

D.No. 2885/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2885 Date 05/05/2018 Rs 100/-

Sold to P. Pothireddy Fathima Reddy S/o George Reddy

R/O. Rekurthi Vill., Kothapally Mdl., Karimnagar Dist.

For Whome P. Pothireddy Fathima Reddy Educational Society

Rekurthi

K. KISHAN P 705167
LICENCED STAMP VENDOR
L. No. 2013-005-1992
RL. No. 2013. R. No. 05/2016
H.No. 4-1-112, Near Head Post Office
KARIMNAGAR-505 001.
Call : 99481 66032

LEASE DEED

This 'Deed of Lease' made on this the 5 th day of May 2018.
Between :

1. POTHIREDDY FATHIMA REDDY, S/O. GEORGE REDDY, Age : 41 Years,
Occ : Business, R/O. H.No. 3-69/2/1, Rekurthi Vill., Kothapally Mdl., Karimnagar Dist.
Aadhar No. 444818714382, PAN : AJIPP3143Q, Mobile No. 9866541389.
2. MARAMREDDY @ POTHIREDDY JHANSIRANI, W/O. POTHIREDDY FATHIMA REDDY,
Age : 40 Years, Occ : Employee, R/O. H.No. 3-69/2/1, Rekurthi Vill.,
Kothapally Mdl., Karimnagar Dist.
Aadhar No. 511942675940, PAN : BJEP0198M, Mobile No. 9866541389.

(Herein after called the "Lessors") of one part.

AND


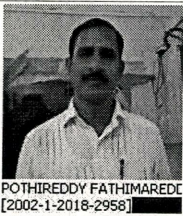

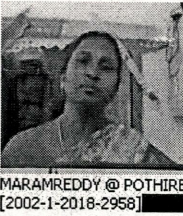

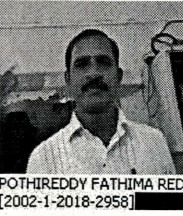
POTHIREDDY EDUCATIONAL SOCIETY, (Regd. No. 595 of 2018, at Karimnagar)
Rekurthi Vill., Kothapally Mdl., KARIMNAGAR Dist.,
Represented by it's General Secretary
Sri. POTHIREDDY FATHIMA REDDY, S/O. GEORGE REDDY, Age : 41 Years,
Occ : Business, R/O. H.No. 3-69/2/1, Rekurthi Vill., Kothapally Mdl., Karimnagar Dist.
Aadhar No. 444818714382, PAN : AJIPP3143Q, Mobile No. 9866541389.

(Herein after called the "Lessee") of the other part.




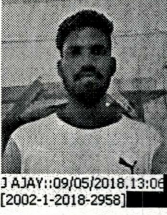
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gangadhara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 200/- paid between the hours of 1 and 2 on the 08th day of MAY, 2018 by Sri P Fathimareddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 POTHIREDDY FATHIMAREDDY [2002-1-2018-2958]	POTHIREDDY FATHIMAREDDY[R]POTHIREDDY EDUCATIONAL SOCIETY, KARIMNAGAR H.NO 23-69/2/1, REKURTHI MDL: KOTHAPALLI, KARIMNAGAR	<i>Fathima Reddy</i>
2	LR		 MARAMREDDY @ POTHIREDDY [2002-1-2018-2958]	MARAMREDDY @ POTHIREDDY JHANSIRANI W/O. POTHIREDDY FATHIMAREDDY H.NO 3-69/2/1, REKURTHI, KNR, KARIMNAGAR	<i>M. Jhansirani</i>
3	LR		 POTHIREDDY FATHIMA REDDY [2002-1-2018-2958]	POTHIREDDY FATHIMA REDDY W/O. GEORGE REDDY H.NO 3-69/2/1, REKURTHI, KNR, KARIMNAGAR	<i>Fathima Reddy</i>

Identified by Witness:

SI No.	Thumb Impression	Photo	Name & Address	Signature
1		 V NIRANJANA:09/05/2018. [2002-1-2018-2958]	V NIRANJANA R/O CHEPPIAL	<i>V. Niranjana</i>
2		 J AJAY:09/05/2018.13:04 [2002-1-2018-2958]	J AJAY R/O GANGADHARA	<i>J. Ajay</i>

09th day of May, 2018

Signature of Sub Registrar
Gangadhara

Generated on: 09/05/2018 01:07:59 PM



Bk -1, CS No 2958/2018 & Doct No 2885/2018. Sheet 1 of 3 Sub Registrar Gangadhara

Whereas the Lessors are the absolute owners and exclusive possessors of a RCC roofed new building (House number not yet allotted), having Ground, First, and Second Floors, in Sy. No's. 295 & 296, Situated at Kothapally (H) Village of Kothapally Mdl., in Karimnagar Dist., which is more fully described in the schedule annexed hereto and which is hereinafter referred to the schedule property.

