



Government of Telangana
Registration And Stamps Department

P/62/23

20563

Payment Details - Citizen Copy - Generated on 27/07/2023, 01:41 PM

CCO Name: 1521 Quthbullapur

Receipt No. 21176

Receipt Date: 27/07/2023

Name: DHANRAJ SONI

CS No/Doc No: 21104 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 22JZIQ070723

Chargeable Value: 105747000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 07-JUL-23

Bank Name:

Bank Branch:

Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES ONE CRORE SIXTY LAKH SEVENTY FOUR THOUSAND FIVE HUNDRED FIFTY ONLY



E-Challan

211500

15862050

1000

16074550

Prepared By: RAMREDDY

Signature by SR

సచి-రిజిస్ట్రారు
ఖైదుల్లాపూర్

321785

Angathin
14-5-26

PRINCIPAL
RYAN SCHOOL

Sy.No. 65,71&72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550

Law

MANAGER - Administration
RYAN SCHOOL
Sy. No: 65, 71 & 72, Suchitra Junction,
Spring Fields Colony, Medchal Road,
Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana-500015. Ph: +8956 560 550

CA
2/104

Phone No.
Sold To/Issued To:
Shobha soni
For Ehom/ID Proof:
Self



₹ 0000100/-

240 234 220 234 00 234 234

3015275 1520381047245-0004789
3015275 05/26/12

AGREEMENT TO LEASE

20563/2023

This Agreement to Lease ("Agreement") is executed at Hyderabad on this 26th day of July, 2023 by and between:

Mr. Dhanraj Soni, S/o. Shree Kishan Soni, age- 58 Years, Occupation- Business having his address at 8-2-686/19, Sri Krishna Nivas, Kimtee Enclave Banjarahills, Khairatabad Hyderabad, Telangana 500034 and assessed for Income-tax under **Permanent Account Number: AGQPS2285P** and having **Aadhaar Number 735691031738**, hereinafter referred to as the "**Owner No.1**" (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**;

AND

Mrs. Shobha Soni, W/o. Mr. Dhanraj Soni, age- 57 Years, Occupation- Housewife having her address at 8-2-686/19, Sri Krishna Nivas, Kimtee Enclave Banjarahills, Khairatabad Hyderabad, Telangana 500034 and assessed for Income-tax under **Permanent Account Number: ANWPS0623E** and having **Aadhaar Number 3321 8347 1287**, hereinafter referred to as the "**Owner No.2**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and permitted assigns) of the **SECOND PART**;

AND

Ave Maria 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 identified by **Permanent Account Number AGVPA9237E** and having **Aadhaar Number 790431400430** duly appointed vide Board Resolution dated 12/06/2023, 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 **THIRD PART**.

The Owner No.1 to Owner No.2 are hereinafter collectively referred to as the "**Owners/Lessors**" and individually as the "**Owner/Lessor**".

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



Signature 1

Signature 2

For AVE MARIA EDUCATIONAL TRUST

Signature 3
Authorized Signatory

Angshin

14- PRINCIPAL
RYAN SCHOOL

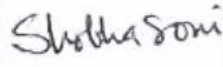
Sy.No. 65,71&72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550

MANAGER - Administration
RYAN SCHOOL
Sy. No: 65, 71 & 72, Suchitra Junction,
Spring Fields Colony, Medchal Road,
Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana-500015. Ph: +8956 560 550

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 211500/- paid between the hours of 2 and 3 on the 27th day of JUL, 2023 by Sri Dhanraj Soni

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 VINCENT ELIAS ALBUQUERQUE [1521-1-2023-21104]	VINCENT ELIAS ALBUQUERQUE S/O, MARIAM NAGAR,, THANE	
2	LR		 SHOBHA SONI [1521-1-2023-21104]	SHOBHA SONI W/O. DHANRAJ SONI H.NO.8-2-686/19, SRI KRISHNA NIVAS,, KIMTEE ENCLAVE, BANJARA HILLS, HYD	
3	LR		 DHANRAJ SONI [1521-1-2023-21104]	DHANRAJ SONI S/O. SHREE KISHAN H.NO.8-2-686/19, SRI KRISHNA NIVAS,, KIMTEE ENCLAVE, BANJARA HILLS, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 KUNAL GANGULY [1521-1-2023-21104]	KUNAL GANGULY HYD	
2		 SUBHRA SRIVASTAVA [1521-1-2023-21104]	SUBHRA SRIVASTAVA HYD	

