



తెలంగాణ తెలంగాణ TELANGANA

86 995754

Tran ID: 250719105223868516
Date: 19 JUL 2025, 10:55 AM
Purchased By:
SAYANOLLA RANGA RAO
S/o SAYANOLLA BHANU RAO
R/o METPALLY
For Whom
SRI RAVI EDUCATIONAL RESEARCH AND CULTURAL SOCIETY

BRAHMADETHU ANIL
VARMA
LICENSED STAMP VENDOR
Lic. No. 19-05-022 of 2022
Reg. No. SVRI No. 19-05-
019/2025
H.No. 6-3-15, 20A,
DYAGAWADA, NIRMAL, DIST
NIRMAL, TELANGANA
Ph: 9441234500

LEASE DEED

Average Annual Rental Value = Rs. 4,80,000/-
Stamp duty paid = Rs. 100/-

This Deed of Lease is made and executed on 19th day of July, 2025 at Nirmal, District Nirmal, between.

1) Sri. AMARAVADHI VENKATESHWAR RAO S/o. Late. Hanmanth Rao, Aged about 66 years, Occ : Correspondent, R/o H.No.1-3-131/8C, Ravinagar - Nirmal, Mandal Nirmal, District Nirmal (Cell No.9866886608, Aadhar No.XXXX XXXX 0624)

2) Smt. AMARAVADHI RANI W/o. A. Venkateshwar Rao, Aged about 54 years, Occ : Principal, R/o. H.No.1-3-131/8C, Ravinagar - Nirmal, Mandal Nirmal, District Nirmal, (Cell No.9849297009, Aadhar No.XXXX XXXX 3738)
Hereinafter called "THE LESSORS" of one part.

[Signature]

[Signature]

1) Sri. AMARAVADHI VENKATESHWAR RAO

Sri. SAYANOLLA RANGA RAO

SRI RAVI EDUCATIONAL RESEARCH AND

CULTURAL SOCIETY - NIRMAL Represented by its
President (LESSEE)

2) Smt. AMARAVADHI RANI
(LESSORS)

[Signature]
CORRESPONDENT
Ravi High School
Ravi Nagar, NIRMAL.
Dist: NIRMAL - 504106

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Nirmal along with the Photographs & Thumb Impressions required Under Section 32-A of Registration Act, 1908 and fee of Rs. 960/- paid between the hours of 3 and 6 on the 19th day of JUL, 2025 by Sri A Venkatesh

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

Aadhar No
XXXXXXXXX5741



NAME: SAYANOLLA RANGA RAO S/O
SAYANOLLA BHOJAN RAO
METPALLE, MAKLOOR, NIZAMABAD
TELANGANA, 503246

SAYANOLLA RANGA RAO[SRI RAVI
EDUCATIONAL RESEARCH AND
CULTURAL SOCIETY NIRMAL

H NO 1-11 METPALLY, MANDAL MAKLOOR
DIST. NIZAMABAD

Syar

2 LR

Aadhar No
XXXXXXXXX3738



NAME: RANI AMARAVATHI W/O
VENKATESHWAR RAO
NIRMAL, NIRMAL, ADILABAD, TELANGANA
504106

AMARAVATHI RANI
W/O A VENKATESHWAR RAO
1-1-11-11, RAVINAGAR, NIRMAL VILL.,
NIRMAL, MDL, NIRMAL DIST.,
TELANGANA, 504106

[Signature]

3 LR

Aadhar No
XXXXXXXXX0624



NAME: VENKATESHWAR RAO AMARAVATHI
S/O HANMANTH RAO
NIRMAL, NIRMAL, ADILABAD, TELANGANA,
504106

AMARAVATHI RAO
[1905-1-2025-17-5]
AMARAVATHI VENKATESHWAR RAO
S/O. LATE HANMANTH RAO
1-3-1318C, RAVINAGAR, NIRMAL VILL.,
NIRMAL, MDL, NIRMAL DIST.,
TELANGANA, 504106

[Signature]

Identified by Witness:

Sl No E-kyc Details as Received from UIDAI Photo Thumb Impression/Signature

1

Aadhar No
XXXXXXXXX1091



NAME: JEEVAN GOUD GURRAM S/O KISHAN GOUD
Nirmal, Nirmal, Adilabad, Telangana, 504106

G JEEVAN GOUD
NIRMAL

[Signature]

