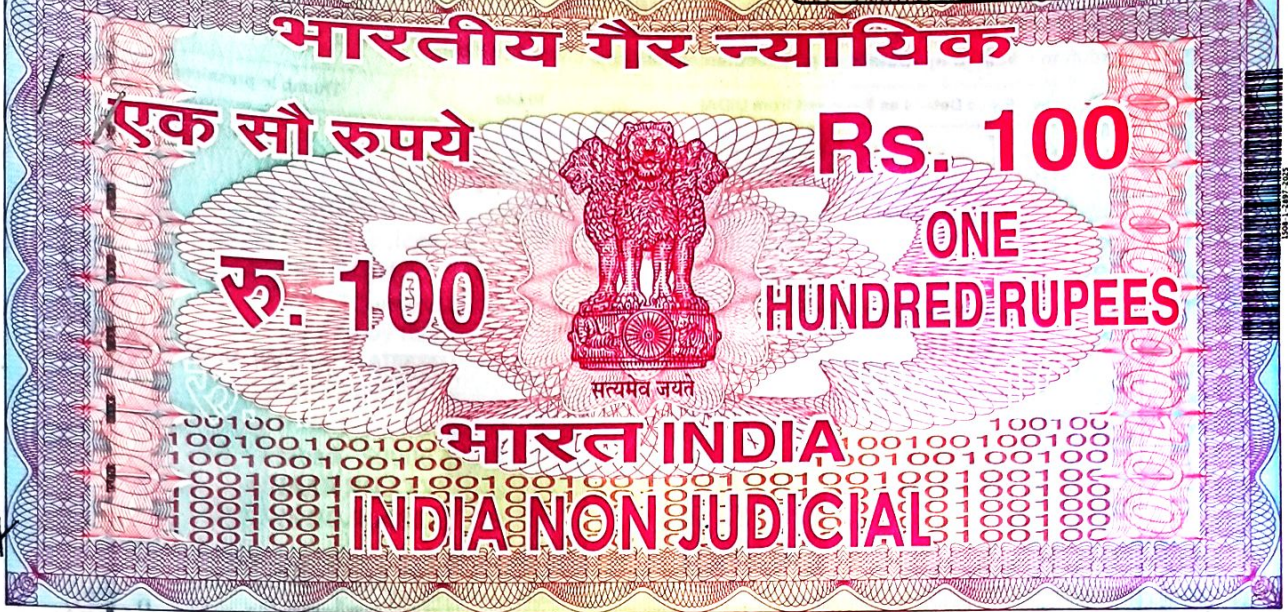


BOOK - 1 DOC.NO. 2846/2025  
SUB-REGISTRAR, VALLABHNAGAR



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BM 403416

Tran Id: 250625170235276593  
Date: 25 JUN 2025, 05:04 PM  
Purchased By:  
Y. UMA MAHESHWAR  
S/o Y. NAGABHUSHANAM  
R/o HYDERABAD  
For Whom  
SARVAHITHA EDUCATIONAL SOCIETY

*M. Umarani*  
M. UMARANI  
LICENSED STAMP  
VENDOR  
Lic. No. 1606010/2019  
Ren.No. 16-06-034/2025  
1-8-30-4/15, Vengalrao  
Nagar, Nallagutta, Minister  
Road, Secunderabad  
Ph 9032186361

### LEASE DEED

This LEASE DEED is made and executed on this the 26<sup>th</sup> DAY OF JUNE, 2025, at Sub Registrar Office, Vallabh Nagar, Medchal - Malkajgiri District, Telangana, by and between:

1. Sri.PEDDI RAKESH REDDY S/O. Sri.PEDDI ANJI REDDY, Aged about 40 years, [DOB: 28-08-1984], Occupation: Business, R/o. H.No.1-5-632/1/5, Ram Reddy Enclave, Ayyappa Nagar, Old Alwal, Alwal, Medchal - Malkajgiri District - 500010. AADHAAR NO.XXXX XXXX 8799; PAN CARD NO.BTIPP1022K;
2. Smt.PEDDI SWATHI REDDY W/O. Sri.PEDDI RAKESH REDDY S/O. Sri.PEDDI ANJI REDDY, Aged about 34 years, [DOB: 22-05-1991], Occupation: House Wife, R/o. H.No.1-5-632/1/5, Ram Reddy Enclave, Ayyappa Nagar, Old Alwal, Alwal, Medchal - Malkajgiri District - 500010. AADHAAR NO.XXXX XXXX 9142; PAN CARD NO.EQKPP5503F;

(Hereinafter called "THE LESSORS" which term shall mean and include all their legal heirs, representatives, executors, administrator, assignees etc., on FIRST PART)

*P. Swathi Reddy*

Cont'd...2...

