

SCANNED

Doc No: 2067/2024

Page 1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

AK
2401
SNO
2162

తెలంగాణ తేలంగానా TELANGANA

098737

Tran Id: 240312105126739935
Date: 12 MAR 2024, 10:53 AM
Purchased By:
K RAMESH RAO
S/o LATE K RAMAGOPALA RAO
R/o HYDERABAD
For Whom
M/S KENNEDY EDUCATIONAL ACADEMY

K. VINAY KUMAR GOUD
LICENSED STAMP VENDOR
Lic. No. 15-11-039/2012
Ren. No. 15-11-037/2024
HOUSE NO. 162-C,
ADDAGUTTA, OPP. INTU,
KUKATPALLY, MEDCHAL-
MALKAJGIRI DIST.
Ph 8002029129

LEASE DEED

This LEASE DEED is made and executed at Hyderabad on this the 13th day of March, 2024 by and between:

1. **Mr. K. RAMESH RAO, S/o. LATE K. RAMAGOPALA RAO**, aged about 61 years, R/o. H.No. 6-3-595/26, Flat No. 502, Rajeshwari Mansion, Padmavathi Nagar, Khairatabad, Hyderabad-500004. (Aadhaar No. xxxx-xxxx-6711).
2. **Mrs. K. SARALA RAMESH, W/o. Mr. K. RAMESH RAO**, aged about 61 years, R/o. H.No. 6-3-595/26, Flat No. 502, Rajeshwari Mansion, Padmavathi Nagar, Khairatabad, Hyderabad-500004. (Aadhaar No. xxxx-xxxx-9736).


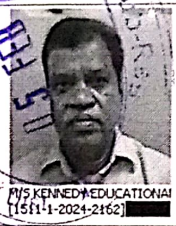



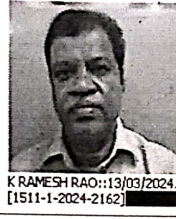
(Hereinafter referred to as the party of "LESSORS" which expression shall unless repugnant to the context shall mean and include their heirs, nominees administrators and assigns) of the FIRST PART:




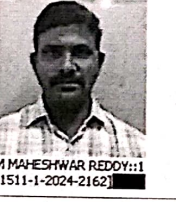
Sare RAO

For Kennedy Educational Academy
Authorized Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally along with the Photographs & Thumb Impressions as required Under Section-32-A of Registration Act, 1908 and fee of Rs. 1231/- paid between the hours of _____ and _____ on the 13th day of MAR, 2024 by Sri K Ramesh



Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression	
SI No	Code	Thumb Impression	Photo	Address	
1	LE			M/S KENNEDY EDUCATIONAL ACADEMY REP BY K RAMESH RAO S/O. LATE K RAMAGOPALA RAO MYTHRI NAGAR KUKATPALLY, HYDERABAD	<i>B. Ramesh</i>
2	LR			K SARALA RAMESH W/O. K RAMESH RAO H.NO.6-3-595/26 FLAT NO.502 RAJESHWARI MANSION PADMAVATHI NAGAR KHAIRATABAD, HYDERABAD	<i>Sarala Ramesh</i>
3	LR			K RAMESH RAO S/O. LATE K RAMAGOPALA RAO H.NO.6-3-595/26 FLAT NO.502 RAJESHWARI MANSION PADMAVATHI NAGAR KHAIRATABAD, HYDERABAD	<i>B. Ramesh</i>

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1			R V GOPALA KRISHNA GUNTUR	<i>R.V. Gopala Krishna</i>
2			M MAHESHWAR REDDY MBNR	<i>Reddy</i>

13th day of March, 2024

Signature of Sub Registrar
Kukatpally

Biotmetrically Authenticated by
SRO NARABONA VIJAY
on 13-MAR-2024 12:10:24

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2466 Name: MANNE MAHESHWAR REDDY	S/O M. MOHAN REDDY, Kukatpally, Medchal-malkajgiri, Telangana,-500072	
2	Aadhaar No: XXXXXXXX1352 Name: Ravella Venu Gopala Krishna	S/O Satyanarayana, inturu, Guntur, Andhra Pradesh, 522341	

