

## CERTIFICATE OF LAND

File No. B/601/2023

Date: 31-07-2023

Certified that the land measuring 8174.65 Square meters is owned by the Balmuri Santhosh Rao s/o Rama Rao & Enuganti Prasad Rao s/o Agam Rao by way of Lease Deed (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from 13.12.2013 to 12.12.2043).

It is further certified that owner of the land has leased the said land to Balmuri & Enuganti Educational Society (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 13.12.2013 to 12.12.2043.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Survey No. 372/A, 372/B
2.	Name of street/village, Sub Division, District and State	Alugunoor, Mdl: Thimmapur, Dist: Karimnagar.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **Paramita World School**, Alugunoor, Thimmapur, Karimnagar, (Name of the School with name of street, village, sub-division and district) run by name of Balmuri & Enuganti Educational Society (Society / Trust / Company under Section 8 of companies Act, 2013) is located on the said plot of land.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8174.65 (area of land in square meters) Situated in Survey No.372/A & 372/B [Plot No. (s)/Survey No. (s)/ Khasra No. (s)] at Alugunoor, Thimmapur, Dist: Karimnagar (name of street/village, sub division, district and state) and bounded as follows:

North	: Land of D Kanakamma, Chilla Laxmaiah & Rajamallu
East	: 20'-00" wide Road
West	: Land of Chilla Rajamallu
South	: Land of A. Narayana & Others

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

Stamp and Signature of the land authority

Name of Officer

Thimmapur Mandal

Karimnagar District

\* The filled up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.

*M. Srinivas*  
Principal  
PARAMITA World School  
Affiliated to the CBSE # 3630442  
Alugunoor, Karimnagar.



*[Signature]*  
SECRETARY & CORRESPONDENT  
BALMURI AND ENUGANTI EDUCATIONAL SOCIETY,  
KARIMNAGAR.





Doc No. 12893/2013

original



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
S.No. 1155 Date 13/12/2013 Rs. 100/-  
Sold To 18 Santhosh Rao sb Rama Rao  
R/O Karimnagar  
For Whome Balmuri & Enuganti Educational society Karimnagar

Shylaja  
AY 053728  
A. Shylaja  
Licensed Stamp Vendor  
L.No. 2013-01-2012  
# 9-7-26, Ramnagar, KARIMNAGAR-50506  
Cell: 99082 83191

LEASE DEED

This Lease Deed made on the 13th day of December, 2013 between:

1. Sri. BALMURI SANTHOSH RAO, Son of Rama Rao, aged about 53 years, residing at H.No.10-3-542/A, Meharnagar, Bank Colony, Karimnagar-505 001, A.P. (PAN: AAHIB6821N)
2. Sri. ENUGANTI PRASAD RAO, Son of Agam Rao aged about 56 years, residing at H.No.7-1-746, Mankammathota, Karimnagar-505 001, A.P. (PAN: AAAHE2158R).

Acc  
8141

5  
13675

(hereinafter referred to as the LESSOR, which expression shall, whenever the context so permits, mean and include its successors, administrators, assigns or any one claiming through or under it of the ONE Part.)

AND

BALMURI & ENUGANTI EDUCATIONAL SOCIETY, Karimnagar (a registered Society Regd. Under the A.P. Societies Registration Act 2001 AD vide its Regn. No. 1121/2010), represented by its President Sri. BALMURI SANTHOSH RAO, son of Rama Rao, aged about 53 years, resident of H.No.10-3-542/A, Meharnagar, Bank Colony, Karimnagar-505 001, A.P.

(here in after referred to as LESSEE, which expression shall, whenever the context so permits, mean and include his successors, administrators, assigns or any one claiming through or under it of the OTHER Part.)

B. Balmuri

T. rasathille

B. Balmuri  
Conty.. 2.



Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

Regular document number 12843 of year 2013

Sheet 1 of 6 Sheets

Signature of Joint Sub Registrar  
Karimnagar (O.B)

**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Karimnagar (O.B) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1300/- paid between the hours of 3 and 5:14 on the 13th day of DEC, 2013 by Sri B Santhosh Rao



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

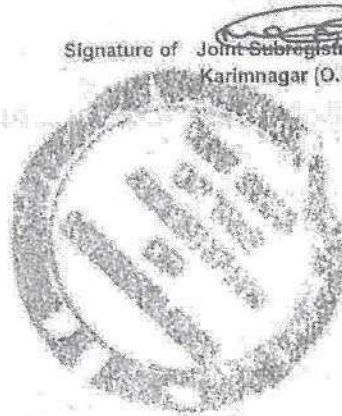
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE			BALMURI SANTHOSH RAO [R] BALMURI AND ENUGANTI EDUCATIONAL SOCIETY KARIMNAGAR 10-3-542/A, MEHARNAGAR, KARIMNAGAR	
2	LR			BALMURI SANTHOSH RAO 10-3-542/A, MEHARNAGAR, KARIMNAGAR	
3	LR			ENUGANTI PRASAD RAO 7-1-746, MM THOTA, KARIMNAGAR	

