

SCANNED

Phone No:  
Sold To/Issued To:  
M Partha sarathy  
For Whom/ID Proof:  
Self & others



SEP-29-2022 16:36:23

₹ 0000100/-  
ZERO ZERO ZERO ONE ZERO ZERO

Agreement  
3815859 1664469323206-00000742  
3815859 39/2022

Doc No. 16901/2022

### AGREEMENT TO LEASE

This Agreement to Lease ("Agreement") is executed at Hyderabad on this 29th day of September, 2022 by and between:

Meka Partha Sarathy S/o. Meka Sivayya, having his address at 8-2-295/5, Plot No. 74, Street No. 1, Sagar Society, Near Bachpan School, Banjara Hills, Khairatabad, Hyderabad, Telangana - 500 034 and assessed for Income-tax under Permanent Account Number: ACIPM1859P and having Aadhaar Number 248896373300, 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

Meka Swarajya Lakshmi W/o. Meka Sivayya, having her address at 8-2-259/5/74, Sagar Society, Near Bachpan School, Banjara Hills, Khairatabad, Hyderabad Telangana - 500 034 and assessed for Income-tax under Permanent Account Number: ACIPN4360K and having Aadhaar Number 384413925356, 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

Nannapaneni Indira Devi, W/o N. Madhusudhana Rao, R/o Banjara Hills, Hyderabad, - 500 034, presently residing at USA and having PAN AEVFN5824N and Aadhaar Number 563949327987, rep. by her GPA holder Meka Partha Sarathy S/o late Meka Sivayya, aged 61 years, R/o Plot no 74, Sagar Society, Banjara Hills, Hyderabad, vide GPA validation file No 13809/E/2022 dated 05.08.2022, attested by Dist. Registrar, RR District, hereinafter referred to as the "Owner No.3" (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 **THIRD PART**

Signatures of the parties and witnesses, including a signature for CPR BUILDERS.

PRINCIPAL  
RYAN SCHOOL

Sy. No. 183 (Part), Kala Jyothi Road  
Masjid Band, Kondapur,  
Hyderabad-500 084.

Manager-Administration  
RYAN SCHOOL

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Masjid Banda, Kondapur  
Hyderabad 500 084

**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1330527/- paid between the hours of 5 and 10 on the 29th day of SEP, 2022 by Sri Meka Partha Sarathy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE			AVE MARIA EDUCATIONAL TRUST REP BY VINCENT ELIAS ALBUQUERQUE S/O. ELIAS ALBUQUERQUE MUMBAI,	
2	LR			M/S. CPR BUILDERS (DEVELOPER) REF BY K VENKATA CHALAPATI REDDY S/O. LATE K YERRAMA REDDY R/O VILLA NO.14, PALM RIDGE VILAS, KONDAPUR, HYDERABAD	
3	LR			MEKA LAKSHMI KUMARI W/O. M PARTHASARATHY R/O 8-2-295/5, PLOT NO.74, SAGAR SOCIETY, BANJARA HILLS, HYDERABAD	
4	LR			RITHU RAMESH ALIAS BALIGA RITU W/O. RAMESH KRISHNA R/O.401, VISHNU PEARL WHITE FLATS., KONDAPUR HYDERABAD	
5	LR			KUCHIKULLA RAMACHANDRA REDDY S/O. MADHUSUDHAN REDDY KUCHIKULLA R/O.8-2-293/82/PP/2, ROAD NO 12, BANJARA HILLS, HYDERABAD	
6	LR			KOLLI VENKATESWARA RAO (SELF & GPA OF LESSOR NOS 5 & 6) S/O. K VENKATA KRISHNAYYA R/O.6-22-2/8, FLAT NO.301, HERITAGE APTS, CHINNA WALTAIR, VISAKHAPATNAM	
7	LR			MEKA SWARAJYA LAKSHMI W/O. MEKA SIVAYYA R/O.8-2-295/5, PLOT NO.74, SAGAR SOCIETY, BANJARA HILLS, HYDERABAD	

Bk-1, Cb No 17218/2022 & Doct No 16901/22 Sheet 1 of 122 Joint SubRegistrar Ranga Reddy (R.O)

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PRINCIPAL

RYAN SCHOOL  
Sy. No. 183 (Part), Kala Jyothi Road  
Masjid Band, Kondapur,  
Hyderabad-500 084.

