



తెలంగాణ తెలంగాణ TELANGANA

S.No. 206 Date 20-06-2017 Rs. 100/-

Sold to B. Swapna

✓ B. Hanumantha Reddy No MM Dist

for whom M/s Edgemount the Global School

L 790206

K. S. Rao
K. SURENDER RAO
LICENCED STAMP VENDOR
L. No. 15-21-009/2017,
Plot No. 1/B14, Ramaraja Naga
Suchitra 'X' Road, Medchal Malkajgiri
Call : 9949642209

LEASE DEED

This Lease Deed is made and executed on this the 23 day of June 2017 at Ranga Reddy District, by and between:-

Sri BONGUNURI BAL REDDY, S/o Sri B. POCHI REDDY, aged about 56 Years, Occupation: Agriculture, Resident of House No: 4-192/1, Pochampally Village, Dundigal-Gandimysamma Mandal, Medchal-Malkajgiri District, Telangana State.

(Hereinafter referred to as the "**LESSOR / LANDLORD**" which expression shall, unless contrary or repugnant or the context, mean and all their legal representatives, heirs, successors in title, administrators, nominees and all persons claiming under or through it).

(Contd.....2)

[Signature]

B. Swapna

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. 100/- paid between the hours of 11 and 12 on the 23rd day of JUN, 2017 by Sri Bongunuri Bal Reddy

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 B SWAPNA::23 [1504-1-2017-3645]	REP BY B SWAPNA W/O. B HANUMANTHA REDDY H NO 2-38, D P PALLY, DUNDIGAL MANDAL, MEDCHAL DIST	B. Swapna
2	LR		 BONGUNURI BAL REDDY: [1504-1-2017-3645]	BONGUNURI BAL REDDY S/O. B POCHI REDDY H NO 4-192/1, POCHAMPALLY VILLAGE, MEDCHAL DIST	Bongunuri Bal Reddy

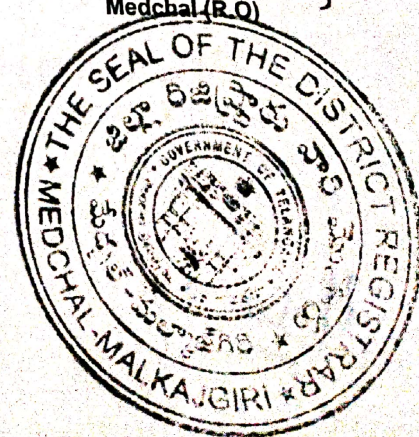
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B BHASKAR::23/06/2017 [1504-1-2017-3645]	B BHASKAR MEDAK	B Bhaskar
2		 S MADHUSUDHAN REDDY [1504-1-2017-3645]	S MADHUSUDHAN REDDY MEDAK	S Madhusudhan Reddy

23rd day of June, 2017

Signature of

Sub Registrar
Medchal (R.O)



Bk - 1, CS No 3645/2017 & Doct No

3546/1-2017 Sheet 1 of 5

Sub Registrar

Medchal (R.O)

INFAVOUR OF

M/s EDGEMONT THE GLOBAL SCHOOL.
Represented by:

Smt. B. SWAPNA, W/o B. HANUMANTHA REDDY, aged about 33 Years, Occupation: Business, Resident of House No: 2-38, D. Pochampally Village, Dundigal-Gandimysamma Mandal, Medchal-Malkajgiri District, Telangana State.

(Hereinafter referred to as the "**LESSEE**" which expression shall, unless contrary or repugnant or the context, mean and its legal representatives, heirs, successors in title, administrators, nominees and all persons claiming under or through it).

WHEREAS the LESSOR herein is the sole and absolute owner and peaceful possessor of the School with a Plinth area of 2500.0 Sq.feet., on Open land admeasuring 1815.0 Sq.Yards or 1517.3 Sq.Mtrs., IN Survey No: 237/ , Situated at Dommipri Pochampally Village, Dundigal-Gandimysamma Mandal, Medchal-Malkajgiri District, Telangana State. the LESSOR having purchased the same vide registered Sale Deed Document No: **1625/1989**, Dated: 10th day of March 1989, registered at SRO Medchal, Ranga Reddy District.

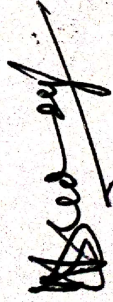
WHEREAS the LESSEE has approached to LESSOR for the Lease the above mentioned Property for running a School in the name of **M/s EDGEMONT THE GLOBAL SCHOOL**, and the LESSOR agreed to give Property for lease in the following terms and conditions.

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:

That LESSOR has agreed to lease out the said premises to the LESSEE for a period of **9 years 10 months**, for running a School in the name of **M/s EDGEMONT THE GLOBAL SCHOOL**. with effect from 01-06-2017.

1. The LESSEE has agreed to pay Lease amount sum of Rs. **5,000/-** (Rupees Four Thousand Only) per month to the Lessor which is payable on or before the 05th day of every month. With an annual increase of **5%** on existing rent for every year.

