

Prunella

Joseph H. D.

For HI-TECH SCHOLARS RESIDENTIAL SCHOOL

Total: In Words: RUPEES THIRTY ONE THOUSAND THREE HUNDRED SIXTY ONLY

Registration Fee
Deficit Stamp Duty
User Charges

E-Challan Bank Name: SBH

Chargeable Value: 1913000

Name: P SWARAJYALAXMI

Receipt No: 3652

Receipt Date: 22/06/2017

Payment Details - Citizen Copy - Generated on 22/06/2017, 11:38 AM

Government of Telangana
Registration And Stamps Department



100

[illegible]

Amount Paid By

E-Challan Bank Branch: MEDCHAL

Bank Branch:

DD DC

Challan Dt:

Challan No:

CS No/Docl No: 3547 / 2017

E-Challan No: 757KXP200617
E-Challan Dt: 21-JUN-17

E-Challan Dt: 21-JUN-17

SCANNED

3664

Case: 3547

Doc No 3434 OF 2017

11A.



తెలంగాణ తెలంగాణ TELANGANA

L 202668

S.L. No. 11181 of 20/06/2017

Sold to P. Hara Gopal s/o late Ramulu (R/o Bowenpally)

For Whom M/s Hara Gopal Educational Society Secd (PINC. AAATH 5611C)

S.M QUTUBUDDIN ABI
 LICENCED STAMP VENDOR
 LIC No: 15-04-025/1595
 REN No: 15-04-003/2017
 H.No: 5-205, Medchal-Malkajgiri Dist
 Cell: 9949322160

LEASE DEED

This Lease Deed is made and executed on this the 21st day of JUNE, 2017, by and between:

- 1) Smt. P.SWARAJYALAXMI w/o Sri P.HARAGOPAL, 'aged about 52 years Occupation : House-wife,
- 2) Sri P.HARA GOPAL s/o late P.RAMULU, aged about : 56 years, Occupation : Business,

Both are R/o. Sy.No.22, Near : Old Model Gas Gowdown, New Bowenpally, and Secunderabad-11. Hereinafter called the LESSORS of First Part which term shall mean and include their successors, administrators, heirs, legal representatives, agents, executors and assignees etc.

AND

M/S. HARAGOPAL EDUCATIONAL SOCIETY, Hyderabad, (PAN No.AAATH5611C) a Registered Society, whose registered office is situated at Plot No.114, Swarnadhama Nagar, Opp. Military Dairy Farm, Old Bowenpally, Secunderabad, Represented by its President SRI P.HARAGOPAL son of LATE. RAMULU Aged about 56 Years, Occupation: Business R/o. S.No.22, Nr. Old Model Gas Gowdown, New Bowenpally, and Secunderabad-11. (AADHAAR NO.4776 3133 8918, Mobile No.9848028687)

PRINCIPAL
 HITECH SCHOLARS RESIDENTIAL SCHOOL
 MEDICAL, R.R. Dist.

PRINCIPAL
 HITECH SCHOLARS RESIDENTIAL SCHOOL

Secretary / Correspondent
 P. Hara Gopal






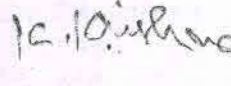
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 210/- paid between the hours of 12 and 1 on the 22nd day of JUN, 2017 by Sri P Swarajyalaxmi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 REP BY P HARAGOPAL::22/06 [1504-1-2017-3547]	REP BY P HARAGOPAL S/O. LATE RAMULU SY NO 22, NEW BOWENPALLY, SEC-BAD	
2	LR		 P HARA GOPAL::22/06 [1504-1-2017-3547]	P HARA GOPAL S/O. LATE RAMULU SY NO 22, NEW BOWENPALLY, SEC-BAD	
3	LR		 P SWARAJYALAXMI::22 [1504-1-2017-3547]	P SWARAJYALAXMI W/O. P HARAGOPAL SY NO 22, NEW BOWENPALLY, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M KIRAN KUMAR::22/06/2 [1504-1-2017-3547]	M KIRAN KUMAR MEDCHAL	
2		 K KRISHNA REDDY::22/06/1 [1504-1-2017-3547]	K KRISHNA REDDY MEDCHAL	

22nd day of June, 2017

Signature of Sub Registrar
Medchal (R.O)



BK-1, CS No 3547/2017 & Doct No

Sub Registrar
Medchal (R.O)

3434 / 2017 Sheet 1 of 6

-: 2 :-

Hereinafter called the **LESSEE** of First Part which term shall mean and include its successors, administrators, heirs, legal representatives, agents, executors and assignees etc.

