

Doc No. 14476/2024

ORIGINAL 158



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 241028095920711533
Date: 28 OCT 2024, 10:00 AM
Purchased By:
DONALA SRINIVAS REDDY
S/o SATYA NARAYANA REDDY
R/o NALGONDA
For Whom
SARVAHITHA EDUCATIONAL SOCIETY

BH 169043

KANCHERLA KARUNA
LICENSED STAMP VENDOR
Lic. No. 2309096/2022
Ren.No. 23-09-096/2022
1-2-27045/6/2, NEAR
SIDDARTHA
SCHOOL, SURYAPET
Ph. 9866006991

SUB-LEASE DEED

This Sub-lease Deed is made and executed on this the 28th October 2024, at Sub-Registrar office Suryapet Telangana State: -

BY AND BETWEEN

Nuagri Innovations and Social Entrepreneurship Private Limited (CIN U01409TG2020PTC142435), a company registered under the Companies Act, with its registered office at House No. 8-2-703/4/2, Road No 12, Banjara Hills, Hyderabad- 500 034, Telangana, herein represented by its Director **Smt. Kotha Kavitha, D/o Shri Shivaji Reddy Katram**, aged about 48 years, Resident of H.no. 3-47, Jagadevpur Village, Jagadevpur Mandal, Medak Dist. (Aadhaar No. 8304 6980 6669 PAN NO: AAHCN0660K)

Hereafter referred to as the **"FIRST PARTY"** Or **"SUB- LESSORS"** which expression shall include his/their heirs, successors, executors, attorneys, agents, administrators, legal representatives, assigns of the First Part]

AND

14707
Law. the 16

AND
16/10/2024
Stamp

Signature
Rajitha

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Suryapet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 26000/- paid between the hours of _____ and _____ on the 28th day of OCT, 2024 by Sri K Kavitha

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 SHANUMUPUDI RAJITHA [2309-1-2024-14707]	SHANUMUPUDI RAJITHA S/O. SHANUMUPUDI SAIDI REDDY HYDERABAD.	 25 OCT 2024
2	LE		 SHANUMUPUDI SAIDI [2309-1-2024-14707]	SHANUMUPUDI SAIDI REDDY S/O. ANKI REDDY HYDERABAD.	 25 OCT 2024
3	LE		 KAMAKSHI EDUCATION [2309-1-2024-14707]	KAMAKSHI EDUCATIONAL SOCIETY (SHIVAJI REDDY KATRAM) S/O. RAGHAVA REDDY LATE MOGALAIKOTA VILL, KODAD MAN & SURYAPET DIST.	
4	LR		 SARVAHITHA EDUCATION [2309-1-2024-14707]	SARVAHITHA EDUCATIONAL SOCIETY (DONALA SRINIVASA REDDY) S/O. SATHYANARAYANA REDDY NALGONDA TOWN & DIST.	
5	LR		 NUAGRI INNOVATION [2309-1-2024-14707]	NUAGRI INNOVATIONS & SOCIAL ENTREPRENEURSHIP PVT., LTD., (KOTHA KAVITHA) S/O. SHIVAJI REDDY JAGADEVPUR VILL, MEDAK DIST.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 B SRINIVAS ::28/10/2024 [2309-1-2024-14707]	B SRINIVAS S/O MALLAIAH R/O PEDDAPENDYALA	
2		 K ASHOK ::28/10/2024 [2309-1-2024-14707]	K ASHOK S/O ANJIAH R/O DAMMANAPETA	

28th day of October, 2024

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Digitally Authenticated by
SRI K KAVITHA AMBEDKAR BABU RAO
on 28-OCT-2024 13:21:51
Signature of Sub Registrar



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SARVAHITHA EDUCATIONAL SOCIETY, (Pan Card No. ABAFS8956N) a society registered No. 374/1995 with its registered office at C/o NVB Junior College, Advocates Colony, Hanukakonda Town & Dist, hereinafter represented by its Authorized Signatory **Shri Donala Srinivasa Reddy S/o. Sathya Narayana Reddy** aged about 40 years, Resident of H.No. 6-2-977/1, Plot No. 36, Hanuman Temple back Side, Old Vt Colony, Nalgonda. (Aadhar Card No. **7991 6776 0622**)

[Hereinafter referred to as the SUB LESSEE which expression shall, unless repugnant to the context or repugnant thereof, be deemed to include its successors and permitted assigns of the Second Part.]

