

22575



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

5004 100 20-11-2024

సుమల వారికి 80 బాస్కెట్లకు, కిరాయి

DD 507025
SRIKAKULAM
Licensed Stamp Vendor
L.No.01-15-001/2014
RL.No. 01-15-003/2023
D.No. 2-813, Chapuram
Srikakulam (M&D)

LEASE DEED

This Lease Deed is made on this 20th day of November, 2024 between

(1) **TAMMINANA VENUGOPALA RAO** aged about 42 years Aadhaar No. 8548 3826 5730 S/o Tammayya residing at Flat No.102/A, Kranthi Pride Apartment, Near Kims Hospital, Srikakulam Town, Srikakulam Municipal Corporation, Srikakulam District.

1. T. Venugopala Rao

2. [Signature]

3. [Signature]

4. [Signature]

5. [Signature]

LESSORS

LESSEE



22515

2024

Sheet Endorsement



Digitally Signed by:
Name: M. CHOPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement
Date: Sat Nov 23 11:59:46

Sheet 1-8

Book No: 1

CS No / Year: 24191 / 2024

Doc No / Year: 22515 / 2024

Sub-Registrar, SRIKAKULAM (O.B)

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, SRIKAKULAM (O.B) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 11AM and 12AM on the 23rd day of November, 2024

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

Aadhar Details

FingerPrint

Sign

LR-999-1

Aadhaar No: XXXXXXXX7773



Name
Dumpala Hari Prasada Rao [R]
M/S Samskar Educational
Society, Srikakulam



Relation
Bhaskara Rao

Address
plot no-6 santhi nagar colony
4th line Srikakulam



Digitally Signed by:
Name: Dumpala Hari Prasada
Location: SRIKAKULAM (O.
Reason: endorsement
Date: Sat Nov 23 11:36:35 IS

LR-999-1

Aadhaar No: XXXXXXXX5730



Name
Tamminana Venu Gopala Rao



Relation
T Tammayya

Address
villa-1 bondlipuram doctors
colony Srikakulam



Digitally Signed by:
Name: Tamminana Venu Gop
Location: SRIKAKULAM (O.
Reason: endorsement
Date: Sat Nov 23 11:33:33 IS



Generated On:23/11/2024 11:23:08



(2) **DUMPALA HARI PRASADA RAO** aged about 48 years Aadhaar No. 4340 8674 7773 S/o Bhaskara Rao residing at Plot No.6, 4th Line, Santhinagar Colony, Srikakulam Town, Srikakulam Municipal Corporation, Srikakulam District.

(3) **ANNEPU SIVA PRASAD** aged about 42 years Aadhaar No.2717 6598 5617 S/o Narayana Murty, residing at Flat No.402-B, Kranthi Apartment, Srikakulam Town, Srikakulam Municipal Corporation, Srikakulam District.

(4) **BUDUMURU ANNAJI RAO** aged about 46 years Aadhaar No.6206 0049 2280 S/o Sanyasappadu residing at Plot No.35, Vijayanagar Colony, Matta Veedhi, Bondilipuram, Srikakulam Town, Srikakulam Municipal Corporation, Srikakulam District.

(5) **PAILA MURALIDHARA RAO** aged about 44 years Aadhaar No.7786 5172 9437 S/o Mallesam, residing at Flat No.404-A, Kranthi Apartment, Srikakulam Town, Srikakulam Municipal Corporation, Srikakulam District. Hereinafter referred to as the **LESSORS** (which expression shall unless repugnant to the context to meaning thereof would deemed to include his heirs, executors, administrators, representatives and assignees of the ONE PART.

AND

M/S "SAMSKAR EDUCATIONAL SOCIETY" Reg. No.120 of 2018 having their registered office at Flat No.102-A, Kranthi Apartment, Srikakulam represented by its President **DUMPALA HARI PRASADA RAO** aged about 48 years Aadhaar No. 4340 8674 7773 S/o Bhaskara Rao business by Occupation residing at Plot No.6, 4th Lane, Santhinagar Colony, Srikakulam. hereinafter called the **LESSEE** (which expression shall unless repugnant to the context to meaning thereof would deemed to include their heirs, executors, administrators, representatives and assignees of the OTHER PART witness.