WHEREAS the Lessors No.1 & 2 are the sole and absolute owners of the **OPEN LAND**, admeasuring : 5800.0 Sq.yards & 5800.0 Sq.yards respectively total admeasuring : 11600.0 Sq.yards, in Survey Nos. 268 to 273, Situated at Village: **ATHVELLY**, Mandal: **MEDCHAL**, Ranga Reddy District, now Medchal District, Vide Regd. Sale Deed Document Nos.1756/2004 & 1757/2004, respectively, Regd. on dated : 19th February, 2004, at DRO R.R. Dist..

Subsequently the said Lessors have collectively constructed a **BUILDINGS** on the said land with **Block wise**, in the said land by obtaining permission from the concerned authorities.

WHEREAS the **LESSEE** approached the **LESSORS** for leasing the Schedule Property i.e. **BUILDINGS ALONGWITH OPEN LAND**, total admeasuring : 11600.0 Sq.yards, with a Plinth area comes to : 81790.0 Sq.ft., and Building Block wise details as follows:-

Sl.No.	Name of the Building/Block	Area in Sq.ft.
1	Laxmi Nilayam (G + 1)	5,600
2	Saraswathi Nilayam 1 (G + 2)	29,000
3	Annapurna Nilayam (G + 1)	13,500
4	Saraswathi Nilayam 2 (G + 3)	18,200
5	Kaveri (G + 1)	8,800
6	CBSE Office (G)	320
7	Kalyani (G + 2)	5,800
8	Stores (G)	340
9	Security 1 (G + 1)	160
10	Security 2 (G)	70

Said property covered by Survey Nos. 268 to 273, Situated at Village: **ATHVELLY**, Mandal: **MEDCHAL**, Ranga Reddy District, now Medchal District, on a **Monthly Rent of Rs.15,000/-** (Rupees Fifteen thousand only) and the **LESSORS** agreed to lease out for the said monthly rent on the following terms and conditions.

Contd.....3

For HIRAGOPAL EDUCATIONAL SOCIETY

P. Swarajya Lakshmi
@mudache

P. Haragopal
For HI-TECH SCHOLARS RESIDENTIAL SCHOOL

P. Haragopal

President

Endorsement: Stamp Duty, Tranfer 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 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	31050	0	0	0	31150
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	210	0	0	0	210
User Charges	NA	0	100	0	0	0	100
Total	100	0	31360	0	0	0	31460

Rs. 31050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 210/- towards Registration Fees on the chargeable value of Rs. 63767/- was paid by the party through E-Challan/BC/Pay Order No ,757KXP200617 dated ,21-JUN-17 of ,SBH/MEDCHAL

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 31360/-, DATE: 21-JUN-17, BANK NAME: SBH, BRANCH NAME: MEDCHAL, BANK REFERENCE NO: 020865112, REMITTER NAME: P.HARAGOPAL, EXECUTANT NAME: P.SWARAJYALAXMI AND OTHER, CLAIMANT NAME: HARAGOPAL EDUCATIONAL SOCIETY).