AND

Kamakshi Educational Society, a society registered under A.P. Societies Registration Act, 2001 with Registered No 857/2008 with its registered office at H. No. 5-85/T 304, Shiva Sai Residency, Canara Nagar, Uppal, Hyderabad, Medchal Malkajgiri, Telangana, 500039 represented by its Authorized Signatory **Shri Shivaji Reddy Katram S/o. Raghava Reddy Late** Age 75 Years, R/o. H.No. 3-23, Muthyalamma Temple, Mogalaikota, Kodad Mandal, Suryapet Dist. Aadhaar No. **8527 6904 7402**, (PAN -AAAANK9833E and GST Number 36AAAANK9833E1ZM) (hereinafter referred to as the "Third Party" or "Lessor" or "Confirming Party 1").

1. **Shri Shanumpudi Saidi Reddy, S/o, Shri S. Anki Reddy**, Age 50 Years, R/o. Flat No. 202, Plot No. 200/A, MLA Colony, Banjara Hills, Khairathabad, Hyderabad. Aadhaar No. **3453 8935 2030**, (PAN -DNJPS8575P)
2. **Smt. Shanumpudi Rajitha, W/o, Shri Shanumpudi Saidi Reddy**, Age 44 Years R/o. Flat No. 202, Plot No. 200/A, MLA Colony, Banjara Hills, Khairathabad, Hyderabad. Aadhaar No. **8272 6230 6245**, (PAN -CCWPK8071M)

hereinafter referred to as the "Fourth Party" or "Land Lessor" or "Confirming Party 2").

[Hereinafter referred to as the 'CONFIRMING PARTY/LAND AND BUILDING OWNER/LAND OWNER' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,] of the Third part.

(Wherever required by the context, the **SUB-LESSOR, CONFIRMING PARTY**, and the intending **SUBLESSEE** shall be collectively referred to as the 'Parties' and individually as the 'Party')

Kavitha

Shanumpudi

Rajitha

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E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX6669 Name: Kotha Kavitha	W/O Kotha Srinivas Reddy, Jagdevpur, Jagdevpur, Medak, Telangana. 502281	
2	Aadhaar No: XXXXXXXX0622 Name: Donala Srinivasa Reddy	C/O Donala Sathyanarana Reddy, Nalgonda, Nalgonda, Nalgonda, Telangana. 508001	
3	Aadhaar No: XXXXXXXX7402 Name: KATHRAM SHIVAJI REDDY	S/O Kathram Raghava Reddy Late, MOGALAİKOTA, Nalgonda, Andhra Pradesh, 508206	
4	Aadhaar No: XXXXXXXX6245 Name: Rajitha Katram	C/O Shanampudi Saidi Reddy, Huzumagar, Huzumagar, Suryapet, Telangana. 508204	
5	Aadhaar No: XXXXXXXX2030 Name: Saidi Reddy Shanampudi	S/O Ankireddy Shanampudi, Khairatabad, Khairatabad, Hyderabad, Telangana. 500034	

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	776300	0	0	0	776400
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	26000	0	0	0	26000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	803300	0	0	0	803400

Rs. 776300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 26000/- towards Registration Fees on the chargeable value of Rs. 12937516/- was paid by the party through E-Challan/BC/Pay Order No .936AS1261024 dated 26-OCT-24 of SBIN/

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WHEREAS:

Kamakshi Educational Society, Shri Shanumpudi Saidi Reddy, and Smt. Shanumpudi Rajitha are the absolute owners and possessors of the land and building admeasuring **Extent 38,720 Sq. Yards**, with a constructed area of Plinth **Area 70,000 Sq.ft.** spread over two floors. The confirming parties have obtained the Land Conversion Certificate from the Revenue Divisional Officer, Suryapet, vide **Procs. No. C/2726/2008 dated 26-12-2008**, and the Building Construction Permission from the Panchayat Secretary, Village Secretariat, Durajpalli, vide **Procs. No. 255/GPS/2008 dated 26-12-2008**.