*Y. Uma maheshwar*



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vallabhnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18780/- paid between the hours of 5 and 5 on the 26th day of JUN, 2025 by Sri Peddi Rakesh Reddy

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

SI No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1 LE	<p>Aadhar No XXXXXXXX1474</p> <p>NAME: YELLANKI UMA MAHESHWAR S/O Y NAGHABUSHANAM HABSHIGUDA, HYDERABAD, ANDHRA PRADESH, 500007</p>	<p>Y.UMA MAHESHWAR [1508-1-2025-2897]</p> <p>Y.UMA MAHESHWAR(R)SARVAHITHA EDUCATIONAL SOCIETY H.NO.1-24, STREET NO.1, KAKATIYA NAGAR, HABSIGUDA, HYDERABAD.,</p>	 <p>Y.UMA MAHESHWAR</p>
2 LR	<p>Aadhar No XXXXXXXX9142</p> <p>NAME: PEDDI SWATHI REDDY W/O PEDDI RAKESH REDDY TIRUMALAGIRI, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500010</p>	<p>PEDDI SWATHI REDDY:: [1508-1-2025-2897]</p> <p>PEDDI SWATHI REDDY W/O. PEDDI RAKESH REDDY 1-5-632/1/5, RAM REDDY ENCLAVE OLD ALWAL, ALWAL (M) VILL., ALWAL MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500010,</p>	 <p>P. Swathi Reddy.</p>
3 LR	<p>Aadhar No XXXXXXXX8799</p> <p>NAME: PEDDI RAKESH REDDY S/O PEDDI ANJI REDDY SECUNDERABAD, HYDERABAD, ANDHRA PRADESH, 500010</p>	<p>PEDDI RAKESH REDDY:: [1508-1-2025-2897]</p> <p>PEDDI RAKESH REDDY S/O. PEDDI ANJI REDDY 1-5-632/1/5, RAM REDDY ENCLAVE OLD ALWAL, ALWAL (M) VILL., ALWAL MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500010,</p>	 <p>P. Rakesh Reddy</p>

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	<p>Aadhar No: XXXXXXXX0440</p> <p>NAME: PEDDI ANJI REDDY S/O LATE PEDDI RAM REDDY SECUNDERABAD, Hyderabad, Andhra Pradesh, 500010</p>	<p>P ANJI REDDY::26/06/20 [1508-1-2025-2897]</p> <p>P ANJI REDDY ALWAL</p>	 <p>P. Anji Reddy</p>
2	<p>Aadhar No: XXXXXXXX5620</p> <p>NAME: KOYETI ASHOK C/O KOYETI ANJIAH Dammannapet, Wardhanna Pet, Warangal Rural, Telangana, 506316</p>	<p>K ASHOK::26/06/2025.1 [1508-1-2025-2897]</p> <p>K ASHOK WARANGAL DIST</p>	 <p>K. ASHOK</p>

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((2))

AND


**SARVAHITHA EDUCATIONAL SOCIETY,**  
[PAN CARD NO.ABAFS8956N] Registered No.374/95,  
C/o: NVB Jr. College Advocates Colony, Hanamkonda,  
Warangal District.

Represented by its Authorized Signature:  
**Sri.Y.UMA MAHESHWAR S/O. Y.NAGABHUSHANAM,** Aged  
about 52 years, [DOB: 26-01-1973], Occupation: Business,  
R/o. H.No.1-24, Street No.1, Kakatiya Nagar, Habsiguda,  
Hyderabad - 500007.  
**AADHAAR NO.XXXX XXXX 1474;**  
**PHONE NO.9642117379;**

(Hereinafter called "**THE LESSEE**" which term shall mean and include all its legal heirs, representatives, executors, administrator, assignees etc., on **SECOND PART**)

WHEREAS the **LESSOR No.1**, is the absolute owner and possessor of Residential House Bearing No.5-424/40/30, On Plot No.30, Admeasuring 200.00 Square Yards, and On Plot No.34, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from **Sri.Peddi Anji Reddy S/o. Late.P.Ram Reddy**, Vide Registered Gift Settlement Deed Document No.1224/2011, Dated: 23-04-2011, Registered in the Office of the Sub Registrar, Vallabh Nagar, Ranga Reddy District, Presently Medchal - Malkajgiri District.