Date:

22nd day of June, 2017

Signature of Registering Officer

Medchal (R.O)

1వ పుస్తకము 2017 / సం॥ 1939
సం॥పు3434... వెంబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తము గుర్తింపు వెంబరు (అక్షరాల-3434) నమోదు చేయదమైనది 2017 సం॥..జూన్..చెల.. 22..వ తేది

రిజిస్ట్రార్ ఆఫీసర్



NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. That the Lease shall be for a period of **30 years** commencing from **15-06-2017** to **14-06-2047**.
2. The Monthly Rent of **Rs.15,000/-** (Rupees Fifteen thousand only) payable on or before 10th day of Every English Calendar Month and obtain receipt from the Lessors.
3. That the Lessee shall use the Premises for the running of their School with Telangana State Syllabus/CBSE Syllabus.
4. That the Lessee shall keep the premises in habitable condition.
5. That the Lessee shall bear Electricity Charges, Water Charges, The property and GHMC Taxes Shall be borne by the LESSORS. The Lessee shall keep the Original Receipts of the same and handover to the Lessors on demand.
6. That the Lessors shall have the right to inspect the premises at all reasonable times.
7. That the Lessee is entitled to terminate the tenancy with a three months notice to the Lessors in writing. And Lessors are also entitled to terminate the lease by three months prior notice to the lessee if they commit any breach of the terms of the Lease.
8. That the Lessee shall not store or sell any prohibited articles or do any prohibited or illegal business in the schedule property.
9. That the Lessors shall permit the lessee to make any Kind of internal partitions, decorations and arrangements and electrical and telephone connections required for running of their school and the same shall be removed at the time of expiry of lease period.
10. All notices and correspondence to the Lessors shall be at the address mentioned in this deed.
11. The Lessee shall not sub-let the premises either whole or part of the property leased out to them.
12. The stamp Duty and Registration charges in accordance with law shall be borne by LESSEE as and when the Lease Deed is registered.

Contd.....4

P. Swadaya Sarin
Anuladhe

P. Haragopal

For HARAGOPAL EDUCATIONAL SOCIETY
P. Haragopal

Bk - 1, CS No 3547/2017 & Doct No
3434 / 2017 Sheet 3 of 6 Sub Registrar
Medchal (R.O)



SCHEDULE OF PROPERTY

All that the BUILDINGS ALONGWITH OPEN LAND, total admeasuring : 11600.0 Sq.yards, or 9697.6 Sq.yards, equivalent to Ac.2-15.86gts., with a Plinth area comes to : 81790.0 Sq.ft., (RCC) in Survey Nos. 268 to 273, Situated at Village: ATHVELLY, under Gram Panchayat/Nagara Panchayat : Medchal, Mandal: MEDCHAL, now Medchal District, covered by Regd. Sale Deed Document Nos. 1756/2004 & 1757/2004 at D.R.O. R.R. Dist., and bounded as follows:

NORTH : 33' WIDE ROAD
SOUTH : 40' WIDE ROAD
EAST : 33' WIDE ROAD
WEST : 33' WIDE ROAD

Whereas the Stamp duty of Rs.100/- paid with this document and the DSD of Rs.31,050/- Regn.Fees Rs.210/- User Charges of Rs.100/- total amount of Rs.31,360/- are paid through e-Challan No.757KXP200617, dated : 21-06-2017, remitted in SBH Medchal.

IN WITNESS WHEREOF the LESSORS and the LESSEE have signed this Lease Deed with free will and consent on the day, month and year First above mentioned.

P. Swarajya Lashmi
P. Haragopal

LESSORS

WITNESSES:

1. 

2. K. Anshu Reddy

FOR HARAGOPAL EDUCATIONAL SOCIETY

P. Haragopal

LESSEE

President.


PRINCIPAL

For HI-TECH SCHOLARS RESIDENTIAL SCHOOL

P. Haragopal

3434 / 2017 Sheet 4 of 6 Sub Registrar
Medchal (R.O.)