Whereas the Lessee wanted to have the said schedule property on lease for the purpose to run the Educational institution in it and Lessor also accepted it.

Whereas the Lessee on behalf of the said institution on the terms and conditions set forth herein and the Lessor also accepted it.

Now this Deed of Lease further witnesses :

1. That the Lessee hereby agreed and under took to pay the lessor Rs. 20,000/- (Rupees Twenty Thousand Only) per month as rent on or before the 5 th day of each calender month. And the rent amount shall be enhanced @10% every year on existing rent.
2. That the lessee is hereby put in possession of the schedule property already.
3. That the lease shall be for a period of (30) Thirty years, commencing from 01-05-2018 to 30-04-2048 with an option to the lessee to renew the same by a further any period.
4. That it is hereby mutually agreed to between the parties that the lessee shall pay the Electricity and water charges, leaving Municipal / Gramapanchayathi, and other property taxes to be paid by the lessor only.
5. That the lessor hereby undertakes to pass on regular receipt for the rents paid by the lessee.
6. The lessor should extend Co-operation to run the educational institution and should not put any hindrance for peaceful possession and enjoyment of leased premisses.
7. That the lessee hereby undertakes to keep the schedule property in good and habitable condition during the tenure of this lease and allow the lessor or his representative to in respect of the schedule property at all responsible times.
8. In the event of any damages caused to the premises by the lessee or his/their representatives or agents or servants during the subsistence of the lease period the lessee shall make good to the premises if lessee fails to attend repairs the lessor shall have right to do and recover the said sum and insure the premises.
9. That, the Lessee shall carry on the business of Educational Institution and hostel accommodation in the Schedule property under lease. In case, the Lessee wants to change the nature of the business, he shall obtain written permission from the Lessor.

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						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	16500	0	0	0	16600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	200	0	0	0	200
User Charges	NA	0	100	0	0	0	100
Total	100	0	16800	0	0	0	16900

Rs. 16500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 200/- towards Registration Fees on the chargeable value of Rs. 20000/- was paid by the party through E-Challan/BC/Pay Order No ,9031Y1040518 dated ,04-MAY-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(4). AMOUNT PAID: Rs. 16800/-, DATE: 04-MAY-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9083790449001, PAYMENT MODE: CASH-1000200, ATRN: 9083790449001, REMITTER NAME: POTHIREDDY FATHIMA REDDY, EXECUTANT NAME: POTHIREDDY FATHIMA REDDY, CLAIMANT NAME: POTHIREDDY EDUCATIONAL SOCIETY).

Date:

09th day of May, 2018

Signature of Registering Officer
Gangadhara

Bk -1, CS No 2958/2018 & Doc No. 2885/2018. Sheet 2 of 7 Sub Registrar Gangadhara

Generated on: 09/05/2018 01:07:59 PM



Schedule of the Property

A RCC roofed New building (House number not yet allotted) having Ground floor Plinth area of **10208 Sft.**, First floor plinth area of **10208 Sft.**, and Second floor plinth area of **10208 Sft.**, and total land measuring **10285 Sq.Yards** in Sy. No's. **295 & 296**, Situated at Kothapally (H) Village of Kothapally Mdl., in Karimnagar Dist., within the limits of Kothapally (Haveli) G.P., Under the jurisdiction of Sub-District Registration Gangadhara, and District Registration Karimnagar.

Bounded by :-

East	:	Canal.
West	:	Land of Maramreddy @ Pothireddy Jhansirani.
North	:	Land of Kota Santhosh and others.
South	:	Land of Nagaraju & Sathish Rao.

Deficit stamp duty Rs. 16,500/-, Registration Fee Rs. 200/-, User Charges Rs. 100/-, thus the Total Amount of Rs. 16,500/- Paid Through SBI, e-Challan Receipt No. 9031YI040518. Stamps Value Rs. 100/-.

In witness where of the Lessors and Lessee hereto have put their hands to this Deed of Lease on this day, month and year afore mentioned in token of their acceptance thereof.

1. *Fathima Reddy*
2. *M. Shao*

Sign.of the Lessors.

WITNESSES:

1. *V. Nisargan.*
2. *[Signature]*

Fathima Reddy
Sign.of the Lessee.