WHEREAS the **LESSOR No.1**, is also the absolute owner and possessor of Residential House Bearing No.5-424/40/29, On Plot No.29, Admeasuring 200.00 Square Yards, and On Plot No.35, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from **Sri.Peddi Anji Reddy S/o. Late.P.Ram Reddy**, Vide Registered Gift Settlement Deed Document No.1257/2011, Dated: 27-04-2011, Registered in the Office of the Sub Registrar, Vallabh Nagar, Ranga Reddy District, Presently Medchal - Malkajgiri District.

 P. Swaminathan

Cont'd...3...

 Y. Uma Maheswar

26th day of June,2025

Signature of Sub Registrar  
Vallabh Nagar

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2846/2025. Sheet 2 of 11 Sub Registrar  
Vallabh Nagar

**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	563055	0	0	0	563155
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	18780	0	0	0	18780
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	582835	0	0	0	582935

Rs. 563055/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18780/- towards Registration Fees on the chargeable value of Rs. 9385850/- was paid by the party through E-Challan/BC/Pay Order No ,445N7X190625 dated ,19-JUN-25 of ,SBIN/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 582885/-, DATE: 19-JUN-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1309686569135,PAYMENT MODE:CASH-1001138,ATRN:1309686569135,REMITTER NAME: SARVAHITHA EDUCATIONAL SOCIETY,EXECUTANT NAME: PEDDI RAKESH REDDY AND OTHERS,CLAIMANT NAME: SARVAHITHA EDUCATIONAL SOCIETY).

**Date:**

26th day of June,2025

Signature of Registering Officer  
Vallabh Nagar

**Certificate of Registration**

Registered as document no. 2846 of 2025 of Book-1 and assigned the identification number 1 - 1508 - 2846 - 2025 for Scanning on 26-JUN-25 .

Registering Officer

Vallabh Nagar

(R.Satish)

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WHEREAS the LESSOR No.1, is also the absolute owner and possessor of Residential House Bearing No.5-424/40/28, On Plot No.28, Admeasuring 200.00 Square Yards, and On Plot No.36, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Situated at RAM REDDY ENCLAVE, OLD ALWAL, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from Sri.Peddi Anji Reddy S/o. Late.P.Ram Reddy, Vide Registered Gift Settlement Deed Document No.1350/2011, Dated: 02-05-2011, Registered in the Office of the Sub Registrar, Vallabh Nagar, Ranga Reddy District, Presently Medchal - Malkajgiri District.

WHEREAS the LESSOR No.1, is also the absolute owner and possessor of Open Plot Bearing No.45, Admeasuring 200.00 Square Yards, and Open Plot Bearing No.52, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Covered Under Ward No.1 and Block No.5, Situated at RAM REDDY ENCLAVE, OLD ALWAL, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from Sri.Peddi Anji Reddy S/o. Late.P.Ram Reddy, Vide Registered Gift Settlement Deed Document No.96/2018, Dated: 05-01-2018, Registered in the Office of the Sub Registrar, Vallabh Nagar, Medchal - Malkajgiri District.

WHEREAS the LESSOR No.1, is also the absolute owner and possessor of Open Plot Bearing No.43, Admeasuring 200.00 Square Yards, and Open Plot Bearing No.54, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Covered Under Ward No.1 and Block No.5, Situated at RAM REDDY ENCLAVE, OLD ALWAL, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from Sri.Peddi Anji Reddy S/o. Late.Peddi Ram Reddy, Vide Registered Gift Settlement Deed Document No.2223/2025, Dated: 21-05-2025, Registered in the Office of the Sub Registrar, Vallabh Nagar, Medchal - Malkajgiri District.

WHEREAS the LESSOR No.1, is also the absolute owner and possessor of Open Plot Bearing No.44, Admeasuring 200.00 Square Yards, and Open Plot Bearing No.53, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Covered Under Ward No.1 and Block No.5, Situated at RAM REDDY ENCLAVE, OLD ALWAL, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District.



