

14/50/2022

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEESभारत INDIA  
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 12989 Date 28/09/2022 Rs.100/-

Sold To: M. Naresh

S/o, D/o, W/o: M. Somajah R/o R.R. D.D.

For Whom: M/S. SRI Rajeshwara Educational Trust

## LEASE DEED

AM Q84568

m. Kiran

MANCHU KONDA KIRAN

Licensed Stamp vendor

Licensed No.15-03-035/2012

R.L.No.15-03-049/2021

H.No.4-273, Ibrahimpatnam (V&amp;M)

Ranga Reddy Dist.501506

Cell:9959935287

This Lease Deed is made and executed on this 28<sup>th</sup> day of September, 2022, at SRO Ibrahimpatnam, by and between:-

M/S. ROHINI EDU SERVICES PRIVATE LIMITED, (Pan:AAKCR8288G, GSTIN No.36AAKCR8288G1ZQ) a company registered under the provisions of the Companies Act, 2013 having its office at Door No.4-14, Butta House, 2nd Floor, KPHB Road, Madhapur, Hyderabad - 500 081, represented through its Authorized Signatory Sri. YELLANKI UMA MAHESHWAR, S/o Sri Y. NAGABUSHNAM, aged about 49 years, H.No.1-24, Street No.1, Kakatiya Nagar, Habsiguda, Telangana State, (Pan: ABMPY4564A, Aadhar No.8036 3030 1474, Cell No.9642117379)

(Hereinafter referred to as 'LESSORS /LANDLORDS' 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

Y. Uma maheshwar

H. Reddy



# Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions of the parties involved, Rs. 250/- paid between the hours of 10:00 AM to 4:00 PM on the 28th day of SEP 2022 by Sri Yellanki Uma Maheshwar.

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

Sl No Code Thumb Impression

Photo Address

Signature/Link Thumb Impression

22 MAR 2022

1 LE



M/S SRI RAJESHWARA  
EDUCATIONAL TRUST REP BY:  
METTA NARESH  
S/O. M. SOMALIAH  
H.NO. 9-80/3 PLOT NO. 96, UDAYA  
NAGAR COLONY, GHATKESAR  
MANDAL, BODUPPAL,, R.R. DIST.

*[Signature]*

2 LR



YELLANKI UMA MAHESHWAR  
S/O. Y. NAGABUSHNAM  
H.NO. 1-24, STREET NO. 1, KAKATIYA  
NAGAR, HABSIGUDA,, HYDERABAD.

*[Signature]*

## Identified by Witness:

Sl No Thumb Impression

Photo

Name & Address

Signature

1



B SRINIVAS  
PEDDAPENDYAL DHARMASAGAR,  
WARANGAL DIST.

*[Signature]*

2



K ASHOK  
DAMMANNAPET, WARDANNAPET, WARANGAL  
DIST.

*[Signature]*

28th day of September, 2022

Signature of Sub Registrar  
Ibrahimpatnam

## E-KYC Details as received from UIDAI:

Sl No Aadhaar Details

Address:

Photo

1

Aadhaar No: XXXXXXXX1474  
Name: Yellanki Uma Maheshwar

S/O Y Naghabushanam,  
Habshiguda, Hyderabad, Andhra Pradesh, 500007



2

Aadhaar No: XXXXXXXX9344  
Name: Metta Naresh

S/O M Somaliah,  
Boduppal, Rangareddi, Andhra Pradesh, 500092



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AND

M/s. SRI RAJESHWARA EDUCATIONAL TRUST, (Pan: ABBTS4841F) (Doct. No.31/Bk-IV 2021) an educational Trust, Rep. by through Authorization to Mr. METTA NARESH, S/o. SRI. METTA SOMAIAH, aged about 42 years, Resident of H.No.9-80/3, Plot No.96, Udaya Nagar Colony, Ghatkser Mandal, Boduppal, Ranga Reddy District, Telangana State - 500 092. (Pan: DYSPK3270F, Aadhaar No.9807 5890 9344, Mobile No.96421 17379)

