స్కానింగ్ చేయబడినది

BOOK - 1 PENDING DOC. NO. 229/2025
JOINT SUB REGISTRAR : MAHABUBNAGAR (R.O)

Doc No. 14583/2025 Copy

P.No. 2/1458

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BL 254402

Tran Id: 251007150504788736
Date: 07 OCT 2025, 03:07 PM
Purchased By:
MAMIDI BHANU MADHUSUDHANA RAO
S/o MAMIDI SUNDARAIAH
R/o HYDERABAD.
For Whom
SPARSH EDUCATIONAL SOCIETY.

ASHWINI
LICENSED STAMP VENDOR
Lic. No. 1413006/2023
Ren.No. -
H.NO:5-6-23/
A/19/5,SHIVASHAKTI
NAGAR,MAHABUBNAGAR.
Ph 7396076424

LEASE DEED

This Lease Deed ("**Lease Deed**") is executed on this [Insert Date] (the "**Effective Date**"), by and between:

P. SRIKANTH REDDY S/O P. MANOHAR REDDY, aged about 41 Years, having PAN DWXPS0994F Aadhaar No.7670 7372 6863, and address at 13-3-114, S.N.R Colony, Palkonda, Mahabubnagar, Telangana, 509001 (hereinafter referred to as the "**Lessor No.1**");

P. RAVIKANTH REDDY S/O P. MANOHAR REDDY, aged about 39 Years, having having PAN AQSPP5342E, Aadhaar No.2255 4039 4818, and address at New Geetha Hotel, Room No: 01, Opposite Government Hospital, Mahabbubnagar, Telangana, 509001 (hereinafter referred to as the "**Lessor No.2**"),

The Lessors No.1 and Lessors No.2 shall hereinafter be individually referred to as "**Lessor No.1**" and "**Lessor No.2**" respectively and collectively referred to as the "**Lessors**" which expression shall wherever the context permits be deemed to include their heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **FIRST PART**

AND

SPARSH EDUCATIONAL SOCIETY, is a society, registered under Societies Registration Act, 2001 having PAN AABAS9817M and address No. 62/4, 62/5, Turkapallay Village, Alwal Mandal, Medchal-Malkajgiri District 500010, Telangana represented by MR. MAMIDI BHANU MADHUSUDHANA RAO S/O MAMIDI SUNDARAIAH, Aadhaar No.2177 1403 3889. (hereinafter referred to as the "**Lessee**, which expression shall wherever the context permits be deemed to include their heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **SECOND PART**

The Lessors and the Lessee shall hereinafter be individually referred to as a "**Party**" and collectively as "**Parties**".

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Joint Sub Registrar, Mahabubnagar (R O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 66750/- paid on the 07th day of OCT, 2025 by Sri/Smt. P.Srikanth Reddy at 16 04

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

Sl No / Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1 LE	Aadhaar No: XXXXXXXX3889  NAME: MAMIDI BHANU MADHUSUDHANA RAO S/O MAMIDI SUNDHARIAH KUKATPALLY, HYDERABAD, ANDHRA PRADESH, 500072	 MAMIDI BHANU MADHUSU [1413-1-2025-13013]	 MAMIDI BHANU MADHUSUDHANA RAO[R]SPARSH EDUCATIONAL SOCIETY M IG 99-100, P V R RESIDENCY PHASE-2, DHARMAREDDY COLONY BEHIND CHERMAS, K P H B, KUKATPALLY HYDER,	Digitally Signed by Name MAMIDI BHANU MADHUSUDHANA RAO Location SRO MAHABUBNAGAR (R.O) Reason Admission of Execution Date Tue Oct 07 17:08:49 IST 2025
2 LR	Aadhaar No: XXXXXXXX4818  NAME: P RAVIKANTH REDDY S/O P MANOHAR REDDY MAHBUBNAGAR, MAHBUBNAGAR MAHABUBNAGAR, TELANGANA, 509001	 P RAVIKANTH REDDY 07/10 [1413-1-2025-13013]	 P RAVIKANTH REDDY S/O. P MANOHAR REDDY NEW GEETHA HOTEL,ROOM NO 01 OPPOSITE GOVT HOSPITAL, MAHABUBNAGAR	Digitally Signed by Name P RAVIKANTH REDDY Location SRO MAHABUBNAGAR (R.O) Reason Admission of Execution Date Tue Oct 07 17:08:22 IST 2025
3 LR	Aadhaar No: XXXXXXXX6863  NAME: P SRIKANTH REDDY UPPAL, K.V. RANGAREDDY, TELANGANA, 500076	 P SRIKANTH REDDY 07/10/2 [1413-1-2025-13013]	 P SRIKANTH REDDY S/O. P MANOHAR REDDY 13-3-114, SNR COLONY,PALKONDA MAHABUBNAGAR	Digitally Signed by Name P SRIKANTH REDDY Location SRO MAHABUBNAGAR (R.O) Reason Admission of Execution Date Tue Oct 07 17:04:46 IST 2025

Identified by Witness:

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhaar No: XXXXXXXX9857  NAME: MUJAHED ALI KHAN FAROOQUI C/O LATE HAMID ALI KHANFAROOQUI Saidabad, Hyderabad, Telangana, 500024	 MUJAHED ALI KHAN FAROO [1413-1-2025-13013]	 MUJAHED ALI KHAN FAROOQUI HNO 16-8-592 MALAKPET MBNR	Digitally Signed by Name MUJAHED ALI KHAN FAROOQUI Location SRO MAHABUBNAGAR (R.O) Reason Witness Signature Date Tue Oct 07 17:09:55 IST 2025
2	Aadhaar No: XXXXXXXX1535  NAME: VELAGAPUDI VAMSHI KRISHNA S/O VELAGAPUDI SIVA RAMA KRISHNA PRASAD Mahbubnagar, Mahbubnagar, Mahabubnagar Telangana, 509001	 V VAMSHI KRISHNA 07/10/202 [1413-1-2025-13013]	 V VAMSHI KRISHNA HNO 1-3-126/5 RAJENDRA NAGAR MBNR	Digitally Signed by Name V VAMSHI KRISHNA Location SRO MAHABUBNAGAR (R.O) Reason Witness Signature Date Tue Oct 07 17:10:41 IST 2025

Authenticated by
MOHD.HAMEED
SRO Mahabubnagar (R.O)

07th day of October,2025

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Bk - 1, CS No 13013/2025 & Doct No 14583/2025

Digitally Signed by Name MOHD HAMEED Location SRO MAHABUBNAGAR (R.O) Reason Endorsement Sign Date Tue Oct 07 17:10:00 IST 2025

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OFFICE OF The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) JOINT SUB REGISTRAR

RECITALS:

A. The Lessors are the sole and absolute owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property, situated at Survey Number 317/1, Mahabubnagar District, Palkonda Village and more particularly described in the **Schedule I** of this Lease Deed, admeasuring about 9680.00 Sq. Yards, Link Doct No.10386/2025 Regd: at S.R.O. Mahabubnagar ("**Schedule Land**").

B. The Lessors have approached the Lessee for the construction of a building on the Schedule Land and to lease out the same to the Lessee for running an educational institution from Pre-KG to Grade 12, which will run in the name of 'Orchids The International School' ("**Educational Institution**"), which the Lessee has accepted.

C. The Lessee has requested the Lessors to construct on the Schedule Land, a building totally admeasuring 80,000 sq. ft. or thereabouts with sports amenities such as a basketball court (PCC Only), multipurpose court, cricket nets, skating rink, swimming pool, children's playground / sandpit area with sand, retaining walls and amphitheatre (the "**Building**") in accordance with the specifications provided by the Lessee as detailed in **Schedule III** of this Lease Deed, in order to operate the Educational Institution (the "**Specifications**"). (The Schedule Land upon such construction and development shall hereinafter be referred to as the "**Leased Premises**").

D. The Lessors have agreed to give on lease, and the Lessee has accepted to take on lease the Leased Premises, relying on mutual representations to each other and on the terms and conditions set forth herein.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND MUTUAL PROMISES AND REPRESENTATIONS CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO DO MUTUALLY COVENANT, STIPULATE AND AGREE AS FOLLOWS:

The recitals above shall form an integral part of this Lease Deed.

1. DEFINITIONS

In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:

1.1. "**Academic Year**" means the period beginning from the month of April of the particular year and ending in the month of March of the subsequent year, or a period from the month of June of the particular year and ending in the month of May of the subsequent year, or such other period as may be prescribed by the Company.

1.2. "**Educational Institution**" means "Orchids The International School", which shall be located at Schedule Land.

1.3. "**Financial Year**" shall mean, the period from 1st April of any calendar year to 31st March of the immediately succeeding calendar year.

1.4. "**Lease Commencement Date**" shall mean 1st April 2026, i.e. when the first phase of the Building has to be handed over by the Lessors.

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	2002050	0	0	0	2002150
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	66750	0	0	0	66750
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2069800	0	0	0	2069900

Rs. 2002050/- towards Stamp Duty including T D under Section 41 of I.S. Act 1899 and Rs. 66750/- towards Registration Fees on the chargeable value of Rs. 12780536/- was paid by the party through E-Challan/BC/Pay Order No .769GF2071025 dated ,07-OCT-25 of ,ICICIC/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 2069850/-, DATE: 07-OCT-25, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 4928703766156,PAYMENT MODE:NB-1001138,ATRN:4928703766156,REMITTER NAME: SPARSH EDUCATIONAL SOCIETY ,EXECUTANT NAME: SRIKANTH REDDY AND OTHERS,CLAIMANT NAME: SPARSH EDUCATIONAL SOCIETY .

Digitally Signed by:
Name:MOHD.HAMEED
Location:SRO MAHABUBNAGAR (RO)
Reason:Endorsement Sign
Date:Tue Oct 07 17:17:00 IST 2025

Date:

07th day of October,2025

The registered pending Lease deed Doct. No. 229/2025 was kept pending due to mismatch between recital (30 years) and duty paid (19yrs 11 Months). Notice No. 229/2025 Dtd. 10-10-2025 was issued for deficit duty of ₹33,47,264/-

The Honorable High Court of Telangana in WP No. 32942 of 2025 has directed the registering authority to release the document treating the lease period as 19 years 11 months based on Joint Affidavit dated 15-10-2025. Accordingly, the dificit notice is treated as cancelled ~~cancelled~~, the correction is enforced, and the document is released as per High Court directions"

Joint Sub-Registrar-I
Mahabubnagar

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Name:MOHD.HAMEED
Location:SRO MAHABUBNAGAR (RO)
Reason:Endorsement Sign
Date:Tue Oct 07 17:17:00 IST 2025

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MAHABUBNAGAR (R.O)
JOINT SUB REGISTRAR

1.6. "**Lease Term**" shall have the meaning given to such term in Clause 7.1.

1.7. "**Lock-in Period**" shall have the meaning given to such term in Clause 7.2.

1.8. "**Rent Commencement Date**" shall mean the date from which the Lessee is accountable for payment of rent, which has no relevance to the Lease Commencement Date, and the rent commencement date of this Lease Deed shall be 1st June 2026 and 1st June of the respective phases, subject to the advancement/ deferment clause;

1.9. "**Rental Year**" shall mean 1st June of any calendar year to 31st May of the immediately succeeding calendar year.

1.10. "**Schedule Land**" shall have the meaning as prescribed to such term in Recital A.

2. **INTERPRETATION**

Unless the context of this Lease Deed otherwise requires:

2.1. Words using the singular or plural number also include the plural or singular number, respectively;

2.2. Words of any gender are deemed to include the other gender;

2.3. Reference to the word "include" shall be construed without limitation;

2.4. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Lease Deed or specified Clauses or Schedules of this Lease Deed, as the case may be;

2.5. The term "Clause" refers to the specified Clause of this Lease Deed;

2.6. Reference to any legislation or Law or any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;

2.7. The Schedules hereto shall constitute an integral part of this Lease Deed;

2.8. The index bold typeface, headings and titles herein are used for the convenience of reference only and shall not affect the construction of this Lease Deed;

2.9. Any word or phrase defined in the body of this Lease Deed as opposed to being defined in Clause 1 above shall have the meaning assigned to it in such definition throughout this Lease Deed, unless the contrary is expressly stated or the contrary clearly appears from the context;

2.10. If any provision in a Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Lease Deed;

2.11. When any number of days is prescribed, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day that is a Business Day;

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

1వ పుస్తకము 2025 సంవత్సరం 1947 శా.శా.
లో 14583 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ నిమిత్తం గుర్తింపు సంబరు. — 14583/2025
1413-1 14583 /2025గా ఇవ్వబడినది.
నవంబర్ నెల 17 తేదీన

రిజిస్ట్రేరింగ్ అధికారి

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Digitally Signed
Name:MADHU [illegible]
Location:SRO MAHABUBNAGAR (R.O)
Reason:Endorsement
Date:Tue Oct 07 17:17:00 IST 2025

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MAHABUBNAGAR (R.O)
JOINT SUB REGISTRAR

2.12. Time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence;

2.13. Notwithstanding anything to the contrary, any time limits specified in any provision of this Lease Deed, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such law shall upon informing the other Party of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time;

2.14. Any notice, waiver or amendment shall be effective when made in writing;

2.15. Reference to intimation, consent or approval shall mean prior written consent/approval;

2.16. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned parties;

2.17. Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including e-mail);

2.18. If there is any conflict or inconsistency between a term in the body of this Lease Deed and any term in any schedule or any other document referred to or otherwise incorporated in this Lease Deed, the term in the body of this Lease Deed shall take precedence; and

2.19. No provisions of this Lease Deed shall be interpreted in favour of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.

