

9297/2024

"original"



526 తెలంగాణ తేలంగానా TELANGANA

BF 225428

Tran Id: 240723134915341029
 Date: 23 JUL 2024, 01:54 PM
 Purchased By:
 VINCENT ELIAS ALBUQUERQUE
 S/O ELIAS ALBUQUERQUE
 R/O NAIGAON WEST
 For Whom
 AVE MARIA EDUCATIONAL TRUST

M LAXMAN RAJ
 LICENSED STAMP
 VENDOR
 Lic. No. 6/1998
 Ren.No. 15-04-036/2022
 2-61, Ginnapur, Medchal,
 Medchal-Malkajgiri District
 Ph 9966019307

AGREEMENT TO LEASE

This Agreement to Lease ("Agreement") is executed at SRO Medchal on this 24th day of JULY, 2024 by and between:

Polavarapu Venkata Krishna Rao (alias P.V. Krishna Rao), s/o. Venkata Nagabhushanam Polavarapu, having his address at S/o Polvarapu Venkata Nagabhushanam, 8-2-269/N/2, Road no. 2, Vivekananda Enclave, Banjara Hills, Hyderabad, 500034 and assessed for Income-tax under Permanent Account Number: AFFPP5244P and having Aadhaar Number XXXX XXXX 9562,

hereinafter referred to as the "Owner/Lessor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the FIRST PART;

Signature 1

Bar Sathyan
 PRINCIPAL
 RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043

For AVE MARIA EDUCATIONAL TRUST

[Signature]
 Manager - Administration
 RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

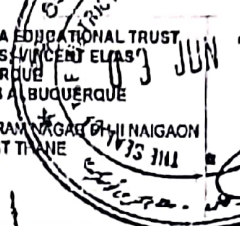
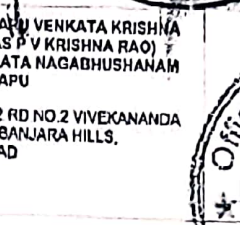
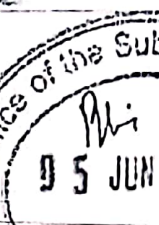


Scanned with OKEN Scanner

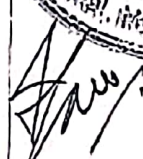
Presentation Endorsement:

Presented In the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs. 198674/- paid between the hours of _____ and _____ on the 24th day of JUL, 2024 by Sri P Venkata Krishna Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature	Thumb Impression
1	LE		 VINCENT ELIAS ALEL [1504-1-2024-9526]	AVE MARIA EDUCATIONAL TRUST REP BY ITS VINCENT ELIAS ALBUQUERQUE S/O. ELIAS ALBUQUERQUE O/O.MAIRAM NAGAR, HIL NAIGAON WEST, DIST THANE		
2	LR		 POLAVARAPU VENKATA KRISHNA RAO (ALIAS P V KRISHNA RAO) & S/O. VENKATA NAGABHUSHANAM POLAVARAPU B-2-260/142 RD NO.2 VIVEKANANDA ENCLAVE BANJARA HILLS, HYDERABAD			

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 KIRAN K [1504-1-2024-9526]	KIRAN K MAHARASHTRA	
2		 P SRINIVAS CHAKRA [1504-1-2024-9526]	P SRINIVAS CHAKRAVARTHY HYD	

24th day of July, 2024

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SR/L. SAVINDER
on 24 JUL 2024 13:18:47

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX8658 Name: Kiran Koppula	Address: C/O Koppula Bhagavan, Mumbai, Mumbai Suburban, Maharashtra, 400059	
2	Aadhaar No: XXXXXXXX1383 Name: Polavarapu Srinivas Chakravathy	S/O P V Krishna Rao, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	
3	Aadhaar No: XXXXXXXX9562 Name: Polavarapu Venkata Krishna Rao	S/O Polavarapu Venkata Nagabhushanam, Banjarahills, Hyderabad, Andhra Pradesh, 500034	



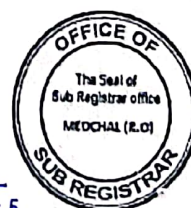
PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:53 PM

Manager Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Scanned with OKEN Scanner

AND

Ave Marla Educational Trust, a trust registered under the provisions of the Indian Trusts Act, 1882 assessed for Income-tax under Permanent Account Number: AAATA0179Q having its office at Mariam Nagar, Phase II, Nalgaon (West), District Thane represented by its Trustee: Mr **VINCENT ELIAS ALBUQUERQUE S/o. ELIAS ALBUQUERQUE** aged about 54 Years, Occ: Business, identified by Permanent Account Number AGVPA9237E and having Aadhaar Number: XXXX XXXX 0430 duly appointed vide Trustees' Resolution dated 9th June 2023,

hereinafter referred to as the "**Lessee**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its trustees and members from time to time, its Affiliates, successors and assigns) of the **SECOND PART**;

The Lessor and Lessee are hereinafter, for sake of brevity and wherever the context so requires, individually referred to as "**Party**" and collectively referred to as "**Parties**".

WHEREAS:

- A. The Lessor has represented to the Lessee as follows:
- (i) By virtue of various sale deeds, indentures, agreements and writings and as set out in **Annexure "F"** hereto, the Owners became owner/s of and well and sufficiently entitled to and seized and possessed of all that pieces and parcels of lands admeasuring 2acres 26.5 Gunthas in land bearing (i) Survey No. 318 (part) admeasuring 1 Acre 3 Guntas and 19 guntas total area aggregating to 1 Acre 22 guntas and (ii). Survey No. 321(part) admeasuring 33 guntas and 11.5 guntas total area aggregating to 44.5 Guntas both situated at Village Dommara Pochampally, Medchal Malkajgiri District (erstwhile Ranga Reddy District), Gandimaisamma Dundigal Mandal (erstwhile Quthbullapur Mandal), State of Telangana (hereinafter referred to as the said "**Land**"), more particularly described in the **First Schedule** hereunder written and delineated with Blue, Green and Orange colour boundary lines on the plan annexed and marked as **Annexure "A"** hereto;



Signature 1


PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST


Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Trustees



E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX0430

Name: Vincent Elias Albuquerque

Mumbai, Mumbai, Mumbai, Maharashtra, 400068



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	14900550	0	0	0	14900650
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	198674	0	0	0	198674
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	15101224	0	0	0	15101324

Rs. 14900550/- towards Stamp Duty including T D under Section 41 of I.S. Act, 1899 and Rs. 198674/- towards Registration Fees on the chargeable value of Rs. 84038087/- was paid by the party through E-Challan/BC/Pay Order No. 181S6P150724, D643WR230724 dated 15-JUL-24 23-JUL-24 of, SBIN/SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 15100274/-, DATE: 15-JUL-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1439558098037, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 1439558098037, REMITTER NAME: AVE MARIA EDUCATIONAL TRUST, EXECUTANT NAME: POLAVARAPU VENKATA KRISHNA RAO, CLAIMANT NAME: AVE MARIA EDUCATIONAL TRUST. (2). AMOUNT PAID: Rs. 1000/-, DATE: 23-JUL-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1430935154625, PAYMENT MODE: NB-1001138, ATRN: 1430935154625, REMITTER NAME: AVE MARIA EDUCATIONAL TRUST, EXECUTANT NAME: POLAVARAPU VENKATA KRISHNA RAO, CLAIMANT NAME: AVE MARIA EDUCATIONAL TRUST.

Date:

24th day of July 2024

[Signature]
Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 9297 of 2024 of Book-1 and assigned the Identification number - 1504 - 9297 - 2024 for Scanning on 24-JUL-24.

[Signature]
Registering Officer
Medchal (R.O)
(L. Ravinder)

Note: - This Document is Registered along with Duplicate

BK - 1, CS No 9526/2024 & Doct No 9297/2024.
Sheet 2 of 94 Sub Registrar Medchal (R.O)

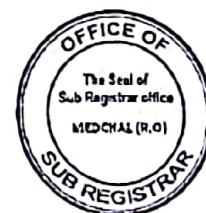
[Signature]
RYAN SCHOOL

Survey No. 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

[Signature]
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Scanned with OKEN Scanner

- (ii) The Lessor has obtained the said land through various Sale Deed/s and the details of the same are as under-

S. no.	Area	Document details
321	33 Gunthas	Sale Deed dated February 9, 1981 registered at Document No. 388 of 1981
318	19 Gunthas	Sale Deed dated February 14, 1998 registered at Serial No. 6971 of 1998
318	01 Acres 03 Gunthas	Sale Deed dated January 1, 1997 registered at Document No. 286 of 1997
321	11.5 Gunthas	Sale Deed dated January 1, 1997 registered at Document No. 286 of 1997
Total	2 Acres and 26.5 Gunthas	All are Regd. at SRO Medchal.

