

## Appendix X

## CERTIFICATE OF LAND

File No. 01/2025

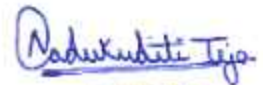
Date: 31/01/2025

Certified that the land measuring **10319 Square Meters** is owned by the **NER SCHOOL OF EXCELLENCE** (Name of the School/Society/Trust/Company under Sections 8) fully described in the schedule mentioned hereinafter with the following details:

| Sr.No. | Particulars                                                                                                                                                                                                                      | Details                                                                                                          |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1      | Plot No. (s)/ Survey No. (s)/Khasra No. (s) /<br>Khata No.(s)/Khatauni No.(s)                                                                                                                                                    | Survey No. 8-6                                                                                                   |
| 2      | Name of street/village, sub Division,<br>District and State                                                                                                                                                                      | Nadukuditipalem Village,<br>Bantupalli Panchyat,<br>Ranasthalam Mandal,<br>Srikakulam District,<br>A.P – 532407. |
| 3      | In terms of (give details of the document/<br>deed i.e. Sale Deed/Conveyance Deed/<br>Gift Deed/Lease Deed (with period in terms<br>of no. of years)/Sub lease<br>(with period in terms of no. of years)<br>Allotment Letter etc | Lease Deed for 20 Years<br>(28.10.2020 to 27.10.2040)                                                            |
| 4      | Registration details:                                                                                                                                                                                                            |                                                                                                                  |
|        | - Duly registered on                                                                                                                                                                                                             | 28.10.2020                                                                                                       |
|        | - Executed by                                                                                                                                                                                                                    | Joint Sub Registrar, Ranasthalam                                                                                 |
|        | - Serial No.                                                                                                                                                                                                                     | 3604/2020 & 3603/ 2020                                                                                           |
|        | - Book no.                                                                                                                                                                                                                       | 01                                                                                                               |
|        | - Volume no. etc                                                                                                                                                                                                                 | 3425/2020 & 3246/2020                                                                                            |

It is certified that the said entire land comprise of a single plot of land. It is further certified that **NER SCHOOL OF EXCELLENCE** (Name of the School) is located on the above mentioned plot of land.

  
PRINCIPAL  
NER School of Excellence  
RANASTHALAM

  
DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

**THE SCHEDULED OF LAND ABOVE REFERRED TO**

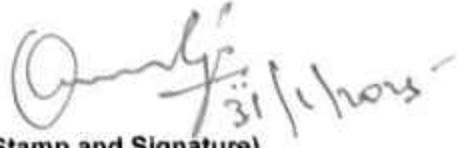
All that piece and parcel of land measuring **10319 Square Meters** (Area of land in **Square meters**) is bounded as follows:

1) Boundaries of Document No.3245/2020

|              |                                                             |
|--------------|-------------------------------------------------------------|
| <b>North</b> | : Land of Sri. Nadukuditi Appalakonda and NR Road.          |
| <b>East</b>  | : Land of Sri. Nadukuditi Appalakonda.                      |
| <b>West</b>  | : Land of Smt. Nadukuditi Rajani.                           |
| <b>South</b> | : Land of Smt. Nadukuditi Mahalakshmi, & N. Eswara Rao, etc |

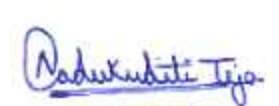
2) Boundaries of Document No.3246/2020

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| <b>North</b> | : Land of Sri. Nadukuditi Appalakonda                                      |
| <b>East</b>  | : Land of Sri. Nadukuditi Appalakonda                                      |
| <b>West</b>  | : Land of Sri. Venkataramana, Mohanarao, Narayanarao, etc                  |
| <b>South</b> | : Sri. Sankranthi Prasada Rao, Nadukuditi Mahalakshmi & N. Eswara Rao, etc |

  
(Stamp and Signature)  
**TAHSILDAR**  
Ranasthalam Mandal  
(Name of Officer)  
Srikakulam District.