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

Whereas the LESSORS are the absolute owner and possessor of property building of Ground + 3 Floors with a plinth area of 47333 Sft., ( Each Floor 11833.25 Sft), bearing H.No.9-2, constructed on land bearing Survey No.413 & 414, admeasuring 4840 Sq. Yards., or 4046.85 Sq. Mtrs., Situated at Mangalpally revenue Village, Adibatla municipality, Assesment No.1201501000, Ibrahimpatnam Mandal, Ranga Reddy District, referred to in the schedule hereunder in more detail (hereinafter referred to as The Leased Premises), measuring 650 sq. yards, through a Regd. Lease Deed Doct. No.13861/2022, Regd. at S.R.O. Ibrahimpatnam, R.R.Dist, on the file of sub-registrar of Assurance Ibrahimpatnam and the lessors are absolutely seized and possessed of or otherwise well sufficiently entitled to the leased premises;

Whereas the LESSEE has approached the LESSORS to let-out the above said property for the purpose of starting Educational Institution for a lease period of 5 years, on the monthly rent of Rs.10,000/- (Rupees Ten Thousand Only), for a total area of about 47333 sqft. in Ground 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:**

1. The LESSORS hereby declares that they are the owners and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.,
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSORS do hereby agree to transfer by way of lease, all that its part and parcel of the scheduled property un to the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions.
2. That the LESSEE has agreed to pay monthly rent of Rs.10,000/- (Rupees Ten Thousand Only). The lease period will commence from 22-09-2022 to 21-08-2027. Subject to deduction of TDS as per Income Tax laws, by way of Demand Draft/Cheque nor before 5<sup>th</sup> day of every English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.
3. The LESSEE and the LESSORS have the option of terminating this lease deed

Y. Ch. Maheshwar

M. Reddy

Page | 2



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					
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order
Stamp Duty	100	0	2300	0	0	0
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	250	0	0	0
User Charges	NA	0	500	0	0	0
Mutation Fee	NA	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>3050</b>	<b>0</b>	<b>0</b>	<b>0</b>

Rs. 2300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 250/- towards Registration Fees on the chargeable value of Rs. 120000/- was paid by the party through E-Challan/BC/Pay Order No. 907AHE280922 dated 28-SEP-22 of SBIN.

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 3100/-, DATE: 28-SEP-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9967316537722, PAYMENT MODE: NB-1001138, ATRN: 9967316537722, REMITTER NAME: M NARESH, EXECUTANT NAME: ROHINI EDU SERVICES PRIVATE LIMITED, CLAIMANT NAME: SRI RAJESHWARA EDUCATIONAL TRUST).

Date:  
28th day of September, 2022

Signature of Registering Officer  
Ibrahimpatnam

Bk - 1, CS No 15036/2022 & Doct No 14150/15024- Sheet 2 of 2 Sub Registrar Ibrahimpatnam

Registered as Document No. 14150  
S.E.) of Book  
And Assigned the Identification Number  
1503/1/14150 2022 for Booking  
Date 28/09/2022