2

Aadhar No
XXXXXXXXX4166



NAME: M D AZEEM UDDIN S/O TAJUDDIN
nirmal, Adilabad, Andhra Pradesh, 504106

MD AZEEM UDDIN
S/O TAJUDDIN

[Signature]

Digitally Authenticated by
SRO M Ravi Kiran
19 JUL 2025 15:46:48

19th day of July, 2025

Signature of Sub Registrar

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Nirmal

A N D

SRI RAVI EDUCATIONAL RESEARCH AND CULTURAL SOCIETY - NIRMAL
(Reg No.1434/1988), Mandal & District Nirmal, Represented by its President
Sri. SAYANOLLA RANGA RAO S/o. S. BHOJAN RAO, Aged about 68 years, Occ :
President, R/o. H.No.1-11, Metpally, Mandal Maklur, District Nizamabad.
(Cell No.9440633443, Aadhar No.XXXX XXXX 5741)
Hereinafter called "THE LESSEE" of the other Part.

The expression of the "LESSORS" and "LESSEE" shall mean and include all their heirs, executors, assignees, successors, legal representatives and Administrators etc.

Whereas, the above said Lessors are owners and possessors of a Pucca constructed Building Municipal No.1-3-131/8B, Admeasuring Total Plinth Area **16995.00** Sq.feet in Extent **2299.00** Sq.yds of land forming Part of Survey No.1268, constructed Building Municipal No.1-3-131/8 & 1-3-131/8a, Admeasuring Total Area **1200.00** Sq.yards, Ground & First Floor Plinth Area **5864.65** Sq.ft, constructed in Sy.No.1270, and Open Place Admeasuring Total Area **1755.81** Sq. yards of Sy.No's.1270 & 1271, situated at Ravi Nagar - Nirmal, Mandal Nirmal, District Nirmal which is more fully described in the schedule annexed hereto and which is hereinafter referred to as the "Schedule Property"

Whereas, the Lessee herein above has approached the Lessors to lease out aforesaid land and building more fully described and detailed in the schedule given below and the Lessors have agreed and accepted the lease out the same.


Whereas, the Lessor had offered the schedule property on a monthly rent of **Rs.40,000/- (Rupees Fourty Thousand only)** for a period of (20) years on the terms and conditions set forth herein and accepted by the Lessee.

NOW THIS DEED OF LEASE FURTHER WITNESSTH:

- 1) That, the Lessee is hereby put in possession of the Schedule property from **19th July, 2025** for the lease.
- 2) That, the Lease shall be for period of (20) years commencing from **19th July, 2025 to 18th July, 2045.**
- 3) That, the Lessee has undertaken to pay the sum of **Rs.40,000/-** as rent per month to the Lessor on or before 25th of every succeeding month without fail.


1) Sri. AMARAVADHI VENKATESHWAR RAO


2) Smt. AMARAVADHI RANI
(LESSORS)


Sri. SAYANOLLA RANGA RAO
SRI RAVI EDUCATIONAL RESEARCH AND
CULTURAL SOCIETY - NIRMAL Represented
by its President (LESSEE)

Nirmal

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

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				Stamp Duty u/s 16 of IS act	Duty on Duty	Total
			E-Challan	Cash					
Stamp Duty	100	0	28800	0			0		28900
Transfer Duty	NA	0	0	0			0		0
Reg. Fee	NA	0	960	0			0		960
User Charges	NA	0	500	0			0		500
Mutation Fee	NA	0	0	0			0		0
Total	100	0	30260	0			0		30360

Rs. 28800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1897 and Rs. 960/- towards Registration Fees on the chargeable value of Rs. 326000/- was paid by the party through E-Challan/EC Pay Order No. 4501 E. S. D. 7, 5 dated, 19-JUL-25 of SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 30310/- DATE: 19-JUL-25. BANK NAME: SBIN, BRANCH NAME: BANK IDENTIFICATION NO: 3051883312156. PAYMENT MODE: NB-1001138 ATRN: 3051883312156. REMITTEE NAME: SAYANIL A. PANIGA RAO. EXECUTANT NAME: AMARAVADHI VENKATESHWAR RAO AND OTHERS. CLAIMANT NAME: SRIRAWI EDUR CULTURAL SOCIETY)

Date:

19th day of July, 2025

Signature of Registering Officer
Nirmal

Certificate of Registration

Registered as document no. 3682 of 2025 of Book-1 and assigned the identification number 19-JUL-25-3682-2025 for Scanning on 19-JUL-25.