Whereas the SUB-LESSOR, with the prior consent of the CONFIRMING PARTY, has obtained a lease for the property described as land admeasuring **Extent 38,720 Sq. Yards**, with a constructed area of Plinth **Area 70,000 Sq.ft.** spread over two floors, located in **Survey Nos. 266, 267, 268, and 269**, situated at Durajpally Chevemula Mandal, Suryapet, Nalgonda District. The intention of this lease is to subsequently sub-lease the said property to Sarvahitha Educational Society, and the main lease details are as follows.

S I	Lease Deed	Lessor	Lessee	Survey No	Extent	Lease Tenure
1	14474/2024 Date 28/10/24	Shri Kamakshi Educational Society	Nuagri Innovations and Social Entrepreneurship Private Limited	Survey No. 266, 267, 268 and 269	Area 16,940 Sq. Yards and 70,000Sq.ftss pread over two floors	19 Years 10Months
2	14475/2024 Date 28/10/24	Shri Shanumpudi Saidi Reddy, and Smt. Shanumpudi Rajitha,	Nuagri Innovations and Social Entrepreneurship Private Limited	Survey No. 266, 267, 268 and 269	area 21,780 Sq. Yards.	19 Years 10Months

Above lease deed is registered at Suryapet SRO

Kavitha K

6/11/24

Suryapet

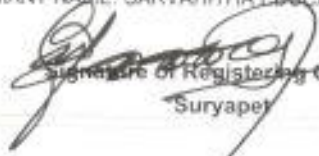
*Sf Reddy
Rajitha*

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 803350/-, DATE: 26-OCT-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1151423973817, PAYMENT MODE: CASH-1001138, ATRN: 1151423973817, REMITTER NAME: DONALA SRINIVASA REDDY, EXECUTANT NAME: NUAGRI INNOVATIONS REP BY K. KAVITHA, CLAIMANT NAME: SARVAHITHA EDUCATIONAL SOCIETY)

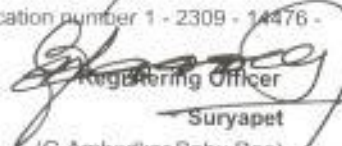
Date:

28th day of October, 2024


Registering Officer
Suryapet

Certificate of Registration

Registered as document no. 14476 of 2024 of Book-1 and assigned the identification number 1 - 2309 - 14476 - 2024 for Scanning on 28-OCT-24 .


Registering Officer
Suryapet
(G. Ambedkar Babu Rao)

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Both CONFIRMING PARTY / LANDLORD & SUB-LESSOR agrees that they will not terminate the lease arrangements between them until termination of this sub-lease deed.

Whereas the SUB-LESSEE has approached the SUB-LESSOR to let-out the above said property for the purpose of starting Educational Institution for a sub-lease period of 19 (Nineteen) years 4 (Four) Months, w.e.f. 01st September 2024 and run till 31st December 2043.

NOW THIS DEED WITNESSETH AND IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEMISED PREMISES:

The Sub-Lessee agreeing to comply with all the covenants and conditions mentioned herein, the Sub-Lessor hereby grants by way of Sub-Lease to the Sub-Lessee the said Demised Premises with a plinth area of ~ 70,000 Sq.ft. in Survey No.266, 267,268, and 269 situated at Durajpally, Chevemula Mandal, Syryapet, Naglonda Dist. hereinafter referred to as "Demised Premises" more particularly described in schedule of property.

2. PURPOSE OF SUB-LEASE:

The Parties have agreed to enter into this Deed for Sub-Lessee to set up an Educational Institutions under the name & style of " SR Prime School or any other business, as may be decided by Sub-Lessee at its sole discretion which is to be carried on either by Sub-Lessee or through its associates/ subsidiaries/ Affiliates/concessionaires.