(Name of District)

  
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DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 933617

Sl. No. 54, 99 Rs. 100/- Date 23-10-2020

Sold to N. Lakshmi A.RUNA W/o Govinda Rao

For Whom J.R. School Rs

Nadukuditi Palem  
Ext. 100, Nadukuditi Palem.

M. Lakshmi

M. LAKSHMI

Licensed Stamp Vendor,  
S.L. No. 01-12-019/2020  
License No 01-12-002/2014  
J.R. Puram, Srikakulam Dt.

## LEASE DEED

THIS DEED OF LEASE is made and executed on this the 28<sup>th</sup> day of Oct, 2020 at Ranasthalam and between:

Sri.NADUKUDITI APPALAKONDA S/o. Late Papanna Aged about 82 Years, Business R/o. D.No:1-2, Nadukuditi Palem Village, Bantupalli Panchayat, JR Puram Post, Ranasthalam Mandal, Srikakulam District, Andhra Pradesh, Pin-532407 and his son Sri.NADUKUDITI ESWARA RAO S/o.N.Appalakonda Aged about 49 Years, Business R/o. D.No:1-2, Nadukuditi Palem Village, Bantupalli Panchayat, JR Puram Post, Ranasthalam Mandal, Srikakulam District, Andhra Pradesh, Pin-532407 hereinafter referred to as OWNER/LESSOR (Which expression shall wherever the context so requires or admits shall mean and include its, executors, administrators, successors-in-office and assigns etc.,) as the FIRST PARTY.

IN FAVOUR OF

NER SCHOOL OF EXCELLENCE, MANAGED BY NER EDUCATIONAL SOCIETY, REGD. NO. 448/2020, REPRESENTED BY ITS TREASURER, NADUKUDITI ARUNA

W/o. GOVINDA RAO Aged about 49 Years, Business R/o. D.No:4-14, Nadukuditi Palem

PRINCIPAL  
NER School of Excellence

Village, Bantupalli Panchayat, J.R. Puram Post, Ranasthalam Mandal, Srikakulam District, Andhra Pradesh, Pin-532407 hereinafter referred to as LESSEE (Which expression shall wherever the context so requires or admits shall mean and include its, Executors, Administrators, Successors-in-office and Assigns etc.,) of OTHER PARTY/SECOND PARTY

DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

LESSOR: N. Aruna

For NER EDUCATIONAL SOCIETY  
N. Aruna  
TREASURER

LESSOR: నాడుకుడితి అప్పలకండా

3245  
2020

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Ranasthalam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100/- paid between the hours of 4 and 5 on the 28th day of OCT, 2020 28th day of OCT, 2020 28th day of OCT, 2020 28th day of OCT, 2020 by Sri N.Appalakonda

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

| SNo-cd | Thumb Impression | Photo | Aadhar Photo   | Address                                                                                                                   | Signature/Ink Thumb Impression |
|--------|------------------|-------|----------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1-LE   |                  |       | NO IMAGE FOUND | NADUKUDITI ARUNA(R)NER SCHOOL OF EXCELLENCE OF NADUKUDITIP ALEM REPRESENT NADUKUDITIP ALEM, BANTUP ALLI, SRIKAKULAM       |                                |
| 2-LR   |                  |       |                | NADUKUDITI ESWARARAO S/O. APPALA KONDA AADHAR-*****2340 1- 2, NADUKUDITI PALEM, RANASTALAM, SRIKAKULAM                    |                                |
| 3-LR   |                  |       |                | NADUKUDITI APPLAKONDA S/O. PAPANNA LATE AADHAR-*****3911 C- 1, NADUKUDITI PALEM, NADUKUDITI PALEM, RANASTALAM, SRIKAKULAM |                                |

**Identified by Witness:**

| Sl No | Thumb Impression | Photo | Name & Address                                                    | Signature |
|-------|------------------|-------|-------------------------------------------------------------------|-----------|
| 1     |                  |       | M SYAM KUMAR S/O VENKATESWARA RAO BANTUPALLI J R PURAM SRIKAKULAM |           |