- (iii) The said Land falls within the Non Agricultural zone and development and construction of an educational premises on the said Land is permitted. The lessor has obtained a NALA (Non-Agriculture Land Assessment Act) Order passed by the Tahsildar and Joint Sub-Registrar Office, Gandimalsamma Dundigal dated January 13, 2023.
- B. The Lessee is engaged in the business of operating and managing preschools, K-12 schools, and other education initiatives under various brand names. The Lessee is desirous of operating and managing a school from the said Land.
- C. Based on the requirement of the Lessee and pursuant to various meetings and discussions between the Parties hereto, the Lessor has represented that they shall construct on the said Land a structure/s, having an aggregate built-up area of approximately 1,31,298 sqft, built up area or thereabouts for the purpose of setting up a school/educational institution (hereinafter referred to as the "School Building") in accordance with the plans annexed and Specifications more particularly set out in Annexure "C" to this Agreement, constructed/to be constructed at the Lessor's own cost, charges and expenses, and that such School Building will be on a 'built-to-suit' model in accordance with the plans annexed and Specifications (defined below), in accordance with


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Trustees
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 3 of 94 Sub Registrar
Medchal (R.O)

Principal
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:53 PM



Manager
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



the Approvals and Applicable Law/s, in order to suit the business needs and requirements of the Lessee AND THE balance unconstructed and vacant portion of the said Land, up to the extent of 4015.96 square meters (after construction of the School Building) shall be used for a playground exclusively for the school to be operated from the School Building (hereinafter referred to as the "Playground" annexed hereto as ANNEXURE "C") in order to suit the business needs and requirements of the Lessee in accordance with Annexure C and subject to local guidelines of the Authority to the extent applicable.

- D. Pursuant to the above, save and except as disclosed herein, the Lessor is absolutely seized and possessed of and otherwise well and sufficiently entitled to the absolute, exclusive and undisputed ownership and possession rights in respect of the said Land TOGETHER WITH the right to construct a School Building and Playground, without any claim, dispute, demand and/or objection etc. of any nature whatsoever from any person or third party whomsoever. The said Land, the School Building and Playground are hereinafter collectively referred to as the "Demised Premises".
- E. The Lessor has further represented and warranted to the Lessee that there are no bank dues, tax dues, contractual dues or other statutory dues/ liabilities payable by the Lessor which shall prejudice the lease of the Demised Premises (or any part thereof) by the Lessor in favour of the Lessee. In order to support and validate the above representation of the Lessor, the Lessor has obtained a certificate issued by his chartered accountant (copy whereof are annexed and marked hereto as Annexure "E") confirming the above representation of the Lessor and further certifying that there are no income tax proceedings pending before the concerned income tax authorities against the Lessor nor are there any amounts due/pending for income-tax, which will attract the provisions of Section 281 of the Income-tax Act, 1961. The Lessee has relied upon the above certificates forming Annexure "E" and the aforesaid covenants and undertakings of the Lessor for the purposes of entering into this Agreement.



PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Manager Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST



Trustees

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 4 of 94 Sub Registrar
Medchal (R.O)

Satish Kumar
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:53 PM



[Signature]
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



- F. The Lessor has represented that they shall complete the Project (*defined hereinafter*) within the timelines for the completion and delivery of the Project set out herein and in terms of the Construction Schedule (*defined hereinafter*), more particularly set out in Annexure "G" to this Agreement, without any delay for any reason whatsoever (save and except for reasons related to Force Majeure (*defined hereinafter*), and that the Project shall be undertaken and carried out in two phases as stipulated in this Agreement and in accordance with the plans/designs to be prepared by the Lessor at his own cost, and thereafter approved (with necessary modifications/amendments, if required) by the Lessee and the concerned Authorities.
- G. Accordingly, relying on the various representations, covenants, assurances and undertakings of the Lessor (including the ones as set out in this Agreement), the Lessee has agreed to acquire the leasehold rights in respect of the Demised Premises in a phase-wise manner in accordance with the understanding set out in this Agreement.
- H. The Parties hereto are now desirous of executing this Agreement for the purposes of recording the various terms and conditions as mutually discussed and agreed upon between them with respect to the transaction contemplated herein.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows:

1. **DEFINITIONS AND INTERPRETATION:**

- 1.1 In this Agreement (including in the Recitals), unless the context otherwise requires, the following capitalized terms and expressions shall have the meanings assigned to them hereunder:


Manager, Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST


Trustees


PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doc No
9297/2024, Sheet 5 of 94 Sub Registrar
Medchal (R.O)

S. R. Raghav
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 09:51 PM

S. R. Raghav
Manager Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



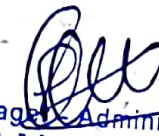
- (a) **"Academic Year/s"** shall mean the period commencing from the 1st day of April of any given year up to the 31st day of March of the succeeding/ subsequent year during which period the Lessee (or any trust, society, organization or Person appointed by the Lessee) shall operate, manage and run the school business of the Lessee from the Demised Premises or any part thereof;
- (b) **"Affiliates"** shall mean, in relation to the Lessee, any Person directly or indirectly controlling, controlled by or under common control with, the Lessee. The term "control" (including with correlative meanings, the terms "controlled by" and "under common control with") as applied to a Person, means the possession, directly or indirectly, of (a) the right to elect more than half of the directors, (b) voting interest or shareholding of more than 50% (fifty percent) in any Person or (c) contractual right to govern management and operations in any Person.
- (c) **"Agreement"** means this Agreement and all Schedules and Annexures attached to it and shall include any modifications of this Agreement as may be mutually agreed in writing by the Parties hereto from time to time;
- (d) **"Applicable Law/s" or "Law/s"** means any statute, law, regulation, ordinance, rule, judgment, order, decree, byelaw, approval from the concerned Authority, Government Resolution, order, directive, guideline, policy, requirement, or other Governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, by any concerned Authority having jurisdiction over the matter in question;
- (e) **"Approval/s"** shall have the widest interpretation permissible and shall mean and include (but not be limited/restricted to) all such approvals, sanctions, grants, permissions, consents, orders, awards, no-objection certificates, resolutions, authorisations, licenses, exemptions, construction/development permissions etc. as may be required for implementing, constructing, completing and handing over (for intended use) the Demised Premises, as applicable, constructing/developing the Project including but not limited to any approval, consent, license, registration, permission, authorisation, sanction, clearances, no objection certificates, validation, re-validation, renewals, extensions, adjudication, remarks, acknowledgements, Commencement Certificate, Occupation Certificate (including Part Occupation Certificate), Fire NOCs, water connection approvals, electricity connection approvals, drainage

For AVE MANIA EDUCATIONAL TRUST

Signature 1

Trustees


PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Sandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043


Manager/ Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



BK - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 6 of 94 Sub Registrar
Medchal (R.O)

S.P. Sathyan
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



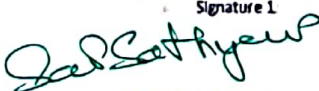
Generated on: 24/07/2024 01:17:53 PM

[Signature]
Manager / Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



approvals, change of use approvals, approvals in respect of the School Building, Playground and construction plans etc. of any nature which is required from any Authority". It is clarified that the defined term 'Approval/s' does not include the approvals/ permissions required to be obtained by the Lessee from the education department and/or any other Authority required to operate a school from the Demised Premises in the name of the Lessee (or Lessee's nominees);

- (f) **"Approved Plans"** shall mean the construction and development plan in respect of the Project (including all floor plans etc.) which shall be designed and made by the Lessor and approved/sanctioned by the Lessee in writing with necessary amendments/ modifications as deemed fit by the Lessee, and thereafter approved by the concerned Authorities;
- (g) **"Authority/Authorities"** shall have the widest interpretation permissible and shall mean and include (but not be limited/ restricted to) all concerned offices, officers, executives, departments, boards, authority/ies, ministers, ministries etc. from whom/ which any of the Approval/s are required including but not limited to the concerned Municipal Corporation, Village Panchayat, Gram Panchayat, Group Gram Panchayat all concerned authorities under the applicable Development Control Regulations, Chief Fire Officer, Fire Department, State Fire & Emergency Services Department, Chief Engineer and Deputy Chief Engineer, Engineer and Deputy Chief Engineer, Engineer and Deputy Chief Engineer, Hydraulic Engineer (Municipal Corporation), private or state run electricity companies/ organisations etc., telecommunication companies/agencies, Public Health Department, Public Works Department, Labour Department, State Pollution Control Board, Tree authority, P.C.O, Project Management Consultant as may be Licensed appointed by the Engineering Division of the concerned authority, Geologist/ Structural Engineer, planning authorities, zoning authorities, Water Supply & Sewerage Board, the Income-tax Department/ authority, the concerned tax authority for collection of TDS, the Central and State GST Authorities/ Departments and/or such other statutory, State, Central and such other government bodies, authorities and their relevant and respective instrumentalities, departments, and functionaries as applicable under Law;


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Trustees

Bk - 1, CS No 9526/2024 & Doct No
9297/2024, Sheet 7 of 94 Sub Registrar
Medchal (R.O)

PRINCIPAL
RYAN SCHOOL

Survey No. 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

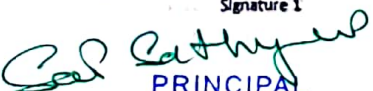


Generated on: 24/07/2024 01:37:53 PM

Manager Administration
RYAN SCHOOL
Survey No. 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



