

33cent



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

o: Sub. K. Date: 15/05/2017 Rs. 100/-

CA 122633

A. V. R. Lakshmi Kumari

A.V.R. LAKSHMI KUMARI

LICENCED STAMP VENDOR

O.L.No : 06-27-007 / 2011,

R.L. NO. 06-27-016/2015,

Valid Up to 31-12-2017

D.No : 24-25-55A, Durgapuram,

Vijayawada-3. Cell : 9392624769

to Sri NEXGEN EDUCATIONAL TRUST, Rep BY
Whom. & manager: T. Jayachand S/o Perumallu. USA.

LEASE DEED

This Lease Deed is made and executed on this 15th May 2017, at Vijayawada by and between:

Sri Aluri Bharat Chand aged 51 years, Occupation: Business, resident No.59A-8-12, Teachers Colony, Vijayawada-8.

(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 one part.

AND

NEXGEN EDUCATIONAL TRUST 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 Sri T. Jayachand S/o Lakshmi Perumallu, aged about 62 years, resident of Plot No. 304, Kashetty Heights, Ayyappa Society, Madhapur, Hyderabad-81, Telangana authorized vide trust resolution dated 14th December 2015

(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.

Whereas the Lessor is the absolute owner and possessor of property bearing R.S.No.109/2B & 3B, Old post office Road, Patamata, Vijayawada, admeasuring 1600 Sq.Yds having purchased the same from original owner as follows.

For A. BHARAT CHAND

A. Kamala Kumari

For Nexgen Educational Trust

[Signature]

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 LESSOR will commence from 01-11-2016. The rent will be paid in proportion to the occupied slab area of the building (s). 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 LESSOR agree to provide the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
6. As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground of 2000 mtrs. which is also co terminus with this lease deed and does not carry any rental value.
7. That the LESSEE agrees to enhance the rent at the rate of 10% for every 2 over and above the existing rent. The year will be calculated based on the actual date of possession of the building.
8. 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.
9. 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 LESSOR in writing for major works.
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 Central Government in respect of the above said building. 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. Service Tax shall be paid by the LESSEE only.
11. 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 Vijayawada Jurisdiction only.

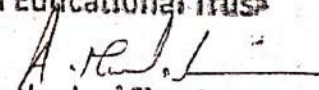
LESSOR:

Bapu Chand Aluri Represented
by GPA holder

A. Kamala Kumari

LESSEE:

For Nexgen Educational Trust


Authorized Signatory

PHOTOGRAPHS & FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINT
IN BLACK INK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE



PRINCIPAL

Sri Bapu Chand Aluri

S/o. Butchaiah Chowdary

resident of Teachers Colony,

Vijayawda, Krishna District.



SIGNATURE OF WITNESSES

1. A. V. Rao
2. S. B. B.

SIGNATURE OF EXECUTANTS

A. Kamala Kumari
Sri Bapu Chand Aluri. Represented
by G.P.A. Agent



Bk - 1, CS No 3330/2017 & Doc No	
Bk - 1, CS No 3330/2017 & Doc No	JOINT SUBREGISTRAR 121
535/2017	JOINT SUBREGISTRAR 121
Sheet 3 of 8	Pattamata

Generated On: 07/05/2017 11:49:02 AM



Registering Officer
PATAMATA
(K. RAMA RAO)

[Signature]

for Scanning on... 17.05.2017

Identification Number 621-1-3315/2017

Registered as Document No. 3315
Certificate of Registration



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

o: 11.5.17 Date: 15/05/2017 Rs. 100/-

CA 122633

AURI Kumari

A.V.R. LAKSHMI KUMARI

LICENCED STAMP VENDOR

O.L.No : 06-27-007 / 2011,

R.L.NO. 06-27-016/2015,

Valid Up to 31-12-2017

D.No : 24-25-55A, Durgapuram
Vijayawada-3. Cell : 9392624769

to Sri NEXGEN EDUCATIONAL TRUST, Rep BY
Whom. & manager: T. Jayachand S/o Perumallu. USA.

LEASE DEED

This Lease Deed is made and executed on this 15th May 2017, at Vijayawada by and between:

Sri Aluri Bharat Chand aged 51 years, Occupation: Business, resident No.59A-8-12, Teachers Colony, Vijayawada-8.

(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 one part.

AND

NEXGEN EDUCATIONAL TRUST 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 Sri T. Jayachand S/o Lakshmi Perumallu, aged about 62 years, resident of Plot No. 304, Kashetty Heights, Ayyappa Society, Madhapur, Hyderabad-81, Telangana authorized vide trust resolution dated 14th December 2015

(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.

Whereas the Lessor is the absolute owner and possessor of property bearing R.S.No.109/2B & 3B, Old post office Road, Patamata, Vijayawada, admeasuring 1600 Sq.Yds having purchased the same from original owner as follows.