Generated on: 13/03/2024 12:20:27 PM



IN FAVOUR OF

M/s. KENNEDY EDUCATIONAL ACADEMY (PAN-AAAAK2513R), a society registered under Societies Act, vide registered No. 3996/1999 at Registrar of Societies, Ranga Reddy District and having its office at Plot No. 14 to 22, Mythri Nagar, Kukatpally, Medchal-Malkajgiri District, Hyderabad-500072., represented by its President: **Mr. K. RAMESH RAO, S/o. LATE K. RAMAGOPALA RAO**, aged about 61 years, R/o. H.No. 6-3-595/26, Flat No. 502, Rajeshwari Mansion, Padmavathi Nagar, Khairatabad, Hyderabad-500004. (Aadhaar No. xxxx-xxxx-6711).

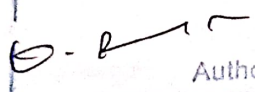
(Hereinafter referred to as the party of "**LESSEE**" which expression unless repugnant to the context there of shall mean and include all its heirs, successors in interest) of the **SECOND PART**:

WHEREAS the Lessors herein are the absolute Owners of Premises bearing House No. 5-35/288 Part, on Plot No. 15, admeasuring 293.67 Sq. yards or 245.50 Sq. meters, with a built up area of 100 Sq. feet, in Survey No. 473, situated at Maithri Nagar, Kukatpally Village & Mandal, Medchal-Malkajgiri District, Telangana State, having purchased the same through a registered sale deed document No. 13586/2016 of S.R.O. Kukatpally.

AND WHEREAS the Lessee has requested, and the Lessors have agreed to give the Schedule Premises on lease on the terms and conditions herein contained.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That in consideration of the rent per month to be paid by the Lessee to the Lessors computed amounting to Rs. 30,000/- (Rupees Thirty Thousand only), The Lessors have given on Lease to the Lessee, the Leased Premises for a term of 15 years commencing from 01/06/2023 and shall expires on 31/05/2038 with an option to renew by execute a fresh lease deed, as hereafter specified.
2. The Lease rent Payable by the Lessee for the Schedule premises shall be enhanced by 5% over and above the then existing rent after completion of every 12 months of the terms of the Lease.
3. The Lessee undertakes to pay the rent on or before 07th of every month, and shall obtain receipt from Lessor herein for the rent paid.
4. The Lessee doth hereby declare that the Schedule Premises hereby given lease shall be held by the Lessee upon lease for the above said term and does hereby covenant with the Lessor that it shall:

For Kennedy Educational Academy

 Authorised Signatory

S. Ramesh Rao

5. To use the Schedule Premises for such purposes of running a School under the **KENNEDY HIGH THE MAGNET SCHOOL**, as may be permitted by the law in force from time to time, provided that such use does not cause any damage or injury to the Schedule premises.
6. Not carry on any trade or activity which may be regarded as unlawful or illegal and contrary to the agreed terms.
7. The Lessee shall constructed (civil works) as required for their activity at their own cost with prior permission of Lessors, and after the expiry of the lease period the said additional construction shall be demolished by lessee at their cost.
8. Not to sub-let underlet or otherwise transfer or convey or assign its interest in any part or any portion thereof, possession of the schedule property to any other person whomsoever without the previous consent in writing of the Lessors.
9. Permit the Lessors or their agent at all reasonable time with prior notice to enter into the schedule premises and inspect the conditions thereof.
10. On the expiration of the said term of lease or sooner determination thereof, peacefully and quietly surrender to the Lessors the Lease Premises after removing all and whatever their goods, things or article and deliver vacant and peaceful possession of the Lease Premises to the Lessors in the same condition, as it was given to the Lessee, without any damages, normal wear and tear expected.
11. The Lessee shall pay and be liable for payment Electricity charges as per the bills to TSSPDCL for the electricity consumption in respect of the schedule premises. The copies of the electricity bills are to be furnished to the Lessors for the purpose of record at the time of paying monthly rent.
12. It is hereby agreed that notwithstanding the period of lease stipulated in the lease deed and notwithstanding anything contained elsewhere in this deed, either party shall be entitled to terminate the lease even before the expiry period by giving 3 (Three) months advance notice in writing to the other party.