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

LESSORS

LESSEE





Sheet Endorsement

Digitally Signed by:
Name: M. GIPUDI KAME:
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:59:36 IS

Sheet 2-8

Book No. 1 CS No / Year: 24191 / 2024 Doct No / Year: 22515 / 2024

Sub-Registrar, SRIKAKULAM (O.B)

Aadhar Details

FingerPrint

Sign

LR-999-2

Aadhaar No: XXXXXXXX7773



Name
Dumpala Hari Prasada Rao



Relation
Bhaskara Rao

Address
plot no-6 santhi nagar colony
4th line Srikakulam



Digitally Signed by:
Name: Dumpala Hari Prasada
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:34:04 IS

LR-999-3

Aadhaar No: XXXXXXXX5617



Name
Siva Prasad Annepu



Relation
Narayana Murthy Annepu
Late

Address
VILL-02 BONDILIPURAM
DOCTORS COLONY
Srikakulam



Digitally Signed by:
Name: Siva Prasad Annepu
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:34:43 IS

LR-999-4

Aadhaar No: XXXXXXXX2280



Name
Budumuru Annajirao



Relation
Sanyasappadu

Address
Plot-35 BONDILIPURAM vjaya
nagar colony Srikakulam



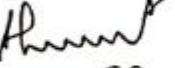
Digitally Signed by:
Name: Budumuru Annajirao
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:35:20 IS



Generated On: 23/11/2024 11:23:08



WHEREAS the LESSORS got an extent of **Ac0-26.5 cents** land through a registered Sale Deed which was registered as **Document No.6949/2019** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam, an extent of **Ac0-87 cents** land through a registered Sale Deed which was registered as **Document No.15094/2022** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam, an extent of **726 Sq.yds** site through a registered Sale Deed which was registered as **Document No.15217/2022** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam, an extent of **169.4 Sq.yds** site through a registered Sale Deed which was registered as **Document No.15218/2022** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam and an extent of **Ac0-17 cents** land through a registered Sale Deed which was registered as **Document No.19789/2024** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam and an extent of **5904.25 Sq.yds** land through a registered Sale Deed which was registered as **Document No.2761/2019** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam and an extent of **2903.73 Sq.yds** land through a registered Sale Deed which was registered as **Document No.13521/2024** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam and an extent of **3629.66 Sq.yds** land through a registered Sale Deed which was registered as **Document No.7841/2019** of Book-1 registered in the office of Joint Sub Registrar, Srikakulam. Lateron the Lessors clubbed the above mentioned properties into single property and ever since they have been in uninterrupted possession of the same enjoying it as absolute owners.

1. T. Venugopale Rao
2. 
3. 
4. 
5. 

LESSORS





Sheet Endorsement

Digitally Signed by:
Name: M. GIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsementSign
Date: Sat Nov 23 11:59:36 IS

Sheet 3-8

Book No: 1 CS No / Year: 24191 / 2024 Doct No / Year: 22515 / 2024

Sub-Registrar, SRIKAKULAM (O.B)

Aadhar Details

FingerPrint

Sign

LR-999-5

Aadhaar No: XX-XXXXXX9437



Name
Paila Muralidhara Rao



Relation
Paila Mallesam

Address
Flat no-404 A Muthivanipalem
Kranthi Apartments
Srikakulam



Digitally Signed by:
Name: Paila Muralidhara Ra
Location: SRIKAKULAM (O.
Reason: endorsementSign
Date: Sat Nov 23 11:36:00 IS



Generated On: 23/11/2024 11:23:08



Thereafter the Lessors hereby declares that they are the absolute owners of the premises and give away some part of the property i.e. schedule mentioned property **7163.2 Sq.yds or 5989.15 Sq.mts** along with **17440 Sq.Feet Ground Floor, 17440 Sq.Feet First Floor, 17440 Sq.Feet Second Floor, 17440 Sq.Feet Third Floor** for School purpose in it having legal right to lease the said premises and shall have the same right for the duration of the lease and **Document No's. 2761/2019, 13521/2024, 7841/2019** combined extent Ac.2-57 cents property will be used as play Ground.

Whereas at the request if the **LESSEE**, the **LESSORS** has agreed to lease the aforesaid property, subject to the terms and condition hereinafter contained.

NOW THIS AGREEMENT OF LEASE WITNESSTH AS FOLLOWS:

- 1) The Lessors shall approval plan in their name and in their expenditure from Srikakulam Municipal Corporation
- 2) In the below mentioned site the LESSORS should constructed G+3 Building.
- 3) The LESSORS will be handover the schedule mentioned premises to LESSEE after completion of Whitewash. Remaining Works i.e. Colour Paintings, False Ceiling, A.C. Lighting and others should done by the LESSEE with their own expenses.
- 4) Tree Plantation Work done by LESSEE expenses.