P. Swathi Reddy .

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Y. Umamaheswarar



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Vallabh Nagar



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The Lessor acquired / inherited the said property from **Sri.Peddi Anji Reddy S/o. Late.Peddi Ram Reddy**, Vide Registered **Gift Settlement Deed** Document No.2224/2025, Dated: 21-05-2025, Registered in the Office of the Sub Registrar, Vallabh Nagar, Medchal - Malkajgiri District.

WHEREAS the **LESSOR No.1**, is also the absolute owner and possessor of Open Plot Bearing No.46, Admeasuring 200.00 Square Yards, and Open Plot Bearing No.51, Admeasuring 200.00 Square Yards, Total Admeasuring 400.00 Square Yards or equivalent to 334.4 Square Meters, In Survey No.40 Part, Covered Under **Ward No.1 and Block No.5**, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from **Smt.Peddi Swathi Reddy W/o. Sri.Peddi Rakesh Reddy S/o. Sri.Peddi Anji Reddy**, Vide Registered **Gift Settlement Deed** Document No.547/2023, Dated: 30-01-2023, Registered in the Office of the Sub Registrar, Vallabh Nagar, Medchal - Malkajgiri District.

WHEREAS the **LESSOR No.2**, is the absolute owner and possessor of Open Plot Bearing No.47, Admeasuring 200.00 Square Yards, Plot No.48, Admeasuring 160.00 Square Yards, Plot No.49, Admeasuring 160.00 Square Yards, and Plot No.50, Admeasuring 200.00 Square Yards, Total Admeasuring 720.00 Square Yards or equivalent to 601.92 Square Meters, In Survey No.40 Part, Covered Under **Ward No.1 and Block No.5**, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. The Lessor acquired / inherited the said property from **Sri.Peddi Anji Reddy S/o. Late.P.Ram Reddy**, Vide Registered **Gift Settlement Deed** Document No.3470/2017, Dated: 23-08-2017, Registered in the Office of the Sub Registrar, Vallabh Nagar, Medchal - Malkajgiri District.

And having obtained an Urban Land Ceiling Clearance Certificate from the Office of the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad, Vide **Memo No.G/1525/2009**, Dated: 14-05-2009.

WHEREAS in the aforesaid manner the **LESSORS** herein are the owners of the Open Plot Bearing No.28, 29, 30, 34, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54, In Survey No.40 Part, Covered Under **Ward No.1 and Block No.5**, Admeasuring 3520.00 Square Yards or equivalent to 2942.72 Square Meters, (i.e. Plot No.28 - Admeasuring 200.00 Square Yards, Plot No.29 - Admeasuring 200.00 Square Yards, Plot No.30 - Admeasuring 200.00 Square Yards, Plot No.34 - Admeasuring 200.00 Square Yards, Plot No.35 - Admeasuring 200.00 Square Yards, Plot No.36 - Admeasuring 200.00 Square Yards, Plot No.43 - Admeasuring 200.00 Square Yards, Plot No.44 - Admeasuring 200.00 Square Yards, Plot No.45 - Admeasuring 200.00 Square Yards,



P. Swathi Reddy

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Y-Chu maheshwari



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Vallabh Nagar

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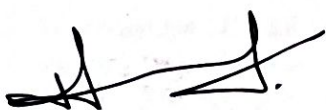
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Plot No.46 - Admeasuring 200.00 Square Yards, Plot No.47 - Admeasuring 200.00 Square Yards, Plot No.48 - Admeasuring 200.00 Square Yards, Plot No.49 - Admeasuring 160.00 Square Yards, Plot No.50 - Admeasuring 200.00 Square Yards, Plot No.51 - Admeasuring 200.00 Square Yards, Plot No.52 - Admeasuring 200.00 Square Yards, Plot No.53 - Admeasuring 200.00 Square Yards), and land for roads admeasuring 1320.00 Square Yards, i.e. Total Admeasuring 4840.00 Square Yards or equivalent to 4046.24 Square Meters, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District.