6. P. R. Sarekew

For Kennedy Educational Academy
 6. P. R. Sarekew
 Authorised Signatory

SCHEDULE OF THE LEASED PREMISES

All the House No. 5-35/288 Part, on Plot No. 15, admeasuring 293.67 Sq. yards or 245.50 Sq. meters, with a built up area of 100 Sq. feet, in Survey No. 473, situated at Maithri Nagar, Kukatpally Village & Mandal, Medchal-Malkajgiri District, Telangana State bounded by:

North : House on Plot No. 16.
 South : House on Plot No. 14.
 East : House on Plot Nos. 18 & 19.
 West : 25'-0" Wide Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and executed these presents on the day, month and year first above written.

[Handwritten Signature]

[Handwritten Signature]

SIG. OF THE LESSORS

WITNESSES:

1. *R. V. Gopal Krishna*
2. *[Handwritten Signature]*


For Kennedy Educational Academy

[Handwritten Signature]

Authorised Signatory

SIG. OF THE LESSEE

भारत सरकार
GOVERNMENT OF INDIA

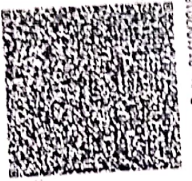


కె రమేష్ రావు
K Ramesh Rao
పుట్టిన తేదీ/DOB: 29/12/1962
పురుషుడు/ MALE
Mobile No: 9705566489

6711
VID : 9117 7484 5089 3781

నా ఆధార్ - నా గుర్తింపు

भारतीय विश्वविद्यालय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




Download Date: 06/10/2018
విడుదల తేదీ: 06/10/2018
తల్లిదండ్రులు/తండ్రి పేరు: కె రామ్ గోపాల్ రావు, 6-3-595/26, ఫ్లాట్ నెంబర్ 502, కల్పా రాజేశ్వరి మాన్షన్, ఖైరతాబాద్, హైదరాబాద్ నగర్, హైదరాబాద్, తెలంగాణ - 500004

Address :
S/O: K Ram Gopala Rao, 6-3-595/26, Flat Number 502, Kalpas Rajeshwari Mansion, Khairatabad, Padrnavathi Nagar, Khairatabad, Hyderabad, Telangana - 500004

6711
VID : 9117 7484 5089 3781

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No.1947, Bengaluru-560 001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



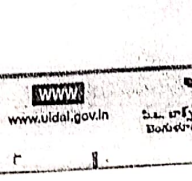
కామవరపు సారలా రమేష్
Kamavarapu Sarala Ramesh

పుట్టిన సంవత్సరం/Year of Birth: 1962
స్త్రీ / Female

9736

ఆధార్ - సామాన్యుని హక్కు

భారత విశ్వవిద్యాలయ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




విడుదల తేదీ: 06/10/2018
విడుదల తేదీ: 06/10/2018
తల్లిదండ్రులు/తండ్రి పేరు: కె రామ్ గోపాల్ రావు, 6-3-595/26 ఫ్లాట్ నెంబర్ 502 రాజేశ్వరి మాన్షన్, ఖైరతాబాద్ నగర్, హైదరాబాద్, తెలంగాణ - 500004

Address: W/O K Ramesh Rao, 6-3-595/26 flat no 502 rajashwari mansion, padrnavathi nagar, khairatabad, HYDERABAD, Andhra Pradesh, 500004