3. TENURE, LOCK-IN PERIOD, AND TERMINATION:

- The Tenure of the Sub-Lease hereby agreed by the Sub-Lessor to the Sub-Lessee with respect to the Demised Premises shall be for a period of 19 (Nineteen) years 4 Months commencing from the date of Monthly Sub-Lease Rents Commencement Date i.e. 1st September 2024 hereinafter referred to as "Tenure".
- The first 10 (Ten) years of the Tenure from Monthly Sub-Lease Rents Commencement Date shall be treated as Lock-in-Period for Sub-Lessee.

Kavitha K

G. Srinivas

G. Srinivas

Rajitha

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- The first 10 (Ten) years of the Tenure from Monthly Sub-Lease Rents Commencement Date shall be treated as Lock-in-Period for Sub-Lessee.
- The Sub-Lessor and the Sub-Lessee have the option of mutually terminating this sub-lease deed by serving a written notice of one year in advance, provided that the lock-in period has been completed. It is also agreed that termination notices will not be served during the middle of an academic year to ensure minimal disruption to educational activities.
- The Sub-lease period may be renewed after the expiry of Sub-lease agreement with the consent of both the parties on the agreed terms at that time.

4. MONTHLY SUB-LEASE RENT:

- 4.1 Sub-Lessee's obligation to pay the Monthly Sub-Lease Rent to the Sub-Lessor shall commence from 01st September 2024.
- 4.2 The Sub-Lessee shall pay to the Sub-Lessor a total sum of Rs. 3,54,150/- (Rupees Three Lakhs Fifty Four Thousand One Hundred and Fifty only), plus GST, as the 'Monthly Sub-Lease Rent' for the initial period from 01st September 2024 to 30th April 2025.
- 4.3 The Sub-Lessee shall pay to the Sub-Lessor, total sum of Rs. 7,83,330/- (Rupees Seven Lakhs Eighty Three Thousand Three Hundred and Thirty only) plus GST per month for the demised premises as the "Monthly Sub-Lease Rent" for the period from 01st May 2025 to 30th April 2027.
- 4.4 Thereafter, the Monthly Sub-Lease Rent shall be escalated by 8% on the previous rent for every two years on the previous rent.
- 4.5 The Lease Rent payment shall be made by way of Demand Draft / Cheque / RTGS / NEFT on or before the 10th day of every English calendar month, subject to deduction of TDS as per Income Tax laws. The TDS certificate in Form - 16A of the IT Act will be issued once a year.
- 4.6 After a period of ten years, the rent will be subject to renegotiation based on the prevailing market rates.

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Handwritten signature: Gurpreet Singh

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4.7 Following the terms outlined above for the escalation of the Monthly Sub-Lease Rent, the yearly rent calculations for the duration of the sub-lease are as follows:

Sl No	From Date	To Date	No of Months	Monthly Rent without GST	Rent for the Period without GST
1	01-09-2024	30-04-2025	8	3,54,150	28,33,200
2	01-05-2025	30-04-2027	24	7,83,330	1,87,99,920
3	01-05-2027	30-04-2029	24	8,45,996	2,03,03,914
4	01-05-2029	30-04-2031	24	9,13,676	2,19,28,227
5	01-05-2031	30-04-2033	24	9,86,770	2,36,82,485
6	01-05-2033	30-04-2035	24	10,65,712	2,55,77,084
7	01-05-2035	30-04-2037	24	11,50,969	2,76,23,250
8	01-05-2037	30-04-2039	24	12,43,046	2,98,33,110
9	01-05-2039	30-04-2041	24	13,42,490	3,22,19,759
10	01-05-2041	30-04-2043	24	14,49,889	3,47,97,340
11	01-05-2043	31-12-2043	8	15,65,880	1,25,27,042

5. SECURITY DEPOSIT:

The Sub-Lessee shall keep deposited with the Sub-Lessor an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only), by way of interest-free refundable Security Deposit ("IFRSD") for the Demised Premises. The deposit will be held in trust by the Sub Lessor and refunded without deductions or adjustments, except for rental arrears, if any, upon expiry, termination, or earlier determination of the Lease agreement.