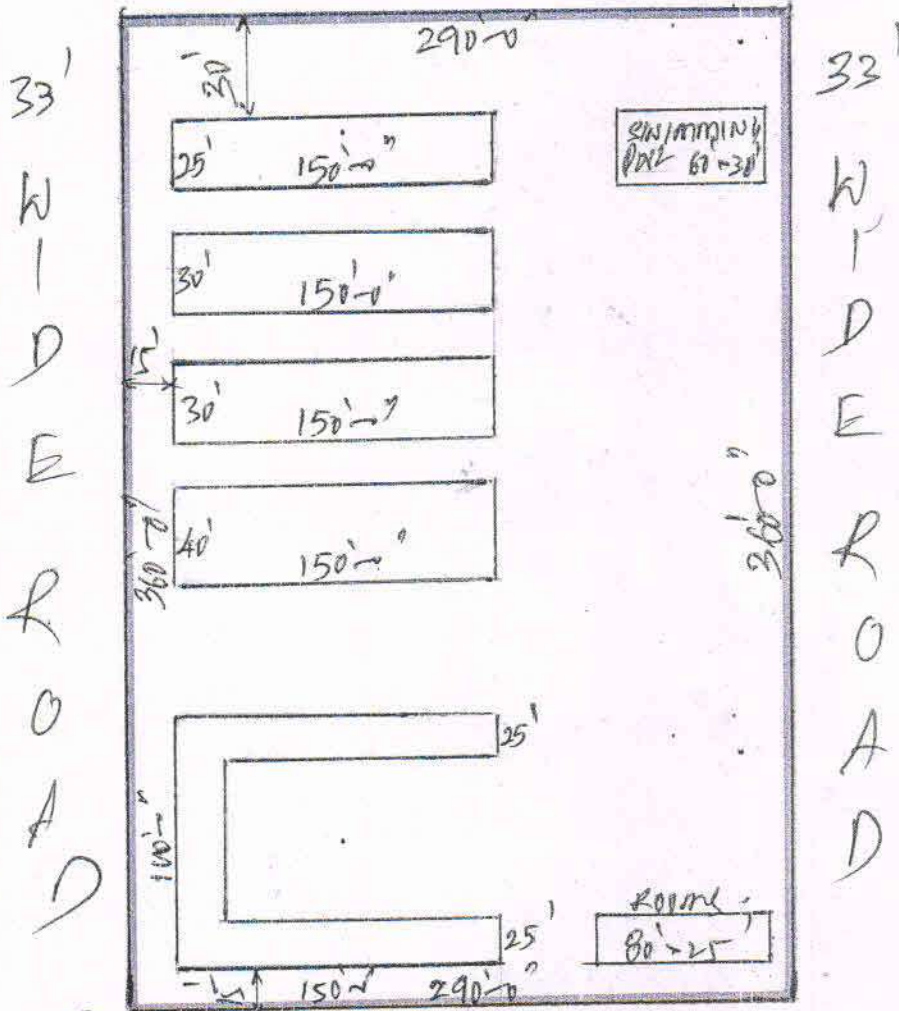
LEASE DEED

REGISTRATION PLAN OF BUILDINGS ALONGWITH OPEN LAND, total admeasuring : 11600.0 Sq.yards, or 9697.6 Sq.yards, equivalent to Ac.2-15.86gts., with a Plinth area comes to : 81790.0 Sq.ft., (RCC) in Survey Nos. 268 to 273, Situated at Village: ATHVELLY, Mandal: MEDCHAL, now Medchal District,

INCLUDED



33' WIDE ROAD



40' WIDE ROAD

For HI-TECH SCHOLARS RESIDENTIAL SCHOOL

P. Harasgud

Secretary / Correspondent

Prinatha

PRINCIPAL
HI-TECH SCHOLARS RESIDENTIAL SCHOOL
MEDCHAL, R.R. Dist.

