

Certificate Issued Date

INDIA NON JUDICIAL



Government of Andhra Pradesh

e-Stamp

Certificate No. : IN-AP90960821508814W

Account Reference : NEWIMPACC (SV)/ ap18170204/ AP-TPT/ AP-CDG/apramuruu

01-Jun-2024 11:18 AM

DDO Code : 11162308002 SRO TIRUPATHI(RURAL)
Unique Doc. Reference : SUBIN-APAP1817020470506616322774W
Purchased by : THINK INFINITY SCHOOL FOUNDATION

Description of Document Article 31 Lease
Property Description LEASE DEED

Consideration Price (Rs.) (Zero)

First Party : THINK INFINITY SCHOOL FOUNDATION

Second Party : NA

Paid By (For Whom) THINK INFINITY SCHOOL FOUNDATION

Stamp Duty Amount(Rs.) : 100

(One Hundred only)







Please write or type below this line

LEASE DEED OF LAND

THIS DEED OF LEASE made on this 1st day of June, 2024, Between

- (1) Nasappagari Lakshmamma W/o Late. Nasappagari Chengalrayalu Reddy (PAN: CACPN6789B) aged about 60 years
- (2) Nasappagari Gopi S/o Late. Nasappagari Chengalrayalu Reddy (PAN:DCTPG4861F) aged about 32 years

Both are residing at D.No:3-78, Bazaar Veedhi, Padipeta village and Post, Tirupati Rural Mandal, Tirupati District-517503.

(Hereinafter referred to as "the Lessor" of the ONE PART)

"LESSORS"

2. N. Gord

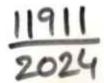
"LESSEE"
Chairman

Think Infinity School Found 199332642

Statutory Alert:

The authenticity of this Stimp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website i Mobile App renders it invalid.
 The cross of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.





Book No: 1

C5 No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Shed by: Sheet 1-8
Name Y BRAMANYAM
Locating TIRUPATHI RUR
Reason: endorsementSign
Date Sat Jun 01 17:37:34 15

Sub-Registrar, TIRUPATHI RURAL

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, TIRUPATHI RURAL 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 3PM and 4PM on the 1st day of June, 2024

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

Aadhar Details

FingerPrint

Sign

135

Andhear No. XXXXXXXXX7772



Name
CHIVUKULA VENKATA
RAMANA [R] Think Infinity
School Foundation Rep By Its
Chairman Chivukula
Venkataramana

Relation

C NARASIMHA

SASTRY

Address

23-8-165/LA Tirupathi New

Baispi Colony Chimoor



Digitally School by: Name CHYUKULA VENKA Locating TIRUPATHI RUR Reason endorsementSign Date: Sat Jun 01 15:53:57 IS

F-999 -

Andhaar No XXXXXXXXX6349



Name Nasappagari Lakshmamma

Relation

Late Nasappagari Chengalrayulu Reddy Aggress

3-78 PADI PETA POET

Bazar Veedhi Chimi



Digitally Stoned by: Name New Appagari Lakshme Location TIRUPATHI RUR, Reason endorsementSign Date: Sat Jun 01 15:51:51 IS



Generated On:01/06/2024 15:41:14



0009337

And

Think Infinity School Foundation (PAN: AAETT9126C) Rep. by its Chairman Chivukula Venkata Ramana son of C.Narasimha sastry Resident of Flat No: 2A, Priya WoodZ Apartment, New Balaji Colony, Tirupati-517501

(Hereinafter referred to as "the Lessee" of the OTHER PART)

WHEREAS the Lessors are absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with vacant land described in the schedule hereunder written.

Lessor No.1 Nasappagari Lakshmamma having an extent of Ac.0-14 cents in sy.No.14/1A of Padi Village through got ROR 1B Khatha No.242 issued by The Tahasildar Tirupati Rural Mandal.

Lessor No.2 Nasappagari Gopi having an extent of Ac.1-04 cents in Sy.No.14/1B and an extent of Ac.0-82 cents out of Ac.0-97 cents in Sy.No.15/1B of Padi Village Accounts got possession through a Register Settlement Deed Donated by his Mother Nasappagari Lakshmamma vide Doc.No.11032/2024 of Book-1 executed on 29-04-2024, Register on 03-05-2024 and got ROR 1B Khatha No.5009 issued by The Tahasildar Tirupati Rural Mandal.

WHEREAS the lessors have made out their marketable title to the demised premises free from all encumbrances, claims and reasonable doubts;

WHEREAS the Lessee has shown their interest to take the demised premises (vacant Land) mentioned in the schedule to establish and to run the Educational Institutions;

WHEREAS the Lessors has agreed to grant to the Lessee a lease in respect of the said vacantLand for a period of 17 (Seventeen) years in the manner hereinafter appearing.