Whereas the LESSORS have obtained municipal building permission for the said property from the Office of the Greater Hyderabad Municipal Corporation, TS-bPASS, Building Permit Order, Alwal Circle, Vide File No.002811/GHMC/1373/KPL2/2023-BP, Permit No.1882/GHMC/KPL/2023-BP, Dated: 14-06-2023, and constructed **Cellar (Parking)** with built up area 6100.00 Square Feet, **Stilt** with built up area 5480.00 Square Feet, **First Floor** with built up area 5480.00 Square Feet, **Second Floor** with built up area 5480.00 Square Feet and **Third Floor** with built up area 5480.00 Square Feet, Total Built Up Area 21920.00 Square Feet.

Thus the LESSORS are the owners of the House On Plot Bearing No.28, 29, 30, 34, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54, In Survey No.40 Part, Covered Under Ward No.1 and Block No.5, Admeasuring 4840.00 Square Yards or equivalent to 4046.24 Square Meters, **Cellar (Parking)** with built up area 6100.00 Square Feet, **Stilt** with built up area 5480.00 Square Feet, **First Floor** with built up area 5480.00 Square Feet, **Second Floor** with built up area 5480.00 Square Feet and **Third Floor** with built up area 5480.00 Square Feet, Total Built Up Area 21920.00 Square Feet, Situated at **RAM REDDY ENCLAVE, OLD ALWAL**, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District. [Hereinafter called as the Demised Premises more fully described in Schedule of the Property hereunder]

WHEREAS the LESSEE has approached the LESSORS to let-out the above said property for the purpose of starting Educational Institute for a lease period of 20 (TWENTY) Years, on monthly rent of Rs.17/- (Rupees Seventeen Only), per Square Feet for a constructed building with an area of 21,920 Square Feet approximately and the remaining open land for play ground, and the LESSORS have agreed the same on the terms and conditions mentioned hereinafter. The First Year rent amount is Rs.3,72,640/- (Rupees Three Lakhs Seventy Two Thousand Six Hundred and Forty Only), per month after completion of succeeding year every year 5% enhancement on the constructed building. The LESSEE shall run the educational institution under the name and style as "SARVAHITHA EDUCATIONAL SOCIETY".



P. Swathi Reddy.

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Y. Cnu Maheshwari



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Vallabhnagar



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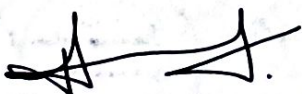




**NOW THIS LEASE DEED IS WITNESSES AS UNDER:**

1. Whereas the **LESSORS** hereby grant lease of the schedule property to the **LESSEE** on a monthly rent payable on or before 10<sup>th</sup> day of every succeeding month in the English Calendar.
2. Whereas the period of lease shall be for 20 (TWENTY) Years only (i.e., 240 months), 01-06-2025 to 31-05-2045 if mutually agreed upon between the parties the lease period can be extended with fresh terms and conditions.
3. Whereas the **LESSEE** has deposited an amount of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)**, as advance with the **LESSORS**, through Online Transfer, in the following manner:
  - (a) An amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)**, through Account No.40458077940, State Bank of India, MSME, Warangal District.
  - (b) An amount of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)**, through Account No.62137248254, State Bank of India, Nakkalaguta Hanamkonda.
- And also the **LESSEE** agreed that **Five Years lock-in-period** for the said Lease Deed
- The said amount of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)**, shall be returned to the **LESSEE** at the time of vacating and delivering the possession of the demised premises to the **LESSORS** and the said deposit amount does not carry any interest.
4. Whereas the **LESSEE** shall carry on his business for the purpose of **Educational Institution only**.
5. Whereas the lease commences from 1<sup>st</sup> June, 2025 to 31<sup>st</sup> May 2045.
6. Whereas the **LESSEE** has agreed to enhance 5% rent on existing rent on every year at the constructed building.
7. Whereas the **LESSEE** shall pay water and electricity consumption charges every month regularly without any default.
8. The **LESSEE** shall pay GST along with the monthly rent payable and the **LESSORS** shall handover the invoice or send them mail in advance to enable him to pay the monthly rent on the stipulated date. The **LESSORS** shall remit the same to the GST department. The **LESSEE** shall also obtain NOC from the Fire Department
9. Whereas the **LESSEE** shall maintain the demised premises in good and habitable condition and shall attend to minor repairs of recurring nature and white wash/colour wash etc., and not claim any compensation from the **LESSORS**.
10. Whereas the **LESSEE** shall not sub lease the demised premises to any person or persons without consent of the **LESSORS**.

