

MOHID FAVAZ ALI  
S.N.L.NO.7/2000,R.L.NO.17/2006  
KHOKA BESIDE ELECTRICITY  
BOARD OFFICE  
OPP. DISTRICT COURT  
KARIMNAGAR - 505001  
LICENSE NO: 03/2007



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आंध्र प्रदेश

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NON JUDICIAL  
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ANDHRA PRADESH

## AGREEMENT OF LEASE

This Agreement of Lease is made and executed on this 1st day of March 2011 by and between by (i). Sudhakar Rao. P (ii). Mrs. Rama Devi. P and (iii). Mr. Karthik.P, residents of House No. 10-3-519, Vivekanandapuri, Karimnagar (Here in after called the LESSORS which expression shall mean and include wherever the context so require, their heirs, legal representatives, successors-in-interest, executors and administrators etc. of the party of the FIRST PART.

AND

VIVEKANANDA EDUCATION SOCIETY, for Vivekananda Residential School, Karimnagar Affiliated to Central Board of Secondary Education (CBSE), Delhi, represented by its President / Chairman Dr. Sudhakar Rao Polsani S/o.Gopal Rao, resident of Vivekanandapuri, Jagtial Road, Karimnagar 505001

Hereinafter called the LESSEE which expression shall mean and include, wherever the context so require their heirs, legal representatives, successors-in-interest, executors, administrators etc. of the party of the SECOND PART.

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*Ch. Prabhakar*  
**CH. PRABHAKAR** 24-6-2011  
M.Com., LL.B

Advocate & Tax Consultant  
**NOTARY**

# 3-1-592, Court Building Road,  
Near Kapil Chit Fund,  
KARIMNAGAR-505 001 (A P)

*P. Sudhakar Rao*  
*Rama*  
*Karthik*

For Vivekananda Education Socy.

*Sudhakar Rao*

Chairman.



::2::

Whereas the Second Party requested the First Party to let out the building premises bearing House No. 10-3-513/1 and the land located in Survey No. 1342 situated at Vivekanandapuri, Karimnagar on Lease for a period of 30 years from 01.04.2011. As the LESSORS are absolute owners, possessors and in full enjoyment of building premises bearing Municipal Corporation No.10-3-513/1 and land in Survey No. 1342 situated at Vivekanandapuri, Karimnagar, the LESSORS agreed to let out the same in favour of LESSEE.

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. That the said Lease commences from 1<sup>st</sup> day of April 2011.
2. That the rent for the said premises is Rs.5000/- (Rupees Five Thousand only) per month excluding Electricity, water charges and shall be enhanced at the rate of 5% for every 3 years.
3. That the LESSEE shall pay the monthly rent for the leased premises to the LESSOR on or before 10<sup>th</sup> of the following English Calendar month.
4. That the LESSEE shall pay the Electricity and the water charges as per the meter reading to the departments concerned.
5. The LESSEE shall allow the LESSOR to inspect the leased premises at reasonable times without any inconvenience or hindrance to the LESSEE.
6. The LESSEE shall have the option to continue the lease for further period from the date of expiry of the lease agreement by executing fresh Lease Deed.
7. If the LESSEE is required to deduct tax at source, in compliance with the Indian Income Tax Act for the rent paid to the LESSOR, the same shall be deducted and paid to the Government Treasury in the name of LESSOR and the LESSEE shall issue TDS Certificate for the same.
8. That the LESSEE shall use the said demised premises as a man of prudence and shall keep the same in good and clean conditions.
9. That the LESSOR shall carry out all the repairs found necessary to the said premises and get the premises painted when required from time to time at the cost of LESSOR.
10. The LESSOR hereto shall pay the municipal-tax and land revenue tax etc.

Contd..3..



*CH. PRABHAKAR*  
**CH. PRABHAKAR**  
M.Com., LL.B  
Advocate & Tax Consultant  
**NOTARY**  
# 3-1-592, Court Building Road,  
Near Kapil Chit Fund,  
KARIMNAGAR-505 001 (A P)

For Vivekananda Education...

*[Signature]*

Chairman.

*P. Sindhakar Rao*  
*Rama*  
*Kadank*



SCHEDULE OF THE SAID LEASED PREMISES

All that part and parcel of the constructed house bearing No. 10-3-513/1 having building plinth area 429.77 Sq.m. at Ground Floor, 429.77 Sq.m. on First Floor and 419.11 Sq.m. on Second Floor in the total land of area 8094 Sq.m. situated in Survey No. 1342 at Vivekanandapuri, Karimnagar and bounded by:

- North : Meher Colony Road
- East : R & B Road
- West : Neighbour's Land
- South : Jagitial Road

In witness where of the LESSORS and the LESSEE have signed this Agreement of Lease on the afore mentioned date, month and the year at Karimnagar.

WITNESSES

*15/11/11*  
*G.V. Manohar*

FIRST PART  
(LESSORS)

*P. Sudhakshi Rao*  
*Rama*  
*Kavani K*

SECOND PART  
(LESSEE)

For Vivekananda Education Society

*[Signature]*  
Chairman.



*[Signature]* 24-6-2011  
**CH. PRABHAKAR**  
M.Com., LL.B  
Advocate & Tax Consultant  
**NOTARY**  
# 3-1-592, Court Building Road,  
Near Kapil Chit Fund,  
KARIMNAGAR-505 001 (A P)

Registered as No.....446  
at Page No.....218  
Notarial Register Dt.....24-06-2011