P. NADHU P. S. S.  
SUB-REGISTRAR  
IBRAHIMPATNAM

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by serving a notice twelve months in advance from either side. However, if the LESSEE fails to pay the rent for three consecutive months, the agreement shall automatically be cancelled. 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 LESSORS have provided the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE and provided exclusive passenger lift at the cost of the LESSORS, however regular maintenance shall be carried by the LESSEE alone.
5. That the LESSEE has paid a cheque of Rs.60,000/- towards rental deposit and is refundable on the termination of this lease without interest.
6. 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.
7. The LESSEE has to maintain the property in good condition, if any communal rights occurs or due to agitation if the property is damaged fully or partially, it is the responsibility of the LESSEE to get it repaired.
8. That the LESSORS agree to undertake the responsibility of colouring/painting required for the demised premises once in three years in order to keep it in good state. In case the same is undertaken by the LESSEE with the prior approval of the LESSORS, the cost incurred by the LESSEE shall be reimbursed by the LESSORS by way of deduction from the succeeding monthly rentals payable.
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 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 buildings shall be borne by the Lessee.
10. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD) shall be borne by the LESSEE. Transformer to be erected by the LESSORS according to the technical and electrical requirement proportionate to the building.
11. Both the parties agree that the lessor is responsible for the structural maintenance of the building till the completion the term of lease. However regular maintenance of the same must be carried out the LESSEE alone.
12. 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 Hyderabad Jurisdiction only.

Y. Anand Maheshwar

Reddy





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Form - 1, (15 May 2022) & 15 May 2022  
15/05/22 / 10:10:10 AM  
Sheet 1 of 1  
Ministry of Health and Family Welfare  
Government of India



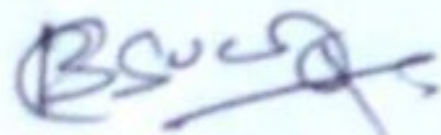
### SCHEDULE OF THE PROPERTY

All that building known as building of Ground + 3 Floors with a plinth area of 47333 Sft., (Each Floor 11833.25 Sft), bearing H.No.9-2, constructed on land bearing Survey No.413 & 414, admeasuring 4840 Sq. Yards., or 4046.85 Sq. Mtrs., Situated at Mangalpally revenue Village, Adibatla municipality, Assesment No.1201501000, Ibrahimpatnam Mandal, Ranga Reddy District, registration sub-District, Ibrahimpatnam, Ranga Reddy Dist, and bounded by:

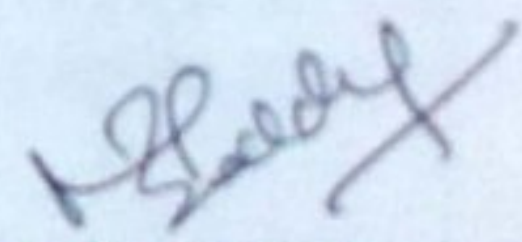
NORTH	:	INTERNAL ROAD
SOUTH	:	LESSOR'S LAND
EAST	:	LESSOR'S LAND
WEST	:	HOSTEL BUILDING

In Witness Where of the LESSORS and LESSEE have signed this Lease Deed at their free will, and sound mind, without any for ceorcoercion 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 undersignedwitnesses.

#### WITNESSES:

1. 
2. X. ASHOK

Y-Chin maheshwari  
SIG. OF THE LESSOR/S

  
SIG. OF THE LESSEE



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Ibrahimpatnam



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Sri Rajeshwara  
Educational Trust

Extracts of the minutes of the meeting of Sri Rajeshwara Educational Trust held on 27<sup>th</sup> Day of September 2022 at 10.00 am at Flat No. 301, Gayatri Parameshwari Nilayam, Nizampet X Roads, Kukatpally, Hyderabad - 500055

**Authorisation for the registration of lease deed at Ibrahimpatnam (Telangana) :** The Board of Trustees of M/s Sri Rajeshwara Educational Trust have executed the lease agreement with M/s Rohini Edu Services Pvt Ltd for the property bearing survey No: 413 & 414 area admeasuring 47333 Sft located at H.No: 9-2 mangalpally revenue village, Adibatla Municipality, Ibrahimpatnam Mdl, Rangareddy Dist. For a lease period of 5 years .