- (h) **"Business Day"** means any day on which commercial banks in Hyderabad are open to transact normal business;
- (i) **"Deed of Lease"** shall mean the lease deed to be executed and registered by the Lessor in favour of the Lessee thereby conclusively granting and demising the Demised Premises in favour of the Lessee on a leasehold basis for the Lease Term in a form mutually agreed upon between the Parties which shall be substantially similar in all material respects with the terms of this Agreement.
- (j) **"Defects"** shall mean and refer to any major structural cracks in beams, columns, slabs and any leakage or seepage through the water proofing or cracks on the exterior surfaces of the walls. Defects shall not mean minor surface cracks on paint, gypsum plaster etc., minor shade variation in tiles and natural stones, any form of breakage of tiles, fixtures, fittings, pipes etc. caused during normal usage by the Lessee, any leakage in plumbing system caused due to improper maintenance by the Lessee or any other minor defect caused due to normal wear & tear.
- (k) **"Defect Liability Period"** means the period of the Lease Term during which the Lessor shall be responsible for rectifying/remedying the Defects in the manner set out in Clause 4 of this Agreement.
- (l) **"Definitive Documents"** shall mean the Deed of Lease, the Possession Letter and such other letters, writings, documents, instruments, affidavits, indemnities, declarations etc. that shall be executed by the Lessor (including the ones to be executed in favour of the Lessee) for the purposes of concluding the grant of leasehold rights in the Demised Premises in favour of the Lessee in accordance with this Agreement and the Deed of Lease, as applicable.
- (m) **"Delay Cure Period"** shall have the meaning ascribed to it in Clause 2.4 herein below.
- (n) **"Demised Premises"** shall have the meaning ascribed to it in Recital D;


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees

Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 8 of 94 Sub Registrar
Medchal (R.O)

S. S. Sathya
PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

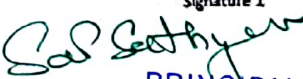


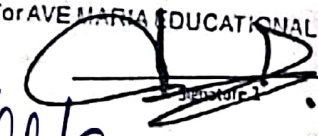
Generated on: 24/07/2024 01:37:53 PM

S. S. Sathya
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



- (o) **"Encumbrances"** means and includes any kind of security interest of whatsoever nature including (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind securing or conferring any priority of payment in respect of, any obligation of any Person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under Applicable Laws; (ii) any proxy, power of attorney, voting agreement, interest, option, right of first offer, refusal or transfer restriction in favour of any Person, (iii) any litigation, adverse claim as to title, possession, easement, occupancy or use including but not limited to tenancy claims, and/or (iv) any third party rights, claims, interest, demands, entitlement, restriction or limitation of any nature whatsoever, including any covenant for restriction on use of transfer, any arrangement (for the purpose of, or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the above, notices of acquisition or requisition, prohibitory or court orders, decree or attachment (either before or after judgment);
- (p) **"Fit-Outs"** shall mean the interior fit outs in the School Building (including for Playground, if any) as may be required to be undertaken by the Lessee at its cost. It is clarified that these shall not include the interior fit outs mentioned in **Annexure "C"** which are to be carried out by the Lessor at the Lessor's cost;
- (q) **"Force Majeure"** means any of the following events/circumstances or combinations thereof - (a) acts of God e.g. fire, drought, floods, typhoon, tornado, landslide, avalanche, tempest, storm, earthquake, epidemics, pandemics or exceptionally adverse weather conditions and other natural disasters; (b) explosions, air crashes, nuclear radiation; (c) strikes or lock-outs; (d) civil war, civil commotion, uprising against constituted authority, riots, insurgency, embargo, revolution, acts of terrorism, military action, vandalism, rebellion, insurrection, acts of hostile army; (e) notifications, acts or orders passed by the Government and other Authorities, courts, tribunals, quasi-judicial authorities etc. which adversely affects and/or suspends/ stops/ delays the Parties from undertaking their respective obligations under this Agreement and/or stops, thwarts, prevents, interrupts or breaches the supply and/or provisions of any material and/or power and/or hampers the Approvals, which is instrumental to the continuance of this Agreement leading to a disruption in revenue or income; and/or (f) any delay by the Government Authorities in issuing any Approvals as may be required for the development, construction or


Signature 1

Principal
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees

Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 9 of 94 Sub Registrar
MEDICAL (R.O)

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043

Generated on: 24/07/2024 01:37:53 PM

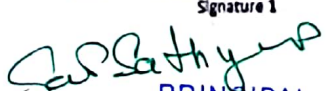


Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



completion of the Project or any part thereof as contemplated in this Agreement, provided such delay is not attributable to the act/omission/delay/failure/default/negligence/ignorance of either Party;

- (r) "HMDA" shall mean and refer to the Hyderabad Metropolitan Development Authority;
- (s) "GST" shall mean the Goods and Service Tax levied by the Central Government as well as the State Government in accordance with the extant tax laws applicable in India (for Central GST) and Telangana (for State GST);
- (t) "Handover" shall mean the handing over the physical possession of the Pre-operative phase, Phase-1 and Phase-2 portions of the Demised Premises, as the case may be, upon completion of obligations in all aspects including closure of all obligations as outlined in Clause 3.4 to 3.6 hereinbelow, compliance with the Specifications more particularly listed in Annexure C herein and obtaining the Approved Plans and requisite Approvals as required by the Licensee including but not limited to Approvals as outlined in Clause 3.7 of this Agreement;
- (u) "Handover Target Date" shall mean the Pre-Operative Phase Handover Target Date or the Phase-1 Handover Target Date or the Phase-2 Handover Target Date, as the case maybe in respect of each Phase;
- (v) "INR" means Indian Rupees, being the lawful currency of India;
- (w) "Land" shall have the meaning ascribed to it in Recital A(i);
- (x) "Lease Commencement Date" shall mean the date on which the Handover of the Phase-1 is carried out by the Lessor to the Lessee in accordance with clause 3.5 herein;
- (y) "Lease Term" means a period 30 (thirty) years commencing from the Lease Commencement Date.
- (z) "Lessee's Lock-in Period" shall mean an initial period of 10 (ten) years commencing from the Phase-1 Rent Commencement Date;
- (aa) "Lessor' Lock-In Period" shall mean the entire duration of the Lease Term;


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees
Manager - Administration
RYAN SCHOOL
10 Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

BK - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 10 of 94 Sub Registrar
Medchal (R.O)

S. Sathya
PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:17:53 PM

Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No:
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

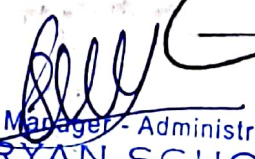


- (bb) "Parking Spaces" shall mean the car/ bike/ bus/cycle parking spaces to be provided by the Lessor at the Demised Premises for the exclusive use of the Lessee in accordance with the Approved Plans;
- (cc) "Phase-1" shall mean the first phase of the Project comprising of the constructed/ developed area of 74771.8 sq. ft. built up area of the School Building along with Parking Spaces, Playground and swimming pool on the said Land, as more specifically set out in "Annexure "B-1"" hereto and which is to be constructed/ developed by the Lessor as per the Specifications with the necessary Approvals (including the Occupation certificate issued by the competent Authority) and in accordance with the Approved Plans;
- (dd) "Phase-1 Handover Target Date" shall mean December 31st 2024.
- (ee) "Phase-1 Rent" shall mean the monthly rent for Phase-1 payable by the Lessee to the Lessor from the Phase-1 Rent Commencement Date in accordance with Clause 8 below;
- (ff) "Phase-1 Rent Commencement Date" shall mean April 1st 2025, or expiry of the Phase-1 Rent Free Period, whichever is later.
- (gg) "Phase – 1 Rent Free Period" shall in respect of Phase-1, mean the period of 3 (three) months from the Lease Commencement Date
- (hh) "Phase-1 Security Deposit" shall mean an interest free, refundable security deposit of INR 2,31,79,258 (Indian Rupees Two Crores Thirty One Lakhs Seventy Nine Thousand Two Hundred and Fifty Eight Only) payable by the Lessee to the Lessor in the manner more particularly provided for in Clause 9 of this Agreement.
- (ii) "Phase-2" shall mean the second phase of the Project comprising of a constructed/ developed area of 57457.7 sq. ft. built up area of the School Building on the said Land, as more specifically set out in Annexure "B – 2" hereto and which is to be constructed/ developed by the Lessor as per the Specifications with the necessary Approvals (including the occupation certificate issued by the competent Authority) and in accordance with the Approved Plans;


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Trustees

Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

Principal
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:31:53 PM



Manager Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



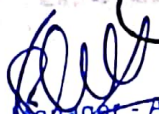
6 GRANT OF LEASE RIGHTS & THE LEASE TERM

- 6.1 In consideration of the Rent herein reserved and subject to payment of Rent, the Lessor hereby agree to demise and grant unto the Lessee, by way of lease, the Demised Premises TO HAVE AND TO HOLD the same unto the Lessee for the Lease Term upon execution of the Definitive Documents TOGETHER WITH ALL AND SINGULAR areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, walls, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever in or to the said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto (hereinafter referred to as "Lease").
- 6.2 During the entire Lease Term, the Lessee (along with its Affillates) shall have the exclusive, absolute, unhindered and unrestricted legal and physical possession of the Demised Premises without any interference from any person whomsoever (including from the Lessor), and accordingly, simultaneously against execution of the Deed of Lease, the Lessor shall execute a possession letter thereby handing over exclusive and absolute possession of the Demised Premises to the Lessee.
- 6.3 Without causing any inconvenience to the Lessee's school business operations, the Lessor shall have right to access the Demised Premises during the Lease Term for the purpose of inspection, maintenance or any other lawful activity as may be required from time to time, subject to having given the Lessee no less than 48 (forty eight) hours prior written notice of his intention to do so.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Trustees

Manager - Administration
RYAN SCHOOL
27
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)



Principal
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:53 PM

Manager
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



6.4

Pursuant to the grant/demise of the Lease assured under this Agreement in favour of the Lessee, the Lessee shall have the right to undertake and carry out its business from the Demised Premises including running, operating and managing of its school business. For the purposes of the aforesaid business of the Lessee, the Lessee shall have the right to enter into and execute various management contracts, agent agreements, vendor contracts and such other third-party contracts, agreements, writings etc. as may be required for the business of the Lessee, at the sole and exclusive discretion of the Lessee and without obtaining any prior written approval/permission of the Lessor, and further without paying any additional amounts/compensation of any nature whatsoever for any reason whatsoever to the Lessor, save and except in case of any Sub-Lessee, in which case the Lessee shall be required to obtain the prior written approval of the Lessor and shall be required to pay applicable fee/charges to the Lessor.