6. TAXES, REPAIRS & MAINTENANCE, INSURANCE, WATER, AND UTILITY CHARGES:

6.1 The Sub-Lessor shall be liable to bear and pay all the past, present and future Municipal Taxes and all other duties and taxes levied under any law for the time being in force by any Local Authority or any Government Body or as may hereafter be imposed in respect of the Demised Premises and the Sub-Lessee

Ravi Kumar

G. Srinivas

S. Balaji Rajitha

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shall be responsible for the taxes in respect of the Business carried out from the Demised Premises.

6.2 The cost of all repairs, shall be borne by the Sub-Lessee. However, for structural defects, the responsibility lies with the Sub-Lessor, who shall carry out the repairs at their own expense until the completion of the sub-lease term.

6.3 Other than the above-mentioned responsibilities, the Sub-Lessor shall paint the entire building with the existing colours every five years, commencing from 01st April 2030.

6.4 The Sub-Lessor shall at its cost, at all times during the Tenure of this Deed, shall obtain and keep valid building insurance policy.

6.5 The Sub-Lessee shall at its cost, take necessary insurance of all its assets located within the Demised Premises, including goods, merchandise, equipment's, furniture, human resources, and fitments in the Demised Premises.

6.6 Sub-Lessee shall be liable to pay the water, telephone usage and Internet charges, consumed in the Demised Premises during the subsistence of this Deed, as per actual. Sub-Lessee shall pay above charges from the Monthly Sub-Lease Rents Commencement date until the expiry or early termination/determination of the Tenure of this Deed.

7. PERMITTED CHARGE

The Parties recognize that the Sub-Lessee will also be creating a security in favor of the lenders of the Sub-Lessee on the movable assets within the premises and their sub-leaschold rights on the demised premises.

The Parties recognize and accept that Sub-Lessors may mortgage, without in any way prejudicing the leasehold interest of the Sub-Lessee under this Deed or the rights of the Sub-Lessee's Lenders, in favor of the lenders of the Sub-Lessors.

8. DECLARATION AND COVENANTS OF SUB-LESSOR:

Sub-Lessor hereby represents to and covenant to Sub-Lessee as follows: -

Rajitha

Srinivas

Rajitha

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8.1 The Sub-Lessor is entitled to and have the absolute authority to enter into this Deed as contemplated herein and to grant to the Sub-Lease.

8.2 There are no claims made by any person in respect of the Demised Premises.

8.3 The Sub-Lessor shall at all times, expeditiously attend to and settle all/any claims made by any third party in respect of the Demised Premises.

8.4 The Sub-Lessor shall assist and co-operate with the Sub-Lessee and shall sign all documents and applications necessary in order to obtain any and all necessary permissions/ approvals from any and all statutory bodies, municipality for running the educational institution.

8.5 The Sub-Lessee shall be entitled to carry out, from time to time, addition/alteration and/or renovation in the Demised Premises including installation/erection of electrical wires and cables for lighting and other fittings, furniture, fixtures, wooden and/or brick partitions and cabins in such manner as the Sub-Lessee may deem fit in its absolute discretion for the purpose of carrying out the Business in the Demised Premises. However, same shall be under the supervision of Demised contractor and subject to prior permission of concerned authority/ies if required.

8.6 That Sub-Lessor shall not commit any act, Agreement, matter or thing during the Term, whereby the rights of Sub-Lessee shall be jeopardized, affected or rendered void;

8.7 The Sub-Lessor shall apply the colours to the building front, internal areas, doors, windows, and precast walls throughout the entire land and building.

9. DECLARATION AND COVENANTS OF SUB-LESSEE:

Sub-Lessee covenants, declares and confirms with the Sub-Lessor that it shall:

9.1 To use the Demised Premises for the lawful purpose of carrying on its said Business as enumerated above or any other Business with the consent of the Sub-Lessor.