"LESSORS"

2. N. Car

"LESSEE"

Chairmar



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Shed by: Sheet 2-8
Name Y & BRAMANTAM
Locating TRUPATHI RURReason endorsementSign
Date Sat Jun 01 17:37:34 [S

Sub-Registrar, TIRUPATHI RURAL

Aadhar Details

FingerPrint

Sign

LR-999 -2

Aadhaar No: XXXXXXXX7669



Name Nasappagari Gopi

Relation Late Nasappagari Chengalrayulu Reddy

3-78 PAOI PETA POST Bazw Veodlu Chitisor



Digitally Sched by: Name Verkeppagart Gopi Location TIRUPATHI RUR-Reason endorsementSign Date:Sat Jun 01 15:53:06 IS





NOW THIS DEED WITNESSETH AS FOLLOWS:

- In pursuance of the said agreement and in consideration of the rent hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the lessee to be observed and performed the lessors doth hereby demise unto the lessee all that the said land situated at Padi Village, Tirupati Rural mandal, Tirupati District and described in the schedule hereunderwritten(hereinafter referred to as "the demised premises" to hold the demised premises unto the lessee (and their heirs, executors, administrators and assigns) for a term of 17 (seventeen) Years commencing from 1st of June, 2024. It is agreed by both the lessors and lessee that there will be no rent for the 1st one year due to the construction period of the buildingand also agreed that the rent period will start from 1st of June, 2025 to 31st May 2041 Both the Parties have agreed that the Monthly Rent for the demised vacant land is Rs.60,000/-(Rupees Sixty Thousand only) per month. And further agreed that the Lessee should pay the Rent on monthly basis, i.e., starting 1st June 2025, thereby the first rent becomes due on 1st July 2025. The Lessee should pay the rent strictly on or before the 15th day of each and every month of each Year.
- The Lessors and the lessee both parties hereby mutually agreed that for themselves, their heirs, executors, administrators and assigns and to the intent that the obligations herein contained shall continue throughout the term hereby created covenants as follows:
 - A) To pay the demised premises rents here by reserved on the days and in the manner aforesaid clear of all deductions. The first of such monthly rent as hereinbefore provided shall be paid on the 15th of every succeeding monthr regularly and if the rent of the demised premises is not paid on the due dates, the Lessee shall pay interest thereon at the rate of 12% per annum from the due date till payment of rent on due dates.
 - B) It is the Lessors responsibility to pay the property tax and other taxes to the government regularly.
 - C) The Lessors hereby agree to sign on papers related to obtain permissions, approvals and other required documents.



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Sched by: Sheet 3-8
Name Y. J. BRAMANYAM
Location TIRUPATHI RUR
Reason. endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX2827



Name Vangaveti Rambabu The state of the s

Address Old 18-1-28/5F New 18-35-S2-50/103 K T Road Shanthi Nagar Chittoor



Digitally Served by Names of graveti Rambahu Localies TIRUP ATHI RUR-Beason endorsementSign Date Sat Jun 01 13:34-43 IS





Nasappagari Chandra Sekhar Reddy



Address 7-4 Kotthur Kotthur Chittoor



Ingituily Stehed by Namen's propagari Chandre Land TIRUP ATHI RUR-Beason endorsementSign Late Sat Jun 01 15:55:37 IS

Date:

01/06/2024 15:41:14

Sub-Registrari/TL-UPATHI RURAL
Nume Y S. BRAMANYAM
Localin TIRUPATHI RURRecomment Son

Reason:endorsementSign Date:Sat.hin 01 17:37:34 IS



Generated On:01/06/2024 15:41:14



- D) Not to sell or dispose of any earth, gravel or sand from the demised land and not to excavate the same except so far as may be necessary for the execution of construction work.
- E) To use or permit to be used the buildings and structures to be constructed on the demised premises for any and all lawful purposes as may be permitted by the authorities from time to time.
- F) On the expiration of the term hereby created or earlier determination under the provisions hereof all the buildings and structures construction standing on the demised land shall automatically vest in the lessors without payment of any compensation therefor by the lessors to the lessee.
- G) The Lessee shall not be entitled, without obtaining in writing the permission of the Lessors, to assign mortgage, sublet (except to the extent of creating monthly tenancies) or otherwise part with possession of the demised premises or any of them or any part thereof and the buildings and structure standing thereon though such permission shall not be unreasonably withheld.
- H) To permit the lessors demised premises at all convenient times for inspection of that building with prior intimation.
- To use the demised premises for construction of buildings, which will be used for institutional or other purposes and to be allowed to develop recreational and sports facilities.
- J) The Lessors has to take responsibility to resolve the problems or any issues arises regarding the ownership of the demised premises and other complications if any with his own expenses.
- K) Not to use the demised premises or the building constructed or any part thereof for any illegal purpose.