**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			BANDA MALLAREDDY S/O. LACHIREDDY, R/O, GOURAPUR VG. KODIMYALMDL, KARIMNAGAR DIST	
2			A. ANJANEYULU S/O. KONDAGATTU, R/O, BHAGATHNAGAR, KARIMNAGAR	

13th day of December, 2013

Signature of Joint Sub Registrar  
Karimnagar (O.B)



WHEREAS THE Lessor is the absolute owner and exclusive possessor of the land admeasuring: Ac. 2.02 guntas in Sy.No.372/A & 372/B (Ac.1.02 guntas in Sy.No.372/A, 0.05 guntas in Sy.No.372/B (in the name of Lessor No.1) Ac.0.30 guntas in Sy.No.372/A, 0.05 guntas in Sy.No.372/B (in the name of Lessor No.2) Situated at Alugunoor Village, Thimmapur Mandal, Karimnagar District which is more fully described in the Schedule annexed here to and which is here-in-after referred to as the Schedule Property.

The lessee has approached and requested the lessor for the lease of scheduled property for construction of pacca buildings for starting a school. AND WHEREAS the lessor has accepted for the lease of schedule property to construct the super structure as per the lessee's own specifications for which the lessor agreed.

Now this lease deed is entered into with the following terms & conditions.

1. LEASE PERIOD:

That the lessor agrees to lease out the land mentioned in scheduled property admeasuring 82 guntas located in Alugunoor (Vill) of Thimmapur Mandal of Karimnagar Dist. to the lessee for construction of school buildings for a period of Thirty (30) years.

2. CONSTRUCTION OF BUILDINGS:

i) The lessee has agreed to construct the super structure as per their own specifications in the scheduled property for running their society activities, and the same shall be dismantled after completion of lease period.

ii) After the expiry of Lease period the Lessee should handover the schedule Property in good condition to the Lessors.

3. RENT:

i) Rent payable by the lessee to the lessor for the scheduled property on a monthly basis @ Rs.1,000/- (Rupees One thousand only) per month per gunta. The lease rent shall be paid for every month from the date of commencement of the rent period and at the end of every Five (5) years, there shall be an increase of 10% in the monthly rent last paid.

ii) The lease month shall be English calendar month. The rent shall be paid on or before 10th day of the month following the month for which the rent shall be due, by way of an Account Payee Cheque in favour of lessor in equal amounts.

iii) The LESSEE may wherever necessary deduct the tax at source as per the provision of the Income Tax Act, 1961 and shall issue the necessary certificates at the end of the each of the financial year.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
Cpt... 3.



Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

Regular document number 12843 of year 2013

Sheet 2 of 6 Sheets

Signature of Joint Subregistrar 1  
Karimnagar (O.B)

**Endorsement:**

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of I.S Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	
Stamp Duty	100	189900	0		0	190000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	1300	0		0	1300
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>191300</b>	<b>0</b>		<b>0</b>	<b>191400</b>

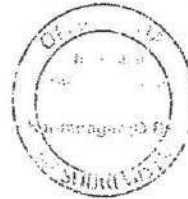
Rs. 189900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1300/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through Challan/BC/Pay Order No ,335331 dated ,13-DEC-13.

Date

13th day of December, 2013

Signature of Registering Officer

1935-SE- Aggalayan-22th Karimnagar (O.B)



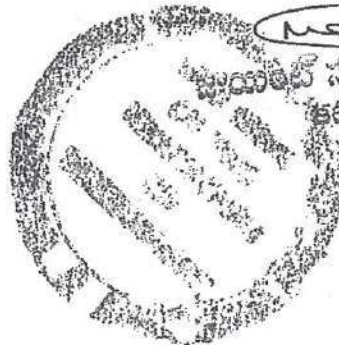
Registered as No. 12843 of 2013 of Book-1  
- 13th day of DECEMBER 2013  
1935 SE - Aggalayan-22th

SIGNATURE OF THE REGISTERING OFFICER

This document is registered in duplicate

**CERTIFICATE OF SCANNING**  
THE DOCUMENT HAS BEEN SCANNED WITH  
IDENTIFICATION NO. 2013-1-12843 2013

SIGNATURE OF THE REGISTERING OFFICER



Signature of Registering Officer

అగలయన్ సబ్-రిజిస్ట్రారు-1  
కరీంనగర్

4. PERIOD AND RENEWAL OPTION OF THE LEASE:

- i) The lease shall be for Thirty (30) years with an option of renewing the lease.
- ii) The LESSORS shall not have an option to terminate this lease under any circumstances before expiry of the lease period other than that of non-payment of rent as mentioned in 3(i) above.