They further informed that it is required to authorize someone to sign the lease agreement and represent before the Registrar of Assurances for the registration purpose on behalf of the Sri Rajeshwara Educational Trust. After due discussions the following resolution was passed by the Trust:

**"Resolved that** the approval of Board of Trustees be and is hereby accorded to provide authorization to **Mr Metta Naresh S/o Shri Metta Somalah (Aadhar No. 9807 5890 9344)** aged about 42 years R/o. H.No. 9-80/3, Plot No. 96, Uday Nagar Colony, Boduppal, Ghatkesar Mdl, Ranga Reddy Dist to represent before the Registrar of Assurances on behalf of the Trust for the registration of property bearing survey No: 413 & 414 area admeasuring 47333 Sft located at H.No: 9-2 mangalpally revenue village, Adibatla Municipality, Ibrahimpatnam Mdl, Rangareddy Dist. For a lease period of 5 years .

**Further Resolved that Mr. Metta Naresh** be and is hereby authorized to sign all the deeds and documents required with respect to the execution of lease deed and registration of same on behalf of the Trust.

**Further Resolved that** anyone of the Trustee be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the trust."

// Certified True Copy //

For

(Chennuru. Venkat Reddy)  
Managing Trustee



● 4-14, Butta House, 2nd Floor, KPHB Road, Madhapur, Hyderabad-500 081 ●



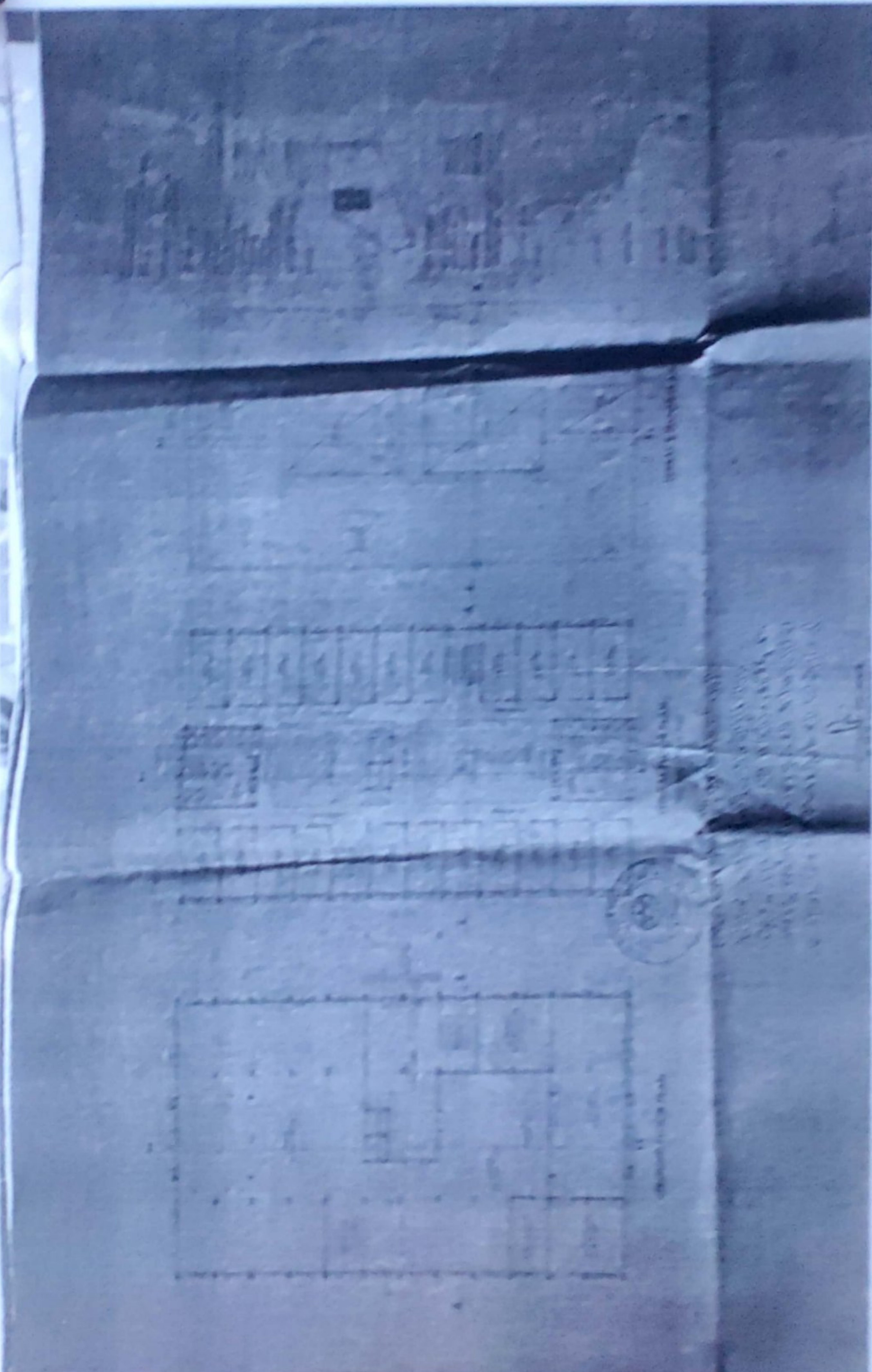
Bk - 1, CS No 15036/2022 & Doct No  
14501 2022 Sheet 5 of 8 Sub Registrar  
Ibrahimpatnam