Bk -1, CS No 3604/2020 & Doct No 3245/2020. Sheet 1 of 8

Joint Sub Registrar 14 Ranasthalam



PRINCIPAL  
NER School of Excellence  
RANASTHALAM

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NER SCHOOL OF EXCELLENCE  
RANASTHALAM



|   |                                                                                   |                                                                                                                                       |                                                                                              |                         |
|---|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------|
| 2 |  | <br>N JAGANADHA RAO: 28/10/2020<br>[112-1-2020-3604] | N JAGANADHA RAO<br>S/O RAMA KRISHNA<br>NADUKIDITIPALEM JR<br>PURAM RANASTHALAM<br>SRIKAKULAM | <i>N. Jaganadha Rao</i> |
|---|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------|

28th day of October, 2020

Signature of Joint SubRegistrar14  
Ranasthalam

| Endorsement: |        |                |                          |      |                     |               |                  |       |
|--------------|--------|----------------|--------------------------|------|---------------------|---------------|------------------|-------|
| Desc         |        | In the Form of |                          |      |                     |               |                  |       |
|              | Online | Stamp Papers   | Challan u/e 41 of IS Act | Cash | SD u/s 16 of IS act | Stock Holding | DD/BC/ Pay Order | Total |
| SD           | 0      | 100            | 6680                     | 0    | 0                   | 0             | 0                | 6780  |
| TD           | 0      | NA             | 0                        | 0    |                     | NA            | 0                | 0     |
| RF           | 0      | NA             | 100                      | 0    |                     | NA            | 0                | 100   |
| UC           | 0      | NA             | 200                      | 0    |                     | NA            | 0                | 200   |
| TOT          | 0      | 100            | 6980                     | 0    |                     | 0             | 0                | 7080  |

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description

Rs. 6680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100/- towards Registration Fees on the chargeable value of Rs. 111340/- was paid by the party through Challan/BC/Pay Order No 41203604702020, 41203793512020, 41203591622020, 41203585202020 dated 28-OCT-20, 28-OCT-20, 28-OCT-20, 28-OCT-20.

Date

28th day of October, 2020

Signature of Registering Officer  
Ranasthalam

### Certificate of Registration

Registered as document no. 3245 of 2020 of Book-1 and assigned the identification number 1 - 112 - 3245 - 2020 for Scanning on 28-OCT-20.

Registering Officer  
Ranasthalam  
(Jayasri)

Bk - 1, CS No 3604/2020 & Doct No 3245/2020.  
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Joint SubRegistrar14  
Ranasthalam



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DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

That the LESSEE shall create any sub-lease or assignment or transfer in any manner the rights created under this lease deed to any third person or entity whole premises or any part thereof. However allowing, sub-leasing or sub-delegating its rights conferred under this agreement to any of its affiliates or group institutions and/or to any entities which are carrying on similar activities or the educational auxiliary services shall not treated as sublease to the third parties and shall not termed as violation of the terms of the deed. and it shall be registered by the Lessee at the time.

That the property as described in the schedule shall be used for Establishment and running the LESSEE's Educational institutions under the name and style as "**NER SCHOOL OF EXCELLENCE**". The LESSEE is permitted to establish their office and use the schedule property in a way suitable to carry out its coaching classes, institutions activities/affairs such as using the Land and the premises for running, managing the school, play ground, Sports facilities, Hostel and mess for the students of the institution etc.,

5.1 That the LESSOR is the sole and absolute owner of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments of court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of LESSOR at all times both before and after the Lease.

5.3 That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or part of it in any manner i.e., court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, judicial or revenue court or any officer thereof.