3. GRANT OF LEASE

3.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessors hereby grants to the Lessee and the Lessee hereby accepts from the Lessors, the lease of the Leased Premises.

3.2. The Building shall be handed over to the Lessee in 3 (three) Phases as described in detail in **Schedule I** of this Lease Deed, admeasuring total of 80,000 sq. ft. and comprising of Ground +3 Floors, depending upon the plans and specifications as may be finalised by the Parties. The Lessors shall hand over the constructed first phase of the Building admeasuring 40,000 sq. ft. comprising of Ground + 1 Floor shall be handed over to the Lessee on or before 31st March 2026 ("**Phase 1**"), free from all encumbrances. The second phase of the Building admeasuring 20,000 sq. ft comprising of 2nd Floor to the Lessee on or before 31st March 2028 ("**Phase 2**"), free from all encumbrances. The third phase of constructed Building admeasuring 20,000 sq. ft. comprising of 3rd Floor shall be handed over to the Lessee on or before 31st March 2030 ("**Phase 3**"), free from all encumbrances.

3.3. In the event the Lessors fails to handover the constructed Building to the Lessee as agreed upon in **Schedule I** of this Lease Deed, then the Lessors shall be liable to pay to the Lessee damages for the delay which shall be Rent per day for every day of delay in handing over the Building along with interest at the rate of 18 (eighteen) percent, per annum. Further, the Lessee shall not be liable to pay the Rents for the period where the constructed phase of the Building in accordance with

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14583/2025

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JOINT SUB REGISTRAR

Schedule I of this Lease Deed is not handed over to the Lessee strictly in accordance with the Specifications mentioned in **Schedule III** of this Lease Deed.

3.4. The Lessors shall endeavour to complete the construction of the Building in accordance with this Lease Deed in in one go for the purposes of aesthetics and safety. The Leased Premises shall be finished and handed over according to the schedule detailed in this Lease Deed.

3.5. The commencement date of the Educational Institution shall be 1st June 2026.

3.6. In the event the approvals for Educational Institution for the Academic Year **2026-2027** are not obtained due to the delay in handing over of the Building by the Lessors as described in detail in **Schedule I** of this Lease Deed for inspection by the educational authorities or because of delay by the Lessors in obtaining Building approvals (such as Partial Occupancy Certificate, Fire Compliance Certificate and Building Stability Certificates, etc.), the rentals as payable to the Lessors pursuant to this Lease Deed shall be delayed and paid from the Academic Year **2027-2028** and the Rent Commencement Date will accordingly be delayed by 1 (one) year. All related obligations and deadlines shall be adjusted accordingly to reflect this extension.

3.7. The Parties may decide to advance or delay the timelines for Phase 2 and Phase 3 of the Building based on the admission performance of the Educational Institution and mutual agreement between the Parties.

3.8. In the event, the approval for operating the Educational Institution in the Building is not obtained from the concerned educational departments for reasons due to dispute on the title of the Schedule Land on which the Educational Institution is situated or for any reasons attributable to the Lessors, the Lease Deed shall automatically stand terminated.

3.9. The Lessee shall require a rent-free fit-out period of 2 (two) months for finishing internal fittings and fixtures as required for the purposes of running the Educational Institution. The Lessors shall hand over to the Lessee, each floor/part of the Building of the first phase, as and when construction is complete to enable the Lessee to for finishing internal fittings and fixtures as required for the purposes of running the Educational Institution.

4. SCOPE OF THE WORK

4.1. The Lessors shall obtain a Completion Certificate and Occupancy Certificate for the entire Building from the concerned authorities upon completion of Phase 3, as mentioned in **Schedule I** of this Lease Deed.

4.2. The Lessors shall obtain the Building plan sanction by **15th November 2025.**

4.3. The Lessors shall also obtain electricity connection from local authorities and shall bear all costs thereof for providing electricity connection including for transformers, cabling / wiring, security deposits, incidental expenses, etc. as per Lessee's requirements.

4.4. The Lessors shall hand over an office space of 3,000 square feet ("**Office Space**") on or before 1st October 2025 (for marketing, administration and mock classrooms). The said Office Space shall be on the Schedule Land and shall be equipped with adequate electrical and plug points, lighting, ventilation, toilets for both male and female staff and basic amenities to support office operations . In case the Lessors fails to provide the Office Space by 1st November 2025, the Rent as payable to the Lessors for the first year shall be reduced at the sole discretion of the Lessee.

For SPARSH EDUCATIONAL SOCIETY

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JOINT SUB REGISTRAR

4.5. The Lessors shall provide the following facilities on the Leased Premises in accordance with the Specifications provided by the Lessee along with the handover of Phase 1:

4.5.1. Basketball Court (RCC only) with poles and nets.

4.5.2. Multipurpose Court after consolidation of soil and as per design.

4.5.3. 2-4 Cricket pitch (PCC only)

4.5.4. Skating Rink with RCC, metal enclosure and finishing painting.

4.5.5. Swimming Pool with RCC, waterproofing, change rooms, etc. to be provided

4.5.6. Football ground without artificial turf and with all preparation for laying of turf.

4.5.7. Children's Playground / Sandpit Area with Sand and Retaining Walls

4.6. The Lessors shall provide the following on the Leased Premises for the Educational Institution in accordance with the specifications provided at **Schedule III** of this Lease Deed:

4.6.1. 2 (two) demo classrooms on or before 1st February 2026;

4.6.2. Front office on or before 1st November 2025;

4.6.3. 2 (two) number of toilets on or before 1st November 2025;

4.6.4. Front approach to the front office on or before 1st November 2025

4.6.5. 5 (five) classrooms by 1st February 2026; and

4.6.6. Girls and boys toilets by 1st February 2026.

4.7. The Lessee shall inspect the Leased Premises jointly with the Lessors to ensure that the construction and developments are being carried out in conformity with the Lessee's specifications as provided in **Schedule III** of this Lease Deed, and in accordance with Clause 4 of this Lease Deed and the handover shall be subject to the complete satisfaction of the Lessee. The Lessors shall at all times fully construct the Leased Premises strictly in accordance with the Specifications provided under **Schedule III** of this Lease Deed and under Clause 4 of this Lease Deed. In the event the Lessors fails to comply with the Specifications provided in **Schedule III** and Clause 4 of this Lease Deed for any phase of construction, then the Lessors shall be liable to pay as damages to the Lessee which shall be rent per day for every day of such delay or default along with interest at the rate of eighteen (18) percent per annum till the date on which the Lessors completes the construction of the Building in accordance with the Specifications and in accordance with Clause 4 of this Lease Deed. Further, the Lessee will not be liable to pay Rent to the Lessors under this Lease Deed till such date the Lessors completes the construction of the Building in accordance with the Specifications and in accordance with Clause 4 of this Lease Deed

4.8. In the event that the Lessors fails to comply with any of the Specifications mentioned in **Schedule III** and Clause 4 of this Lease Deed then the Lessee shall not be liable to pay Rent to the Lessors

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

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Digitally Signed by
Name: MOHD ILIAS
Location: SRO MAHABUBNAGAR (R.O)
Reason: Endorsement Sign
Date: Tue Oct 07 17:17:00 IST 2025

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MAHABUBNAGAR (R.O)
JOINT SUB REGISTRAR

pursuant to this Lease Deed until the Lessors completes the construction as per Specifications mentioned in **Schedule III** and Clause 4 of this Lease Deed.

4.9. The Lessors accepts and acknowledges that time is the essence of this Lease Deed and agrees to handover the Building to the Lessee in accordance with the timelines listed at **Schedule I** of this Lease Deed and Specifications provided at **Schedule III** of this Lease Deed.

4.10. The Lessors shall ensure that land levelling is completed on the Schedule Land before commencing construction on the Schedule Land.

4.11. The Lessors shall at its own cost, construct 6 Feet by 2 Feet of barbed wire fencing as per CBSE norms in Phase 1 of construction on the Schedule Land.

4.12. The Lessors shall at its own cost, construct entrance arch as per the specifications provided by the Lessee in Phase 1 on the Schedule Land.

4.13. The Lessors shall at its own cost, construct and install Government mandated rain water harvesting on the Schedule Land.

4.14. The Lessors shall at its own cost, provide water bearing borewell including enclosure, power, pump, piping, etc. In the event the current borewell runs dry, the Lessors shall at its own cost, provide a new borewell to the Lessee. If and when Municipal water connection is made available for the Leased Premises, the Lessors shall at its own cost and expense (including deposits, piping, incidental expenses, etc), provide the same to the Lessee for the Leased Premises.

4.15. The Lessee is desirous of operating the Educational Institution, on the Leased Premises and the Lease Commencement Date is critical and has been determined based on the Academic Year for the Educational Institution. Any delay in handing over the Leased Premises will disrupt the functioning of the Educational Institution and the Lessee will be unable to use the said Leased Premises for the entire Academic Year. Therefore, in the event of delay in handing over the Leased Premises to the Lessee, on or before the agreed-upon date, the Lessee shall, at its sole discretion, occupy that part of the Leased Premises which has been rendered usable in accordance with the agreed terms as provided of this Lease Deed, and to its satisfaction, while the Lessors can complete the pending work without causing any disruption to the day to day affairs of the Lessee/Educational Institution within a period of 30 (thirty) days from such date of the Lessee entering the Leased Premises.

5. APPROVALS FROM AUTHORITIES

5.1. The Lessors shall obtain the required sanction plan from the competent authorities to make and put up such construction on the Schedule Land to run, manage and conduct the Educational Institution.

5.2. All approvals relating to the Building and the Scheduled Land required for the smooth functioning and operation of the Educational Institution shall be obtained by the Lessors prior to the application of school permission and by deadlines for the same announced by the Education Department from time to time, typically by 31st August 2025. These will include Partial Occupancy Certificate (Partial OC), Fire NOC / Fire Compliance Certificate, Health & Sanitation Certificate, Building Stability Certificate, Water Supply & Sewerage Board approval, DISCOM approval. Full Building Occupancy Certificate shall be obtained by the Lessors for the Building after completion of Phase 3. Further, the Lessors shall also be responsible for obtaining the Full Building Occupancy Certificate after completion of Phase 3 as more particularly described in **Schedule I** of this Lease

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Deed. Any annual or periodic renewals required for these approvals shall be obtained and maintained by the Lessors at its own cost.

5.3. The Lessee has requested the Lessors to develop the Schedule Land in accordance with their requirement for running the Educational Institution and a construction plan to suit their specific requirement shall be prepared by the architect (recommended and approved by the Lessee) and after confirmation of the construction plan by the Lessee, the said construction plan shall be submitted to the Mahabubnagar Municipality for approval by the Lessors. Any further approvals as may be mandated by the relevant statutory authorities related to the land and/ or building during the term of the Lease Deed shall be obtained by the Lessors at their own cost.

5.4. The Lessors shall provide the Lessee with all requisite land documents, local authority approvals and other information related to the Leased Premises as and when required, for the purpose of obtaining Board Affiliations or any other statutory requirement to establish and run the Educational Institution.

5.5. The Lessee shall obtain permission to run and manage the Educational Institution from the State as well as the Central Board of Secondary Education (CBSE) and/or such other recognized boards of education as the case may be to establish and run the Educational Institution.

5.6. The Lessors hereby undertakes to provide relevant documents, permissions, approvals (as applicable) in accordance with **Schedule I** of this Lease Deed, as required for the purposes of running and operating the Educational Institution by the Lessee.

6. USE OF THE LEASED PREMISES

6.1. The Lessee shall use the Leased Premises for the purpose of operating the Educational Institution and for all other purposes incidental or ancillary thereto. During the subsistence of this Lease Deed, the Lessee shall, subject to the terms of this Lease Deed, have all rights available to a Lessee under applicable laws and shall have complete, uninterrupted and peaceful possession over the Leased Premises and uninterrupted access to the Leased Premises, without any hindrance from any person/s in any manner whatsoever.