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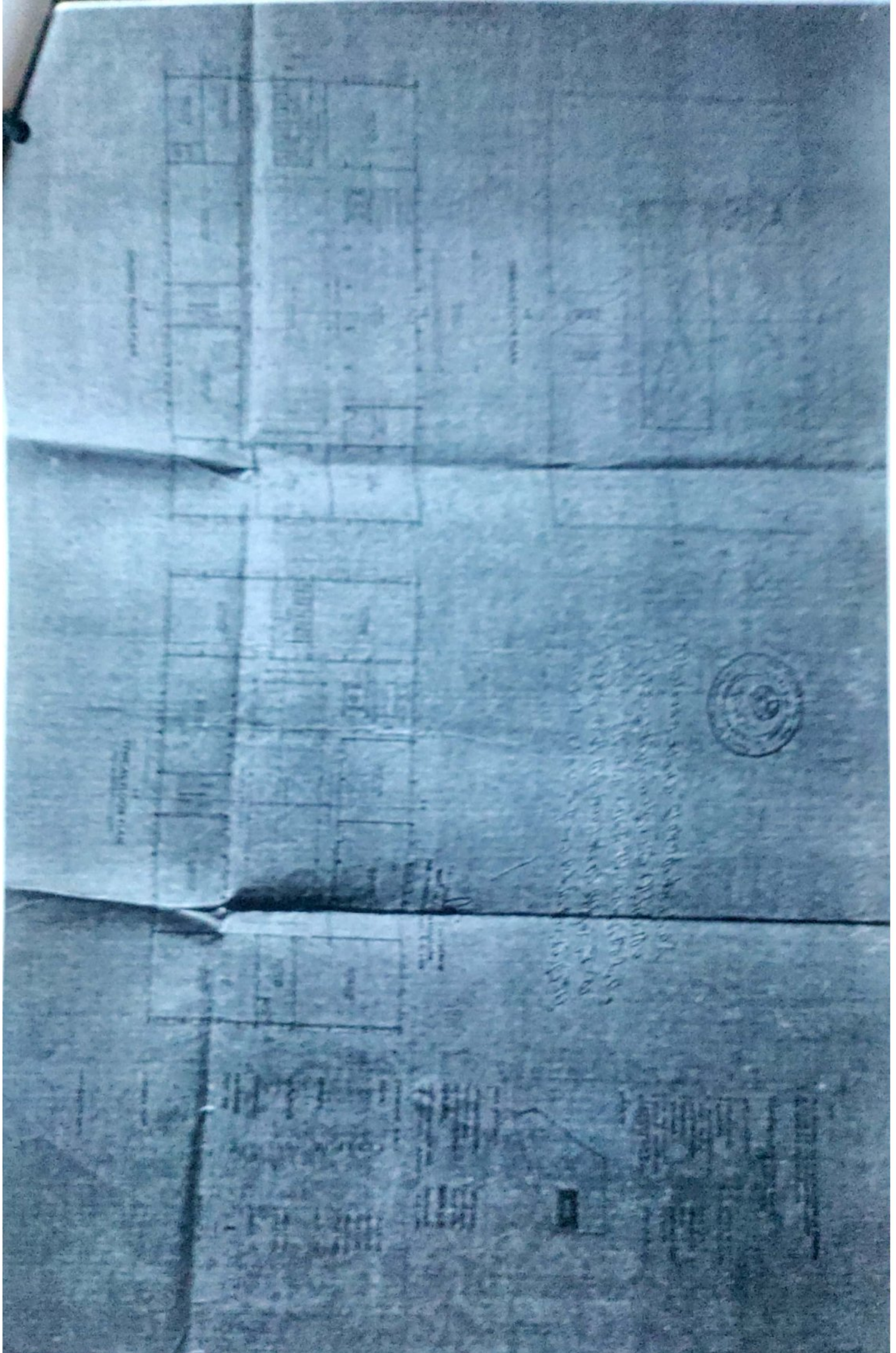