5.5 That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for Lease of the Schedule Property to anyone else;

5. THE LESSOR hereby covenant with the LESSEE that the Schedule Property, Nehru Matric  
PRINCIPAL SCHOOL OF EXCELLENCE RANASTHALAM DIRECTOR  
SCHOOL OF EXCELLENCE RANASTHALAM NER SCHOOL OF EXCELLENCE RANASTHALAM  
 shall be free from all encumbrances like maintenance charges and obligations whatsoever and the LESSEE shall  
 peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property NER SCHOOL OF EXCELLENCE  
 without any claim or demand, disturbance or interruption whatsoever from the RANASTHALAM  
 the Schedule Property is also free from suits, proceedings, costs, claims and demands.

LESSER: N. Arcana

N. Arund  
 TREASURER

Bk - 1, CS No 3604/2020 & Doct No  
3245/2020.

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Joint SubRegistrar  
Ranasthalam



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112-1-3245/2020  
ದರಿಸಿವೆಜ್  
ತುಂಬು ವರದಿ  
S. Raju



DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

5.8 The LESSOR covenants with the LESSEE that, the LESSOR is the absolute owner of the Schedule Property and LESSOR is fully seized of and has the right to Lease the same in favour of the LESSEE and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.

5.9 The LESSOR further covenants with the LESSEE that in case the LESSEE is deprived of the whole or any part of the Schedule Property hereby Leased out by reason of any defect found in the title of the LESSOR or any encumbrances or any charges in the same to which this Lease is not subjected, the LESSOR shall pay to the LESSEE by way of damages or otherwise the whole or such Lease price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.

5.10 The LESSOR hereby further covenant with the LESSEE that the LESSOR shall at all times indemnify and keep indemnified and save harmless the LESSEE against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the LESSOR title to the Schedule Property or breach of the terms hereof of this Lease or any misrepresentation made by the LESSOR.

5.11 The LESSOR hereby assure and covenant with the LESSEE that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for Lease of Schedule Property.

5.12 The LESSOR has paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the LESSEE can pay the same here hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the LESSOR.

5.13 The LESSOR confirms the Lease of Schedule Property is not in contravention of Karnataka Land Reforms Act, Andhra Pradesh Land revenue Act, Inams Abolition Act, and any other statutes in force

## 6. THE COVENANTS OF THE LESSEE AS FOLLOWS

6.1 The LESSEE shall pay the Lease amount within the agreed period as mentioned in the agreement without any delay or default.

6.2 The LESSEE shall use the Schedule Property for the purpose of Constructing, establishing, and for running an educational institutions and for its allied activities only.

6.2 The LESSEE agreed to pay the lease amount by deducting any tax implication such as TDS- Tax Deduction at Source, if any applicable and furnish the TDS Certificates to the LESSEE issued from time to time, by the Income Tax Department.

6.2 The LESSEE may get Water, Electricity connection to the Schedule Property/premises by paying necessary charges, deposits and fees to the concerned departments. The LESSEE shall pay the usage Charges which may arise due to the consumption/usage of services by the LESSEE in carrying the business of the society and institution if any, to the concerned authorities as per the billing raised from time to time during the Lease period.

NER School of Excellence  
RANASTHALAM

LESSOR:-

1) సచి సచి లక్ష్మి రెడ్డి



LESSEE: N. Aruna

For NER EDUCATIONAL SOCIETY

N. Aruna

TREASURER

DIRECTOR

NER SCHOOL OF EXCELLENCE  
RANASTHALAM

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Ranasthalam



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6.3 The LESSEE can erect/construct structures over the schedule property in a manner which will suit to the requirements of the society and the institution. However the LESSEE shall inform to the LESSOR in writing about such constructions/erections along with its plans, maps, permissions and approvals before undertaking, starting the works at schedule Property. The rents for the constructed, occupied area by the LESSEE shall be fixed basing the then prevailing conditions and rates.

**7. BOTH PARTIES HEREBY COVENANT WITH EACH OTHER AS UNDER:-**

7.1 That, upon the LESSEE performing and observing all the covenants contained herein shall peacefully enjoy the Schedule premises (including all the common area and facilities) till completion of the tenure hereby created, without any interference or disturbance by the LESSOR or anyone claiming for or under him.