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P. Swathi Reddy

Y. Uma Maheswari



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Vallabh Nagar



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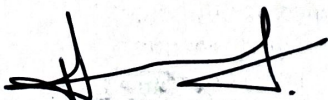




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11. Whereas the **LESSORS** are at liberty to inspect the demised premises once in a month in normal hours.
12. Whereas the maintenance charges of Schedule Premises shall be borne by the **LESSEE** only.
13. Whereas the **LESSEE** shall not alter or addition or change the demised premises without any prior written permission of the **LESSORS**.
14. Whereas the Lease shall be determinable after expiry period the 20 years (240 months) that is from 1<sup>st</sup> June, 2025 to 31<sup>st</sup> May, 2045.
15. Whereas the **LESSEE** fail to pay monthly rents for a period of 3 consecutive months in that event the **LESSORS** are entitled to cancel this Lease by giving notice to the **LESSEE**.
16. Whereas the **LESSEE** will on the determination of this lease delivery the possession of the demised premises to the **LESSORS** in as good condition as it was when the lease obtained possession by the **LESSEE** from the **LESSORS**.
17. Whereas the **LESSEE** shall clear all the dues in respect of demised premises before vacating the premises and produce a No-Due Certificate from the said department.
18. Whereas the **LESSORS** shall pay the property tax enforced from time to time to the concerned department.
19. Whereas the **LESSEE** shall bear the stamp duty and registration fees etc.. And whereas for the convenience of the **LESSORS** and the **LESSEE** this Lease Deed Document shall have two sets.
20. In the event of the **LESSEE** requiring to raise funds for running the School or take on hypothecation certain movable properties that are to be installed in the Demised Premise, the **LESSORS** will not have any objection, so long as it does not in any way effect the Demised Premises. However, the **LESSORS** shall not in any way be liable or responsible for the repayment loan. The **LESSEE** shall suitably indemnify the **LESSORS** against any default in repayment including interest thereon.

The Lessee has agreed to pay an amount of Rs.10,000/- (Rupees Ten Thousand Only), per month for the year 2025-2026, and an amount of Rs.25,000/- (Rupees Twenty Five Thousand Only), per month for the year 2026-2027, and an amount of Rs.50,000/- (Rupees Fifty Thousand Only), per month for the year 2027-2045, for the play ground and the amount is fixed every year and there is no enhancement of rent from the year 2027-2045.



P. Swathi Reddy.

Cont'd...8...

Y. Umamaheswara

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Lease period commencing from

Sl. No.	Year	Constructed Building at the Rent Per Month	Play Ground Rent per Month	Total Rent for One Year
1.	2025-2026	3,72,640	10,000	45,91,680
2.	2026-2027	3,91,272	25,000	49,95,264
3.	2027-2028	4,10,836	50,000	55,30,032
4.	2028-2029	4,31,378	50,000	57,76,536
5.	2029-2030	4,52,947	50,000	60,35,364
6.	2030-2031	4,75,595	50,000	63,07,140
7.	2031-2032	4,99,375	50,000	65,92,500
8.	2032-2033	5,24,344	50,000	68,92,128
9.	2033-2034	5,50,562	50,000	72,06,744
10.	2034-2035	5,78,091	50,000	75,37,092
11.	2035-2036	6,06,996	50,000	78,83,952
12.	2036-2037	6,37,346	50,000	82,48,152
13.	2037-2038	6,69,214	50,000	86,30,568
14.	2038-2039	7,02,675	50,000	90,32,100
15.	2039-2040	7,37,809	50,000	94,53,708
16.	2040-2041	7,74,700	50,000	98,96,400
17.	2041-2042	8,13,435	50,000	1,03,61,220
18.	2042-2043	8,54,107	50,000	1,08,49,284
19.	2043-2044	8,96,813	50,000	1,13,61,756
20.	2044-2045	9,41,654	50,000	1,18,99,848



P. Swathidev.

Cont'd...9...