7

LOCK-IN PERIOD

7.1

The Lessor shall be locked-in for the Lessor' Lock-in Period, and accordingly, the Lessor shall not be entitled to terminate this Agreement and/or the Deed of Lease for the Lessor' Lock-in Period, save and except for reasons related to material breach of any representations, covenants and/or terms and conditions of the Deed of Lease by the Lessee in which case, the Lessor shall give the Lessee 90 (ninety) Business Days' prior written notice for rectifying/ remedying such breach/default, and in the event that the Lessee fails to remedy/rectify such breach/default within the aforesaid notice period, then the Lessor shall be entitled to terminate the Deed of Lease upon the expiry of the said notice period subject at all times, to the provisions of Clause 21 herein below. If the Lessor terminates the Deed of Lease during the Lessor' Lock-in Period for any reason other than a material breach by the Lessee as set out hereinabove, which the Lessee has failed to remedy as set out above, the Lessor shall pay to the Lessee, the balance Rent payable for the unexpired Lessor' Lock-In Period as and by way of pre-estimated, liquidated damages.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees
Manager - Administration
RYAN SCHOOL
28
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

Carthya
PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:31:53 PM

Carthya
Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



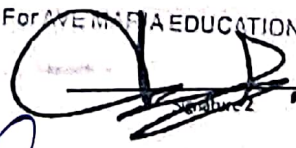
- 7.2 The Lessee shall not have the right to terminate the Deed of Lease during the Lessee's Lock-in Period, save and except for reasons related to material breach of any representations, covenants, undertaking, obligations and/or terms and conditions of this Agreement or the Deed of Lease by the Lessor in which case, the Lessee shall give 90 (ninety) Business Days' prior written notice for rectifying/ remedying such breach/ default, and in the event the Lessor fail to remedy/ rectify such breach/ default within the aforesaid notice period, then the Lessee shall be entitled to terminate the Deed of Lease upon the expiry of the said notice period subject at all times to the provisions of Clause 21 herein below. If the Lessee terminates the Deed of Lease during the Lessee's Lock-in Period for any reason other than a material breach by the Lessor, which the Lessor has failed to remedy as set out above, the Lessee shall pay to the Lessor, the balance Rent payable for the unexpired Lessee's Lock-In Period as and by way of pre-estimated, liquidated damages.

8 RENT FOR THE DEMISED PREMISES AND ESCALATION

- 8.1 During the Phase-1 Rent Free Period, the Lessee shall not be obligated to pay any monthly Rent to the Lessor.
- 8.2 From the Phase-1 Rent Commencement Date until the Phase-2 Rent Commencement Date, the Lessee shall pay monthly Rent to the Lessor, on or before the 10th (tenth) day of every month in advance in accordance with Annexure "D" annexed hereto.
- 8.3 During the Phase-2 Rent Free Period, the Lessee shall not be obligated to pay any additional monthly Rent to the Lessor in respect of Phase-2.
- 8.4 From the Phase-2 Rent Commencement Date until expiry or earlier determination of the Lease Term, the Lessee shall pay monthly Rent to the Lessor, on or before the 10th (tenth) day of every month in advance as per Annexure "D" annexed hereto.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE INFIA EDUCATIONAL TRUST

Signature 2
Trustees

Manager - Administration
RYAN SCHOOL
Survey No: 321 Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 29 of 94 Sub Registrar
Medchal (R.O)

Carla R. Ryan
PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043

Generated on: 24/07/2024 01:27:53 PM



[Signature]
Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



8.5 The rent payable shall be-

- Year 1-3 – INR 31/sqft + GST on 73535 sq. ft.
- Year 4-6 – INR 34.72/sqft + GST on 1,31,298 sq. ft.
- Year 7-9 - INR 38.89/sqft + GST on 1,31,298 sq. ft.

The Rent shall be subject to an increase of 12% (twelve percent) over and above the last paid Rent at intervals of every three years from the tenth year of the Lease Term, in the manner more particularly set out in Annexure "D" annexed hereto.

8.6 The Rent is inclusive of TDS and accordingly the Lessee shall deduct from the Rent the applicable amounts towards TDS and deposit such deducted TDS with the concerned income-tax department within the timelines prescribed under Applicable Law. The Rent is exclusive of GST, which shall be borne and paid by the Lessee over and above the Rent reserved hereinabove against the Lessor raising tax invoices on the Lessee in respect of the same.

8.7 In the event there is any delay by the Lessee in paying the Rent on or before the due date set out above, then the Lessor shall give 30 (thirty) Business Days' prior written notice to the Lessee calling upon the Lessee to make payment of the outstanding Rent. In the event of delay in payment of the Rent for more than 3 (three) months, the Lessee shall pay interest of 18% (eighteen percent) annum on such outstanding amount from the date it became due till payment.

8.8 The consideration under this Agreement consists of the obligations of the Parties to each other.

8.9 The Parties agree that 3 (three) months prior to the expiry of the Lease Term or earlier termination/ determination thereof, the Lessee shall have the option of adjusting the Rent from the Security Deposit. It is expressly agreed that if this option is exercised by the Lessee, the Lessee shall not be liable to make the payment of the Rent to the Lessor for the last 3 (three) months of the Lease Term.


Signature 1
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 30 of 94 Sub Registrar
Medchal (R.O)

S. R. S. S. S.

PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:58 PM

S. R. S. S. S.
Manager Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



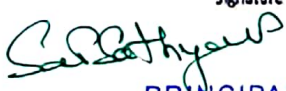
- (i) The Lessee will maintain and will be responsible for all future replacements as required of equipment like elevators, gensets, water pumps, fire pumps etc. for the entire Lease Term at the Lessee's own cost.

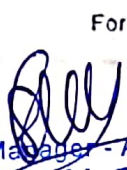
- 12.3 Each of the Lessee's representations, warranties and covenants set forth hereinabove shall be repeated in the Deed of Lease by reference to the facts and circumstances then existing as on Lease Commencement Date.

13 ELECTRICITY, WATER AND OTHER UTILITIES IN THE DEMISED PREMISES

13.1 Electricity:

- (a) The completion of construction of Phase-1 by the Lessor shall include the provision of all electrical lines and other power connections in the Demised Premises in full working condition, together with all the relevant licences to operate the same. The Lessor shall provide a transformer having a capacity between 400-500 KVA in the Demised Premises approved make as per Electricity Department as per the total projected electrical load including future phases development of the school Including so as to enable the Lessee to efficiently carry out its school business from the Demised Premises. In the event the Lessee needs additional electricity load, then the Lessee shall apply for and obtain the same at the Lessee's cost, and the Lessor covenant and undertake to extend all co-operation and support in helping the Lessee in obtaining such additional electricity load/support/ KVA.
- (b) The Lessor shall provide a generator back up of 150 KVA and the same shall be operated and maintained by the Lessee at its own cost.
- (c) All bills/ charges in respect of the electricity consumed by the Lessee in the Demised Premises shall be borne and paid by the Lessee at actuals to the concerned Authority.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.
Trustees

BK - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

Manager / Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



13.2. Water:

- (a) The completion of construction of the Phase-1 and Phase 2 by the Lessor shall include providing and making provision for both basement and terrace water tanks with the following capacity details – (i) raw water tank capacity of 35,000 litres, (ii) treated water tank capacity of 35,000 litres, (iii) roof rain water capacity of 45,000 litres, and (iv) Fire over head tank capacity of 60,000 litres and 25 cum each for each phases in the Demised Premises so as to enable the Lessee to efficiently carry out its school business from the Demised Premises. The Lessee shall arrange water either from tankers or borewell or any other available source at the Lessee's cost. The sewage treatment plant shall be constructed and provided by the Lessor to the Lessee's satisfaction at the Lessor's cost, however, the charges for usage of the same shall be borne and paid by the Lessee at actuals. The treated water shall be used for flushing and landscaping only.
- (b) All bills/ charges in respect of the water consumed by the Lessee in the Demised Premises shall be borne and paid by the Lessee at actuals.

13.3 Telecom/ Connectivity:

- (a) The Lessor shall lay down all required conduits required for Internet/Intercom/CCTV/Wi-fi/Digital TV in the Demised Premises at the sole and exclusive costs, charges and expense of the Lessor.
- (b) The Lessor shall lay down at the Lessee's cost all required cables such as Cat 6/FTTH required for Internet/intercom/Wi-fi/CCTV along with all instruments and hardware required for above.
- (c) All bills/ charges in respect of the telephone charges, internet charges etc. consumed by the Lessee in the Demised Premises shall be borne and paid by the Lessee at actuals.