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Rajitha

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- 9.2 Not to bring or store in the Demised Premises, any combustible material or other dangerous things, which may jeopardize the safety of the Demised Premises.
- 9.3 Sub-Lessee is entitled to carry out all interior works save and except any structural alteration or alteration of permanent nature, including but not limited to interior work of the nature of tiling work, furniture work, ducting work, at its own cost and expenses and Sub-Lessee is entitled to take the material/equipment/fixtures/stocks/furniture which is fixed by Sub-Lessee while vacating the Demised Premises.
- 9.4 To do all civil changes, save and except structural changes, as required at its own costs and expenses.
- 9.5 To ensure that, the Demised Premises are kept secured and maintained throughout the Tenure of this Deed.
- 9.6 The Sub-Lessee shall comply with Applicable Laws in carrying out Business operations at the Demised Premises, to the extent that are applicable to Sub-Lessee's nature of Business and the Sub-Lessee shall always remain solely responsible for the consequences of non-compliance of the Applicable Laws.
- 9.7 The Sub-Lessee shall be entitled to apply for additional power load for the Demised Premises over and above the existing power load, if necessary and the same shall be provided by the Sub-Lessor, at its cost. The Sub-Lessor shall issue No Objection Certificate for additional power load and sign such other forms and documents as may be required for obtaining additional power load (including society NOC if required). On account of additional load if Power Company demands any additional deposit then same shall be compensated by the Sub-Lessee by way of interest free security deposit.
- 9.8 The Sub-Lessee shall be the owner of all equipment's, furnishings and fitments that shall be brought in and/or installed by the Sub-Lessee in the Demised Premises, hereinafter referred to as "Sub-Lessee Assets" and the same shall always be the property of the Sub-Lessee, which the Sub-Lessee shall be entitled to remove from the Demised Premises on the expiry or

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sooner termination of this Deed, but without causing any damage to the Demised Premises (except normal wear and tear).

9.9 The Sub-Lessee shall if required shall carry out all / any modifications (inclusive of installation/demolition of all/any internal partition/s in the Demised Premises; with prior intimation to the Sub-Lessor and subject rule and regulations and norms of the concerned authority.

9.10 The Sub-Lessee shall be entitled to install the air conditioning system, apparatus and equipment's as may be necessary for carrying out the Business in the Demised Premises.

10. FORCE MAJEURE:

Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 90 (Ninety) Business Days, the Parties shall assess the possible options available.

11. STAMP DUTY, REGISTRATION & INCIDENTAL CHARGES:

All expenses relating to stamp-duty and registration of Sub lease deed shall be borne and paid by Sub- Lessee.

12. GOVERNING LAW AND JURISDICTION:

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Rajitha

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This agreement, including any disputes regarding this sub-lease deed, is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996. Additionally, this Deed shall be governed by, construed, and enforced in accordance with the laws of India. The Courts of Hyderabad shall have exclusive jurisdiction to entertain any and/or all proceedings, including arbitration matters, arising under this Deed.

13. MISCELLANEOUS:

- **Waiver:** The waiver of any default or breach under this Deed by any Party shall not constitute a waiver of the right to exercise or pursue any remedies for any subsequent default of a similar nature or under any other terms and conditions of this Deed.
- **Amendments:** No modification, alteration or amendment of this Deed or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing and duly executed by or on behalf of all the Parties.
- **No Agency, No Partnership:** Save and except as otherwise provided under and in terms of this Deed, each Party to this Deed is and shall remain an independent Party and neither of the Parties nor any of their affiliates shall be considered an agent or a partner of the other, nor shall it have any authority to enter into any contract or any obligation for, or make any warranty or representation on behalf of the other.
- **Notices:** All notices, requests, demands or other communication required or permitted to be given under this Deed and the provisions contained herein shall be written in English, and shall be deemed to be duly sent by reputable overnight courier, by one Party to the other Parties at the address indicated in the recitals.
- **Severability:** The invalidity, illegality or unenforceability of any provision of this Deed, in whole or in part, under the applicable law, shall not affect the validity or enforceability hereof under the applicable law of any other jurisdiction. In the event that any terms or provisions of this Deed shall, for any reason be held invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other term or provision of this Deed, and the Parties shall endeavour, in good faith and on a best efforts basis, to replace such invalid provision with such provision as shall be, as nearly as possible, similar in its legal and commercial effect to the replaced provision.