1. *P. V. Vengal Rao*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

LESSORS





Sheet Endorsement

Sheet 4.3

Book No: 1

CS No / Year: 24191 / 2024

Doct No / Year: 22515 / 2024

Digitally Signed by:
Name: MANGIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:59:36 IS

Sub-Registrar, SRIKAKULAM (O.B)

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT-1

Aadhaar No: XXXXXXXX4868



Name
Malipeddi Chandramouli



Address
Srikakulam



Digitally Signed by:
Name: Malipeddi Chandramouli
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:37:11 IS

WT-2

Aadhaar No: XXXXXXXX2857



Name
Gollapalli Yogesh Kumar



Address
2-18-47/1 illisipuram rella street Srikakulam



Digitally Signed by:
Name: Gollapalli Yogesh Kumar
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:37:59 IS

Date:

23/11/2024 11:23:08

Sub-Registrar, SRIKAKULAM (O.B)

Name: MANGIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:59:36 IS



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- 5) The Lessee paid to Lessors of the monthly rent of Rs.2/- (Rupees Two Only) per Sft. There after as stipulated herein before reserved and of the covenants and conditions herein contained the LESSOR both hereby unto the **LESSEES**, the site at Peddapadu Village, Srikakulam Mandal, Srikakulam District. Hereinafter described the "THE PROPERTY" together with all rights, easements and appurtenances belonging or appurtenant to the said property.
- 6) The lease shall commence from **20th day of November, 2024** and shall be for a period of **Fifteen Years**. Every Year there will be an enhancement of the rent at the rate of 5% on the existing rent.
- 7) The rent should be paid on or before the 5th day of every succeeding English Calendar month with grace period for 5 days up to the 10th of the month.
- 8) The **LESSEE** shall pay the Electricity charges, Water Charges, Fire & Safety Taxes provided in the said premises. Building Property Tax shall be paid by the LESSORS.
- 9) The **LESSEE** shall not be entitled to sublet or part with possession of the whole or any part of the premises to any other person or company. ✓
- 10) The **LESSEE** shall not be entitled to undertake any permanent construction in the said site. The **LESSEE** is permitted to modify, decorate or face lift on the existing sheds as per their requirements. ✓
- 11) The lease shall use the said premises for the educational purpose only and shall maintain peaceful relationship with neighbours in order not to jeopardise the neighbourhood rights or **LESSORS**.

1. *T. Vengal Rao*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

LESSORS

LESSEE



**Sheet Endorsement**

Digitally Signed by: **Sheet 5-8**
Name: M. GIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsementSign
Date: Sat Nov 23 11:59:36 IS

Book No: 1 CS No / Year: 24191 / 2024 Doct No / Year: 22515 / 2024

Sub-Registrar, SRIKAKULAM (O.B)

Desc	Cash Receipt Details in the Form of					
	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	170530	100	0	0	0	170630
TD		0				0
RF	2850	0	0	0	0	2850
UC	600	0	0	0	0	600
TOT	173980	100	0	0	0	174080

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total,
Desc:Description

Rs. 170530/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2850/- towards
Registration Fees on the chargeable value of Rs. 57251950/- was paid by the party through ONLINE No ,
81320391692024, 81320347422024, 81320411052024 dated ,23-NOV-24,23-NOV-24,23-NOV-24

Date:

21st day of November, 2024

Digitally Signed by:
Name: M. GIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsementSign
Date: Sat Nov 23 11:59:36 IS

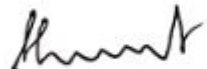
Sub-Registrar, SRIKAKULAM (O.B)



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- 12) The lease shall on the expiry of the term hereby create and subject to the other covenants herein handover the scheduled / mentioned premises in the same state which was delivered as the time of lease.
- 13) The **LESSEE** should permit the **LESSORS** or their representatives to enter the any reasonable time or any part thereof for the purpose of viewing condition of the premises provided that the **LESSORS** shall intimate the **LESSEE** on reasonable notice of their intention to inspect the demised premises. ✓
- 14) On default of payment of the monthly rent for two months consecutively or if the **LESSEE** commits breach of any of the lease covenants as aforesaid, the **LESSORS** shall be at liberty to terminate the lease at once notwithstanding the period stipulated above and the **LESSEE** shall then deliver vacant possession forthwith.
- 15) In case the **LESSEE** wants to vacate the premises before the period available to them they should give Two Months notice in writing, or Three months rent in lieu of notice period. The **LESSORS** also shall give 3 months notice to the **LESSEE** to vacate after the mutual agreed 15 years completion from the date of execution of the said agreement provided that the lessee followed the conditions levied in mutual agreement. ✓
- 16) In case of any dispute between the parties, the courts in Srikakulam alone will have jurisdiction.