Signature of Registering Officer
Nirmal
(M. R. Vikran)

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- 4) The Lessee shall not sub-let or part with the possession of the leased out property during the lease period.
- 5) The Lessor is always entitled to inspect the leased out premises during reasonable timings.
- 6) The Lessee shall keep the leased out premises in neat and good conditions during the lease period and shall hand over the same to the Lessors as it was earlier after the expiry of the lease period.
- 7) The Lessee hereby agreed to surrender leased out premises to the Lessors in case of termination and lease by efflux of time or breach of any other terms.
- 8) In case of renewal of lease the Lessee hereby agreed to enhance existing rent by 20%.
- 9) The Lessee shall pay charges of Electricity, Water during lease period.
- 10) The Lessors shall pay the Municipal tax regularly every year to the Municipal Nirmal.
- 11) The Lessee is authorised to run the Educational Institution.


SCHEDULE OF THE LEASED PROPERTY - 1

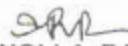
All that Pucca Constructed building bearing Municipal House No.1-3-131/8B (Old), 1-3-573 (New), (Assessment No.1100006021) Constructed in Sy No.1268, Admeasuring Total Area 20691.00 Sq.fts Equivalent to 2299.00 Sq. yards Equivalent to 1922.19 Sq.mtrs, Ground Floor RCC Plinth Area 5405.00 Sq.fts, First Floor RCC Plinth Area 5405.00 Sq.fts, Second Floor RCC Plinth Area 6185.00 Sq.fts, (Total Plinth area 16995.00 Sq.fts) situated at Ravinagar - Nirmal, (Code No.1921019), Mandal Nirmal, District Nirmal.

Bounded by:

East : Sy No.1269.
West : Road.
North : Building in Sy No.1270.
South : Sy No.1374.


1) Sri. AMARAVADHI VENKATESHWAR RAO


2) Smt. AMARAVADHI RANI
(LESSORS)


Sri. SAYANOLLA RANGA RAO
SRI RAVI EDUCATIONAL RESEARCH AND
CULTURAL SOCIETY - NIRMAL Represented
by its President (LESSEE)

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SCHEDULE OF THE LEASED PROPERTY - 2

All that Pucca Constructed building bearing Municipal House No.1-3-131/8 & 1-3-131/8a, (Assessment No.1100011768) Constructed in Sy No.1270, Admeasuring Total Area 10800.00 Sq.fts Equivalent to 1200.00 Sq. yards Equivalent to 1003.32 Sq.mtrs, Ground Floor RCC Plinth Area 2899.00 Sq.fts, First Floor RCC Plinth Area 2964.75 Sq.fts, (Total Plinth area 5863.75 Sq.fts) situated at Ravinagar - Nirmal, (Code No.1921019), Mandal Nirmal, District Nirmal.

Bounded by:

East : Sy No's.1270 & 1269.
West : Road.
North : Road.
South : Building in Sy No.1268.

SCHEDULE OF THE LEASED PROPERTY - 3

All that the Open Plot No's.76/A, 76/B, 76, 77, 78, 79 & 80, in Survey No.1270 and Open Plot No's.100 & 105/1, in Survey No.1270, Admeasuring Total Area 18899.55 Sq.feet Equivalent to 2099.95 Sq.yards Equivalent to 1755.76 Sq.mtrs, situated at Ravinagar - Nirmal, (Code No.1921019), Mandal Nirmal, District Nirmal.

Bounded by:


East : House of Others.
West : Road.
North : Road.
South : Sy No.1269.

Under Municipality, Nirmal, Mandal Nirmal, within the jurisdiction of Registration District Adilabad, Registration Sub-District Nirmal.

Rs.28,800/- towards Deficit Stamp duty, Rs.960/- towards Registration Charges and Rs.500/- and Harithanidhi Rs.50/- towards User Charges were paid by the Lessee in S.B.I. Branch Nirmal, vide Challan No.454KPL190725, Dated:19-07-2025.


1) Sri. AMARAVADHI VENKATESHWAR RAO


2) Smt. AMARAVADHI RANI
(LESSORS)


Sri. SAYANOLLA RANGA RAO
SRI RAVI EDUCATIONAL RESEARCH AND
CULTURAL SOCIETY - NIRMAL Represented
by its President (LESSEE)



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In witnesses whereof the parties hereto have put their hands to this deed of lease on this day of month of year in token of their acceptance thereof.