Biometrically Authenticated by
SRO VALLABH JYOTHI
on 27-JUL-2023 13:52:51

27th day of July, 2023

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1031 Name: Kunal Ganguly	C/O SOMA MUKHERJEE, Kolkata (MC), Kolkata, West Bengal, 700041	
2	Aadhaar No: XXXXXXXX8298 Name: Subhra Srivastava	C/O shubhra srivastava, Pune City, Pune, Maharashtra, 411048	

Generated on: 27/07/2023 02:31:32 PM



PRINCIPAL
RYAN SCHOOL

Sy. No. 65, 71 & 72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550



MANAGER
RYAN SCHOOL
Sy. No: 65, 71 & 72, Suchitra Junction,
Spring Fields Colony, Medchal Road,
Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana-500015. Ph: +8956 560 550

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX1738 Name: Dhanraj Soni	S/O Shree Kishan Soni, Khairatabad, Hyderabad, Telangana, 500034	
4	Aadhaar No: XXXXXXXX1287 Name: Shobha Soni	C/O Dhanraj Soni, Khairatabad, Hyderabad, Telangana, 500034	
5	Aadhaar No: XXXXXXXX0430 Name: Vincent Elias Albuquerque	Mumbai, Mumbai, Maharashtra, 400066	

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	15862050	0	0	0	15862150
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	211500	0	0	0	211500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	16074550	0	0	0	16074650

Rs. 15862050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 211500/- towards Registration Fees on the chargeable value of Rs. 3524900/- was paid by the party through E-Challan/BC/Pay Order No. 223ZIQ070723 dated 07-JUL-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 16074600/-, DATE: 07-JUL-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4423389456933, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 4423389456933, REMITTER NAME: VINCENT ELIAS ALBUQUERQUE, EXECUTANT NAME: DHANRAJ SONI AND OTHERS, CLAIMANT NAME: AVE MARIA EDUCATIONAL TRUST)

Date:

27th day of July, 2023

Signature of Registering Officer
Quthbullapur

1వ పుస్తకము 2023 సం. (శా.శ. 1945, సం. ప)

20563 నెంబరు లిజిస్టరు చేయబడినది. పోస్టల్

నిమిత్తం గుర్తింపు నెంబరు 1521 20563 2023

ఇవ్వబడినది.

2023 సం. జులై నెల 21 వ తేది

సబ్-రిజిస్ట్రార్ ఆధికారి

Generated on: 27/07/2023 12:34:22 PM



Angeline
4-5-26

PRINCIPAL
RYAN SCHOOL

Sy.No. 65,71&72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550



OFFICE OF
The Seal of
Sub-Registrar office
QUTHBULLAPUR
REGISTER - Administration
RYAN SCHOOL
Sy. No: 65, 71 & 72, Suchitra Junction,
Spring Fields Colony, Medchal Road,
Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana-500015. Ph: +8956 560 550

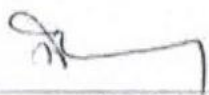
WHEREAS:

A. The Lessors have 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 41,620 sq. yards in land bearing (i) Survey No. 65 (part), (ii) Survey No. 71 (part) and (iii). Survey No. 72 (part) all situated at Village Jeedimetla, Quthubhullapur Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District), Telangana (hereinafter referred to as the said "**Larger Land**"), more particularly described in the First Schedule hereunder written and delineated on the plan annexed and marked as Annexure "A" hereto;
- (ii) The Lessors intend to lease a portion out of the said Larger Land, being all that piece and parcel of land or grounds or hereditaments admeasuring 9147.6 sq. yards out of the Larger Land (hereinafter referred to as the said "**Land**") more particularly described in the Second Schedule hereunder and written and delineated on the plan annexed and marked as Annexure "A2" hereto.
- (iii) The said Land falls within the residential zone and development and construction of an educational premises on the said Land is permitted.
- (iv) Pursuant to the above, save and except as disclosed herein, the Lessors are 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**".

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 Demised Premises.




Signature 1

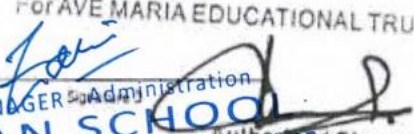
PRINCIPAL
RYAN SCHOOL

Sy.No: 65, 71 & 72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550


Signature 2

Page 2 of 86

For AVE MARIA EDUCATIONAL TRUST


MANAGER Administration
RYAN SCHOOL

Sy. No: 65, 71 & 72, Suchitra Junction, Spring Fields Colony,
Medchal Road, Nagpur Highway, Jeedimetla Village,
Hyderabad, Telangana - 500015. Ph: +8956 560 550