7/10/2024









**Non-Compete Clause**

[illegible]

## CONTACT INFORMATION

THE UNIVERSITY OF CHICAGO

www.elsevier.com/locate/jbiotec

The Seal of  
Sub Registrar office  
IBRAHIMPATNAM



**భారత ప్రభుత్వం**  
Government of India

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

Enrollment No.: 2081/11402/318559

To: **యల్ఎస్ఎస్ మహేశ్వర్**  
Yalasa Lasa Maheshwar  
S/O Y Jagdishwarrao  
Hidalguda  
Hno 1-2A Street no 1 Kothabathipet  
Hidalguda  
Hyderabad Andhra Pradesh - 500017  
9160061123

Download Date: 06/03/2021 Issue Date: 20/02/2021

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
8036 3030 1474  
VID : 9141 9076 5196 7426

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
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**నెట్టా నరేష్**  
Netta Naresh  
నల్లె శివ/DOB: 15/04/1980  
పురుషుడు/ MALE

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
9807 5890 9344  
VID : 9171 6318 8667 0933

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
Government of India

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

Download Date: 06/03/2021

**సీ.ఎం. సుమతీ**  
S/O M Sumathi, 9-80/3 చిత్తూరు-98, చిత్తూరు  
nagar colony, ghaffdar mandal, Boudhupat,  
Rangareddi,  
Andhra Pradesh - 500092

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
9807 5890 9344  
VID : 9171 6318 8667 0933

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
Government of India

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**పెద్దపెండ్యాల: 506**  
పెద్దపెండ్యాల, పరంగల్, ఆంధ్ర ప్రదేశ్  
506151

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
9807 5890 9344  
VID : 9171 6318 8667 0933

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA

**బాథిని శ్రీనివాస్**  
Bathini Srinivas

**పుట్టిన తేదీ/Year of Birth: 1971**  
పురుషుడు / Male

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
4866 0598 8036

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
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**అశోక్**

**అంజలీ**  
S/O: Anjaliah, H NO, MANDALAM  
WARDANNAPET,  
Dammannapet, Warangal,  
Dammannapet, Andhra  
Pradesh, 506316

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
5193 3385 5620

**సా ఆధార్, నా గుర్తింపు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India

**కొయ్యటి అశోక్**  
Koyyati Ashok

**పుట్టిన తేదీ/Year of Birth: 1985**  
పురుషుడు / Male

**సంతకం**  
Signature

**సంఖ్య / Your Assistant No. :**  
5193 3385 5620

**సా ఆధార్, నా గుర్తింపు**



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Ibrahimpatnam



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