



INDIA NON JUDICIAL



IN-AP90960821508814W

Government of Andhra Pradesh

e-Stamp

Certificate No. : IN-AP90960821508814W
Certificate Issued Date : 01-Jun-2024 11:18 AM
Account Reference : NEWIMPACC (SV)/ ap18170204/ AP-TPT/ AP-CDG/apramurru
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.) : 0
(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 Lakshamma 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"

1. N. Lakshamma
2. N. Gopi

"LESSEE"

Ramchandra
Chairman

Think Infinity School Foundation 0009332642

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shdilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

11911
2024



Sheet Endorsement

Book No: 1

CS No / Year: 13847 / 2024

Doc No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sheet 1-8

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

LE-1-1

Aadhaar No. XXXXXXXX7772



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



Relation
C NARASIMHA
SASTRY

Address
23-B-165/1A Tirupathi New
Balaaji Colony Chittoor



Digitally Signed by:
Name: CHIVUKULA VENKATA
RAMANA [R]
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 15:53:57 IS

LR-999-1

Aadhaar No. XXXXXXXX6349



Name
Nasappagari Lakshamma



Relation
Late Nasappagari
Chengalrayulu Reddy

Address
3-78 PADI PETA POET
Bazar Veedhi Chittoor



Digitally Signed by:
Name: Nasappagari Lakshma
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 15:51:51 IS



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



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 Lakshamma 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.


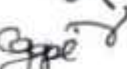
Lessor No.2 Nasappagari Gopi having an extent of Ac.1-04 cents in Sy.No.14/1B and an extent of Ac.0-82 cents out of Ac.0-97 cents in Sy.No.15/1B of Padi Village Accounts got possession through a Register Settlement Deed Donated by his Mother Nasappagari Lakshamma vide Doc.No.11032/2024 of Book-1 executed 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;

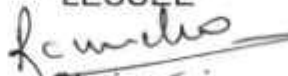
WHEREAS the Lessee has shown their interest to take the demised premises (vacant Land) mentioned in the schedule to establish and to run the Educational Institutions;

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"

1. N. 
2. N. 

"LESSEE"


Chairman

Think Infinity School Foundation



Sheet Endorsement

Sheet 2-8

Book No: 1 CS No / Year: 13847 / 2024 Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

Aadhar Details

FingerPrint

Sign

LR-999-2

Aadhaar No: XXXXXXXX7669



Name
Nasappagari Gopi

Relation
**Late Nasappagari
Chengalrayulu Reddy**



Address
**3-78 PADI PETA POST
Bazar Veedhi Chittoor**



Digitally Signed by:
Name: Nasappagari Gopi
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 15:53:06 IS



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





Sheet Endorsement

Sheet 3-8

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
Sign
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



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



Digitally Signed by:
Name: Vangaveti Rambabu
Location: TIRUPATHI RURAL
Reason: endorsement
Sign
Date: Sat Jun 01 15:54:43 IS

WT - 2

Aadhaar No: XXXXXXXX6045



Name
Nasappagari Chandra Sekhar
Reddy



Address
7-4 Kotthur Kotthur Chittoor



Digitally Signed by:
Name: Nasappagari Chandra
Location: TIRUPATHI RURAL
Reason: endorsement
Sign
Date: Sat Jun 01 15:55:37 IS

Date:

01/06/2024 15:41:14

Sub-Registrar, TIRUPATHI RURAL

Digitally Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
Sign
Date: Sat Jun 01 17:37:34 IS



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



- ## “LESSORS”

"LESSEE"

Think Infinity School Foundation

**Sheet Endorsement**

Digitally Signed by: **Sheet 4-8**
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Sub-Registrar, TIRUPATHI RURAL

Cash Receipt Details In the Form of						
Desc	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
TOT	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 Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL

Digitally Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsementSign
Date: Sat Jun 01 17:37:34 IS



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





Sheet Endorsement

Sheet 5-8

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. SUBRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
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.

Digitally Signed by:
Name: Y. SUBRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
Date: Sat Jun 01 17:37:34 IS

Y.SUBRAMANYAM



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



- 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. N. S. S. S.
2. N. S. S. S.

"LESSEE"

Ramdas
Chairman

Think Infinity School Foundation



Sheet Endorsement

Sheet 6-8

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
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...../2024.....


Signature of Registering Officer

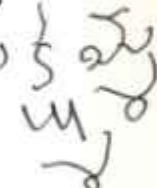



Generated On:01/06/2024 15:41:14



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. 
2. N. 

"LESSEE"


Chairman

Think Infinity School Foundation

WITNESSES:

1. 


(V. RAM BABU)

S/O V. NAGABHUSHANAM,
18-35-52-50/103, SHANTHINAGAR,
K.T. ROAD, TIRUPATI.

2. N. 

(N. CHANDRA SEKHAR REDDY)

S/O N. MUNI KRISHNA REDDY,
7-4 - KOTTHUR, C.N. BANDRIGA,
TPT PURACMDL, TIRUPATI.

For M. 
(M. Subramanyam)
TPT Rul



Sheet Endorsement

Sheet 7-8

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: Y. S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL



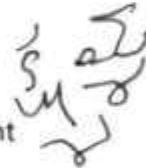
Generated On:01/06/2024 15:41:14



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.

N. e 
Executant

N. Gopi



Sheet Endorsement

Sheet 8-8

Book No: 1

CS No / Year: 13847 / 2024

Doct No / Year: 11911 / 2024

Digitally Signed by:
Name: S. BRAMANYAM
Location: TIRUPATHI RURAL
Reason: endorsement
Date: Sat Jun 01 17:37:34 IS

Sub-Registrar, TIRUPATHI RURAL



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