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Government of India



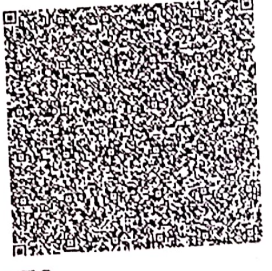
రావెళ్ళ వెణు గోపాల్ కృష్ణ
Ravella Venu Gopala Krishna
పుట్టిన తేదీ/DOB: 26/08/1986
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరత్వం లేదా పుట్టిన తేదీని నిరూపించదు. ఇది ఓన్లైన్ ద్వారా మాత్రమే యాధారీ (ఆన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆన్లైన్ XML యొక్క స్కానింగ్) ద్వారా యాధారీ అవుతుంది.
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

1352
VID : 9140 6012 7366 9410

నా ఆధార్, నా గుర్తింపు

భారత విశ్వవిద్యాలయ ప్రాధికార సంస్థ
Unique Identification Authority of India




విడుదల తేదీ: 13/09/2024
విడుదల తేదీ: 13/09/2024
తల్లిదండ్రులు/తండ్రి పేరు: సాత్యనారాయణ, 13-8, ఇంటూరు, ఇంటూరు, ఆంధ్ర ప్రదేశ్ - 522341

Address:
S/O Satyanarayana, 13-8, Inturu, Inturu, Inturu, DIST: Guntur, Andhra Pradesh - 522341

1352
VID : 9140 6012 7366 9410

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA




మణ్నే మహేశ్వర్ రెడ్డి
MANNE MAHESHWAR REDDY
పుట్టిన తేదీ / DOB : 22/01/1989
పురుషుడు / Male

ఆధార్ పరచాన ఈ ప్రమాణిగా ఉంది, జాగ్రత్తగా ఉంచండి.
Aadhaar is a proof of Identity, not of citizenship.

2466

मेरा आधार, मेरी पहचान

भारतीय विश्वविद्यालय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





Print Date: 12/10/2023
Print Date: 12/10/2023
విడుదల తేదీ: 12/10/2023
విడుదల తేదీ: 12/10/2023
తల్లిదండ్రులు/తండ్రి పేరు: ఎం. మోహన్ రెడ్డి, ఫ్లాట్ నెంబర్ 803, జ్యూవెల్ హిల్స్, గ్రీన్ హిల్స్ రోడ్, కుకల్పల్లి, మెదచల-మల్కాజిగిరి, తెలంగాణ, 500072



Address: S/O. M. MOHAN REDDY, FLAT NO. A-803 JEWEL HEIGHTS, GREEN HILLS ROAD, KPHB PHASE-15, Kukalpally, Medchal-malkajgiri, Telangana, 500072

2466

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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 891BKW130324	
Bank Code : ICICIRB	Payment : NB
Remitter Details	
Name	KENNEDY EDUCATIONAL ACADEMY
PAN Card No	AAAAK2513R
Aadhar Card No	
Mobile Number	*****606
Address	HYDERABAD
Executant Details	
Name	KAMAVARAPU RAMESH RAO AND OTHER
Address	HYDERABAD
Claimant Details	
Name	KENNEDY EDUCATIONAL ACADEMY
Address	HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY
Amount Details	
Stamp Duty	36666
Transfer Duty	0
Registration Fee	1225
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	38441
Total in Words	Thirty Eight Thousand Four Hundred and Forty One Rupees Only
Date(DD-MM-YYYY)	13-03-2024
Transaction Id	8456811417725
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 891BKW130324	
Bank Code : ICICIRB	Payment : NB
Remitter Details	
Name	KENNEDY EDUCATIONAL ACADEMY
PAN Card No	AAAAK2513R
Aadhar Card No	
Mobile Number	*****606
Address	HYDERABAD
Executant Details	
Name	KAMAVARAPU RAMESH RAO AND OTHER
Address	HYDERABAD
Claimant Details	
Name	KENNEDY EDUCATIONAL ACADEMY
Address	HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
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Stamp Duty	36666
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