Y. Umamaheswar

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2846/2025. Sheet 8 of 11 Sub Registrar  
Vallabh Nagar



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((9))

**SCHEDULE OF THE PROPERTY**

All that the House On Plot Bearing No.28, 29, 30, 34, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54, In Survey No.40 Part, Covered Under Ward No.1 and Block No.5, Admeasuring 4840.00 Square Yards or equivalent to 4046.24 Square Meters, (i.e. 3720.00 Square Yards Play Ground Area and 1120.00 Square Yards constructed area), Cellar (Parking) with built up area 6100.00 Square Feet, Stilt with built up area 5480.00 Square Feet, First Floor with built up area 5480.00 Square Feet, Second Floor with built up area 5480.00 Square Feet and Third Floor with built up area 5480.00 Square Feet, Total Built Up Area 21920.00 Square Feet, Situated at RAM REDDY ENCLAVE, OLD ALWAL, Alwal Village, Under Greater Hyderabad Municipal Corporation, Alwal Circle, the then Malkajgiri Mandal, Ranga Reddy District, now newly formed as Alwal Mandal, Medchal - Malkajgiri District, and bounded as follows:

**NORTH BY: 30' - 0" WIDE ROAD**

**SOUTH BY: NEIGHBOURS LAND IN SURVEY NO.7**

**EAST BY: 30' - 0" WIDE ROAD**

**WEST BY: 30' - 0" WIDE ROAD**

In witnesses whereof the LESSORS and the LESSEE have set their hands and signed on this **LEASE DEED** with free will and consent, on the day, month and year first above mentioned.

**WITNESSES:**

1.

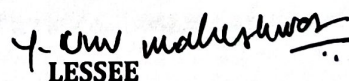


2. 14. AS 1012



P. Swathi Reddy.

**LESSORS**



**LESSEE**

Bk - 1, CS No 2897/2025 & Doct No 2846/2025

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Sub Registrar  
Vallabh Nagar

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Regd.No: 374/1995

REGISTERED ADDRESS:

# 7-1-1169, Advocate's Colony, Hanamkonda, Dist. Warangal-506010, Telangana, India, Tel: 0870-6596701

CORRESPONDENCE ADDRESS:

# 7-1-393, SR Nagar, Padmakshi Colony, Hanamkonda, Dist. Warangal-506011, Telangana, India, Tel: 0870-2540380

**Extracts of the minutes of the meeting of Company's Sarvahitha Educational Society held on 29th Day of May 2025 at 10.00 am at H:No- 7-1-1169, Advocates Colony, Hanamkonda Dist, Warangal – 506001.**

**Authorisation for the registration of lease deed at Hyderabad (Telangana):** The Managing Director of the company informed the Directors that the company has executed the lease agreement with **Shri. Peddi Rakesh Reddy S/o Shri. Peddi Anji Reddy & Smt. Peddi Swathi Reddy W/o Peddi Rakesh Reddy** for the property bearing Survey No. 40, Plot Bearing. 28,29,30,34,35,36,43,44,45,46,47,48,49,50,51,52,53 & 54, The constructed built up area 21920 Sq Feets (Stilt + G+3 Floors) covered under Ward No. 1 and Block No. 5, Situated at Ram Reddy Enclave, Old Alwal, Alwal Village, Under GHMC Alwal Circle, Medchal-Malkajgiri Dist (" where referred as property) area admeasuring 4840 Sq Yds Or 4046.24 Sq Mts, for a lease period of 20 Years.

He has further informed that it is required to authorize someone to sign the lease agreement and represent before the Registrar of Assurances for the registration purpose on behalf of the Company. After due discussions the following resolution was passed by Company:

**"Resolved that"** the approval of Directors be and is hereby accorded to provide authorization to **SRI.YELLANKI UMA MAHESHWAR Son of Sri.Y.Nagabushanam**, aged about 50 years, (Aadhaar No.8036 3030 1474) R/o. H.No.1-24, Street No.1, Kakatiya Nagar, Habsiguda, Hyderabad, Telangana State to represent before the Registrar of Assurances on behalf of the Company for the said property.

**Further Resolved that SRI. YELLANKI UMA MAHESHWAR** be and is here by authorized to sign all the deeds and documents required with respect to the execution of lease deed and registration of same on behalf of the company.

**Further Resolved that** anyone of the Director be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the company."

//Certified True Copy//

FOR

**A. SANTHOSH REDDY**  
General Secretary



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2846/2025.