1. N. e 3 05 2 2. N. Gri

"LESSEE"



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Sched by: Sheet 4-8
Name Scheduler BRAMANTAN
Locatise TIRUPATHI RUR
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

Desc	Cash Receipt Details In the Form of					
	Online	Stamp Papers	Challanu/s 41 of IS Act	Cash	Stock Holding	Total
SD	51000	100	0	0	0	51100
TD		0				0
RF	1000	0	0	0	0	1000
UC	600	0	0:	0	0	600
тот	52600	100	0	0	0	52700

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

Rs. 51000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 64021100/- was paid by the party through ONLINE No . 81099357412024, 81099327032024, 81099378902024 dated ,01-JUN-24,01-JUN-24,01-JUN-24

Date:

1st day of June, 2024

Digitally Streat by:
Nummy 1 BRAMANTAM
Location TIRUPATHI RURReason codorsementSogn
Date:Sat.hin 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL







- L) After completion of the lease period the lessee shall handover the property to the lessors.
- M) The lessors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the demised premises and is having full power and absolute authority to demise unto the lessee the demised premises.
- N) The lessee shall peacefully and quietly hold, possess and enjoy the demised premises, during the term of lease without any interruption, disturbance, claims or demand whatsoever by the lessors or any person or persons claiming under him, subject however, the lessee paying the said monthly rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions. conditions and stipulations herein contained and on his part to be observed and performed.
- O) It is hereby agreed that if default is made by the lessee in payment of the rent for any three years, or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the lessee, then on each such default, the lessors shall be entitled in addition to or in the alternative to any other remedy that may be available to him at his discretion, to terminate the lease and eject the lessee from the premises demised and from the building, that may have been constructed thereon; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the lessors to the lessee of his intention to terminate the lease and to take possession of the demised premises but if the arrears of rent are paid or the lessee comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the lessors shall not be entitled to take possession of the said premises and building.



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Sheet 5-8
Digitally Shed by.
Name Y S BRAMANYAM
Location TIRUPATHI RUR

Reason: endorsementSign Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

Certification of Registration

Registered as document no. 11911 of 2024 of Book-1 and assigned the identification number 1 - 1025 - 11911 - 2024 for Scanning on 01-JUN-24.



Y.SUBRAMANYAM





- P) On the expiry of the term hereby created and subject to the observance and good performance of the covenants, conditions and stipulations herein contained and on Lessee part to be observed and performed, the lessee will have the option to renew the lease of the demised premises for a further period of 5 years to separate registered lease deed. The Lessors decision in this regard is final.
- Q) On the expiry of the term hereby created or earlier determination under the provisions hereof, the lessee will hand over the peaceful and vacant possession of the demised premises and building constructed thereon to the lessors in a good condition.
- R) While vacating the demised premises, lessee is entitled to take all fixers, furniture, devices, temporary construction & any other materials related to them.
- S) No advance received by the lessors from the lessee.
- T) The Lessors and The Lessee have to pay their part of applicable Taxes like Income Tax, GST etc., themselves only.
- U) The stamp duty and all other expenses in respect of this lease deed thereof shall be borne and paid by the Lessee.
- V) Monthly Rent of Rs.60,000/-

SCHEDULE

All that Piece and Parcel of Land in Survey Nos: 14/1A – A.0.14 cents, 14/1B – A.1.04 cents,16/1B (Part) – A. 0.82 cents and 183/B – 0.035 cents of totalling an extent of land measuring A.2.035 cents or 9849.4 Sq yards situated at Padi Village, Tirupati Rural Mandal, Tirupati District, with the following boundaries:

EAST

Land In Survey No: 183/B, & Road

WEST

Our Land in Survey No.16/1A & 16/1B

NORTH

Land In Survey No: 10

SOUTH

Land In Survey No: 17/2

This Land is Patta Land.

"LESSORS"

1.11. es 5 et 2. Mg Mg



Book No: 1

CS No / Year: 13847 / 2024 Doct No / Year: 11911 / 2024

Sheet 6-8

Digitally Soled by:
Name Y & BRAMANYAM
Location TRUPATHI RUR Reason: endorsementSign Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

CERTIFICATE OF SCANNING

THE DOCUMENT HAS BEEN SCANNED WITH THE IDENTIFICATION NUMBER-1025-1 11911 120.24

Signature of Registering Officer





IN WITNESS WHEREOF, the lessors has set its hand unto these presents hereof and the lessee has caused its common seal to be affixed hereunder and a duplicate hereof on the day, month and year first hereinabove written.

"LESSORS"

1. N. e 5 25

2. N. gpi

"LESSEE"

Chairman

Think Infinity School Foundation

WITNESSES:

1. Sulling ?

(V. RAM BABU)

Slov. NAGABHUSHANAM, 18-35-52-50/103, SHANTHINAGAR,

K.T. ROAD, TIPUPATI.

2. Nr. Chambre Searthell &

(N. CHANDRASERHAR REDDY)

SIO N. MUNE KRESHNA REDDY,

T-4- KOTTHUR, C.N. FANDREGA,

TPT PURACMEDL, TIRUPATE.

Por M. L. Comsuboros



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Sheet 7-8
Digitally Signed by:
Name of BRAMANYAM
Location TIRUPATHI RUR
Reason endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL





ANNEXURE - III

DECLARATION

I hereby declare that the property mentioned in the document belongs to me and was not alienated earlier and if it is found to have been violated the provisions of section 22 B of Registration act, 1908. I Would be liable for panel action as per section 83 of Registration act, 1908.

Executant

N. Gopi



Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Sheet 8-8

Digitally Street by:
Name Y ST BRAMANYAM
Location TIRUP ATHI RURReason endorsement Sign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL



TIRUPATHI RURAL

Generated On:01/06/2024 15:41:14