7. LEASE TERM

7.1. **Lease Term**: The Parties agree that the Lease contemplated under this Lease Deed shall commence on and from the Rent Commencement Date 1st June 2026 and subsist for a period of 30 (Thirty) years and ending not earlier than 31st May 2056 ("**Lease Term**").

7.2. **Lock-in Period**: There shall be a Lock-in Period of 15 (Fifteen) years from the Rent Commencement Date i.e. 1st June 2026 and ending not earlier than 31st May 2041 ('**Lock-in Period**'). Neither Party shall be entitled to terminate the Lease Deed during the Lock-in Period and thereafter, except on terms more fully contained of this Lease Deed.

7.3. Post the Lock-in Period, either Party shall be entitled to terminate this Lease Deed by giving a notice of 1 (one) year , subject to the completion of the Academic Year.

7.4. In the event, of any untimely termination of this Lease Deed, either on part of the Lessors and/or the Lessee, prior to the completion of the Lock-in Period, the Party intending to terminate the Lease Deed shall pay Liquidated Damages of one hundred (100) percent of the total Rent payable for the remaining years of the Lock-in Period, subject to the terms and conditions contained herein.

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7.5. In the event, of any untimely termination of this Lease Deed, on part of the Lessors prior to the completion of the Lock-in Period, the Lessors shall pay Liquidated Damages amounting to 100 % (One Hundred Per Cent) of the total Rent payable for the remaining years of the Lock-in Period, subject to the terms and conditions contained herein.

8. LEASE RENTALS

8.1. Starting from the Rent Commencement Date, the Lessee shall pay to the Lessors rent as set out in **Schedule II** of this Lease Deed hereunder (the "**Rent**").

8.2. It is hereby agreed between the Parties that at the time of handover of the first phase of the Building, the Rent payable by the Lessee shall only be for the area as mentioned in **Schedule I** of this Lease Deed, provided that the built-up area is at least to the extent of the area specified in **Schedule I** of this Lease Deed. However, upon completion and handover of the third phase of the Building, the Parties shall jointly measure the entire built-up area with ground floor of Leased Premises and if required, recalculate the Rent due and payable by the Lessee, as per actual built-up area and shall accordingly enter into an amendment agreement if required, to amend **Schedule II** of this Lease Deed.

8.3. It is agreed between the Parties that basketball Court (PCC only), cricket nets, multipurpose court, skating rink, swimming pool, children's playground / sandpit area with sand and retaining walls, amphitheatre, football ground, entrance arch, security cabin and driver toilets, shall not be included in the rental area for the purpose of calculating the Rent under this Lease Deed.

8.4. It is clarified that the Rents payable to the Lessors shall become due and payable on the Rent Commencement Date only.

8.5. The Parties shall jointly measure the Leased Premises upon completion of every phase of construction. In the event, that the construction at any phase is over and beyond measurements, as described in **Schedule I** of this Lease Deed, then Lessee may either choose to take possession of the excess constructed space or not. Only in the event, that the Lessee chooses to occupy the additional space which is constructed, then the Lessee shall pay the rents towards the additional space as well and the Parties shall accordingly amend **Schedule II** of this Lease Deed.

8.6. It is clarified that the Rents payable to the Lessors shall become due and payable on the Rent Commencement Date only upon satisfactory completion of the below:

8.6.1 Obtaining a construction plan sanction plan from the Mahabubnagar Municipality to put up construction of the Building on the Schedule Land in accordance with Clause 4 of this Lease Deed by **15th November 2025**.

8.6.2 Handover of the first phase of the Building as per **Schedule I** of this Lease Deed on or before 31st March 2026 the second phase on or before 31st March 2028 and the third phase on or before 31st March 2030.

8.6.3 The construction of the Building is as per Specifications mentioned in **Schedule III** and as per Clause 4 of the Lease Deed.

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8.7. In the event the Lessors does not comply with either of this Clause 8.5 or as per the Specifications provided by the Lessee in **Schedule III** of this Lease Deed, the Lessee shall not be liable to pay the Rents.

8.8. The Rent payable shall be subject to escalation and an increase of 12 % (Twelve per cent) at the end of every 3 (Three) Academic Years from the Rent Commencement Date over the then-existing rent as detailed in **Schedule II** of this Lease Deed.

8.9. All the Rent payments, calculated as per the terms provided in **Schedule II** of this Lease Deed, shall be paid on a monthly basis on or within the 10th (Tenth) day of every month, in arrears. In the event the Lessee fails to pay Rent for a consecutive period of 6 (six) months as per the terms herein, the Lessee shall be required to pay interest on such delayed payment of the Rent at the rate of 12 (Twelve per cent) per annum from the date of such default till the date of payment.

8.10. The payment of Rent payable for the period starting on the Rent Commencement Date until the end of that particular month shall be pro-rated.

8.11. The Rent shall be credited to the bank account of the Lessors provided herein in Clause 10.4. If the Lessors intends to change the bank account for any reason in advance, he will intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay rents without any due fault.

9. SECURITY DEPOSIT

9.1. The Lessee agrees to pay an interest-free refundable security deposit of INR **2,00,00,000** (Indian Rupees Two Crores Only) ("**Security Deposit**") to the Lessors.

9.2. The Security Deposit shall be paid by the Lessee as per below timelines:

S. No.	Timeline	Amounts (in INR)
1.	Upon signing of the Lease Deed.	10,00,000
2.	Upon obtaining Building Plan Approvals	50,00,000
3.	Upon completion of Plinth	40,00,000
4.	Upon completion of First Floor of Phase 1.	40,00,000
5.	Upon handover of Phase 1 of the building along with all sports and other amenities to be constructed in accordance with this Lease Deed.	60,00,000
Total		**2,00,00,000**

9.3. The Security Deposit shall be refundable upon early termination or end of the Lease Term of this Lease Deed.

9.4. The Lessee also agrees to pay an additional security deposit of INR 2,00,00,000 (Indian Rupees Two Crore only) ("Additional Security Deposit"), in the manner provided below:

S. No.	Timeline	Amounts (in INR)
1.	Upon signing of the Lease Deed.	50,00,000
2.	Upon obtaining Building Plan Approvals	50,00,000

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3.	Upon completion of Plinth	50,00,000
4.	Upon completion of First Floor of Phase 1 along with the sports amenities.	50,00,000

9.5. The Lessors shall repay the Additional Security Deposit to the Lessee within a period of two (2) years from the date of payment. No interest shall be payable on the Additional Security Deposit if it is repaid in full within the said two-year period. In the event the Lessors fails to repay the Additional Security Deposit, in whole or in part, within the stipulated two-year period, the outstanding amount shall carry interest at the rate of 18% (eighteen percent) per annum, compounded annually, from the date of disbursal until full repayment. The Lessee shall be entitled to adjust such outstanding principal and accrued interest against the lease rentals payable for the third academic year (i.e., June 2028 to May 2029) if the Additional Security Deposit stands unpaid within a period of 2 years from the date of payment. In such case, 60% of the monthly rent shall be appropriated towards recovery of such outstanding amount, and the remaining 40% shall be paid to the Lessors, until the entire outstanding amount, along with accrued interest, is fully adjusted.

10. TAXES

10.1. The Rent shall be subject to Tax Deduction at Source (TDS), as applicable from time to time. The Lessee shall be required to issue applicable TDS certificates in the manner as prescribed under the Income Tax Act, 1961 and the Rules framed thereunder in name of the Lessors so as to enable them to apply for a tax credit for the same.

10.2. The Lessee shall be liable to pay GST or any other similar levy (if any) on the Rent as applicable from time to time over and above the Rent specified above. This GST will be paid to the concerned authorities.

10.3. The Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the taxes, rates and cesses payable to the corporation/municipal/panchayat body of the State of Telangana and/or any other government authority with regard to the Leased Premises and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessors in this regard. The Property taxes along with such other taxes as may be applicable towards the Schedule Land and the Leased Premises comprising of the land and the Building therein shall continue to be paid by the Lessors, without any delay, in any manner whatsoever.

10.4. Mode of Payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS only into the designated bank account of the Lessors. Details of the designated bank account of the Lessors have been set out below:

Name	Bank Name	Branch	Account Number	IFSC Code
P.Srikanth Reddy & P.Ravikanth Reddy	AXIS Bank	Mahabubnagar	925010033865194	UTIB0001001

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11. CHARGES AND EXPENSES

11.1. Starting from the Rent Commencement Date, the Lessee shall pay electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Leased Premises, on a consumption basis, at actuals directly to the relevant authorities. For this purpose, the Lessors shall provide a separate meter for ascertaining the actual consumption of power or water by the Lessee. Without prejudice to the above, the Lessee shall not be liable to pay any outstanding electricity or water charges or additional charges due in respect of the Leased Premises prior to the Rent Commencement Date, or after the date of expiry or termination of the Lease. Further, the Lessee shall not be liable to pay electricity and/ or water charges, for the construction activities that are and/or will be carried out at the Leased Premises, post the Rent Commencement Date. The Lessee shall make such deposits on its behalf directly and the Lessors shall co-operate and assist with all appropriate documentation that may be required for direct payment of such deposits by the Lessee.

11.2. The Lessors shall bear all the charges related to procuring electricity connection including payment of the electricity deposit, charges incurred for liasoning with the electricity department and all expenses that might occur in providing electricity connection to the Lessors.

11.3. Any deposits to procure power connection on the Schedule Land before the completion and handover of the third phase shall be borne by the Lessors. All ancillary documents and procedures required for procuring such power connection shall be processed by the Lessors and the costs incidental thereto shall also be borne by the Lessors.

11.4. The appointment of an architect for the designing of the Building shall be made recommended and approved by the Lessee and the costs pertaining to the appointment and services rendered by such architect shall be borne by the Lessors.

11.5. The charges fixed hereinabove along with the Rent payable entitles the Lessee to use and enjoy all the common facilities, amenities and benefits provided for in this Lease Deed for the Leased Premises. The Lessee shall not unless explicitly set out in this Lease Deed, be required to pay any other or further charges or amounts, in respect of the Leased Premises, to the Lessors or to any other person under any circumstances.

12. REFUND

12.1. The Security Deposit shall be refunded by the Lessors free of interest, upon receiving vacant possession of the Leased Premises upon expiry of the Lease or early termination of this Lease Deed by either Party in accordance with the terms of this Lease Deed.

12.2. The Lessors shall be entitled to adjust from the Security Deposit after obtaining prior written consent from the Lessee: (a) any outstanding Rent that remains unpaid as on the date of refund; and (b) any amount that is agreed mutually by the Parties in writing as being a remedy for any alleged damage caused to the Leased Premises by the Lessee which is not in the nature of normal wear and tear occurring during operation of its activities or due to any natural calamity. The monies that remain after the payment of the aforementioned amounts shall be refunded to the Lessee, forthwith, immediately upon expiry and/or early termination of this Lease Deed. To quantify the damages, payable, if any, by the Lessee under this Clause, the Parties shall mutually appoint an independent registered property valuer to determine the damages caused to the Leased Premises. The Parties shall bear the costs towards the same proportionately.

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12.3. In the event, the Lessors fails to refund the Security Deposit to the Lessee upon expiry of the Lease or early termination and if the Lessee has to handover vacant and peaceful charge of the Leased Premises, the Lessee shall also be entitled to interest at the rate of 18% (Eighteen per cent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the Security Deposit are due till the date on which the Security Deposit are repaid in full.

13. LESSORS'S REPRESENTATIONS AND WARRANTIES

13.1. Title

13.1.1 The Lessors is the absolute owner of the Leased Premises. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessors from (a) executing this Lease Deed; (b) providing the Leased Premises on Lease to the Lessee for the purposes of running and managing the Educational Institution; (c) putting the Lessee in possession and occupation of the Leased Premises; (d) permitting the Lessee to use and enjoy the common facilities thereat; or (e) which prevents the Lessee from occupying, using and enjoying the Leased Premises as per the terms of this Lease Deed.

13.1.2 Upon perusal of the documents provided by the Lessors, it is noted that a significant deficiency exists in the title prior to the year 1977. However, from the year 1977 onwards, the Lessors have a clear and marketable title to the Scheduled Land and/or the Leased Premises. In the event that the Lessee identifies any deficiencies or irregularities in the title of the Scheduled Land and/or the Leased Premises after the Lease Commencement Date, the Lessors shall, at their sole cost and expense, rectify such deficiencies or irregularities within a period of 7 (seven) days upon receiving a written notice from the Lessee, without levying any additional charges upon the Lessee. If, due to such deficiency or irregularity, the day-to-day operations of the Educational Institution are disturbed and/or hindered, the Lessors shall be liable to pay the Lessee damages in the sum of INR 1,00,000 (Indian Rupees One Lakh only) per day, along with interest at the rate of 18% (Eighteen Per Cent) per annum, until such deficiency or irregularity is rectified. Moreover, during such period of rectification, the Rent shall remain forfeited. Notwithstanding anything to the contrary, the Lessee shall not, at any point during the subsistence of this Lease Deed, be dispossessed of its rights in respect of the Scheduled Land and/or the Leased Premises.