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to be signed

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Rajitha

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Suryapet



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SCHEDULE OF PROPERTY

All that House property bearing **House No.3-266** constructed in a in **Survey No. 266, 267, 268 & 269** of Extent of site **38720Sq.yds.** equal to 32374.95 Sq.mts. situated at **Durajpally** Revenue village, Chivemla mandal, within the limits of Suryapet municipality, Suryapet District with construction of G+1 area of **70000 Sq.ft. of RCC Roof** Spread over two Floors, (Each Floor 35000 Sq.ft.) sub-leased to the sub-lessee under the Jurisdiction of District Registrar Nalgonda and Joint Sub-Registrar-15, Suryapet is bounded as follows:

North : 40 Feet BT Road

South : Shri Saidi Reddy's and Smt. Rajitha's Land

East : Smt. Rama Devi's Land

West : 30 Feet Road, And Owners Land

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the date first above written.

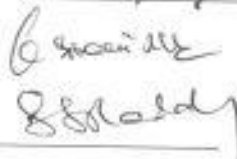
For the First Party:



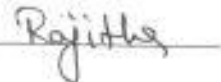
For the Second Party:



For the Third Party:



For the Fourth Party:



WITNESS:

1.



2. K. ASHOK

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<p>భారత ప్రభుత్వం Government of India</p> <p>తెలుగు పాతే రెడ్డి KATHRAM SHIVAJI REDDY పుట్టిన తేదీ/DOB: 16/07/1949 పురుషుడు/ MALE</p> <p>8527 6904 7402 VID : 9102 7511 3238 0673 నా ఆధార్, నా గుర్తింపు</p>	<p>भारत विभिन्न गुरतिंणु प्रोतिष्ठान संस्थ Unique Identification Authority of India</p> <p>చిరునామా: S/O కత్తె రాఘవరెడ్డి లేట్, ఇంటి నం 3-23, ముత్యాలమ్మ వీడ్, ముత్యాలమ్మ వీడ్, కడప, కోదాడ మండలం, మోగలగిరి, నల్గొండ, ఆంధ్ర ప్రదేశ్ - 508206</p> <p>Address: S/O Kethram Raghava Reddy Late, 3-23, MUTHYALAMMA VEEDI, NEAR MUTHYALAMMA TEMPLE, KODADA MANDALAM, MOGALAGIRI, Nalgonda, Andhra Pradesh - 508206</p> <p>8527 6904 7402 VID : 9102 7511 3238 0673</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>
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<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>సైదీరెడ్డి శానంపూడి Saidireddy Shanampudi పుట్టిన తేదీ/ DOB: 18/04/1974 పురుషుడు / MALE</p> <p>3453 8935 2030 నా ఆధార్ - నా గుర్తింపు</p>	<p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>చిరునామా: తండ్రి పేరు / తల్లి పేరు: తాతీరెడ్డి శానంపూడి, ప్లాట్ నెం 202 ప్లాట్ నెం 200/ఎ, ఎమ్ఎల్ఏ కాలనీ, బంజరా హిల్స్, క్రాంతాబాద్, హైదరాబాద్. తెలంగాణ - 500034</p> <p>Address: S/O. Ankureddy Shanampudi, No.202 Plot No 200/A, MLA Colony, Banjara Hills, Kraantabad, Hyderabad, Telangana - 500034</p> <p>3453 8935 2030 MERA AADHAAR, MERI PEHACHAN</p>
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<p>भारत सरकार Government of India</p> <p>రాజితా కత్తె Date of Birth/DOB: 18/06/1980 Female/ FEMALE</p> <p>8272 6230 6245 VID : 9183 2271 1523 4135 मेरा आधार, मेरी पहचान</p>	<p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>Address: W/O. Said Reddy Shanampudi, Flat No- 202, 200/A, Road No-12, M L A Colony, Banjara Hills, Khrantabad, Hyderabad, Telangana - 500034</p> <p>8272 6230 6245 VID : 9183 2271 1523 4135</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>
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Government of India



