the structure and its location.

8.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.

9.That the LESSORS 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 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 LESSEE during the tenancy. GST applicable on the rent of the building shall be borne by Lessee & Lessor i.e. in the ratio of 70:30 respectively

LESSOR

K. Gopal

LESSEE

[Signature]

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 757, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111945

K. Sivaprasad
K. SIVAPRASAD
LICENCED STAMP VENDOR
LN.No: 286, RL.No: 12-27-025/2018
Revenue Colony, ANANTHAPUR

10. 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 Ananthapur Jurisdiction only.

11. 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 from their respective authorized bodies.

SCHEDULE OF PROPERTY

All that part and parcel of the proposed building bearing Survey No.174/4A, 174/3, 175/3, 178, 180 & 181 admeasuring 12 Acres 1 cents situated at C-1480, SomalaDoddi Village and Panchayat, Vadiyampeta (Post), Ananthapur Dist. AP-515001, consisting of 2 Blocks with total plinth area of 1,10,000 Sq.ft. in 5 acres of

LESSOR

K. Gopal

LESSEE

G. S.

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 258, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

78AA 111946

K. SIVAPRASAD
LICENSED STAMP VENDOR
L.No: 295, RL.No: 12-20-025/2018
Revenue Colony, ANANTAPUR

land and 7 acres and 1 cents of open land for playground leased to the Lessee is bounded by:

- East : Subbanna and others' land
West : Iragam Hanumantha Reddy and others' land
South : Road
North : Thirupal reddy and others' land.

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

LESSOR

K. Gopal Reddy

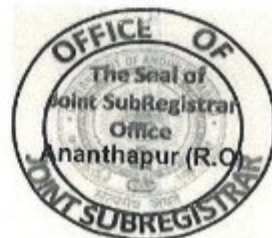
LESSEE

[Signature]

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 759, Dt 06-02-2020, Rs.20/-

Sold to : K. Gopal s/o K.Gowraiah, Nallapareddy palli

For Whom : NEXGEN EDUCATIONAL TRUST, HYDERABAD.

mentioned above in the presence of the undersigned witnesses.

78AA 111947
K. Sivaprasad
LICENCED STAMP VENDOR
L.No: 290, R.No: 12/2002/2018
Revenue Colony, ANANTAPUR

LESSOR

K. Gopal

LESSEE

[Signature]

Witnesses:

1. G. Nagaraju s/o G. Sanjeevulu dinnavodugu (V) peddler
odugur (m) Anantapur D).
2. H. Prakash s/o H. Vannurappa DNO-11-1-625
Krupananda Nagar Anantapur

Prepared by: K. Lokeswararao s/o K. Venkateswaraiah, Anantapur (V)

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1565/2020.

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