13.1.2 In the event there arises any notice / litigation / dispute / enquiry, with respect to the title of the property in which the Educational Institution is situated, the Lessors shall fully indemnify the Lessee with respect to any such notice / litigation / dispute / enquiry. In this regard, the Lessors shall also ensure that a stay order (as the case maybe) within a period of 7 (Seven) days from such notice / litigation / dispute / enquiry arising, from the appropriate authority/ forum is obtained with respect to such notice / litigation / dispute / enquiry in order to ensure that the operation of the Educational Institution is not impeded. The Lessors further undertakes to make good the defect so raised in such a notice / litigation / dispute / enquiry, in appropriate manner, by making the necessary and required applications with the relevant Governmental Authority and the Lessors shall further ensure that such a defect is cured in a speedy and efficient manner by obtaining the required sanctions and approvals and consents from the relevant Governmental Authority, without any hindrance to the operations of the Educational Institution, in any manner whatsoever. The Lessors undertakes to perform all such acts as mentioned herein above at its own costs and consequences. The Lessee shall not be liable to make any payments in may manner

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whatsoever. In the event that the Lessee identifies any deficiencies or irregularities in the title of the property on which the Educational Institution is situated post the Effective Date, the Lessors shall be required to correct such deficiencies or irregularities within a period of 30 (Thirty) days, at its own cost.

13.1.3 Notwithstanding anything contained under this clause, the Lessors shall ensure that functioning of the Educational Institution is not hampered/obstructed with at any given point during the Lease Term.

13.2. Compliance with Applicable Laws

Subject to approval from the competent authorities as per Clause 5:

13.2.1 The Lessors represents that as of the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), the Leased Premises shall be constructed in accordance with the plan sanctioned by competent municipal authorities.

13.2.2 The Lessors further represents as of the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable building byelaws.

13.3. No Dues

Property Taxes, municipal taxes, electricity charges and all other outgoings in respect of the Leased Premises up to the date of execution of the Lease Deed have been properly remitted and there are no dues as of the Effective Date.

13.4. No Mortgage or Encumbrance

13.4.1 The Lessors affirms and represents that except to the extent stated in this Clause, the Leased Premises has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Leased Premises. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Leased Premises.

13.4.2 In the event the Lessee identifies any deficiencies or irregularities in the title of the Schedule Land and / or the Leased Premises post the Lease Commencement Date, the Lessors shall be required to correct such deficiencies or irregularities within a period of 30 (Thirty) days, without any additional charge being levied to the Lessee, in any manner whatsoever and the Rent shall stand suspended during such period. The Lessee shall in no point of time be disappointed of its rights under the Lease Deed during the Lease Term.

13.4.3 In the event the Lessors intends to take a loan for any purpose whatsoever by mortgaging the Leased Premises, and/ or by creating any encumbrance on the Leased Premises in any manner whatsoever, the Lessors shall inform the Lessee regarding the same in writing within 15 (fifteen) days from the date of availing the loan.

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13.4.4 In the event of any default on part of the Lessors in payment of the loan instalment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an instalment directly to the lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessors.

13.4.5 The interest of the Lessee, in the Leased Premises shall in no way be affected as a result of the said loan and the rights of the Lessee on the Leased Premises shall not be extinguished at any point in time, as a result of the said loan.

13.4.6 In the event the rights and interests of the Lessee on the Leased Premises is in question and/or is affected in any manner whatsoever, the Lessors undertakes to indemnify the Lessee and undertakes to make good such default/irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Leased Premises prior to such an extinguishment of right.

13.5. No Prior Interest

Subject to Clause 13.4 above:

13.5.1 The Lessors has not entered into any other agreement or created any other interest over the Leased Premises that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder; and

13.5.2 In particular no person has any such right, title or interest that in any manner whatsoever may affect the lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

13.6. No Litigation

There is no existing, threatened or pending litigation in respect of the Leased Premises that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the Leased Premises by the Lessee on the terms of this Lease Deed.

14. LESSEE'S REPRESENTATIONS AND WARRANTIES

Compliance with laws: The Lessee hereby represents and warrants to the Lessors that the use of the Leased Premises by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations.

15. LESSORS'S OBLIGATIONS

All of the below obligations shall be applicable from the Lease Commencement Date.

15.1. Maintenance of facilities

All internal and external major repairs except for such reasonable wear and tear as may be expected in the normal course of the Leased Premises be borne by the Lessors limited to structure of the building including sanitation. However, the annual maintenance charges for lifts shall be borne by the Lessee.

15.2. Water Supply

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The Lessors shall provide the Lessee with unrestricted and reasonable access to the borewell and municipal water connection in the Leased Premises. It is further clarified that if there is no borewell on the Leased Premises, then the Lessors shall make provisions for the same and all other incidental requirements such as enclosure, power, pump, piping etc. Alternatively, if the current borewell runs dry, the Lessors covenants to provide the Lessee with a new borewell at its own cost. Furthermore, the Lessors shall install at its own cost the government-mandated rainwater harvesting system within the Leased premises.

15.3. Power

15.3.1. The Lessors shall undertake to provide, in accordance with applicable laws, 350KVA electric power for the Leased Premises to ensure smooth functioning of the Educational Institution. In the event the Lessee requires additional electric power as stated above, the Lessors shall, on the requisition placed by the Lessee, provide the necessary documentation pertaining to the property and shall co-operate on a best-efforts basis with the Lessee by way of issuing no-objection certificates and any other required documents to obtain the additional power supply. Any cost payable towards arranging for additional power including the deposit payable for the additional power to Power Distribution Agency, or any other agency/authority regulating power supply shall be borne by the Lessee and the Lessee upon the termination or early termination of this Lease Deed cancel the same additional power. Further, upon the expiry or early termination of this Lease Deed, the Lessee shall be entitled to collect the deposit amount paid for the additional electricity power from the concerned authority. In case the Lessors want to continue with the additional electricity power, the Lessors shall pay the deposit amount to the Lessee or the deposit amount shall be adjusted from the respective year's rent, as mutually decided by the Parties.

15.3.2. The Lessee Lessors shall at its own cost and expense, procurediesel generator set of 300 KVA capacity.

15.4. Structural Repairs

The Lessors shall be fully responsible for carrying out any structural repairs to the Leased Premises at its own upon becoming or being made aware of the same within a period of 10 (ten) days. For the period that any structural repairs that fully disrupt the Lessee's possession and enjoyment of the Leased Premises, or its operations, the Lessee shall not be obliged to pay rent to the Lessors for the said period. However, the defence and exception relating to structural repairs shall not be available in the event of any negligence or wilful default of the Lessee. If the Lessee occupies a portion of the Leased Premises while another is undergoing structural repairs, the Lessee shall pay proportionate rent for the portion which is subject to occupation only.

15.5. Additional Construction/Specifications

Except as may be requested by the Lessee, Lessors shall not alter, redesign or undertake any structural changes to the Leased Premises during the Lease Term.

15.6. Payment of taxes

During the Lease Term, the Lessors shall pay all property tax, ground rents, charges or assessments, rates and taxes and outgoings imposed or payable in respect of the Leased Premises and its lease

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Name: MOHD HAMEED
Location: SRO MAHABUBNAGAR (R.O)
Reason: Endorsement Sign
Date: Tue Oct 07 17:47:00 IST 2025

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thereof. Other than the charges specifically set out herein, the Lessee shall not be liable to pay any other charges.

15.7. Co-operation

The Lessors shall co-operate with the Lessee by executing all necessary documents and doing such acts, deeds and things to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of the Lessee's operations in the Leased Premises.

15.8. Access

The Lessee's access to the Leased Premises, including all points of ingress and egress shall not, at any time from the Effective Date and during the Lease Term, be blocked or impeded by the Lessors, their employees, officers, agents, associates or visitors. The Lessors security personnel or other employees/officers shall not impede any of the Lessee's officers, employees, agents, associates, visitors or representatives from entering the Leased Premises.

15.9 No disturbance

Without prejudice to Clause 6, the Lessors shall ensure that Lessors or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Leased Premises.

15.10. Insurance

The Lessors shall be responsible for obtaining the insurance of the Building at its own cost and expense.

15.11. Land Conversion

If mandated/ required by the State Education Department or the Government during the Lease Term, the Lessors shall obtain the land conversion certificate at its own cost and expense and, if required by statutory authorities, secure the relevant land conversion order for the Scheduled Land to ensure the smooth functioning of the Educational Institution. The Lessors agrees to indemnify the Lessee for any failure or delay in procuring the mentioned land certificate and/or conversion order.

15.12. Certificates and Clearances

The Lessors shall obtain the Completion Certificate, Occupancy Certificate and all other clearances as per **Schedule I** of this Lease Deed.

15.13. Lifts

The Lessors shall at its own cost, provide the Lessee with elevator(s)/lift(s) as per the Lessee's requirements.

16. LESSEE'S OBLIGATIONS

16.1. General Maintenance

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The Lessee shall always keep the Leased Premises in good condition. All day-to-day general maintenance viz. STP, fire pumps and all other related daily maintenance work will be done by the Lessee. In the event of any damage caused to the Leased Premises by Lessee, then both Lessors and Lessee may mutually appoint a specialist to ascertain the cause of the damage to the Leased Premises. If the damage is caused by the Lessee, then the Lessee shall at its own cost restore the damages caused to the Leased Premises and Lessee shall pay Rent to the Lessors even during the time of such restoration.

16.2. Inspection by the Lessors

The Lessors or his representatives may periodically inspect the Leased Premises at reasonable times, as may be required. The Lessors shall give 48 (forty-eight) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises and such inspection shall as far as possible be carried out without affecting the Lessee's operations.

16.3. Use for Operations

The Lessee shall use the Leased Premises only for the purposes stated in Clause 6 of this Lease Deed. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating an Educational Institution in the Leased Premises.

16.4. Obligations under the Lease Deed

The Leased Premises shall be used/ occupied only by the Lessee or its affiliates.

16.5. Payment of charges

Post the Rent Commencement Date and post satisfactory handover of the Leased Premises to the Lessee, the Lessee shall pay the electricity and water charges in respect of the Leased Premises, as per consumption, as per the bills raised by the concerned statutory authority in accordance with the meter reading as per the separate meter installed for the Leased Premises.

16.6. Compliance with laws

The Lessee shall not do or permit to be done in the Leased Premises any act contrary to any applicable law, rule or regulation for the time being in force or which will in any manner disfigure the Leased Premises or diminish its value or damage its interiors

16.7. Insurance

The Lessee shall be responsible for obtaining insurance for movable assets for the Scheduled Land at its own cost and expense.

16.8. Cost of Annual Maintenance

The Lessee shall be responsible for bearing the costs for Annual Maintenance Contracts for Diesel Generator, Lifts and Fire Equipment and their replacements if required.

16.9. Approvals for Educational Institution

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Name: MUDDAM [illegible]
Location: SRO MAHABUBNAGAR (R.O)
Reason: Endorsement Sign
Date: [illegible] IST 2025

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The Lessee shall be responsible for obtaining all approvals for operating the Educational Institution from the Educational Department.

17. LESSEE'S RIGHTS

17.1. Peaceful Possession

The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful possession and enjoyment on a 24/7 basis of the Leased Premises and all easements, rights and advantages appurtenant thereto, including the common areas such as entrances, passageways, elevators, stairways, and the terrace space and parking area forming part of the Leased Premises, during the period of the Lease, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessors or any government authority or any person claiming through, under or in trust for the Lessors. However, the Lessors shall not be responsible for any interruption in possession of the temporary structures inserted by the Lessee in the Leased Premises.

17.2. Installation of furniture, fittings and temporary partitions

The Lessee shall be entitled at its cost to install furniture, fixtures, false ceilings, wooden and other partitions, fittings, CCTV Cameras, machines or equipment of any size, dimension or capacity, electrical and communication appliances including without limitation electricity generators, air conditioners, as per its requirements, which does not involve any structural change to the Leased Premises.

17.3. Interiors

The Lessee shall be at liberty to do the interiors of the Leased Premises as per its requirements from time to time. The Lessee shall also be entitled to make or put up any partitions of temporary nature, install office equipment, air-conditioning, trade fittings and fixtures in the Leased Premises, which will remain the property of the Lessee only. The Lessee shall be at liberty to remove any or all of such fixtures and fittings installed by it at any time. Provided, however, the Lessee shall have due regard to safety, building bye-laws, aesthetics etc., and on the removal of the aforesaid, restore the Leased Premises in good order and condition, normal wear and tear excepted, without causing any damage to the Leased Premises.