- 13.4 Considering that the Demised Premises will be maintained by the Lessee, no additional amounts of any nature whatsoever shall be payable by the Lessee to the Lessor towards maintenance charges/fee etc. by whatever name called.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For RYAN EDUCATIONAL TRUST

Signature 2
Trustees
Manager - Administration
RYAN SCHOOL
43
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024 Sheet 43 of 94 Sub Registrar
Medchal (R.O)

S. P. Sathyan
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

S. P. Sathyan
Manager Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



FIRE AND SAFETY ARRANGEMENTS

The Lessor shall obtain a provisional Fire NOC from the CFO, Hyderabad ("CFO Provisions NOC") and based on this CFO Provisions NOC, the Lessor shall, at his cost, create all required infrastructure for fire-fighting that will broadly include a courtyard, hydrants, fire pumps, wet riser, overhead tank, underground water tank, booster pumps, hose reels, fire staircase and doors and all other equipment in accordance with CFO Provisional NOC. This fire prevention infrastructure and equipment shall be handed over to the Lessee on the Lease Commencement Date and the same shall be maintained by the Lessee at the Lessee's cost. The Lessor shall also obtain a final fire NOC from CFO, Hyderabad, recording that all requirements under the CFO Provisional NOC have been completed. Thereafter, the Lessee shall ensure that the mandatory "Form B" compliance (as required by the Chief Fire Officer) is done and the system is maintained for the duration of the Lease Term.

20 SIGNAGE RIGHTS ON THE DEMISED PREMISES

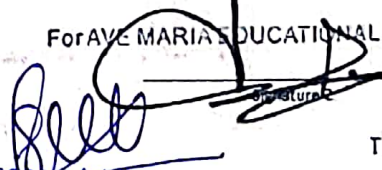
- 20.1 The entire Project (including the Demised Premises) shall be named and branded by the Lessee at its sole and exclusive discretion and accordingly the Lessee shall have the sole and exclusive right and authority (at the cost of the Lessee) to install signage and display its brand all over the Project (including but not limited to on the School Building façade, the roof top, all entries and exit gates, approach road and at various places within the Project).
- 20.2 The Lessee shall have the right to change/alter its brand and/or to add new brands at its sole and exclusive discretion, subject to the Lessee informing the Lessor of such change, in writing.

21 TERMINATION OF THIS AGREEMENT/DEED OF LEASE AND CONSEQUENCES OF TERMINATION

- 21.1 The Lessee shall be entitled to terminate this Agreement to Lease in accordance with the provisions of Clause 3.9 and 3.10 hereinabove.
- 21.2 Upon expiry of the Lease Term, the Lease shall stand automatically terminated unless otherwise extended/ renewed by the Lessee in accordance with the terms of this Agreement and the Deed of Lease.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Trustees
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

S. R. R. R. R.
PRINCIPAL
RYAN SCHOOL
Survey No 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

S. R. R. R. R.
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



THE FIRST SCHEDULE REFERRED TO HEREINABOVE

(Description of the said Land)

All that piece and parcel of non-agricultural land situated at Village Dommara Pochampally, Gandimaisamma Dundigal Mandal (erstwhile Quthbullapur Mandal), Medchal- Malkajgiri District (erstwhile Ranga Reddy District), State of Telangana:

1. Admeasuring 3993.0 Sq.yds., or 33 Guntas in land bearing Survey No. 321(part) and bounded by:

On the East	: Balance portion of Survey No. 321
On the West	: Balance portion of Survey No. 321
On the North	: 20 feet wide road leading to Survey Nos. 320 and 319
On the South	: Hyderabad – Narsapur main road

2. Admeasuring 1391.5 Sq.yds., or 11.5 Guntas in land bearing Survey No. 321(part) and 5203.0 Sq.yds., or 1 Acre 3 Guntas in land bearing Survey No. 318(part) and bounded by: *and 6594.5*

On the East	: 33 feet wide road and part of Survey No. 318
On the West	: Part of Survey No. 321 and 33 feet wide road
On the North	: Survey Nos. 320 and 319
On the South	: Hyderabad Narsapur Road

3. Admeasuring 2299.0 Sq.yds., or 19 Guntas, in land bearing Survey No. 318(part) and bounded by:

On the East	: Balance land in Survey No. 318
On the West	: Balance land in Survey No. 318
On the North	: Survey No. 319 and 320
On the South	: Hyderabad – Narsapur Road


Signature 1
Satish Kumar
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Trustees
Manager - Administration
59 RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 59 of 94 Sub Registrar
Medchal (R.O)

S. R. G. S. R.
PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



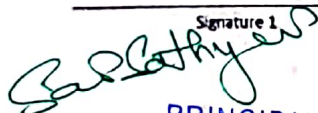
Generated on: 24/07/2024 01:37:53 PM

[Signature]
Manager Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



IN WITNESS WHEREOF, the Parties hereto have put their respective hands,
seal and signatures hereto on the day and date first hereinabove mentioned:

SIGNED and DELIVERED by: Polavarapu Venkata Krishna Rao (all as P.V Krishna Rao)	
SIGNED and DELIVERED by Ave Maria Education Trust represented by Trustee Mr. Vincent Elias Albuquerque	For AVE MARIA EDUCATIONAL TRUST  Trustees


Signature 1

**PRINCIPAL
RYAN SCHOOL**
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

BK - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 60 of 94 Sub Registrar
Medchal (R.O)

Satish Kumar

PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



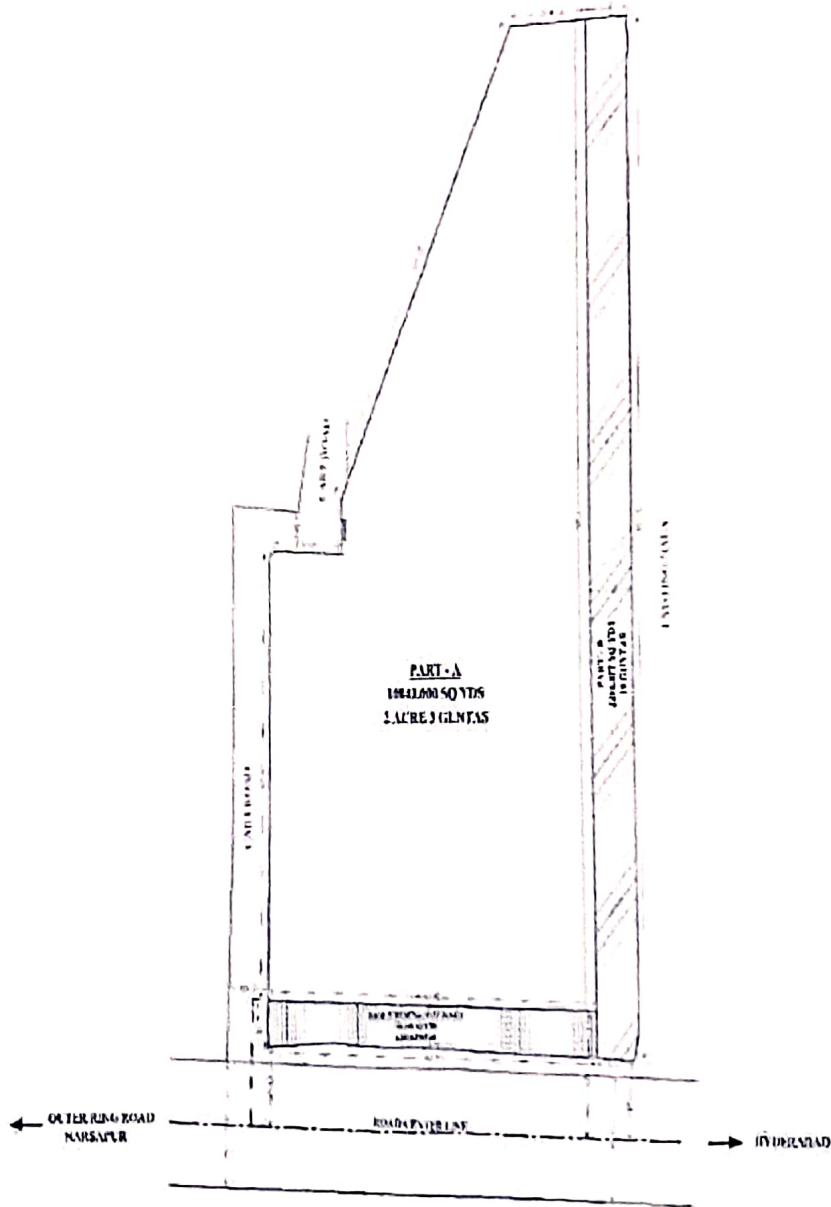
Generated on: 24/07/2024 01:37:53 PM

Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



ANNEXURE "A"
PLAN & LAYOUT OF SAID LAND & PLAYGROUND



Ms. Sathya
Signature
PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST
[Signature]
Signature
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.
Trustees

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

S. S. S. S. S.
PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

Manager / Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



ANNEXURE "B-1"
(DESCRIPTION OF PHASE - 1)

- Total built up area of 74771.8 sqft across Ground to Fifth Floor of the Building with all finishes and specifications as mentioned in Annexure C.
- All services as mentioned in Annexure C.
- Elevators for Phase-1 portion.
- Internal roads, Boundary Wall, School Gate, Security Cabins, Landscaping and Hardscaping is a part of Phase-1.
- Building elevation and cladding as per design to be done in Phase-1.
- Base work for the Following Sports Facilities as mentioned in Annexure C.
 - Futsal Ground.
 - Cricket Pitches (2).
 - Basketball Court.
 - Volley Ball Court.
 - Skating Rink.
 - Running Track.
 - Children's Play area.
- End to End Swimming Pool Construction as per specifications mentioned in Annexure C.
- All Regulatory Documents as mentioned below are a part of Phase-1.
 - Fire NOC.
 - OC.
 - Building Stability Certificate from Certified Engineer of GHMC.
 - Sanction Plan of Building.


Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043

For AVE MARIA EDUCATIONAL TRUST

Signature 2
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.
Trustees



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

S. Sathyan
PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM

[Signature]

Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Area Statement – Phase 1

		Size (mtr)		Area (smtr)	Area (sft)	Phase 1	
		Length	Breadth			Nos	Total Area
Classrooms	Classroom 1	7.95	5.9	47	505	3	1515
	Classroom 2	7.95	6	50	538	27	14531
Labs	Maths Lab	7.95	6	48	513	1	513
	Jr. Computer lab	9	7.95	74	797	1	797
	Jr. Innovation Lab	7.95	6	50	538	1	538
	Composite science lab	8.9	5.5	73	788	1	788
Library	Library	18.28	7.95	145	1564	1	1564
Amenity Spaces	Activity Room	7.95	6	50	538	1	538
	Pre primary Activity Room	8.7	7.95	69	744	1	744
	Visual Arts Room - Phase I	7.95	5.77	46	494	1	494
	Dance Room - Phase I	8.7	7.95	69	744	1	744
	Music Room	8.7	7.95	69	744	1	744
	Seminar Hall	11.89	7.95	95	1017	1	1017
	Indoor Play area	7.95	6	50	538	1	538
	Infirmary	8	6.1	49	525	1	525
	Reception	9.36	8.20	77	826	1	826
Admin Spaces	Admin Room (Includes server room)	17	8	121	1302	1	1302
	Principal Room	7.95	6	48	513	1	513
	Staff Room (Phase I)	7.95	6	48	513	2	1027
	Coordinator room 1	7.95	2.8	22	240	1	240
	Trustee Room (Includes trustee's pantry and storage)	12.32	7.95	98	1054	1	1054
	Experience zone	7.95	5.98	48	512	1	512
	Lift 1	2.4	1.7	4	44	5	220
Services	Lift 2	3	1.9	6	61	5	307
	Corridor- Phase I			1138	12249	1	12249
	Staircase	7.95	4.3	34	368	8	2944
	Electrical Room	8	2.5	20	215	1	215
	Washroom - DAP	2.5	2	5	54	10	538
	Washroom - Male	5.4	3.93	19	199	5	996
	Washroom - Female	5.4	3.93	19	199	5	996
	Janitor's Closet	2.5	2.25	6	61	5	303
	Changing rooms	2.87	2.85	8	88	2	176
	Fire lobby	4.18	2.5	10	112	5	562

Signature 1
Principal
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

64

For AVE MARIA EDUCATIONAL TRUST
Signature 2
Trustees
Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 64 of 94 Sub Registrar
Medchal (R.O)

Sarathy
PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



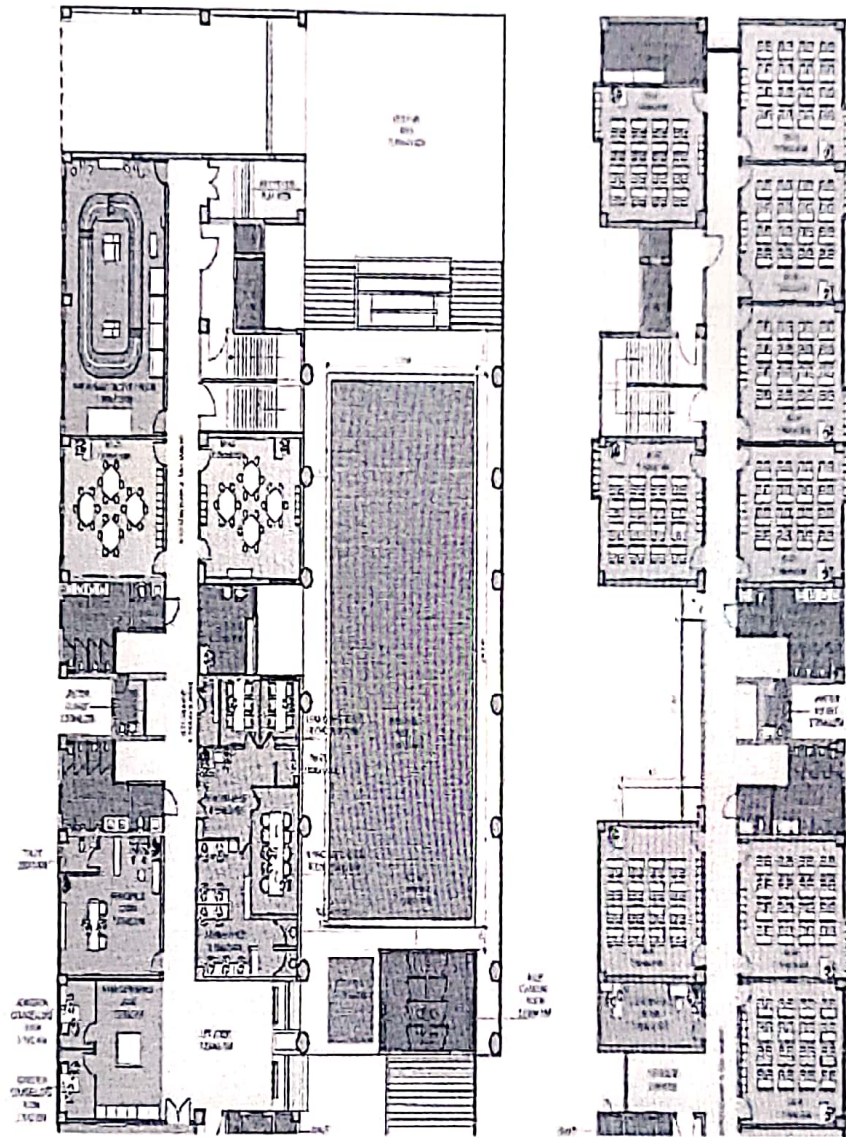
Generated on: 24/07/2024 01:07:53 PM

[Signature]
Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Building Drawings



Signature 1
Principal
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST
 Signature 2
Manager - Administration
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

Trustees

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

Principal
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

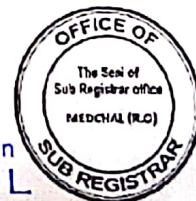


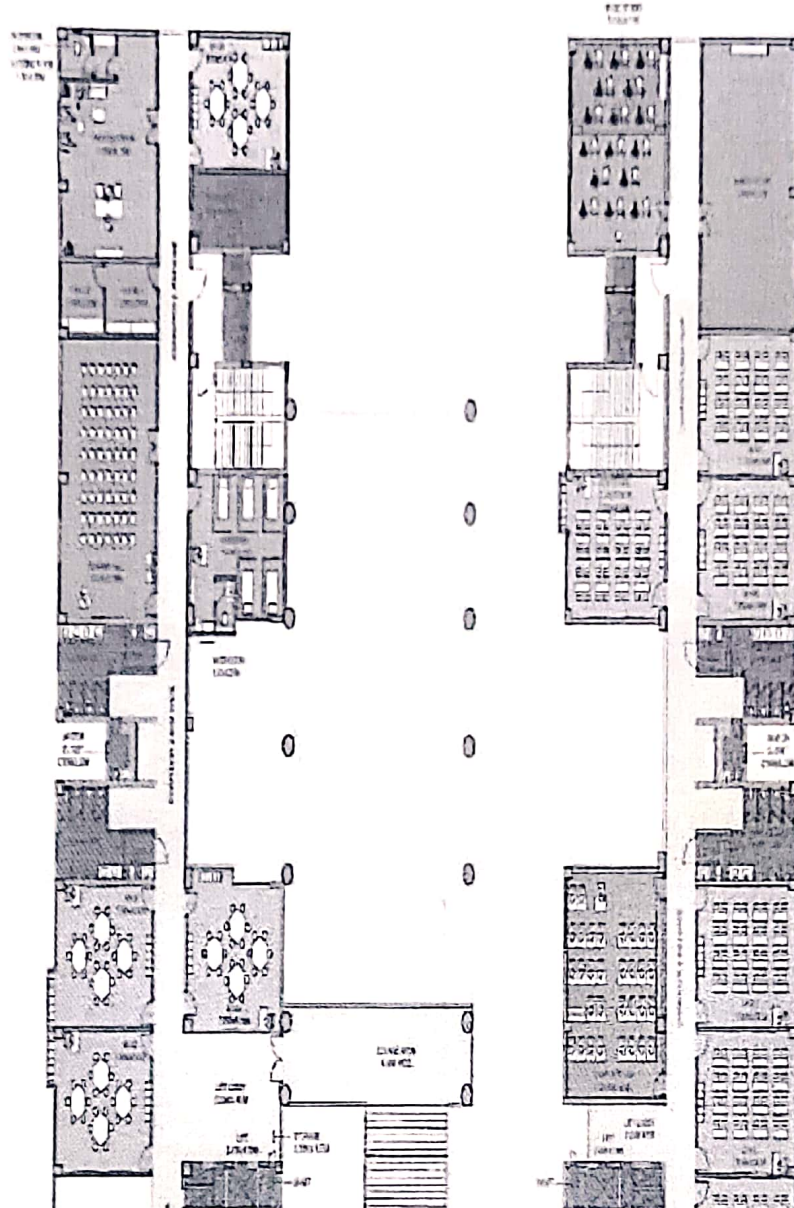
Generated on: 24/07/2024 01:37:53 PM

Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.