1. J. Venugopal Rao
2. 
3. 
4. 
5. 

LESSORS

LESSEE





Sheet 6-8

Sheet Endorsement

Book No: 1

CS No / Year: 24191 / 2024

Doct No / Year: 22515 / 2024

Digitally Signed by:
Name: MANGIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement
Date: Sat Nov 23 11:59:36 IS

Sub-Registrar, SRIKAKULAM (O.B)

Certification of Registration

Registered as document no. 22515 of 2024 of Book-1 and assigned the
identification number 1 - 115 - 22515 - 2024 for Scanning on 23-NOV-24.

Digitally Signed by:
Name: MANGIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement
Date: Sat Nov 23 11:59:36 IS

SRIKAKULAM (O.B)

MANGIPUDI KAMESWARI

Assigned the identification number
1-115-22515/2024 For Scanning

JOINT SUB REGISTRAR
SRIKAKULAM (O.B)



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SCHEDULE

Srikakulam District, Srikakulam Sub District, Srikakulam Municipal Corporation, Peddapadu Village covered by **Survey No.125-1,125-2,137-1** measuring an extent of **7163.2 Sq.yds or 5989.15 Sq.mts** along with **17440 Sq.Feet Ground Floor, 17440 Sq.Feet First Floor, 17440 Sq.Feet Second Floor, 17440 Sq.Feet Third Floor** for **School building** and **5904.25 Sq.yds or 4936.70 Sq.mts** in **Sy. No.122, 2903.73 Sq.yds or 2427.88 Sq.mts** in **Sy.No.125/2, 3629.66 Sq.yds or 3034.85 Sq.mts** in **Sy.No. 125/2** for play area within the jurisdiction of Registrar Office, Srikakulam.

Boundaries of School Area

EAST : Property of Lessors
SOUTH : Road
WEST : Kola Prasada Rao and others Property
NORTH : Property of Lessors

Boundaries of Play Area

Item No.1

EAST : Dry Land of Chandrapu Nelammapu
SOUTH : Dry Land of Kalaga Ammanna
WEST : Property of Lessors
NORTH : Property of Lessors

1. *P. Venkatesh Rao*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

LESSORS

LESSEE



**Sheet Endorsement**

Sheet 7-8

Book No: 1

CS No / Year: 24191 / 2024

Doct No / Year: 22515 / 2024

Digitally Signed by:
Name: MARGIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:59:36 IS

Sub-Registrar, SRIKAKULAM (O.B)



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Item No. 2

EAST : Dry Land of Palli Nelayya and others

SOUTH : Dry Land of Kalaga Chinnapayya, Kalaga Gannayya, Kalaga Rajappadu and Item No.1

WEST : Dry Land of Yadla Kanakayya, Kakita Tavudu, Mangalampalli Visweswara
Sharma and others

NORTH : Dry Land of Tanne Garikayya, Kalaga Appanna and others,

Item No. 3

EAST : Dry Land of Kalaga Raja Rao

SOUTH : Dry Land of Lessors

WEST : Dry Land of Lessors

NORTH : Dry Land of Kalaga Ammanna some part and Dry Land of Lessors

In witness Whereof, The First and Second parties to this Deed of lease have set their hands on the date, month and year first mentioned.

- G. viningdale no
- 
- Shunt
- BGR
- Mue

LESSORS

WITNESSES

1. 
2. 

Prepared by Yellapantula Rama Krishna, Kalinga Road, Srikakulam.

Phil V.

**Sheet Endorsement**

Sheet 8-8

Book No: 1

CS No / Year: 24191 / 2024

Doct No / Year: 22515 / 2024

Digitally Signed by:
Name: M. GIPUDI KAMES
Location: SRIKAKULAM (O.
Reason: endorsement Sign
Date: Sat Nov 23 11:59:36 IS

Sub-Registrar, SRIKAKULAM (O.B)



Generated On: 23/11/2024 11:23:08