17.4. Minor Repairs

The Lessee shall be entitled to carry out minor repairs i.e., additions, alterations and replacements for the day-to-day functioning of electrical, water supply, sewerage, fittings and fixtures and other amenities in the Leased Premises at its cost.

17.5. Lessors's failure to comply with its obligations

If the Lessors fails to comply with its obligations under this Lease Deed, the Lessee may after due notice in writing to the Lessors, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessors under these presents or recover the same otherwise.

17.6. Damage to Leased Premises

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Originally Signed by
Name: MOHD YUSUF
Executant Signature
Revenue Endorsement Seal
Date: Tue 14 Oct 2025 12:00:00 AM EST 2025

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In the event of any damage to the Leased Premises due to any reason including but not limited to war, accident, acts of terrorism, acts of war, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible force or an act of God causing damage to the Leased Premises or part thereof to an extent that the Lessee cannot be reasonably expected to use or occupy the Leased Premises or part thereof, the Lessors shall attempt to restore the Leased Premises within a period as mutually decided between the Parties from the occurrence of such damage, at its own expense and during which time the Rent payments shall remain suspended till such time the Leased Premises is restored by the Lessors in the same condition in which it was granted earlier, provided such damage is not caused due to the acts of the Lessee or its agents. Provided that if the Leased Premises is not or cannot be so restored the Lessee may terminate the Lease by giving a 30 (thirty) days' notice in writing to the Lessors and thereupon the lease shall stand terminated without prejudice to any claim by either Party against the other in respect of any breach that has occurred prior to such termination. Provided that the Lessee shall also be entitled, at its choice, to continued use and enjoyment of such portion of the Leased Premises that are not affected during the period when the Leased Premises is being repaired. It is clarified that the Lessee shall not be entitled to pay any Liquidated Damages if the Lease is terminated under this Clause either during the Lock-In Period or otherwise. In the event of the Lessee continues to use and enjoy a portion of the Leased Premises only, the Rent payable by the Lessee shall stand abated proportionately till such time that the entire Leased Premises is restored to the Lessee for use and enjoyment in terms hereof.

17.7. Return of possession and Security Deposit

Subject to the terms and conditions of this Lease Deed, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over vacant possession of the Schedule Premises to the Lessors on termination of the Lease. The Lessors shall hand over the Security Deposit unless the same is adjusted against lease Rents or other payments due and payable by the Lessee subject to prior written intimation to the Lessee.

17.8. Vacation of Scheduled Premises

Upon the termination or the earlier termination of the Lease and at the time of vacating the Leased Premises, the Lessee shall be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, etc., as may have been installed or attached or brought into the Leased Premises by the Lessee from time to time, without causing any damage to the Leased Premises, normal wear and tear excepted.

17.9. Communication Equipment

The Lessee shall be at liberty to install necessary communication equipment in the Leased Premises at its cost for conducting its operations during the tenure of the Lease in accordance with applicable laws.

17.10. Signboards

The Lessee upon notification to the Lessors, shall be entitled to put up and display signboards of appropriate dimensions and at the appropriate locations as it deems fit at its sole discretion and in accordance with the law.

18. TERMINATION

18.1. None of the Parties herein shall be entitled to terminate this Lease Deed during the Lock-in Period.

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Location:SRO MAHABUBNAGAR (R.O)
Reason:Endorsement Sign
Date: Tue Oct 07 16:49:40 IST 2025

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18.2. Unless terminated in accordance with the terms of this Lease Deed, the Lease shall be valid and effective for the Lease Term and shall automatically stand terminated upon expiry of this Lease Deed, unless otherwise extended by the Parties mutually at an earlier date.

18.3. In any event this Lease Deed shall be terminated due to efflux of time; and/or in the event the Rent payable is not paid by the Lessee to the Lessors for a consecutive period of 6 (six) months post the completion of the Lock-in Period.

19. FORCE MAJEURE

No Party shall be liable to the others if, and to the extent, that the performance or delay in performance of any of its obligations under this Lease Deed is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, viz. fire, flood, explosion, act of God; war (whether declared or not), hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection, acts of terrorism, sabotage or piracy; act of any government authority whether lawful or unlawful, compliance with any law or governmental order, expropriation, seizure of works, requisition, nationalization, Government rule/order directing closure of educational institutions and/or temporary suspension of operations of educational institutions, change and/or introduction of fee regulation laws; plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination; ; or any other act which beyond the control of either of the Parties which prevents either of the Parties from performing their obligations under this Lease Deed ("**Force Majeure Event**"). The Party claiming an event of force majeure shall promptly notify the other Parties in writing, 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 Parties 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 a Party is unable wholly or in part to perform on time as required any obligation under this Lease Deed by reason of the occurrence of a Force Majeure Event (as defined above), that obligation including transfer of the Rent shall be suspended, without liability, till such time the party's ability to perform is affected by the Force Majeure Event. Any such suspended obligation shall remain suspended for so long as the Force Majeure Event preventing the performance continues, and upon cessation of such condition, the affected party shall promptly resume performance hereunder. If the force majeure continues for a continuous period exceeding 60 (sixty) Business Days, the Parties shall assess the possible options available.

20. MATERIAL DEFAULT

20.1. The occurrence of any of the following events described below during the Lock-in Period or thereafter (but not later than the scheduled termination date of the Lease Deed) shall be considered as a material default ("**Material Default**"):

20.1.1 Breach of any of the provisions, covenants, obligations, terms & conditions of this Lease Deed (including breach of representations and warranties and obligations as stipulated herein);

20.1.2 Initiation of legal action (includes notices, suit/proceedings of any nature) by any bank/financial institution/creditor against the Lessors, in relation to any financial indebtedness against which encumbrance exists on the Schedule Land and which would wholly affect any rights of the Lessee under this Lease Deed;

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Name: MADHUBABU
Location: SRO MAHABUBNAGAR (R.O)
Reason: Endorsement Sign
Date: Tue Oct 07 16:49:40 IST 2025

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20.1.3 Initiation of legal action (includes notices, suit/proceedings of any nature) by any party/person/entity against the Lessors, in relation to the title and/or ownership of the Schedule Land and which would wholly affect any rights of the Lessee under this Lease Deed;

20.1.4 Any order/decree passed by any court/government authority or body having jurisdiction (against which no appeal lies) in respect of the Schedule Land and which would wholly affect any rights of the Lessee under this Lease Deed;

20.1.5 The revocation of any approval from any Governmental Authorities necessary to conduct activities under this Lease Deed for reasons not attributable to the Lessee;

20.1.6 The validity or enforceability of any of the clauses of this Lease Deed, the validity or enforceability of any of the transactions contemplated thereunder, or of the rights or remedies;

20.1.7 The assets, business, property, liabilities, financial condition, results, operations or prospects of the Lessors which affects or in any way limits the ability of Lessee to conduct the activities through the Lessors;

20.1.8 The ability of to perform obligations under this Lease Deed.

20.2. In the event of any Material Default by the Lessors with reference to the representations made herein (whether during the Lock-in Period or thereafter, but not later than the scheduled termination date of this Lease Deed), the Lessee shall be entitled to issue a notice to the Lessors setting out the default and requiring the Lessors to rectify such default or provide a suitable explanation therefore within 45 (forty-five) days of receipt of such notice ("**Cure Period**"), failing which the Lessee shall be entitled to rectify the default which is capable of rectification and the amounts spent on rectification shall be deducted from the Rents payable by the Lessee to the Lessors.

20.3. In the event of any Material Default by the Lessee with reference to the representations made herein, the Lessors shall be entitled to issue a written notice to the Lessee setting out the Material Default and requiring the Lessees to rectify such Material Default or provide a suitable explanation therefore within 45 (forty-five) days.

21. HANDOVER OF POSSESSION AND REFUND OF SECURITY DEPOSIT

21.1. On scheduled termination of this Lease Deed or upon early termination of the Lease Deed after the Lock-in Period, the Lessors shall refund the Security Deposit to the Lessee immediately upon the Lessee vacating the Leased Premises and handing over the same to the Lessors.

21.2. Subject to this Lease Deed, in the event, the Lessors fails to refund the Security Deposit to the Lessee immediately upon expiry of the Lease Deed and if the Lessee is ready and willing to handover vacant and peaceful charge of the Leased Premises, then the Lessee shall be entitled to interest at the rate of 18% (eighteen percent) per annum on the interest-free refundable Security Deposit amount from the date on which the refund becomes due till the actual date of refund.

22. INDEMNITY

22.1. The Lessors recognizes and acknowledges that the Lessee has agreed to take the Leased Premises on lease only on the strength of the representations made in this Lease Deed and the Lessors agrees to indemnify and hold harmless the Lessee from any and all losses, claims and expenses that they may suffer on account of any representations in this Lease Deed, including those relating to that of

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Name: MOHD HUSSAIN
Location: SRO MAHABUBNAGAR (R.O)
Reason: Endorsement No29
Date: Tue Oct 07 16:49:40 IST 2025

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returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

23.3. Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

23.4. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

If to Lessors No. 1	**Attention**	P.Srikanth Reddy
	Address	13-3-114, S.N.R Colony, Palkonda, Mahabubnagar, Telangana Pin Code :509001
	Telephone	+91 8125218065
	Email	kanthreddybrothers@gmail.com
If to Lessors No. 2	**Attention**	P.Ravikanth Reddy
	Address	New Geetha Hotel, Room No: 01, Opposite Government Hospital, Mahabbubnagar, Telangana, Pin Code :509001
	Telephone	+91 8074305095
	Email	pantuluravikanthreddy@gmail.com
If to Lessee	**Attention**	Sparsh Educational Society
	Address	62/4, 62/5, Turkapally Village, Alwal Mandal, Medchal-Malkajgiri District – 500 010
	Telephone	8152033322
	Email	sparsheducationsoci@gmail.com

24. GOVERNING LAW AND ARBITRATION

24.1. This Lease Deed shall be governed by, and construed in accordance with the laws of India.

24.2. The Parties agree that in case of any dispute arising between the Parties in respect of this Lease Deed, the Parties shall try to resolve the dispute in a peaceful and amicable manner. In the event the Parties are unable to resolve their dispute in an amicable manner, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 (as amended from time to time) and/or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising of One (1) Arbitrator to be appointed by both Parties. The seat of the Arbitration shall be Hyderabad and the language of Arbitration shall be English. The decision of the Arbitrator shall be binding on the Lessors and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the Parties.

24.3. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, courts in Hyderabad shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

25. MISCELLANEOUS

For SPARSH EDUCATIONAL SOCIETY

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HIGH COURT

DATED:30/10/2025

ORDER

WP.No.32942 of 2025



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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compliance with applicable municipal regulations and bye-laws, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient.

22.2. Similarly, the Lessee agrees to indemnify and hold harmless the Lessors from any and all losses, claims and expenses that they may suffer on account of any representation in this deed, including those relating to obtaining permission to run and manage the Educational Institution from both State and Central Government, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient.

22.3. The Lessors agree to keep the Lessee saved, harmless and indemnified from any past claims/liability/issues subsisting before the execution of this Lease Deed including but not limited to claims/liabilities/issues under litigation, arbitration, inquiry committee instituted against the Schedule Land. It is further clarified that such past claims/liability/issues subsisting before the execution of this Lease Deed shall be the sole responsibility of the Lessors and the Lessee shall not be responsible to handle any such issues.

22.4. The Lessors agrees to keep the Lessee saved, harmless and indemnified from all losses, claims and expenses that may arise on account of construction of Building in the Leased Premises effecting any person including the teachers, students or staff of the Educational Institution.

22.5. The Lessors agrees to keep the Lessee saved, harmless and indemnified from all losses, claims and expenses that may arise on account of the construction of the 2nd and 3rd phase of Building in the Leased Premises affecting any person including the teachers, students or staff of the Educational Institution.

22.6. The Lessors agree to keep the Lessee saved, harmless and indemnified from any past claims/liability/issues subsisting before the execution of this Lease Deed, including but not limited to claims/liabilities/issues under EPF, ESI, TDS, gratuity, tax claims, litigation, arbitration, inquiry committee instituted against the Existing School or any other past issues arising from the day to day activities of the Existing School. It is further clarified that such past claims/liability/issues subsisting before the execution of this Lease Deed shall be the sole responsibility of the Lessors and the Lessee shall not be responsible to handle any such issues.

23. NOTICES

23.1. Any notice or other information/document required or authorized by this Lease Deed to be given shall be given in writing, in English and by:

a. delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);

b. sending it by a nationally recognized courier or by registered post;

c. sending it by facsimile transmission, e-mail or comparable means of communication, or

d. to the relevant Parties at the addresses referred to in this Clause.

23.2 Any notice or information given by post/courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been

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No.229/2025 dated 10.10.2025 issued by the respondent No.3. No order as to costs.

Miscellaneous Petitions, if any, pending in this Writ Petition, shall stand closed.

SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Stamps and Registration Department, Secretariat, Hyderabad, State of Telangana
2. The District Registrar, Mahabubnagar District
3. The Sub-Registrar-1 Office, Mahabubnagar (SRO),
4. One CC to SRI NALLA SAHITHYA PRIYATHAM REDDY, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad. [OUT]
6. Two CD Copies

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25.1. The Lessee shall not be obliged to obtain the consent of the Lessors for any change in its constitution and/or any amendment or variation to its Charter Documents provided that subsequent to such change or alternation, the terms and conditions of the Lease Deed shall not be altered in any manner whatsoever. "**Charter Documents**" means documents relating to the Lessee's formation, incorporation or association (as the case may be) including for the avoidance of doubt, its bye-laws.

25.2. The Lessors shall not be entitled to transfer, sell or alienate any portion or all of Leased Premises in any manner whatsoever without prior written intimation to the Lessee. In any event, the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed.

25.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

25.4. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legally valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.

25.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.

25.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.

25.7. That the cost of stamp duty and registration charges and other incidental expenses in connection with execution and registration of this Lease Deed shall be borne by both the Parties equally.

25.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessors and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.

25.9. The Lessors hereby agrees that the Lessor No. 1 shall be the sole point of contact

26. EQUITABLE REMEDIES

26.1. The Parties acknowledge that in the event of a breach of the provisions of this Lease Deed, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Lease Deed.

For SPARSH EDUCATIONAL SOCIETY

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4. On the other hand, learned Assistant Government Pleader for Stamps and Registration submits that there is no acknowledgment from the respondent authorities, filed along with this writ petition, to show that they have received the Joint Affidavit dated 15.10.2025 submitted by the petitioners. If the same is pending, the respondent authorities will consider the said Joint Affidavit filed by the petitioners and pass appropriate orders as per law, hence, requested to pass appropriate orders.

5. In view of the submissions made on either side, this Writ Petition is disposed of directing the respondent authorities to release the registered pending Lease Deed *vide* Document No.229 of 2025 dated 07.10.2025 by take into account of the Joint Affidavit dated 15.10.2025 filed by the petitioners for correction of the clerical error occurred in the said document presented by the petitioners treating the lease period as a period of 19 years 11 months instead of 30 years as per the Clause 7.1 of the Lease Agreement dated 07.10.2025 without reference to the notice

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26.2. No remedy conferred by any of the provisions of this Lease Deed is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

27. ASSIGNMENT

Neither Party shall assign, subcontract or otherwise transfer any of its rights or obligations under this Lease Deed, without the prior written consent of the other Party. Any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

28. NO THIRD PARTIES BENEFICIARIES

This Lease Deed is not intended to create any rights in any person or entity who is not a party to this agreement, and no such rights are created hereunder.

29. ENTIRE AGREEMENT

This Lease Deed constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

30. AMENDMENTS

No changes, alterations or modifications to this Lease Deed shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

31. WAIVERS

No failure by a Party to take any action with respect to a breach of this Lease Deed or a default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Lease Deed or to take action with respect to such breach or default or any subsequent breach or default. A waiver by any Party of any breach or failure to comply with any provision of this Lease Deed by a Party shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach of or failure to comply with any other provision of this Lease Deed.

32. RELATIONSHIP OF PARTIES

This Lease Deed will not establish a partnership, agency or joint venture between the Lessors and the Lessee.

33. SEVERABILITY

If any provision of this Lease Deed shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Lease Deed shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Lease Deed shall be replaced with a provision that is valid and enforceable and most nearly

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

3. Learned counsel for the petitioners further submits that against the Notice No.229/2025 dated 10.10.2025 issued by the respondent No.3, the petitioners have submitted the Joint Affidavit dated 15.10.2025 to the respondent No.2-District Registrar for correction of the clerical error occurred in the Document No.229 of 2025 dated 07.10.2025 presented by the petitioners. Without taking into account of the lease period of 19 years 11 months, the respondent authorities have insisted the petitioners to pay additional stamp duty of Rs.33,47,264/- for a period of 30 (thirty) years. As per the Document No.229 of 2025 dated 07.10.2025 executed by the petitioners, there is no deficit stamp duty for the period of 19 years 11 months. In view of the same, requested this Court to direct the respondent authorities to consider the joint affidavit submitted by the petitioners on 15.10.2025 without taking into account of the Notice No.229/2025 dated 10.10.2025 issued by the respondent No.3-Sub Registrar.

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OFFICE OF The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) JOINT SUB REGISTRAR

gives effect to the original intent of the invalid/unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

34. COUNTERPARTS

This Lease Deed may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

(Signature Page to Follow)

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.32942 of 2025

ORDER:

Heard Sri Abhishek.N, learned counsel representing Sri Nalla Sahithya Priyatham Reddy, learned counsel for the petitioners, Smt. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents and perused the material on record. With their consent, this writ petition is disposed of at the stage of admission itself.

2. Learned counsel for the petitioners submits that the petitioners filed the writ petition to declare the action of respondent No.2-District Registrar in issuing notice No.229/2025 dated 10.10.2025 and refusing to release the registered pending Lease Deed Document No.229 of 2025 dated 07.10.2025 executed in favour of the petitioner No.3 under Clause 7.1 of the Lease Agreement and demanding stamp duty of Rs.33,47,264/- even though the stamp duty had already been paid as illegal and arbitrary.

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OFFICE OF The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) JOINT SUB REGISTRAR

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT HEREINABOVE

Signed for and on behalf of Lessors No. 1 **Mr. P. Srikanth Reddy** Date: 7/10/2025	Signed for and on behalf of Lessors No. 2 **Mr. P. Ravikanth Reddy** Date: 7/10/2025

Signed for and on behalf of the Lessee
SPARSH EDUCATIONAL SOCIETY

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Name: Mr. Mamidi Bhanu Madhusudhana Rao
Designation: Vice President
Date: 7/10/2025

In the witness of: Name: Date: 7/10/2025	In the witness of: Name: Date: 7/10/2025

pending lease deed vide Doc.No. 229 of 2025, dt 07.10.2025 in sub-registrar's office, Mahabubnagar and further permit me to rectify the inadvertent mistake made in clause 7.1 i.e. the lease agreement period from 30 years to 19 years 11 months.

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the 3rd Respondent to release the registered pending lease deed document.no.229 of 2025 dated. 07.10.2025 in favour of M/s Sparsh education Society (represented by Mr.Mamidibhanu Madhusudhana Rao) in sub-register office at Mahabubnagar District, and permit the petitioners to rectify the inadvertent mistake made in clause 7.1 i.e. the lease agreement period from 30 years to 19 years 11 months.

Counsel for the Petitioners: SRI ABHISHEK.N FOR SRI NALLA SAHITHYA PRIYATHAM REDDY

Counsel for the Respondents: SMT. S.SRAVANTHI, AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

Digitally Signed by
Name: ABHISHEK.N
Location: SRO MAHABUBNAGAR (RO)
Reason: Endorsement
Date: 7th OCTOBER 2025 IST

OFFICE OF The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) JOINT SUB REGISTRAR

SCHEDULE I

LEASED PREMISES OWNED BY LESSORS

LAND

Total Area of Land	9680 Sq. Yards
Sy.No.	317/1, Ward No.13, Block No.01,
Situated at	Palkonda Village, Mahabubnagar District,
Link Document	10386/2025 Regd: at S.R.O. Mahabubnagar
Conversion Certificate	C/NALA/926/2017
Boundaries	Sy. No. 317/1 boundaries: East by : Land of Chenna Reddy and Family West by: Road North by: Road South by: Land Of P. Srikanth Reddy & P. Ravikanth Reddy

BUILDING

Particulars	Details of Built-up Area (in square feet)	Deadline
Phase 1 of the Building	40,000	31st March 2026
Phase 2 of the Building	20,000	31st March 2028
Phase 3 of the Building	20,000	31st March 2030

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

OFFICE OF THE JOINT SUB-REGISTRAR-I, MAHABUBNAGAR

Refusal Order No. 5 of 2025

Date: 21-10-2025

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OFFICE OF THE Sub - Registrar Mahabubnagar.

Pending Document No. 229/2025 — Lease Deed dated 07-10-2025 executed by **Sri P. Sreekanth Reddy and Sri P. Ravikanth Reddy** in favour of **M/s Sparsh Educational Society, represented by Mr. Mamidi Bhanu Madhusudhana Rao** — Scrutiny under the Indian Stamp Act and Telangana Registration Rules — Refusal of Registration — Orders — Issued.

Ref:

1. Lease Deed (Pending Doc No. 229/2025) presented on 07-10-2025.
2. Office Notice No. 229/2025 dated 10-10-2025 calling for payment of deficit stamp duty of ₹ 33,47,264/- under Article 31(a)(v) of Schedule I-A of the Indian Stamp Act as in force in Telangana.
3. Joint Affidavit dated 15-10-2025 submitted by Sri P. Ravikanth Reddy, Sri P. Sreekanth Reddy and M/s Sparsh Educational Society requesting temporary release of the pending document or permission to register a Rectification Deed under nominal stamp duty.

Whereas

The above Lease Deed was presented for registration on 07-10-2025 and remains pending for scrutiny under Rule 171 of the Telangana Registration Rules on account of deficit stamp duty. The document records a lease term of **30 years (from 01-06-2026 to 31-05-2056)** as per Clause 7.1, and the average annual rent of ₹ 3,56,32,000/- was calculated for the entire term in Schedule II. Accordingly, the deficit stamp duty of ₹ 33,47,264/- was assessed as per Article 31(a)(v) of Schedule I-A.

Whereas

The executants and claimants have filed an affidavit submitting that the mention of "30 years" is a clerical error and that the true intention was a lease for **19 years and 11 months** only, and requested to permit registration of a Rectification Deed on nominal stamp paper without payment of the assessed deficit duty.

And Whereas

PERMISSIONS

Sr. No.	Relevant Permission	Deadline
1.	Building Sanction Plan approved by the relevant government authority	15th November 2025
2.	Completion Certificate / Occupation Certificate from the relevant government authority / relevant Gram Panchayat	31st March 2030
3.	Fire NOC from the relevant Fire Department	1st February 2026
4.	Water and Electricity permissions from relevant government authorities	1st March 2026
5.	Building NOC and Building Safety and Structural Certificate	1st March 2026
6.	Land Conversion Certificate for utilizing the Schedule Land for 'educational purpose'	28th February 2017

SCHEDULE II - RENT

The Rent payable by the Lessee for the Leased Premises in the following manner:

Year	Time Period	Occupancy	Rent/sq ft	Annual Rent
1	June 26- May 27	40,000	20.50	98,40,000
2	June 27- May 28	40,000	20.50	98,40,000
3	June 28- May 29	60,000	20.50	1,47,60,000
4	June 29- May 30	60,000	22.96	1,65,31,200
5	June 30- May 31	80,000	22.96	2,20,41,600
6	June 31- May 32	80,000	22.96	2,20,41,600
7	June 32- May 33	80,000	25.72	2,46,86,592
8	June 33- May 34	80,000	25.72	2,46,86,592
9	June 34- May 35	80,000	25.72	2,46,86,592
10	June 35- May 36	80,000	28.80	2,76,48,983
11	June 36- May 37	80,000	28.80	2,76,48,983
12	June 37- May 38	80,000	28.80	2,76,48,983

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Under the provisions of Section 33 of the Indian Stamp Act and Rule 171 of the Telangana Registration Rules, the Registering Officer has no authority to alter the stamp valuation or to release a document deficient in stamp duty until proper adjudication by the Collector of Stamps is made under Section 31 of the Act.

Further, the document as presented contains a specific lease term of 30 years in the operative clause, and until the same is legally rectified and re-presented after payment of appropriate duty, registration cannot proceed.

Therefore

In view of the above facts and statutory limitations, **registration of Pending Document No. 229/2025 is hereby refused** under Rule 171 of the Telangana Registration Rules, on the following grounds:

1. The document is deficient in stamp duty to the extent of ₹ 33,47,264/- as per the 30-year term recited therein.
2. The Registering Officer is not empowered to alter the term or reassess duty based on a subsequent affidavit of the parties.
3. No adjudication order has been produced from the Collector of Stamps under Section 31 of the Indian Stamp Act.

Hence

Pending Document No. 229/2025 is refused for registration and impounded for transmission to the Collector & District Registrar, Mahabubnagar for proper adjudication and realisation of deficit stamp duty under Section 38 of the Indian Stamp Act.