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



కొత్త కవిత
Kotha Kavitha

పుట్టిన తేదీ/DOB: 20/06/1976
స్త్రీ / Female



8304 6980 6669

చిరునామా: W/O: కొత్త కృష్ణారావు
రిస్ట్, 3-47, జగదేవ పూర్
జగదేవ పూర్ మండలం, జగదేవ పూర్
జగదేవ పూర్, మెదక్, ఆంధ్ర ప్రదేశ్
502281

Address: W/O: Kotha
Srinivas Reddy, 3-47,
Jagadev pur, Jagadev pur
Mandal, Jagdevpur,
Jagadevpur, Medak, Andhra
Pradesh, 502281

8304 6980 6669

ఆధార్ - సామాన్యుని హక్కు.

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: కొత్త కృష్ణారావు రిస్ట్, 3-47, జగదేవ పూర్, జగదేవ పూర్ మండలం, జగదేవ పూర్, మెదక్, ఆంధ్ర ప్రదేశ్ 502281

పుట్టిన తేదీ/DOB: 08/07/1984
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే. దీనిని ఉపయోగించి మీ పుట్టిన తేదీని నిర్ధారించడానికి మాత్రమే ఉపయోగించండి (అధికారిక ప్రమాణపత్రం లేదా Qr కోడ్ / ఆన్లైన్ XMR యొక్క ఉపయోగం).
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 XMR).

7991 6776 0622

నా ఆధార్, నా గుర్తింపు

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: W/O: కొత్త కృష్ణారావు రిస్ట్, 3-47, జగదేవ పూర్, జగదేవ పూర్ మండలం, జగదేవ పూర్, మెదక్, ఆంధ్ర ప్రదేశ్ 502281

పుట్టిన తేదీ/DOB: 08/07/1984
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే. దీనిని ఉపయోగించి మీ పుట్టిన తేదీని నిర్ధారించడానికి మాత్రమే ఉపయోగించండి (అధికారిక ప్రమాణపత్రం లేదా Qr కోడ్ / ఆన్లైన్ XMR యొక్క ఉపయోగం).
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 XMR).

7991 6776 0622

నా ఆధార్, నా గుర్తింపు

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే.



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Suryapet

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బతిని శ్రీనివాస్
Bathini Srinivas

పుట్టిన తేదీ/Year of Birth: 1971
పురుషుడు / Male

4866 0598 8036



ఆధార్ - సామాన్య ని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

రెవెన్యూ హా - బతిని వి.పెద్దయ్య
ఇంట నెం 4-78, ధర్మసాగర్ మండలం
పెద్దపెద్దయ్య, వరంగల్, ఆంధ్ర ప్రదేశ్
506151

Address: S/O Bathini
Malaiah, H No 4-78,
Dharmasagar mandal,
Peddapendyaia,
Peddapendyal, Warangal,
Andhra Pradesh, 506151

1947 1800 180 1947 <http://uidai.gov.in> www.uidai.gov.in పి.ఎస్.ఎస్.సె. 1947
మొదటి పేజీ: 1800

(Signature)

భారత ప్రభుత్వం
Government of India

కోయటి ఆశక్
Koyeti Ashok

పుట్టిన తేదీ/DOB: 15/06/1996
పురుషుడు / MALE

5193 3385 5620



VID : 9176 7671 1485 5945
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రెవెన్యూ హా: కోయటి అంజలయ్య, 4-30, వర్ధానాపేట్
మండల్, ధమ్మనాపేట్, వరంగల్ రూరల్,
తెలంగాణ - 506316

Address:
C/O: Koyeti Anjalay, 4-30, Wardhanapet
Mandal, Dammannapet, Warangal Rural,
Telangana - 506316

5193 3385 5620
VID : 9176 7671 1485 5945

1947 <http://uidai.gov.in> www.uidai.gov.in

K. ASHOK

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