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Vallabh Nagar



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



పెద్ది రాకెష్ రెడ్డి  
Peddi Rakesh Reddy  
పుట్టిన తేదీ/ DOB: 28/08/1984  
పురుషుడు / MALE

అధార్ నంబర్ - 8799



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O పెద్ది అంజి రెడ్డి,  
గూడలపల్లి/ఎం, రామ రెడ్డి  
ఎన్క్లేవ్, నేరం అయ్యప్ప నగర్,  
పల్వే ఆలవల్, సెకండరాబాద్,  
హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500010

S/O Peddi Anji Reddy, 1-5-  
632/1/5, RAM REDDY ENCLAVE,  
NEAR ayyappa nagar, OLD  
ALWAL, SECUNDERABAD,  
Hyderabad,  
Andhra Pradesh - 500010

LESSOR NO1

అధార్ నంబర్ - 8799



భారత ప్రభుత్వం  
Government of India



పెద్ది స్వాతి రెడ్డి  
Peddi Swathi Reddy  
పుట్టిన తేదీ/DOB: 22/05/1991  
స్త్రీ / FEMALE

Issue Date: 30/12/2013

అధార్ నంబర్ - 9142  
VID : 9108 5498 5009 8866

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



చిరునామా:  
W/O: పెద్ది రాకెష్ రెడ్డి, 1-5-632/1/5, రామ రెడ్డి ఎన్క్లేవ్,  
అయ్యప్ప నగర్, ఎం ఆర్ డిగి పాఠశాల ప్రక్కన, ఓల్డ్  
అల్వల్, తిరుమలగిరి, హైదరాబాద్,  
తెలంగాణ - 500010

Address:  
W/O: Peddi Rakesh Reddy, 1-5-632/1/5, Ram  
Reddy Enclave, Ayyappa Nagar, Beside S R  
Digi School, Old Alwal, Tirumalagiri,  
Hyderabad,  
Telangana - 500010

LESSOR NO2

అధార్ నంబర్ - 9142

VID : 9108 5498 5009 8866

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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O వేమలమణి, హన్స్ గి-24 స్ట్రీట్ నం 1  
కలకత్తా నగర్, హబ్సిగూడ, హబ్సిగూడ,  
హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500007

Address:  
S/O Y Naghabushanam, Hno 1-24 Street no 1  
Kolkata Nagar, Habsiguda, Habsiguda,  
Hyderabad,  
Andhra Pradesh - 500007

అధార్ నంబర్ - 1474

LESSEE

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O.Box No.1947,  
Bengaluru-560 001



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



యెలంకి ఉమా మహేశ్వర్  
Yellanki Uma Maheshwar  
పుట్టిన తేదీ/DOB: 26/01/1973  
పురుషుడు/ MALE

Issue Date: 13/10/2011

అధార్ నంబర్ - 1474  
VID : 9122 8872 9120 8623

నా ఆధార్ - నా గుర్తింపు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



పెద్ది అంజి రెడ్డి  
Peddi Anji Reddy

పుట్టిన సంవత్సరం Year of Birth 1980  
పురుషుడు Male

అధార్ నంబర్ - 0440

ఆధార్ - సామాన్యుని హక్కు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ పెద్ది రామ రెడ్డి  
1-5-632/1/5, రామ రెడ్డి ఎన్క్లేవ్,  
నేరం అయ్యప్ప నగర్, పల్వే ఆలవల్,  
సెకండరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్  
500010

Address: S/O Late Peddi  
Ram Reddy, 1-5-632/1/5,  
RAM REDDY ENCLAVE,  
NEAR ayyappa nagar, OLD  
ALWAL, SECUNDERABAD,  
Hyderabad, Andhra Pradesh,  
500010

WITNESS

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

S.O. లేట్ పెద్ది రామ రెడ్డి,  
హైదరాబాద్ - 500010



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కోయెలి అశోక్  
Koyeli Ashok  
పుట్టిన తేదీ/DOB: 15/06/1996  
పురుషుడు/ MALE

అధార్ నంబర్ - 5620

VID : 9176 7671 1485 5945

12. ASHOK

WITNESS



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



చిరునామా: కోయెలి అశోక్, 4-30, వర్చనాపేట  
మండలం, దువ్వారాపేట, వరంగల్ రూరల్,  
తెలంగాణ - 506316

Address:  
C/O: Koyeli Ashok, 4-30, Warhanapet  
Mandal, Duvvurapeta, Warangal Rural,  
Telangana - 506316

అధార్ నంబర్ - 5620

VID : 9176 7671 1485 5945

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Sub Registrar  
Vallabh Nagar



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