Joint Sub-Registrar-I
Mahabubnagar

Joint Sub-Registrar-I
Mahabubnagar

Copy to:

1. Sri P. Sreekanth Reddy, S/o P. Manohar Reddy
2. Sri P. Ravikanth Reddy, S/o P. Manohar Reddy
3. M/s Sparsh Educational Society, rep. by Mr. Mamidi Bhanu Madhusudhana Rao

OFFICE OF The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) JOINT SUB REGISTRAR

13	June 38- May 39	80,000	32.26	3,09,66,861
14	June 39- May 40	80,000	32.26	3,09,66,861
15	June 40- May 41	80,000	32.26	3,09,66,861
16	June 41- May 42	80,000	36.13	3,46,82,884
17	June 42- May 43	80,000	36.13	3,46,82,884
18	June 43- May 44	80,000	36.13	3,46,82,884
19	June 44- May 45	80,000	40.46	3,88,44,830
20	June 45- May 46	80,000	40.46	3,56,07,761

[SCHEDULE- III]

SPECIFICATIONS OF THE BUILDING - OVERALL SUMMARY REQUIREMENTS

STRUCTURE:

- RCC Framed Structure – conforming to BIS.
- Designed Seismic Resistance Structure.
- Anti-termite treatment at the foundation with 10.0 yrs. Warranty from the Pest Control organization.
- Classroom / grid as per guidelines (Each classroom carpet area shall be around 500.0 sq. ft.). Presence of Labs as per CBSE SOP, Library of minimum 1,200.0 sq. ft., Toilet unit for specifically Child with Special Needs (2.0 Nos. each per floor).
- No columns will be within the classrooms. Classrooms to have floor to floor height of 12.0 ft or 3.6 mts. minimum.

MAIN LOBBY:

- Double Height Lobby with ramp access in addition to Plinth entry stair / steps with false ceiling.
- Adjacent to lobby – plan for space of Counseling Rooms (min 3 Nos. of size 10.0 ft x 8.0 ft), Accounts Section (min size of 12.0 ft x 10.0 ft), Reception Area, Operation Manager Cabin (12.0 ft x 18.0 ft),visitors toilet (5.0 ft x 8.0 ft), Principal Room (18.0 ft x 24.0 ft) with attached toilet (5.0 ft x 8.0 ft), adequate circulation and waiting area (formal / informal) - with glass partitions and false ceiling as per drawing approved by both parties.
- Good quality Granite of 18 to 20 mm thick of Chittoor Paradise / Steel Grey design floorings shall be provided.

WALLS:

- 8" AAC blocks for external walls.
- 4" AAC blocks for internal partition walls.
- Core cutting and packing for AC's & PHE.

INTERNAL PAINTING:

- Internal Ceiling and walls will be finished with cement plaster.
- Internal walls will be finished with two coats of wall-to-wall putty, ideally 1 coat of primer and 2 coats of enamel paint & Art paint as per the details provided by company's Architect up-to 4.0 ft height & above that emulsion paint with roller finish for corridors and class rooms.

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

P 229/25

[3302]

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)

THURSDAY, THE THIRTIETH DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 32942 OF 2025

Between:

1. Sri. P. Srikanth Reddy, S/o P. Manohar reddy, Age. 41 years, Occ. Business Rio H.No. 13-3-114, S.N.R Colony, Palkonda, Mahabubnagar, Telangana, Hyd-509001.
2. Sri. P. Ravikanth Reddy, S/o P.Manohar Reddy, Age. 39 years, Occ. Business Rio New Geetha Hotel, Room No.01, Opposite Govt Hospital, Mahabbubnagar, Telangana, 5090001
3. Sparsh Educational Society, is registered under, Socities Registration Act, 2001, Address No 62/4,62/5, Turkapally village, Alwal Mandal, Medchal-Malkajgiri, District-500010.

...PETITIONERS

AND

1. The State of Telangana, Rep. by its Principal Secretary, Stamps and Registration Department, Secretariat, Hyderabad
2. The District Registrar, Mahabubnagar District
3. The Sub-Registrar-1 Office, Mahabubnagar (SRO),

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to pass an order or orders one in the nature of WRIT OF MANDAMUS declaring the action of the d Respondent in refusing to release the registered pending Lease Deed Document No. 229/2025 dated 07.10.2025, executed in favor of M/s Sparsh Education Society i.e. the 3rd petitioner herein, vide notice No. 229/2025 dt 10.10.2025 by stating that the said lease deed, presented for registration on 07.10.2025, was kept pending for scrutiny on the ground that it was difficulty stamped, referring to Clause 7.1 of the lease agreement even though the stamp duty had already been paid in full as per the calculation made by the 3rd Respondent himself, and the subsequent refusal to release the document on such grounds is arbitrary, illegal, and contrary to the provisions of law and consequently direct the 3rd respondent herein , to release the registered

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- All the staircases need MS Railing with Enamel paint finishing

EXTERNAL PAINTING:

- External walls will be painted with 1 coat of Primer and 2 Coats of weather coat paint of suitable colours of apex / equivalent as per architect's design including Art paint.

FLOOR FINISHES:

- Corridors and Classrooms flooring shall be of Vitrified flooring (double charged) of minimum size of 600mm x 600mm of approved shade and colours set to a pattern as per drawing.
- Staircase flooring shall be 18mm to 20mm thick granite flooring of approved colour and shades and the railing height shall be minimum of 1.2 m from finished flooring level.

TOILETS:

- Toilets: Tile dadoing, with Ceramic Tiles, up to 8.0 ft of approved colour and shades to be done and the flooring shall be of anti-skid tiles vitrified double charged tiles. C P fittings shall be of Jaquar make of approved models or equivalent ones. Sanitary ware shall be of approved model of Parryware / Hindware or equivalent make.
- Toilets including western commodes and health faucets, modular lockable partitions with all hardware, urinals along with ceramic partitions. Wash basins for pre-primary / primary / secondary sections should be at an appropriate height as per onsite instructions / drawings as provided.
- Metal grid/UPVC false ceiling to be provided in the washrooms as per onsite instructions / drawings as provided.
- A janitor room of min. size 3.0 ft x 4.0 ft 6.0 inches to be provided ideally on all floors and adjacent to each toilet block (M/F). Only in specific cases, with area constraints, if applicable, a janitor cabinet to be provided in each toilet under the basins of size as per the site instructions given by Orchids project team.
- Providing waterproofing for the toilets area - process of chemical waterproofing for new constructions as well as old retrofits with minimum 10 years Warranty / Guarantee from the Product Manufacturing company itself, works to be conducted though authourised applicator(s) only. Ideally, raising of the floor space for toilets to be avoided, use of Wall Letter of Intentnt WC and Sunken Slab constructions be avoided.

Process Details

Step 01: Surface to be cleaned thoroughly to ensure it is free from dirt, dust and other foreign materials.

Step 02: Apply Zycosil Plus (Basically an **Organosilane** - capable of modifying various materials, transforming them into hydrophobic surfaces) : Water : Zycoprime+ (High performance - water based primer - used in construction to prepare surfaces for paints, coatings, and adhesive) over the entire dry surface thoroughly especially in grooves and cracks. Mix ratio (1:20:2).

Step 03: Leave the surface for some time and apply **Coldbond liquid raw** where cracks appear, repair, groove filling, crack filling and other masonry work - No Specific grouting needed.

Step: 04 Prepare polymer modified mortar by adding Zycoprime+ with cement, sand and water as per required dosage of the total cement quantity in mortar or as required to make it elastic in nature.

Step 05: Apply 1st coat of **Elastosil** and let it dry. Mix ratio (1 litre:750 gms cement and mix well).

Step 06: Apply the second coat of Elastosil after the first coat is dry.

- CWSN Toilet for Boys & Girls in Ground & First Floor

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Your action of facilitating the Rectification Deed, based on the joint affidavits of all parties confirming the clerical error, will provide sufficient audit protection, as you are relying on the mutual declaration of the executants and the legal provisions for error correction.

2. Joint Request

We, the Lessors and the Lessee, hereby jointly confirm our intention and respectfully request that you either:

Option A (Preferred): Treat this application and the attached Affidavits as an **application for Adjudication** and forward the file to the District Registrar/Collector of Stamps, urging a quick order on the correct stamp duty based on the 19 years and 11 months term.

Option B (Alternative): Allow us to immediately execute and register a **Joint Rectification Deed** on nominal stamp paper, which will formally correct Clause 7.1 of the Deed No. 229/2025 *to reflect the true term of 19 years and 11 months.*

We are ready to cooperate fully and assure you that we seek only to pay the rightful duty based on our genuine contract, not on a typographical mistake.

Thanking you for your understanding and prompt action in securing justice for this clerical error.

Yours faithfully,

LESSORS	LESSEE
1. P. SREEKANTH REDDY	SPARSH EDUCATIONAL SOCIETY
Signature:	Signature: (Authorised Signatory)
2. P. RAVIKANTH REDDY	Name: [Name of Signatory]
Signature:	Designation: [Designation]

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Enclosures:

1. Copy of Notice No. 229/2025.
2. Joint Affidavit sworn by all parties explaining the typographical error.

S. JOHN GANAPATHI RAO, BA LL.B ADVOCATE & NOTARY Flat No. 308, Block-2, Pratap City Apts Miyapur, R.R. Dist. INDIA.

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DOORS:

- Doors frames shall be of hard wood with minimum thickness of 75.0mm x 125.0 mm and the shutters shall be 30.0 to 35.0 mm thick with 1mm laminates of approved color and design on both sides with tempered/ laminated glass vision panel in the shutter of size 0.3m x 1.5m. The door size shall be 3'-6" x 7'-0". The doors shall have door closers, 10 inches Al drops, door stoppers, rubber bushes and S S hinges. (2 numbers of doors shall be provided per class room).
- Glass door of 12 mm thick toughened shall be provided for lobby along with patch fittings of approved make.
- All Floor Shaft Door are to be provided (PHE).

WINDOWS:

- 2 numbers of Windows of size 6'-0 x 4'-0 shall be provided for each classroom. The windows shall be of 2 track UPVC windows (double glazed) with mosquito shutters and the window openings shall be provided with M S grills duly painted. OPTIONAL: Provide One Casement window with lockable handle of min width 750 mm along with fixed Glazing (framed) for the balance length – as per the drawing. MS grills duly painted for the window opening only.

ELECTRICAL:

- Two Nos. of AC points for every classroom and 2 or more for labs and other activity rooms to be provided as per design along with wiring and outlet drains. Preferably for VRF AC installations power points to be made available at the ODU as well as per the Loading / HP details as per drawings provided. Power point for VRF will be done as per the specifications and electrical drawings.
- Adequate electrical points with wiring such as lighting points shall be provided for corridors, stairways, canopies, administration block, toilets, terrace, etc. along with CCTV for these locations shall be provided.
- Computer room shall have 5Amp 40 numbers of sockets apart from other electrical accessories. Wooden/Modular platform to seat the computer to be provided.
- Conduiting and wiring to be done for CCTV, LAN and Public Address systems separately.
- All Classrooms to have provisions for projector, minimum 4 nos. of fan points, minimum 6 nos. points of LED tube light points, one two-way switch, one MCB as main control and one speaker point at designated locations with wiring for all points mentioned. To also provide points for 2 numbers of CCTV and minimum 3 Nos. of 5Amps points with wiring.
- Earthing pits to be completed as per standards along with Lightning Arrestor installed over the highest point of the building unit as constructed / present (as applicable).
- Electrical Tray required to carry the cables - Electrical Room

POWER SUPPLY:

- 3-phase power supply of 650 KVA along with an equivalent transformer.
- Back-up power vide Diesel Generating set of 250 KVA.

COMPOUND WALL:

- Based on the CBSE SOP, a 6.0 feet height minimum compound wall across the property shall be constructed and painted as required. Apart from 6 feet boundary wall, 2.0 feet barbed fenced wire fence shall be provided above the boundary wall.

WATER:

- One water-yielding borewell and municipal water supply to be provided.
- One underground RCC sump of adequate capacity as per Company's requirement.

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

Reference:

1. Pending Document No. **229/2025**, Lease Deed dated **07-10-2025**.
2. Notice No. **229/2025** issued by your office ,
dated **10-10-2025**

Respected Sir,

We, the undersigned Lessors and Lessee, are in receipt of your Notice No. 229/2025, detailing a deficit stamp duty of ₹33,47,264/- based on the erroneous 30-year lease term mentioned in Clause 7.1 of the Deed.

We fully appreciate your concern regarding departmental audits and the collection of appropriate government revenue. We submit this joint application to demonstrate that the actual revenue due is significantly lower and to request the legal avenue for correction.

1. The Bona Fide Error and True Intent

We respectfully submit that the mention of **"30 years"** in Clause 7.1 (extending to 31 May 2056) is a **bona fide, clerical, and typographical error**, which does not reflect the mutual intention of the parties.

- **Proof of Intent:** As clearly shown in your own Annexure (Calculation of Deficit Duty), the **Total Rent was only calculated and provided for 20 years** in Schedule II of the Deed. Had the intent been 30 years, rent would have been calculated and paid for the full term.
- **True Term:** The agreed-upon term is **19 (Nineteen) years and 11 (Eleven) months**.