For A. BHARAT CHAND

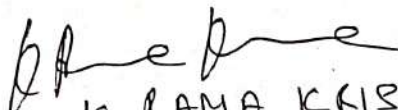
A. Kamala Kumari

For Nexgen Educational Trust

[Signature]


6. That the during the subsistence of the lease of the period either the lessee or the lessors to vacate the premises, either party should give a notice of three months to the other party.
7. That the lessee hereby agrees to use the said premises for the purpose of play ground only without making any structural constructions.
8. On completion of the lease period the lessee should handover the playground to the Lessor.
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.
11. The Lessee should abide by the rules and regulations of the Maintenance Association.
12. All disputes regarding this lease deed shall be subjected to Vijayawada jurisdiction only.

WITNESSES:

1. 
K. RAMA KRISHNA

2.

LESSOR
For A. BHARAT CHAND
A. Kamala Kumari
General Power of Attorney Holder

LESSEE 
Sri Venkateswara Educational Trust

Authorised Signatory

a. Document No.	678/1994	11.02.1994	500 Sq.yards
b. Document No.	679 /1994	16.02.1994	500 Sq.yrds
c. Document No.	1722/1994	27.04.1994	300 Sq.yards
d. Document No.	1786/1994	27.04.1994	300 Sq.yards

All the above documents are registered at Vijayawada Registrar Office.

Whereas the Lessee has approached the Lessor to letout the above said property for the purpose of play ground for the period of 6 Years (Six Years) w.e.f 22nd November 2016 till 21st November 2022.

The lease deed will be renewed on mutually agreed terms and conditions and upon the execution of fresh lease deed. The Lessor have agreed to pay the monthly rent of Rs. 50,000/- (Rupees Fifty Thousand only). The lease period will come into effect from 22-11-2016.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. 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 22-11-2016, 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.
2. The terms of lease is for a period of 6 (Six) Years. The lease period is to be effective from 22nd November 2016 till 21st November 2022. The lease shall be renewed at the option of the Lessors and the Lessee for further period from time to time on mutually agreed terms and conditions by means of separate lease deeds after giving 3 months advance notice.
3. That the lessee has agreed to pay a consolidated monthly of Rs.50,000/-(Rupees Fifty thousand) 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 every English Calendar Month.
4. That the LESSEE and LESSOR agreed to enhance the rent at the rate of 10% for every two years over and above the existing rent.
5. The Lessee has agreed to pay a sum of Rs.3, 00,000/-(Rupees Three Lakhs only) towards refundable deposit, which shall be refunded at the time of termination of lease agreement without interest.

For A. BHARAT CHAND

A. Kamala Kumari

General Power of Attorney Holder.

For Nexgen Educational Trust

[Signature]

Authorised Signatory

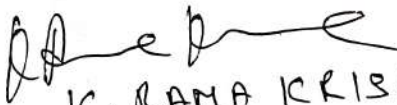
SCHEDULE OF PROPERTY

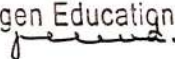
All that part and parcel of the property situated at Survey No. 109/2B & 3B, Old post office Road, Patamata, Vijayawada admeasuring 1600 Sq.yrds is bounded as follows.

East : K Nandakumar property
South : A Bharathchand property
West : Corporation Road
North : Muraharirao and others property.

In witness whereof the Lessor 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.

WITNESSES:

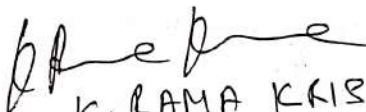
1. 
C. RAMA KRISHNA
- 2.

LESSOR
FOR A. BHARAT CHAND
A. Kamala Kumari
General Power of Attorney Holder.
For Nexgen Educational Trust
LESSEE 

Authorised Signatory

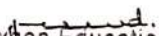
- 5
6. That the during the subsistence of the lease of the period either the lessee or the lessors to vacate the premises, either party should give a notice of three months to the other party.
 7. That the lessee hereby agrees to use the said premises for the purpose of play ground only without making any structural constructions.
 8. On completion of the lease period the lessee should handover the playground to the Lessor.
 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.
 11. The Lessee should abide by the rules and regulations of the Maintenance Association.
 12. All disputes regarding this lease deed shall be subjected to Vijayawada jurisdiction only.

WITNESSES:

1. 
K. RAMA KRISHNA

2.

LESSOR
For A. BHARAT CHAND
A. Kamala Kumari
General Power of Attorney Holder

LESSEE 
Sri Venkateswara Educational Trust

Authorised Signatory

a. Document No.	678/1994	11.02.1994	500 Sq.yards
b. Document No.	679 /1994	16.02.1994	500 Sq.yrds
c. Document No.	1722/1994	27.04.1994	300 Sq.yards
d. Document No.	1786/1994	27.04.1994	300 Sq.yards

All the above documents are registered at Vijayawada Registrar Office.