Manager-Administration  
RYAN SCHOOL

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AND

**Meka Gautam S/o. Meka Partha Sarathy, R/o Plot No. 74, Street No. 1, Sagar Society, Banjara Hills, Hyderabad- 500 034 and having PAN - ATLPM5193N and Aadhaar Number 386645623795, rep. by his GPA holder Meka Partha Sarathy S/o late Meka Sivayya, aged 61 years, R/o Plot no 74, Sagar Society, Banjara Hills, Hyderabad, vide GPA validation file No 5598/E/2022 dated 11.04.2022, attested by Dist. Registrar, RR District hereinafter referred to as the "Owner No.4" (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 FOURTH PART;**

AND

**Kiran Kumar Kolli S/o. Kolli Venkateshwara Rao, R/o Villa 126, Indu Fortune Fields, ,Kukatpally, Hyderabad - 500 075 and having PAN No AYPVK6344G and Aadhaar Number 686217190345, rep. by his GPA holder Kolli Venkateswara Rao S/o late k Venkata Krishnayya, aged 82 years, R/o East Point Colony, Chinna Waltair, Visakhapatnam AP 530 003, vide GPA validation file No 5888/E/2022 dated 19.04.2022, attested by Dist. Registrar, RR District hereinafter referred to as the "Owner No.5" (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 FIFTH PART;**

AND

**Kolli Lakshmi W/o. Kolli Venkateshwara Rao, R/o Flat No. 301, Heritage Apartments, Chinna Waltair, Visakhapatnam AP 530 003 and having PAN AGWPK6355N and Aadhaar Number 616275705823, rep. by her GPA holder Kolli Venkateswara Rao S/o late k Venkata Krishnayya, aged 82 years, R/o East Point Colony, Chinna Waltair, Visakhapatnam AP 530 003, vide regd GPA doc No 13922/2022 dated 12.08.2022, regd at RO, RR Dist, hereinafter referred to as the "Owner No.6" (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 SIXTH PART;**

AND

**Kolli Venkateswara Rao S/o. K. Venkata Krishnayya, having his address at 6-22-2/8, Flat No. 301, Heritage Apartments, East Point Colony, Chinna Waltair, Visakhapatnam (Urban), Andhra University, AP 530 003 and**

Signature 1 Signature 2 Signature 3 Signature 4  
Signature 5 Signature 6 Signature 7 Signature 8  
Signature 9 Signature 10 Signature 11  
For CPR BUILDERS  
Partner






PRINCIPAL  
RYAN SCHOOL

Sy. No. 183 (Part), Kala Jyothi Road  
Masjid Band, Kondapur,  
Hyderabad-500 084.


Manager Administration  
RYAN SCHOOL

Sy. No. 183 (Part), Kala Jyothi Road  
Masjid Banda, Kondapur  
Hyderabad-500 084

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SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	LR		 MEKA PARTHA SARATHY [1510-1-2022-17218]	MEKA PARTHA SARATHY (SELF & GPA OF LESSOR NOS.3&4) S/O. MEKA SIVAYYA R/O.8-2-295/5,PLOT NO.74,STREET NO 1., SAGAR SOCIETY,KHAIRATABAD,HYDERABAD	


Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 KUNAL GANGULY [1510-1-2022-17218]	KUNAL GANGULY WEST BENGAL	
2		 KIRAN K [1510-1-2022-17218]	KIRAN K MUMBAI MH	

29th day of September, 2022

Signature of Joint SubRegistrar  
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

SI 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: XXXXXXXX8658 Name: Kiran Koppula	C/O Koppula Bhagavan, Mumbai, Mumbai Suburban, Maharashtra, 400059	
3	Aadhaar No: XXXXXXXX3300 Name: Meka Partha Sarathy	S/O Meka Sivayya, Khairatabad, Hyderabad, Andhra Pradesh, 500034	
4	Aadhaar No: XXXXXXXX7247 Name: Kolli Venkateswara Rao	S/O Kolli Venkata Krishnappa, Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh, 530003	
5	Aadhaar No: XXXXXXXX7481 Name: Kuchikulla Ramchandra Reddy	S/O Late Madhusudhan Reddy, Banjara Hills, Hyderabad, Andhra Pradesh, 500034	

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Hyderabad-500 084.