Signature 1
[Handwritten Signature]
PRINCIPAL
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

Signature 2
[Handwritten Signature]
Manager - Administration
RYAN SCHOOL
 Trustees

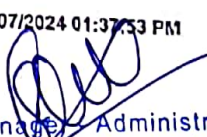
79 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

Blk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

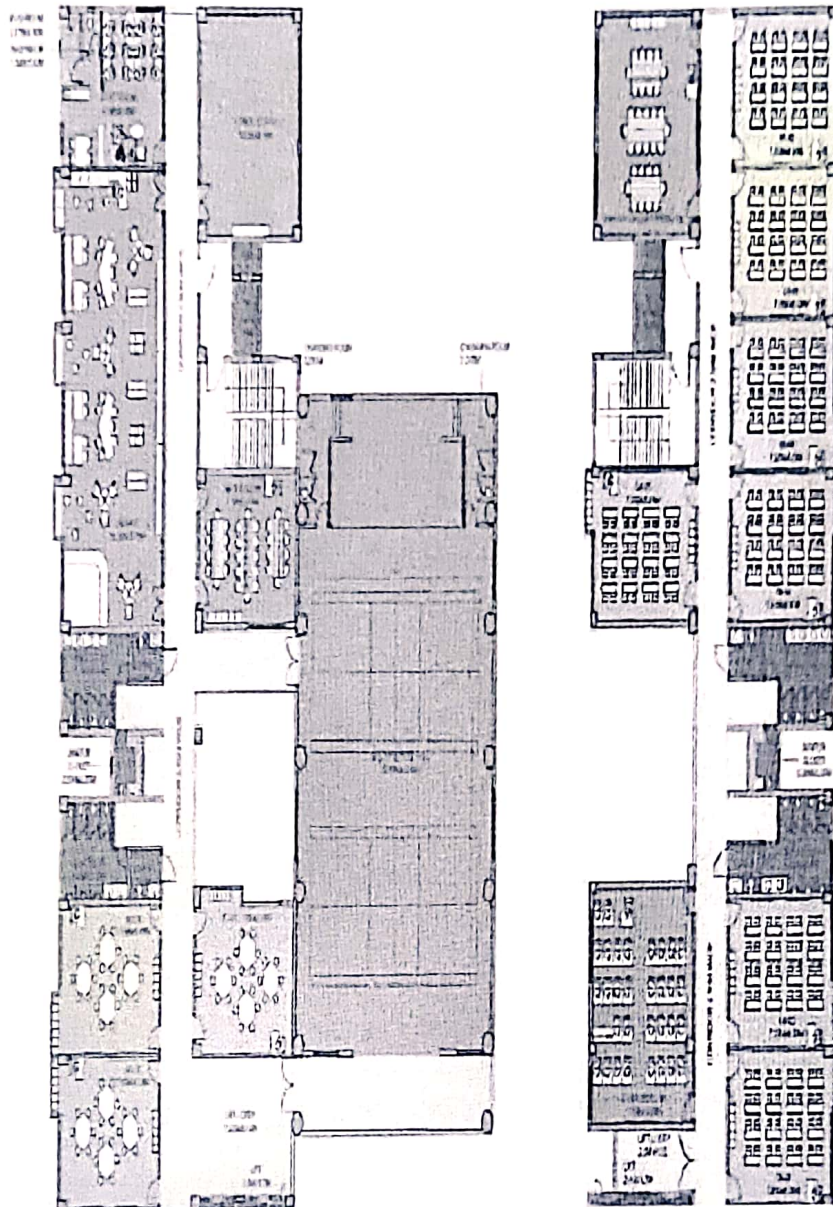

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



Generated on: 24/07/2024 01:37:53 PM


Manager - Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.






 Signature 1
PRINCIPAL
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043

For AVE MARIA EDUCATIONAL TRUST

 Signature 2
Manager - Administration
RYAN SCHOOL
 80 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sub Registrar
Medchal (R.O)

S. S. Sathyan

Generated on: 24/07/2024 01:37:33 PM



PRINCIPAL
RYAN SCHOOL

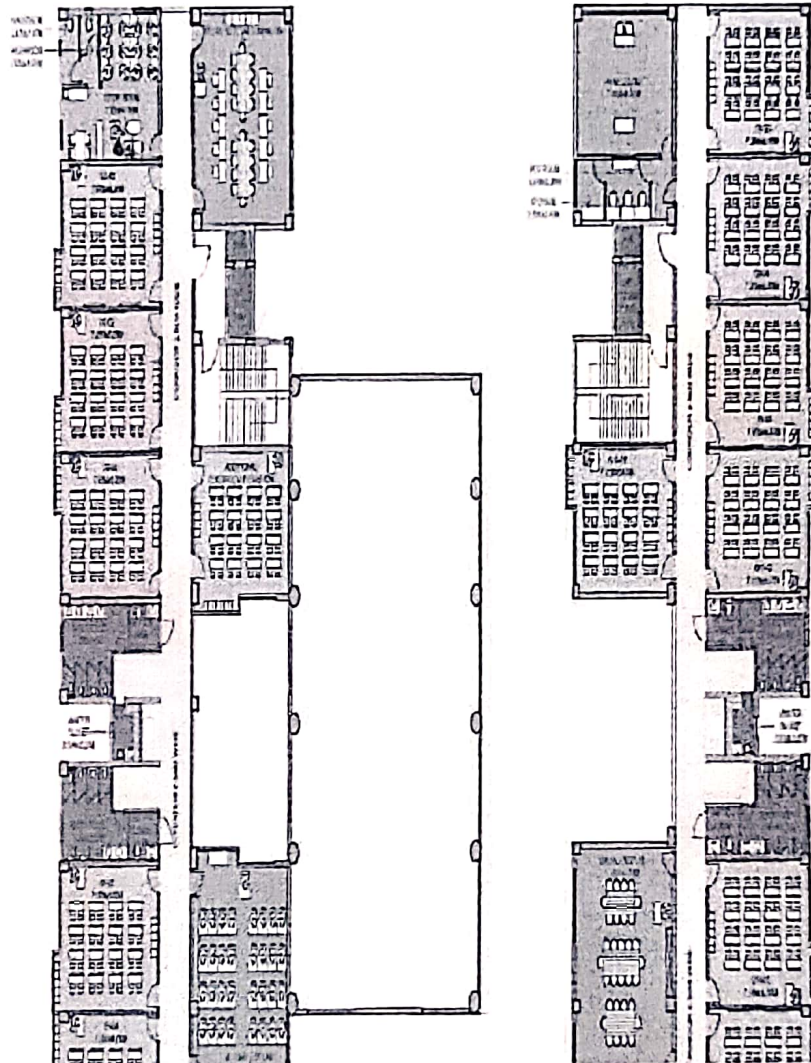
Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandhi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.





Salgathyan *Phs*
Signature 1

PRINCIPAL
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

[Signature]
Signature 2

FOR AVE MARIA EDUCATIONAL TRUST
Manager - Administration **Trustees**
RYAN SCHOOL
81 Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 81 of 94 Sub Registrar
Medchal (R.O)

[Signature]

PRINCIPAL

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gand Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.