Bk -1, CS No 2958/2018 & Doct No 2885/2018. Sheet 3 of 3
Sub Registrar
Gangadhara

Registered as No: 2885 of 2018
Book-I 9th day of May 2018
19th E. Vaishakh Month 19th day

Sub-Registrar
GANGADHARA

Generated on: 09/05/2018 01:07:59 PM





भारत सरकार
GOVERNMENT OF INDIA



పోతిరెడ్డి ఫాతిమా రెడ్డి

Pothireddy Fathima Reddy

పుట్టిన తేదీ/ DOB: 15/06/1976

పురుషుడు / MALE



4448 1871 4382

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: జార్జ్ రెడ్డి 3-69/2/1,

ప్యారడైస్ హై స్కూల్, కరీంనగర్,

రేక్యూ కరీంనగర్,

ఆంధ్ర ప్రదేశ్ - 505451

Address:

S/O: George Reddy, 3-69/2/1,
paradise high school, karimnagar,
Rekurthi, Karim Nagar,
Andhra Pradesh - 505451

4448 1871 4382

Aadhaar-Aam Admi ka Adhikar

Fathima Reddy



Bk - 1, CS No 2958/2018 & Doct No
2885/2018. Sheet 4 of 7
Sub Registrar
Gangadhara

Generated on: 09/05/2018 01:07:59 PM





భారత ప్రభుత్వం
Government of India



మారంరెడ్డి ఝాన్సీరాణి
Maramreddy Jhansirani
పుట్టిన తేదీ/DOB: 30/11/1977
స్త్రీ/FEMALE



5119 4267 5940

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

Address:

W/O: Fathima Reddy, 3-69/2/1,
paradise high school,
karimnagar, Rekurthi, Karim
Nagar,
Andhra Pradesh - 505451

చిరునామా:

W/O: ఫాతిమా రెడ్డి, 3-69/2/1, ప్యారడైస్ హై
స్కూల్, కరీంనగర్, రేకుర్తి, కరీంనగర్,
ఆంధ్ర ప్రదేశ్ - 505451

5119 4267 5940



1947



help@uidai.gov.in



www.uidai.gov.in

M Thano



Bk - 1, CS No 2958/2018 & Doct No 2885/2018 Sheet 5 of 7
Sub Registrar
Gangadhara

Generated on: 09/05/2018 01:07:59 PM





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

జన్మనం/Enrolment No.: 2052/10870/07378

సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అధింటికేషన్ ద్వారా పొందవచ్చు.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature Not Verified
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.30 08:55:48 IST

7750 0922 9769



ఆధార్-సామాన్యమానవుడి హక్కు

1947
1600 300 1947

help@uidai.gov.in

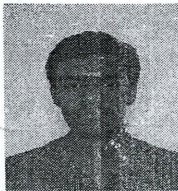
www.uidai.gov.in

- ఆధార్ దేశమంతటా చెల్లుతుంది.
- ఆధార్ ఆధార్ కొరకై, ఒకే సారి నమోదు చేసుకుంటే సరిపోతుంది.
- దయచేసి మీ లేటెస్ట్ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి దీనివలన మీరు విభిన్న ప్రయోజనాలను పొందే వీలుంటుంది.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



వడ్లకొండ నిరంజన్
Vadlakonda Niranjana
పుట్టిన తేదీ/ DOB: 17/05/1993
పురుషుడు / MALE



7750 0922 9769

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O నాగభూషణం, 3-37/1,
కోడిమ్యాల మండలం, కేప్పియల్,
కరీంనగర్,
తెలంగాణ - 505501

Address:

S/O Nagabhooshanam, 3-37/1,
KODIMIAL MANDAL, Cheppial,
Karimnagar,
Telangana - 505501

7750 0922 9769

Aadhaar-Aam Admi ka Adhikar

V. Niranjana



Bk-1, CS No 2958/2018 & Docl No 2885/2018 Sheet 6 of 7
Sub Registrar
Gangadhar

Generated on: 09/05/2018 01:07:59 PM





भारत सरकार
GOVERNMENT OF INDIA



జవ్వాజి అజయ్

Javvaji Ajay

పుట్టిన తేదీ/ DOB: 29/10/1995

పురుషుడు / MALE



7653 8498 14 19

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O జవ్వాజి దేవయ్య, ఇంటి నం

S/O Javvaji Devaiah, H NO 2-11,

2-11, గంగాధర మండలం,

Gangadhara Mandal, Gangadhara,

గంగాధర, కరీంనగర్,

Karimnagar,

ఆంధ్ర ప్రదేశ్ - 505445

Andhra Pradesh - 505445

7653 8498 14 19

Aadhaar-Aam Admi ka Adhikar

[Handwritten signature]



Generated on: 09/05/2018 01:07:59 PM



Bk - 1 CS No 2958/2018 & Doct No 2885 / 2018 Sheet 7 of 7	
Sub Registrar Gangadharra	