Manager-Administration  
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Sy.No. 183 (Part), Kala Jyothi Road  
Masjid Banda, Kondapur  
Hyderabad-500 084

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assessed for Income-tax under Permanent Account Number: **AEQPK4476G** and having **Aadhaar Number 227763107247**, hereinafter referred to as the "**Owner No.7**" (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 **SEVENTH PART**;

**AND**

**Kuchikulla Ramachandra Reddy** S/o. Madhusudhan Reddy Kuchikulla, having his address at **8-2-293/82/Pp/2, Road No. 12, Photographers Colony, Banjara Hills, Hyderabad, Telangana 500 034** and assessed for Income-tax under Permanent Account Number: **AGFPK2421G** and having **Aadhaar Number 600829767481**, hereinafter referred to as the "**Owner No.8**" (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 **EIGHTH PART**;

**AND**

**Rithuu Ramesh alias Baliga Ritu** W/o. Ramesh Krishna, having her address at **401, Vishnu Pearl White Fields, Near State Bank Of India Kondapur, R V Rangareddy, Telangana 500 084** and assessed for Income-tax under Permanent Account Number: **AFRPB9911K** and having **Aadhaar Number 406880254548**, hereinafter referred to as the "**Owner No.9**" (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 **NINTH PART**;

**AND**

**Meka Lakshmi Kumari** W/o. M. Parthasarathy, having her address at **8-2-295/5, Plot No. 74, Street No. 1, Sagar Society, Near Bachpan School, Banjara Hills, Khairatabad, Hyderabad, Telangana- 500 034** and assessed for Income-tax under Permanent Account Number: **AFKPM2106E** and having **Aadhaar Number 386645623795**, hereinafter referred to as the "**Owner No.10**" (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 **TENTH PART**;

*[Handwritten signatures and names]*

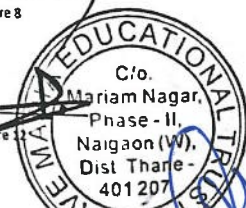
Signature 1      Signature 2      Signature 3      Signature 4

Signature 5      Signature 6      Signature 7      Signature 8

Signature 9      Signature 10      Signature 11      Signature 12

**For CPR BUILDERS**

**Partner**







*[Handwritten signature]*  
**PRINCIPAL**  
**RYAN SCHOOL**

**Sy. No. 183 (Part), Kala Jyothi Road**  
**Masjid Band, Kondapur,**  
**Hyderabad-500 084.**

**Manager-Administration**  
**RYAN SCHOOL**  
**Sy.No. 183 (Part), Kala Jyothi Road**  
**Masjid Banda, Kondapur**  
**Hyderabad-500 084**

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## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
6	Aadhaar No: XXXXXXXX4548 Name: Rithuu Ramesh	C/O Ramesh Krishna, Kondapur, K.v. Rangareddy, Telangana, 500084	
7	Aadhaar No: XXXXXXXX6513 Name: Kambham Venkata Chalapathi Reddy	C/O K Y Reddy, Kondapur, K.v. Rangareddy, Telangana 500084	
8	Aadhaar No: XXXXXXXX3795 Name: Meka Lakshmi Kumari	W/O Meka Partha Sarathy, Khairatabad, Hyderabad, Andhra Pradesh, 500034	
9	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	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BG/ Pay Order	
Stamp Duty	100	0	24947384	0	0	0	24947484
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1330527	0	0	0	1330527
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	26278911	0	0	0	26279011

Rs. 24947384/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1330527/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BG/Pay Order No. 75367M190922 dated 19-SEP-22 of 'SBIN'.

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 26278961/-, DATE: 19-SEP-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6693906777423, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 6693906777423, REMITTER NAME: AVE MARIA EDUCATIONAL TRUST, EXECUTANT NAME: CPR BUILDERS, CLAIMANT NAME: AVE MARIA EDUCATIONAL TRUST)

Date

29th day of September, 2022

Signature of Registering Officer  
Ranga Reddy (R.O)

Registered as Document No. 16901 on  
2022 19/09/22 of Book 1, and assigned the  
Identification Number as 1510 - 1-16901-0022  
For Scanning.

Date 10/10/2022

Registering Officer

G. SANDHYA RANI

Generated on: 10/10/2022 05:51:32 PM  
(R.O.) RANGA REDDY, Dist. T.S.

PRINCIPAL  
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Hyderabad-500 084.

Manager Administration  
RYAN SCHOOL

Sy.No. 183 (Part), Kala Jyothi Road  
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02/10/2012



RYAN SCHOOL

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