WITNESSES:

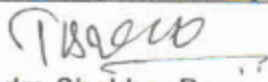
1) 

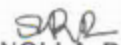

1) Sri. AMARAVADHI VENKATESHWAR RAO

2) 


2) Smt. AMARAVADHI RANI
(LESSORS)

Drafted & Computerized by:


T. Chandra Shekhar Rao
Document Writer, Nirmal.


Sri. SAYANOLLA RANGA RAO
SRI RAVI EDUCATIONAL RESEARCH AND
CULTURAL SOCIETY - NIRMAL Represented
by its President (LESSEE)

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Property Tax Payment

Property Tax Payment By Door No.

[Search Your Property Tax](#)

[Print Receipts](#)

[Check Your Payment Status](#)

[View Assessment Details](#)

i) Property Tax Details

PTIN NO : 1100006021

Name : A. Venkateshwar Rao (S/O (or) D/O (or) W/O) A. Hanmanth Rao

Door Number : 1-3-131/8B

Locality : Shastry Nagar

ULB : Nirmal Municipality

Usage Type : Residential

-> Payments Done in Current Year

Sino	Receipt No	Date of Payment	Paid From	Paid To	Payment Mode	Amount Paid(₹ Rs)
1	13111071129040725162300060	04/07/2025	2025-2026-1	2025-2026-2	CASH	12928

ii) Property Tax Due as on - 18/07/2025

Select	Tax Details	Demand Year	Tax Amount	Interest	Total	Payment Status
	Current Tax	2025-2026-1	6400	128	6528	Cleared
	Current Tax	2025-2026-2	6400	0	6400	Cleared
				Total(₹ Rs)	0	

iii) Property Tax Amount to be Pay

Adjustment Amount from Previous Years(₹)	:	0
Tax Shown below is after Deducting of Adjustment Amount.		
Arrear Tax(₹)	:	0
Arrear Interest(₹)	:	0
Current Tax(₹)	:	0
Current Interest(₹)	:	0
Cheque Bounce Penalty(₹)	:	0
Deviation Penalty(₹)	:	0
Total Amount to Pay(₹)	:	0
Advance Paid for Next Year(₹)	:	0

TOTAL TAX CLEARED



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[Property Tax Payment](#)

[Q Property Tax Payment By Door No.](#)

[Q Search Your Property Tax](#)

[Print Receipts](#)

[Check Your Payment Status](#)

[View Assessment Details](#)

i) Property Tax Details

PTIN NO : 1100011768
Name : AMARAVADI RANI (S/O (or) D/O (or) W/O) VENKATESHWAR RAO
Door Number : 1-3-131/8 & 1-3-131/8a Locality : Shastry Nagar
ULB : Nirmal Municipality Usage Type : Non-Residential

-> Payments Done in Current Year

Sino	Receipt No	Date of Payment	Paid From	Paid To	Payment Mode	Amount Paid(₹ Rs)
1	14908251921904251137000219	19/04/2025	2025-2026-1	2025-2026-2	CASH	47044

ii) Property Tax Due as on - 18/07/2025

Select	Tax Details	Demand Year	Tax Amount	Interest	Total	Payment Status
	Current Tax	2025-2026-1	24760	0	24760	Cleared
	Current Tax	2025-2026-2	24760	0	24760	Cleared
					Total(₹ Rs) 0	

iii) Property Tax Amount to be Pay

Adjustment Amount from Previous Years(₹)	:	0
Tax Shown below is after Deducting of Adjustment Amount.		
Arrear Tax(₹)	:	0
Arrear Interest(₹)	:	0
Current Tax(₹)	:	0
Current Interest(₹)	:	0
Cheque Bounce Penalty(₹)	:	0
Deviation Penalty(₹)	:	0
Total Amount to Pay(₹)	:	0
Advance Paid for Next Year(₹)	:	0

TOTAL TAX CLEARED

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Registration & Stamps Department Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows:

I intend to transfer the following property to Sri Sri Ravi Educational Research And Cultural Society Nirmal.