1. P. Swarajya Laxmi

2. P. Harasgud
LESSORS

Witnesses

1) Chame



P. Swarajya Laxmi
P. Harasgud

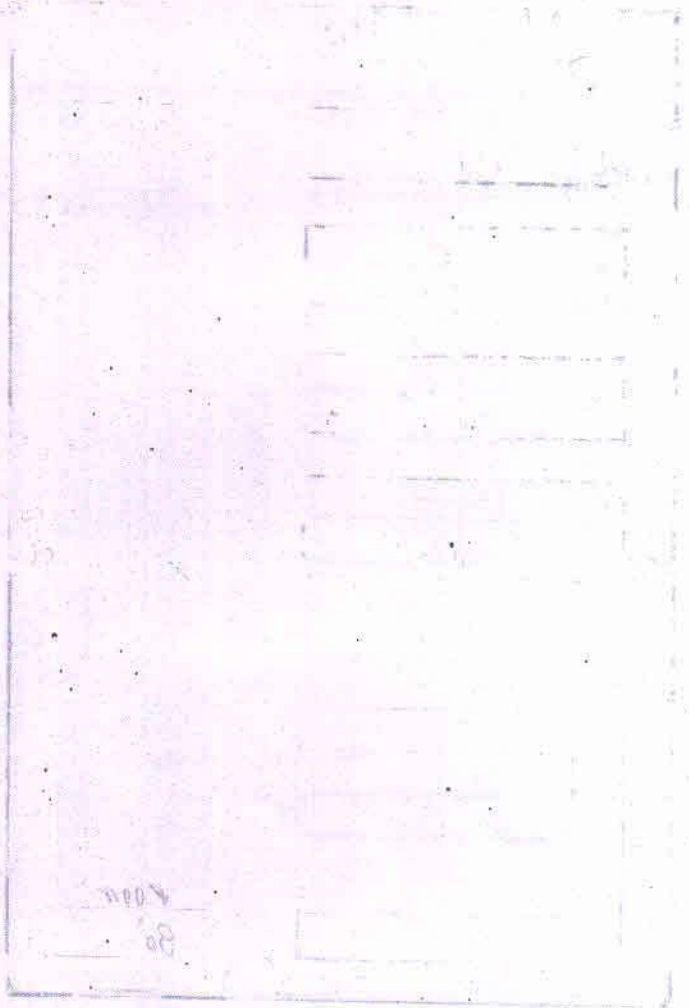
Bk-1, CS No 3547/2017 & Doct No

3434/2017

Sheet 5 of 6

Sub Registrar

Medchal (R.O)



Letter



P. Haragopal

Letter ②



P. Haragopal

Letter ①

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACJPP6441P	
	नाम /NAME	
	SWARAJYALAXMI POKURI	
	पिता का नाम /FATHER'S NAME	
	NAGHABHUSHANAM NEELISETTY	
	जन्म तिथि /DATE OF BIRTH	
	24-04-1965	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

P. Swarajya Laxmi

P. N. N. N. N.
PRINCIPAL

For HI-TECH SCHOLARS RESIDENTIAL SCHOOL

Witness ①

మునగాల కిరణ్ కుమార్
Munagala Kiran Kumar

జన్మన సంవత్సరం/Year of Birth: 1971
పురుషుడు / Male

8908 1327 6813

అధార్ - సామాన్యుని హక్కు

మునగాల కిరణ్ కుమార్
Munagala Kiran Kumar

చిరునామా: S/O మునగాల సాంబ శివ రావు
సీ నె 268-273, రామచంద్ర నగర్
రఘవేంద్ర స్కూల్, అథవెల్లి, మెడ్చల్
మెడ్చల్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
501401

Address: S/O Munagala
Samba Siva Rao, Sy No
268-273, Raghavendra
Nagar, Hitech School,
Athvelly, Medchal, Medchal,
Rangareddi, Andhra
Pradesh, 501401

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

స.అ. బి.నె. 26. 1947,
మెన్/స.నె. 560001

డిస్ట్రిక్ట్ రిజిస్ట్రార్
DISTRICT REGISTRAR

కొల్లి కృష్ణ రెడ్డి
Koli Krishna Reddy

జన్మన సంవత్సరం/Year of Birth: 1950
పురుషుడు / Male

Sub Regd 9 10 9

8892 8797 9229

అధార్ - సామాన్యుని హక్కు

3892 8797 9229

మీ అధార్ సంఖ్య / Your Aadhaar No.:

31/03/2012

18364792

2 173472

NSO 1-28

Witness ②

31/03/2012

To
Koli Krishna Reddy
కొల్లి కృష్ణ రెడ్డి
S/O Koli Govindh Reddy Late
Plot No-268-273
Raghavendra Nagar Colony
Near Hitech School
Athvelly
Medchal
Medchal, Rangareddi,
Andhra Pradesh - 501401

సమాప్త సంఖ్య / Enrollment No. : 1190/23567/00872

భారత ప్రభుత్వం
Government of India

Uniqueness Identification Authority of India



K. Krishna Reddy