Whereas the Lessee has approached the Lessor to letout the above said property for the purpose of play ground for the period of 6 Years (Six Years) w.e.f 22nd November 2016 till 21st November 2022.

The lease deed will be renewed on mutually agreed terms and conditions and upon the execution of fresh lease deed. The Lessor have agreed to pay the monthly rent of Rs. 50,000/- (Rupees Fifty Thousand only). The lease period will come into effect from 22-11-2016.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:


1. 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 22-11-2016, 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.
2. The terms of lease is for a period of 6 (Six) Years. The lease period is to be effective from 22nd November 2016 till 21st November 2022. The lease shall be renewed at the option of the Lessors and the Lessee for further period from time to time on mutually agreed terms and conditions by means of separate lease deeds after giving 3 months advance notice.
3. That the lessee has agreed to pay a consolidated monthly of Rs.50,000/- (Rupees Fifty thousand) 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 every English Calendar Month.
4. That the LESSEE and LESSOR agreed to enhance the rent at the rate of 10% for every two years over and above the existing rent.
5. The Lessee has agreed to pay a sum of Rs.3, 00,000/- (Rupees Three Lakhs only) towards refundable deposit, which shall be refunded at the time of termination of lease agreement without interest.

For A. BHARAT CHAND

A. Kamala Kumari

General Power of Attorney Holder.

For Nexgen Educational Trust



Authorised Signatory

Petition



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5.4.68.0. Date: 16.05.2017 Rs. 100/-

110 Sri. Bapuchand Aluri, s/o. Butchaiah Chowdary

Whom. sec

CA 122652

A.V.R. Lakshmi Kumari

A.V.R. LAKSHMI KUMARI

LICENCED STAMP VENDOR

O.L.No : 06-27-007 / 2011,

R.L. NO. 06-27-016/2015.

Valid Up to 31-12-2017

D.No : 24-25-55A, Durgapuram

Vijayawada-3. Cell : 9292524769

LEASE DEED

This LEASE DEED is made and executed on this 16th Day of May 2017 at Vijayawada, by and between.

Sri Bapu Chand Aluri S/o. Butchaiah Chowdary aged about 52 years resident of Teachers Colony, Vijayawada, Krishna District. (Represented by GPA holder namely Mrs. Kamalakumari Aluri, W/o. Sri Aluri Buchchaiah Chowdary, Resident of Plot No. 81, Door No. 59A-8-12, Teachers Colony Vijayawada, authorisation given vide GPA executed on 11th March 1991, G.P.A. Registered at Vijayawada Sub-Registrar Office, Book-4, Document No.480 /1991, still now in force).

(Hereinafter referred to as 'LESSOR / 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

LESSOR:

Bapu Chand Aluri Represented

by GPA holder

A. Kamala Kumari

LESSEE:

For Nexgen Educational Trust

Authorised Signator

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 LESSOR will commence from 01-11-2016. The rent will be paid in proportion to the occupied slab area of the building (s). 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 LESSOR agree to provide the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
6. As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground of 2000 mtrs. which is also co terminus with this lease deed and does not carry any rental value.
7. That the LESSEE agrees to enhance the rent at the rate of 10% for every 2 over and above the existing rent. The year will be calculated based on the actual date of possession of the building.
8. 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.
9. 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 LESSOR in writing for major works.
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 Central Government in respect of the above said building. 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. Service Tax shall be paid by the LESSEE only.
11. 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 Vijayawada Jurisdiction only.

LESSOR:

Bapu Chand Aluri Represented
by GPA holder

A. Kamala Kumari

LESSEE:

For Nexgen Educational Trust

Authorised Signatory

PHOTOGRAPHS & FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

FINGER PRINT
IN BLACK INK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE



PRINCIPAL

Sri Bapu Chand Aluri

S/o. Butchaiah Chowdary
resident of Teachers Colony,
Vijayawda, Krishna District.



SIGNATURE OF WITNESSES

1. A. V. Rao.
2. S. B. Rao.

SIGNATURE OF EXECUTANTS

A. Kamala Kumari
Bapu chand Aluri. Represented
by G. R. A. Agent



Bk-1, GS No-3334/2017 & Doc No
Bk-1, CS No 3330/2017 & Doc No 12
Sheet 3 of 8
JOINT SUBREGISTRAR
Palamata
Palamata

Generated On: 07/05/2017 11:49:10 AM



Registering Officer
PATAMATA
(K. RAMA RAO)

Certificate of Registration
Registered as Document No. 33315
of 2017 of Book-1 and assigned the
Identification Number 621-15-33315/2017
for Scanning on 07/05/2017