District	: NIRMAL	SRO	NIRMAL
Municipality	: Nirmal Municipality	Ward	: 1
Block	: 3	Locality	: GOLLAPET AND SHASTRY NAGAR MNCL MAIN ROAD

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
1270	--	1-3-131/8 & 1-3-131/8A Flat No. --	1200	5863

District	: NIRMAL	SRO	: NIRMAL
Municipality	: Nirmal Municipality	Ward	: 1
Block	: 3	Locality	: GOLLAPET AND SHASTRY NAGAR MNCL MAIN ROAD

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
1270	76/A, 76/B, 76, 77, 78, 79, 80, 100 & 105/1	-- Flat No. --	2099.95	0

District	: NIRMAL	SRO	: NIRMAL
Municipality	: Nirmal Municipality	Ward	: 1
Block	: 3	Locality	: GOLLAPET AND SHASTRY NAGAR MNCL MAIN ROAD


Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
1268	--	1-3-131/8B Flat No. --	2299	16995

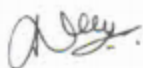
1. I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct. ☒
2. I have not sold or transferred the said property to anyone else. ☒
3. There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein. ☒
4. The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act, 1908. ☒
5. There is no court order or injunction restraining transfer of the said property. ☒
6. The proposed property transfer is not in contravention of the following laws: ☒
 - The Telangana Scheduled Area Land Transfer Regulation, 1970
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977
7. I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO. ☒

Declaration

☒ I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:
Place:


Signature
Name : Amaravathi Rani
W/o : A Venkateshwar Rao
R/o Village/ULB : Nirmal
Mandal : Nirmal
District : Nirmal
State : Telangana


Signature
Name : Amaravathi Venkateshwar Rao
S/o : Late Hanmanth Rao
R/o Village/ULB : Nirmal
Mandal : Nirmal
District : Nirmal
State : Telangana

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నా ఆధార్ నా సుర్తింపు

భారత ప్రభుత్వం
Government of India

వెంకటేశ్వర రావు
Venkateshwar Rao
జన్మ తేదీ/DOB 13/05/1971
అడలాబాద్, తెలంగాణ
Adilabad, Telangana

0624

Address

W/O Venkateshwar Rao, 1-3-
131/BC, ravinagar, Nermal,
Adilabad, Telangana - 504106

0624

భారత ప్రభుత్వం
Government of India

రాణి అమరావతి
Rani Amaravathi
జన్మ తేదీ/DOB 13/05/1971
FEMALE

3738

భారత ప్రభుత్వం
Government of India

Address:

W/O Venkateshwar Rao, 1-3-
131/BC, ravinagar, Nermal,
Adilabad, Telangana - 504106

3738

9314 9658 5741
VID 9111 9530 1933 8528

నా ఆధార్ నా సుర్తింపు

భారత ప్రభుత్వం
Government of India

సయ్యాద్లా పర్గా హాస్
Sayyadla Perga Has
జన్మ తేదీ/DOB 14/02/1953
అడలాబాద్, తెలంగాణ
Adilabad, Telangana

5741
VID 9111 9530 1933 8528

Download Date: 06/03/2021

Issue Date: 28/04/2013

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భారత ప్రభుత్వం
Government of India

సయ్యాద్లా పర్గా హాస్
Sayyadla Perga Has
జన్మ తేదీ/DOB 14/02/1953
అడలాబాద్, తెలంగాణ
Adilabad, Telangana

5741
VID 9111 9530 1933 8528

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भारत सरकार
GOVERNMENT OF INDIA

जीवन गौद गुमर
Jeevan Goud Gumam
जन्म तिथि/ DOB: 20/01/1996
लिंग/ GENDER: MALE

1091

आधार-सामान्यमानपुढी वाक्य

भारत सरकार
GOVERNMENT OF INDIA

म. डी. अल्लु
M D Allam Uddin
जन्म तिथि/ DOB: 01/01/1978
लिंग/ GENDER: MALE

4166
VID: 9127 7157 7114 2428

ना आधार, ना सुविधा

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

चिपकावा:
S/O: जीवन गौद 1-3-227
बसुन्दा नगर, नर्मल,
महाराष्ट्र, भारत
पिन कोड - 504105

Address:
S/O: Jeevan Goud, 1-3-227, Basunda
Nagar, Narmal, Andhra Pradesh
Pin Code - 504105

1091

Aadhaar-Aam Admi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

जन्म तिथि/ DOB: 01/01/1978
लिंग/ GENDER: MALE

4166
VID: 9127 7157 7114 2428

1091

Ravi

CORRESPONDENT
Ravi High School
Ravi Nagar, NIRMAL.
Dist: NIRMAL - 504105

Bk - 1, CS No 3735/2025 & Doct No
3682/2025. Sheet 10 of 10 Sub Registrar
Normal



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