5. TERMINATION:

- i) The Lessors shall not terminate the agreement except in accordance with prevailing law relating to lease of Immovable Property.
- ii) The LESSEE shall not have the option of terminating the lease before expiry of lease period.
- iii) Upon Termination of the lease, the LESSEE shall surrender the physical position of the schedule property to the lessors as mentioned in clause 2(iii) above.

6. QUITE ENJOYMENT:

The LESSORS represents and warrants that it has the full right and authority to execute this Agreement to Lease and to grant the lease of the Scheduled Property, and that the LESSEE, against payment of the rent and performance of the covenants herein contained, shall peacefully and quietly hold, possess and enjoy the Scheduled Property during the full term of the lease and any extensions thereof without any interruption, disturbance, claims or demands whatsoever by the LESSORS or any other person(s) or entity on behalf of the LESSORS.

7. SPECIFIC PERFORMANCE:

It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.

8. JURISDICTION:

The Courts at Karimnagar alone shall have jurisdiction to try and entertain all suits, proceedings, claims arising out of these presents.

9. DISPUTE RESOLUTION:

Any dispute or differences arising out of or relating to this Agreement shall be at the first instance settled expeditiously and fairly by the representatives of the parties hereto. In the event of the representatives not being able to resolve the same, any such disputes or differences shall be referred to the single arbitrator appointed by, and agreed to by both parties to the Agreement, in accordance with the provisions of Arbitration & Conciliation Act 1996. The venue of the arbitration shall be at Karimnagar and the decision of the arbitrator shall be final and binding on the parties hereto.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

Regular document number 12843 of year 2013

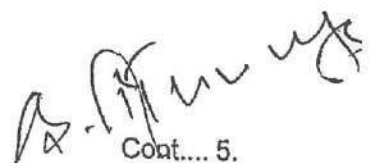
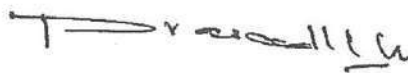
Sheet 3 of 6 Sheets

Signature of Joint Subregistrar  
Karimnagar (O.B)





10. **STAMP DUTY AND REGISTRATION CHARGES:**  
The Stamp duty and registration charges, if any, on this agreement to lease shall be borne by the LESSEE.
11. **COPIES OF AGREEMENT:**  
This Agreement of Lease is drawn with two originals, one of the originals shall be in the custody of the LESSORS and the second shall be in the custody of the LESSEE.
12. **NO WAIVER OR VARIATION:**  
A Provision of or a right created under this Agreement may not be waived or varied except in writing signed by the party or parties to be bound by the waiver or variation.
13. **PARTIAL EXERCISE OR RIGHTS:**  
No single or partial exercise by any party of any right, power or remedy under this Agreement shall preclude any other or further exercise of that or any other right, power or remedy.
14. **NO EXCLUSION OF RIGHTS:**  
The rights, power or remedies provided in this Agreement is cumulative with and not eve of any rights, power or remedies provided independently of this Agreement.
15. **SEVERANCE:**  
If any provision of this Agreement is judged invalid or unenforceable for any reason whatsoever, by a court of competent jurisdiction, such invalidity or unenforceability (unless deletion of such provision would materially adversely affect one of the parties) will not affect the operation or interpretation of any other provision of this Agreement to the extent that the invalid or unenforceable provision will be treated as severed from this Agreement.
16. **NOTICE:**  
Any notice to be issued to either party shall be deemed to have been duly delivered if delivered by hand or courier or registered post with acknowledgement to the address furnished in the title above.
17. **ENTIRE AGREEMENT:**  
This Agreement and any Annexure attached here with constitutes the entire agreement between the parties. The parties agreed that no change, waiver, or discharge to this agreement shall be valid unless one party presents it to the other party in writing and the other party accepts such charge, waiver or discharge and communicates such acceptance in writing.




Cont.... 5.

Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

Regular document number 12842 of year 2013

Sheet 4 of 6 Sheets

Signature of   
Joint Subregistrar  
Karimnagar (O.B)





**SCHEDULE OF THE PROPERTY**

An Open land admeasuring: Ac. 2.02 guntas equal to 9922 Sq. Yards, in Sy.No.372/A & 372/B (Ac.1.02 guntas in Sy.No.372/A, 0.05 guntas in Sy.No.372/B (in the name of Lessor No.1) Ac.0.30 guntas in Sy.No.372/A, 0.05 guntas in Sy.No.372/B ( in the name of Lessor No.2) Situated at Alugunoor Village, Thimmapur Mandal, Karimnagar District and under the jurisdiction of Sub-District Registration Karimnagar Rural (Thimmapur) and Registration District Karimnagar.