2. The Legal Rationale for Non-Penalization

The Indian Stamp Act and the Specific Relief Act (Section 26) provide a legal mechanism for correcting instruments that fail to express the true intention of the parties due to mutual mistake of fact. A Rectification Deed executed for a typographical error does not create new rights and is therefore treated as a supplementary document, attracting only **nominal stamp duty (typically ₹100 or ₹1,000, depending on the state rules)**.

By allowing the document to be corrected via a Rectification Deed, you would be:

1. **Enabling a legal remedy** for a proven error of fact (supported by the rent schedule).
2. **Not violating revenue law**, as the deficit stamp duty of ₹33,47,264/- is not legally leviable on a document where the parties jointly confirm the true intent was only 19 years and 11 months.

Contd...3/P..

S. JOHN GAJAPATHI RAO * NOTARY G.O.M.S.385/12 Dt 12-06-2012 Renewal upto Dt 11-06-2027 * APPD. GOVT OF TELANGANA *

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For AASRA FOUNDATIONAL SOCIETY

Authorised Signatory

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- OHT of adequate capacity to be provided as per Company's requirement.
- Drinking water area shall be provided on each floor – plumbing from RO unit to drinking water area to be provided.
- Rain Water Harvesting Pit required as per the norms.
  - External Drain for rainwater and need external Underground Sump for Rainwater to use external amenities, garden & washing purpose.
  - Water pipeline facility around the campus for garden and other purposes.
  - The UGT needs motors for pumping the water.
  - STP, Pump Room & Mechanical item fixing to be done.

AMENITIES:

- Swimming Pool – Min 12.5 M x 25.0 M size with RCC,Swimming Pool – Min 12.5 M x 25.0 M size with RCC,waterproofing, tiling inside the swimming pool, tiling in the deck area of the swimming pool, barricades around the swimming pool, filtration plant, pump room, change rooms as per design provided by the Company, etc. to be provided.
- RCC (including steel) to be done for the Basketball area after wet mix laying and consolidation of soil. MS poles (2 N.s) as per design to be provided for installation of basketball Post.
- RCC to be done for cricket pitches – 1-2 Nos after consolidation of soil. Safety nets with powder coated metal poles as per design (height of 20.0ft to 32.0ft) to be provided for each.
- Sandpit area to be provided with PCC, sand and retaining wall for installation of playground equipment.
- Football area & Running track – soil to be consolidated, wet mix laying, 20mm aggregate,20mm downsize aggregate and M sand,proper slope to be provided to avoid water stagnation Football court to be provided with provision for Cricket pitch in the center. Perforated pipe to be provided below with the pipe connected to the drain with proper slope.Turf & Shockpad to be installed as per details provided by the Company
- Multipurpose court to be finished with RCC after consolidation of soil and finishing painting as per Lessee's requirements / design.

Note : If the court is at an elevated level from the ground level, proper tapering to be provided throughout the edges of the court to ensure safety.

TERRACE:

- Providing and laying integral cement based waterproofing treatment with min 10 years Warranty / Guarantee from the Product Manufacturing company itself and works conducted though the authorised applicator only.

Process Details

Step 01: Surface to be cleaned thoroughly to ensure it is free from dirt, dust and other foreign materials.

Step 02: Apply Zycosil Plus (Basically an **Organosilane** - capable of modifying various materials, transforming them into hydrophobic surfaces) : Water : Zycoprime+ (High performance - water based primer - used in construction to prepare surfaces for paints, coatings, and adhesive) over the entire dry surface thoroughly especially in grooves and cracks. Mix ratio (1:20:2).

Step 03: Leave the surface for some time and apply **Coldbond liquid raw** where cracks appear, repair, groove filling, crack filling and other masonry work - No Specific grouting needed.

Step: 04 Prepare polymer modified mortar by adding Zycoprime+ with cement, sand and water as per required dosage of the total cement quantity in mortar or as required to make it elastic in nature.

Step 05: Apply 1st coat of **Elastosil** and let it dry. Mix ratio (1 litre:750 gms cement and mix well).

Step 06: Apply second coat of Elastosil after the first coat is dry.

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాన TELANGANA

BL 742347

AATI PAMULA MANJULA
LICENSED STAMP VENDOR
Lic. No. 17-11-030/2022
Ren.No. 17-15-044/2025
PATANCHERU
Ph 9392542587

Tran Id. 251015103712280646
Date: 15 OCT 2025, 10:38 AM
Purchased By:
P RAVIKANTH REDDY
S/o MANOHAR REDDY
R/o MAHABUBNAGAR
For Whom
SELF & OTHERS

Affidavit

Date: 15 October 2025

From,

P RAVIKANTH REDDY & P. SREEKANTH REDDY

H.No : 3-8-5,. Ravindra Nagar, Mahabubnagar

Contact No: 8019807047

The Joint Sub-Registrar

I S.R.O. Mahabubnagar

Subject: Request for Temporary Release of Pending Document No. 229/2025 (Lease Deed)

(OR)

Permission to Register Rectification Deed Under Nominal Stamp Duty

Contd...2/P..

S.JOHN GAJAPATHI RAO
NOTARY
G.O M.S.365/12
Dt 12-06-2012
Renewal upto
Dt 11-06-2027
APPD. BY GOVT. OF TELANGANA

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Step (f): Apply protection screed or plaster (as applicable) admixed with Densiflex P @ 350 ml per bag of cement after the coating is dry.
Max. 60 mm thick average screed concrete laid to slope above, including preparation of surface as required for treatment of roofs, terraces etc., as detailed in the technical specification document. (Contractor should read and understand the technical specifications before quoting. Test certificates shall be provided by the manufacturer. Approved makes – BASF / Dextor Fixit / Sika/ Fosroc / Zydex).

OTHER POINTS:

- Provision for 2 numbers of lifts, preferably MRL (Machine Roomless) shall be provided in each floor of required capacity as per local Fire Department / Building norms.
- Passage/staircase and other provisions shall be provided as per statutory / local Fire Department norms & architecture plan (passage & staircase width shall be min 2 meters wide and not exceeding 2.5 meters)
- Sewerage treatment plant of required capacity shall be provided as per norms and Company's requirements.
- Fire Safety – Fire retardant / resistant wiring, firefighting water tanks, hydrants, wet risers, sprinklers, etc. (as per local Fire Department norms) to be provided.
- Paver blocks to be provided for all the open areas inside the school compound premises excluding green areas
- Pre primary children play area near to the pre primary classrooms shall be provided with sand and soft cover
- 3 main gates shall be provided with facility for the buses to move freely. To be constructed as per the design provided by Company.
- Both the main gates shall have a security cabin facility for the security to sit.
- Among the 3 gates mentioned above, one main gate with an opening of 20'-0" width and minimum 20' in height or as per fire norms shall be provided with Arch as per approved drawing with finishing materials such as ACP, etc along with security cabin and attached toilet.
- Canopies near the entrance's openings shall be provided as per Company's approved drawing.
- Separate drivers' room with toilet shall be provided outside the main building.
- Separate toilets shall be provided for visitors (men and women) within the main building – ideally should be easily accessible from the main lobby / marketing office.
- Principal and staff rooms shall have attached toilets.
- Parapet wall on the terrace shall be minimum 5 ft in height.
- Provision for adequate LED lights in the open areas along with wiring /cabling.
- Fire Evacuation plan to be placed at locations on each floor, as per the fire norms.
- Fire Extinguisher signage be placed on floors as per the site need.
- Designated spaces for Transformer, DG, Electrical Room, Communications Room, etc. be planned and placed within the premises, as per standards and as per design provided by Company.
- Street light for path way area
- Ramps to be provided at required places of the school for CWSN students.

Sizes, specifications and designs for gates, entrance arch, walls, overhead tanks, underground sumps, sand pit area for playground equipment, staircases, etc will be as provided by the Company – please refer to the drawings and details as shared prior to implementation at site. For all design and finish related queries, please contact the design team of the Company.

For all the brands / makes as mentioned within this document kindly note that only in case of non availability of the particular brand / make in the locality – Alternate / equivalent brand / make can be used post approval from the design team of the Company. Makes for different construction elements to be mutually finalized based on availability and acceptable quality.

For SPARSH EDUCATIONAL SOCIETY

Authorised Signatory

आधार

Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

నమోదు / Enrolment No : 0000/00125/54852

To
ముజాహిద్ అలీ ఖాన్ ఫరూఖ్
Mujahid Ali Khan Farooqui
S/O Late Hamid Ali Khan
16-8-592
Kabutkhana
New Mallepet
VTC Saidabad
PO Saidabad
District Hyderabad
State Telangana
Pin Code 500059
Mobile 9396387347

Signature not valid

మీ ఆధార్ సంఖ్య / Your Aadhaar No :

2754 4484 9857

VID : 9164 9098 4196 0028

నా ఆధార్, నా గుర్తింపు

Government of India

ముజాహిద్ అలీ ఖాన్ ఫరూఖ్
Mujahid Ali Khan Farooqui
పుట్టిన తేదీ/DOB: 04/10/1987
పురుషుడు/ MALE

ఆధార్ ఒక గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి ఈ కాదు. ఆన్‌లైన్ ప్రామాణీకరణ లేదా ఆఫ్‌లైన్ ధృవీకరణ (QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్) వంటి తగిన ధృవీకరణతో ఉపయోగించాలి.

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 XML).

2754 4484 9857

Date of Enrolment: 11/07/2021

Government of India

Velagapudi Vamshi Krishna
పుట్టిన తేదీ/DOB: 13/06/1987
పురుషుడు/ MALE

2759 5449 1535

VID : 9142 6173 0761 4957

Unique Identification Authority of India

Address
S/O Velagapudi Siva Rama Krishna Prasad,
1-3-126/205, Rajendra nagar, Near Rishi
Concept School, Mahabub Nagar,
Mahbubnagar, Mahabubnagar,
Telangana, 509001

2759 5449 1535

VID : 9142 6173 0761 4957

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Unique Identification Authority of India
Government of India
నమోదు/ Enrolment No.: 0000/23431/42259
To
P Srikanth Reddy
S/O: P Manohar Reddy
3-8-5
Ravindra Nagar
Mahaboob Nagar
pan chourastha near
Mahbubnagar
Mahabubnagar
Mahabubnagar Telangana - 509001
8125218065
Signature valid
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7670 7372 6863
నా ఆధార్, నా గుర్తింపు
భారత ప్రభుత్వం
Government of India
P Srikanth Reddy
పుట్టిన తేదీ/DOB: 10/05/1984
పురుషుడు/ MALE
7670 7372 6863


భారత ప్రభుత్వం
Government of India
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India
నమోదు/ Enrolment No.: 2081/11413/14728
To
Mamidi Bharu Madhusudhana Rao
S/O Mamidi Sundhariah,
M I G 99-106 P V R RESIDENCY PHASE-2,
DHARMAREDDY COLONY,
BEHIND CHERMAS,
K P H B,
VTC: kukatpally,
District: Hyderabad,
State: Andhra Pradesh,
PIN Code: 500072,
Mobile: 9849023646
For SPARSH EDUCATIONAL SOCIETY
Authorised Signatory
Signature valid
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2177 1403 3889
VID : 9175 0350 6000 8238
నా ఆధార్, నా గుర్తింపు
భారత ప్రభుత్వం
Government of India
Mamidi Bharu Madhusudhana Rao
పుట్టిన తేదీ/DOB: 20/05/1970
పురుషుడు/ MALE
Aadhaar is proof of identity, not of citizenship
2177 1403 3889


భారత ప్రభుత్వం
Government of India
P Srikanth Reddy
పుట్టిన తేదీ/DOB: 10/05/1984
పురుషుడు/ MALE
7670 7372 6863

Government of India
Mamidi Bharu Madhusudhana Rao
పుట్టిన తేదీ/DOB: 20/05/1970
పురుషుడు/ MALE
Aadhaar is proof of identity, not of citizenship
2177 1403 3889

भारत सरकार
Government of India
పి రవికాంత్ రెడ్డి
P RAVIKANTH REDDY
పుట్టిన తేదీ / DOB : 31/08/1986
పురుషుడు / Male
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 XML).
2255 4039 4818


Unique Identification Authority of India
AADHAAR
Details as on 05/11/2024
Address: S/O: P Manohar Reddy, 3-8-5, Ravindra Nagar, pan chourastha near, Mahaboob Nagar, Mahbubnagar, PO Mahabubnagar, DIST:Mahabubnagar, Telangana, 509001
2255 4039 4818









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Digitally Signed by
Name: MOHAMMAD
Location: SRO ATCHAMPET (RO)
Reason: Endorsement Note
Date: [illegible] IST 2025

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