(Contd.....3)



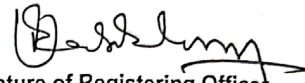
B Swapna

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	0	1700	0	0
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	100	0	0
User Charges	NA	0	0	100	0	0
Total	100	0	0	1900	0	0

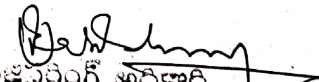
Rs. 1700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100/- towards Registration Fees on the chargeable value of Rs. 9234000/- was paid by the party through Cash,

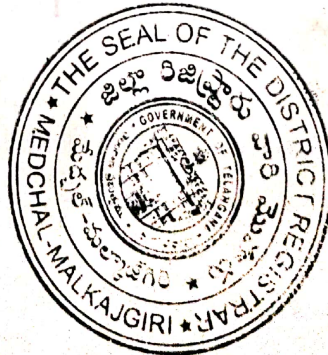
Date:
23rd day of June, 2017


Signature of Registering Officer
Medchal (R.O)

Bk - 1, CS No 3645/2017 & Doct No 3546/2017 Sheet 2 of 5 Sub Registrar Medchal (R.O)

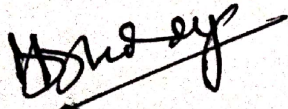
1వ పుస్తకము 2017 సం. 193
సంఖ్య ... 3546... తెలంగాణ రిజిస్ట్రారు
చేయబడి నోటిఫికేషన్ నిమిత్తము గుర్తింపు
నెంబరు 1546-1-3546/17 నమోదు చేయబడినది
2017 సం. జూన్ ... నెం. 23... వ తేది


రిజిస్ట్రేషన్ అధికారి



2. That the LESSEE has paid an interest free deposit of **Rs. 1,00,000/- (Rupees One Lakhs Only Only)**, as refundable security deposit, and it will be refunded at the time of vacating said premises.
3. That the LESSEE shall not sub-let or otherwise transfer or convey or assign, charge encumber its interest in any part and portion thereof or possession of the scheduled mentioned premises to any other persons or companies.
4. That the electricity consumption charges, monthly maintenance charges and own water arrangement charges which will be bear by the LESSEE, separately apart the above mentioned month rent of the scheduled premises.
5. The LESSEE shall during the said terms of lease keep the schedule mentioned premises in good condition and carry out repair works, if any at their own cost and shall permit the owner or their agent at all reasonable time to entire into the schedule premises for inspection and orders.
6. That LESSEE shall not make any permanent additions, alterations or structural changes of any kind whatsoever in schedule premises.
7. The LESSEE shall during the said terms of lease keep the scheduled mentioned premises in good condition and carryout repair works, if any at their own cost and shall permit the owner or their agent at all reasonable time to enter into the schedule premises for inspection and orders.

(Contd...4)



B Swarna

8. That the LESSEE shall pay from time to time, within the time allowed by thevaries authorities, institutions, or bodies all of the water charges, electricity charges.
9. That the LESSEE may obtain necessary licenses from various authorities to run the School.
10. That the LESSEE has agreed to handover the property to the Lessor or his authorized representatives at the time of vacating the same, in the same conditions, as and when the lease commenced.

SCHEDULE OF THE PROPERTY

All that the School with a Plinth area of 2500.0 Sq.feet., on Open land admeasuring 1815.0 Sq.Yards or 1517.3 Sq.Mtrs., IN Survey No: 237/ , Situated at Dommapi Pochampally Village, Dundigal-Gandimysamma Mandal, Medchal-Malkajgiri District, Telangana State., and bounded as follows:-

NORTH:
SOUTH:
EAST:
WEST:

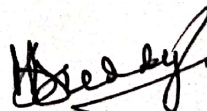
By 15' wide Road.
By Part of the Lessor Land,
By Survey No: 235/part.
By Neighbours Houses.

In Witness whereof both parties have signed on this lease agreement on the day month and year first mentioned.

WITNESSES:

1.

2.


LESSOR

B. Swapna
LESSEE



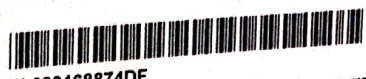
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 1190/62051/02032

14/01/2013

To
Bongunuri Bal Reddy
బొంగునూరి బల్ రెడ్డి
S/O: Bongunuri Pochi Reddy
4-192/1
dommara pochampally
dommara pochampally
Dommara Pochampalle
Dindigul, K.V.Rangareddy
Andhra Pradesh - 500043
9951124636



KL099168874DF

9916887



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3379 3749 5228

ఆధార్ - సామాన్యని హక్కు



GOVERNMENT OF INDIA
బొంగునూరి బల్ రెడ్డి
Bongunuri Bal Reddy



పుట్టిన సంవత్సరం / Year of Birth: 1957
పురుషుడు / Male

3379 3749 5228



ఆధార్ - సామాన్యని హక్కు

[Signature]



B Swapna