BOUNDED BY:

- East : 20'-0" wide Road.  
West : Land of Chilla Rajamallu.  
North : Land of D. Kanakamma, Chilla Laxmaiah & Rajamallu.  
South : Land of A. Narayana & Others.

Deficit stamp duty of Rs. 1,89,900/- Registration fee of Rs.1,300/- and User charges of Rs.100/- having a total amount of Rs.1,91,300/- has been paid vide Challan Receipt No. F. 335331, dated 13-12-2013 at State Bank of Hyderabad Collectorate Branch, Karimnagar.

This deed of Lease is executed with free will and true consent and both the lesser, lessee and witnesses aforesaid with their signatures hereunder on the day, month and year aforementioned.

WITNESSES:

1. B. M. Reddy
2. [Signature]

1. [Signature]
2. [Signature]

SIGNATURE OF THE LESSORS:

For BALMURI & ENUGANTI EDUCATIONAL SOCIETY

[Signature]  
(B. SANTHOSH RAO)  
President

SIGNATURE OF THE LESSEE:

Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

Regular document number 12843 of year 2013

Sheet 5 of 6 Sheets

Signature of ~~Joint Subregistrar~~  
Karimnagar (O.B)



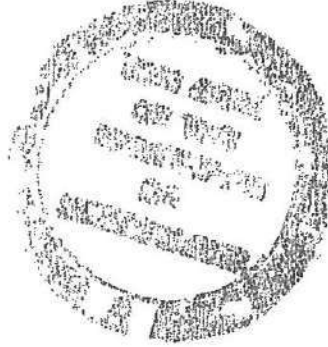


Book - 1 CS Number 13675 of 2013 of SRO, Karimnagar (O.B)

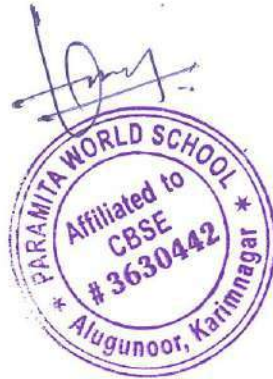
Regular document number 12843 of year 2013

Sheet 6 of 6 Sheets

Signature of Joint Subregistrar  
Karimnagar (O.B)



*M. Sankar*  
*Principal*  
PARAMITA World School  
Affiliated to the CBSE # 3630442  
Alugunoor, Karimnagar.



*[Signature]*  
SECRETARY & CORRESPONDENT  
BALMURI AND ENUGANTI EDUCATIONAL SOCIETY,  
KARIMNAGAR.

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O రమా రావ్, పిన్ నె 10-  
542/1, మెహర్ నెయర్  
వివేకానందపురి ఆరెపల్లె  
కారం, కరీంనగర్, కరీంనగర్  
ఆంధ్ర ప్రదేశ్, 505001

Address:  
S/O: Rama Rao, H No 10-3-  
542/1, Mehar Nagar  
Vivekanandhapuri Arepalle  
(Rural), Karimnagar, Karim  
Nagar  
Andhra Pradesh, 505001

भारत सरकार  
GOVERNMENT OF INDIA



బల్మూరి సంతోష్ రావ్  
Balmuri Santhosh Rao  
పుట్టిన సం./YoB: 1963  
పురుషుడు Male



9947 7082 7364

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

आम आदमी का अधिकार - Aam Aadmi ka Adhikar

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

అగమరాజ్ ఆగమారాజ్ రావు  
Agamaraj Agamaraj Rao



పుట్టిన సంవత్సరం/Year of Birth: 1956  
పురుషుడు/ Male



8777 8669 7214

సామాన్యమానవుని హక్కు



అగమరాజ్ ఆగమారాజ్ రావు  
Agamaraj Agamaraj Rao

చిరునామా: S/O: అగమరాజ్  
ఇంటి నం 7-1-746, మంకమ్మతోట, కరీంనగర్  
కరీంనగర్, కరీంనగర్, కరీంనగర్  
ఆంధ్ర ప్రదేశ్, 505001

Address: S/O: Agamaraj, R  
No 7-1-746,  
mankammathota,  
karimnagar, Karimnagar,  
Karim Nagar, Karimnagar,  
Andhra Pradesh, 505001

1947 1800 180 1847 help@uidai.gov.in www.uidai.gov.in పి.సి. చాక్స్ నెం. 1947, హనుమాన్ - 505001

Signature of the Witnesses

1. R.M. Rao
2. [Signature]

1. [Signature]
2. [Signature]  
(LESSORS)

[Signature]  
(LESSEE)

Signature of the Executant/s