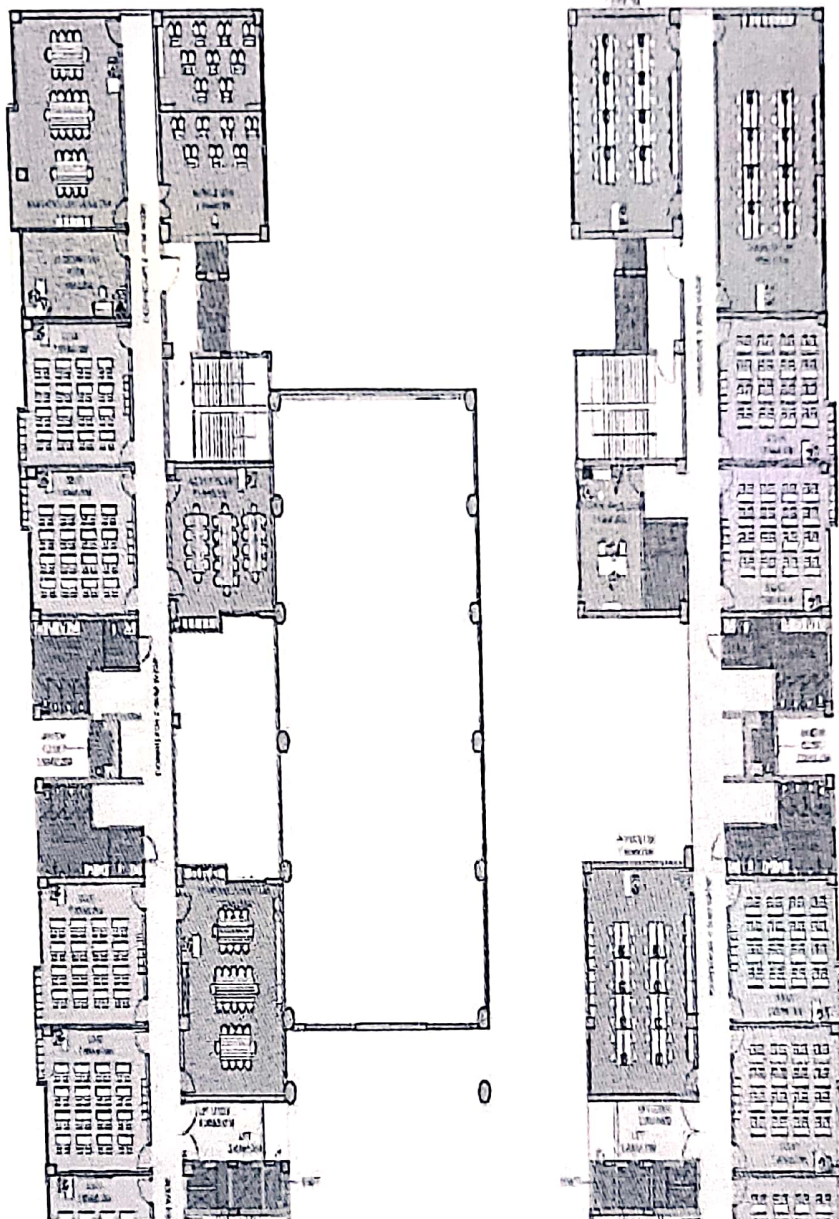
[Signature]

Manager - Administration

RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gand Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.





S. R. K. Sathyan

Signature 1

PRINCIPAL
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

For AVE MARIA EDUCATIONAL TRUST

[Signature]

Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

Trustees



BK - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 82 of 94 Sub Registrar
Medchal (R.O)

Cal Kattayew
PRINCIPAL

RYAN SCHOOL



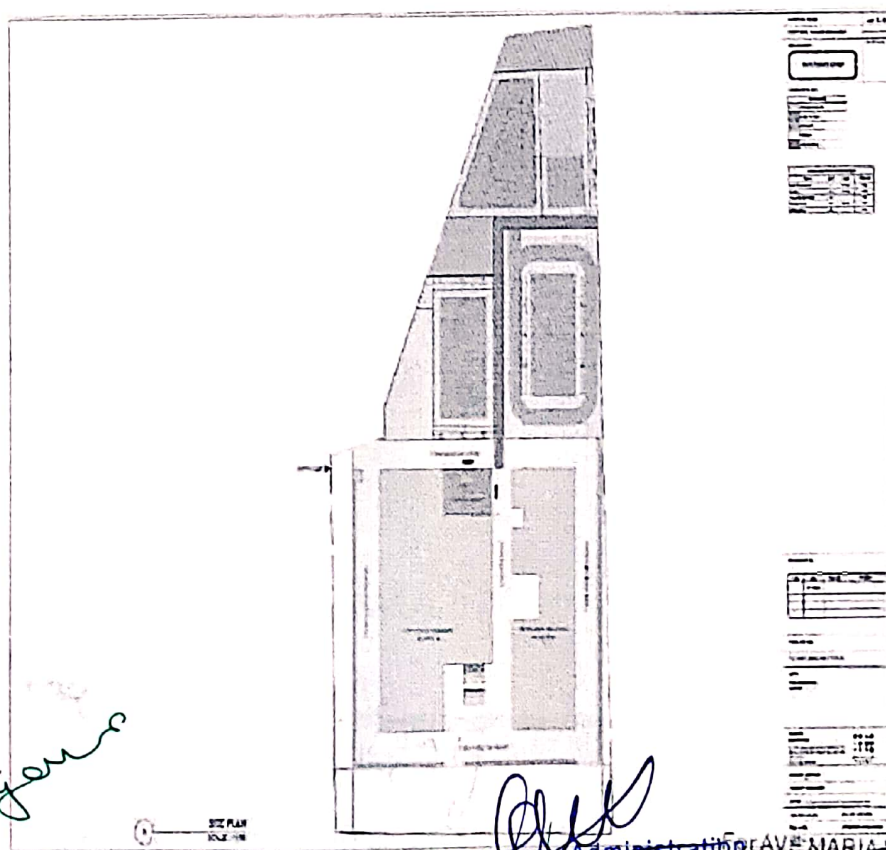
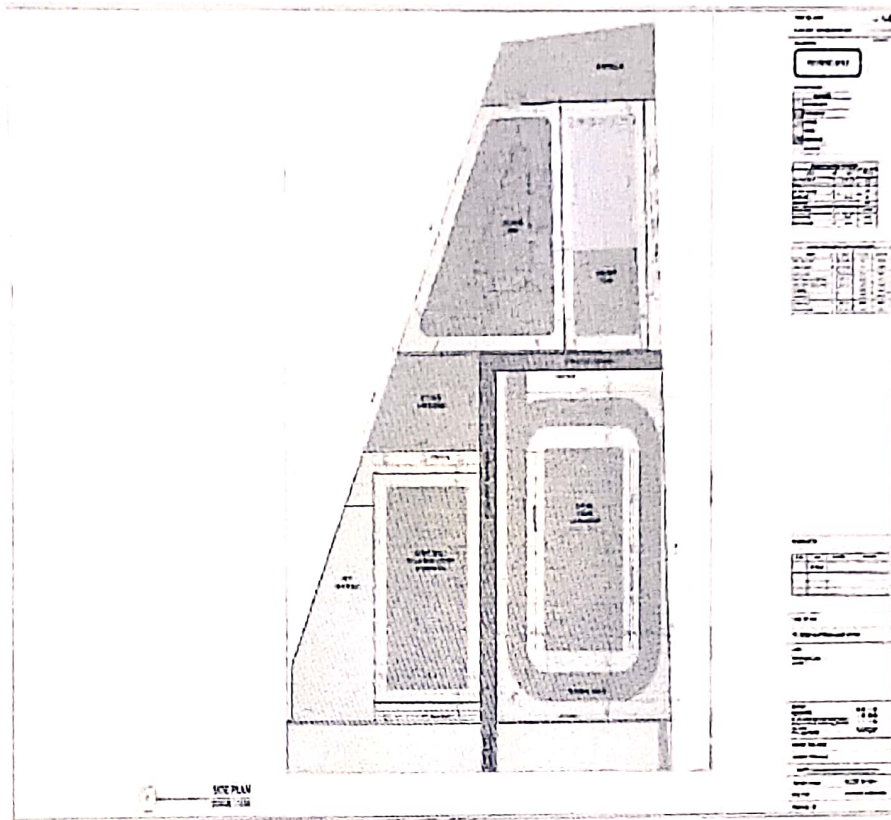
Survey No: 321, Next to ORR Exit No: 5,
Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:53 PM

[Signature]
Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.





Sarath Kumar

PRINCIPAL
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

[Signature]
Manager / Administration
RYAN SCHOOL
 Survey No: 321, Next to ORR Exit No: 5,
 Gandhi Maisamma, Narsapur-Medak Highway,
 Hyderabad-500 043.

BEATE MARIA EDUCATIONAL TRUST

[Signature]

Trustees



Bk - 1, CS No 9526/2024 & Doct No
9297/2024. Sheet 83 of 94 Sub Registrar
Medchal (R.O)

Satish Kumar
PRINCIPAL

RYAN SCHOOL



No: 321, Next to ORR Exit No: 5,
Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Generated on: 24/07/2024 01:37:51 PM

[Signature]
Manager - Administration
RYAN SCHOOL

Survey No: 321, Next to ORR Exit No: 5,
Gandi Maisamma, Narsapur-Medak Highway,
Hyderabad-500 043.





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Gandimaisamma Dundigal

NALA Summary

Details of Converted Land

Type of transaction	NALA		
PPB No.	T06040040129		
District	Medak-Malkajgiri	Mandal	Gandimaisamma Dundigal
Village	Dommara Rochampalle	Khata No.	467

S.No.	Survey No.	Extent Held (in Ac.Gts.)
1	321/a	1.0450
2	31e/a	1.2200

Pattadar Details

PPB No.	T06040040129	Khata No.	467
Name of Patta	S. S. S. S.		
Address	8-2-269/N/2, ROAD NO.2 VIVEKANANDA SHIRDI CHAVS BANDARASHILAK STREET SHIRDI, Hyderabad, Pincode - 500034 Mobile No - 9848003922		
Father's/Husband's Name	S. S. S. S.		

PPB of Pattadar before Transaction				PPB of Pattadar after Transaction			
S.No.	Survey No.	Extent (Ac. Gts)	Acquired type	S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	321/a	1.2200	2/3/2024				
2	31e/a	1.0450	2/3/2024				

Tahsildar & Jt. Sub Registrar Office,
Gandimaisamma Dundigal



Generated on: 24/07/2024 01:37:53 PM

Principal
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandimaisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

Manager / Administration
RYAN SCHOOL
Survey No: 321, Next to ORR Exit No: 5,
Gandimaisamma, Narsapur-Medak Highway,
Hyderabad-500 043.