7.2 The tenancy is confined to the Schedule Premises and the LESSEE shall not cause any hindrance or in any way hinder in any manner to the neighbors.

7.3 The LESSEE with prior written notice to LESSOR may apply for any requirements of Electricity/power, phone connections and other permissions, approvals for establishing, running an institution on his name by paying necessary charges and deposits to the concerned departments.

7.4 The LESSEE shall pay the electricity bill and water bills as per the bills/demand of the department within the time stipulated.

7.5 The LESSOR shall cooperate from time to time with the LESSEE to obtain/ apply for any statutory licenses, permissions from local, state, central departments or agencies.

7.6 It is specifically agreed and understood by the parties herein that, in future if the LESSOR herein intends to undertake, develop and construct any permanent structures, buildings over the schedule property, the LESSOR shall grant the lease of the said buildings to the LESSEE herein. However, the consideration for the developed, constructed premises will be determined depending upon the prevailing circumstances.

**8. TERMINATION:**

8.1 In the event of continuous default of payment of rent for more than three (3) months' rent by the LESSEE, such delay shall be deemed as default of rent and it shall be deemed that the lease stands terminated on the first day of forth month and the LESSOR is entitled to enter into the property and recover the possession of the premises.

8.2 The LESSOR or LESSEE as the case may be in normal course shall issue at least Six (6) Months notice in writing on the other side in the event of terminating the Lease hereby.

**9. EFFECT OF TERMINATION:**

9.1 On the termination of the Lease Deed or on completion of lease tenure whichever occurs first, the LESSEE shall forthwith deliver the vacant and peaceful possession of the Schedule premises.

9.2 That the LESSEE should handover the Schedule property on completion of lease period or to the LESSOR in such a condition when it was received, along with the documents made with prior intimation and consent of the LESSOR herein. (and tear expected).

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DIRECTOR  
NER School of Excellence  
RANASTHALAM

LESSOR:-

నాగేశ్వరరావు కౌంసిలర్

LESSEE:- N. Aruna

NER EDUCATIONAL SOCIETY  
N. Aruna  
TREASURER

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3245/2020.

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Ranasthalam



  
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RANASTHALAM

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## ఫారం -1 బి

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ  
భూమి యజమాన్యపు హక్కుల రికార్డు ప్రకారము (1-బి) నమోదు (ROR)

మీ సేవ

Application No:

AP18

67904217

ROR012044779312

Date : 28/10/2020

జిల్లా : కైకాకుళం

గ్రామము : బంటుపల్లి

మండలము : రణస్థలం

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సెం.

| పెరుస<br>నం. | పట్టాదారు పేరు    | (తండ్రి/దగ్గ పేరు) | జాతా<br>సంఖ్య | సర్వే<br>సంఖ్య<br>మరియు<br>సర్వే-డివిజన్ | భూమి<br>వివరణ | మొత్తం<br>విస్తీర్ణము | పట్టాదారుకు<br>వి విధముగా<br>సంక్రమించింది/<br>సాగుచేసారు |
|--------------|-------------------|--------------------|---------------|------------------------------------------|---------------|-----------------------|-----------------------------------------------------------|
| 1            | 2                 | 3                  | 4             | 5                                        | 6             | 7                     | 8                                                         |
| 1            | నదుకుదల అప్పలకొండ | పాపన్న             | 9             | 19-48                                    | పుంజు         | 0.7400                | అనువంశికము                                                |
| 2            |                   |                    |               | 19-45                                    | పుంజు         | 0.0400                |                                                           |
| 3            |                   |                    |               | 18-11                                    | నంజు          | 0.0600                | అనువంశికము                                                |
| 4            |                   |                    |               | 16-17                                    | నంజు          | 0.0700                |                                                           |
| 5            |                   |                    |               | 15-32                                    | పుంజు         | 0.3500                | అనువంశికము                                                |
| 6            |                   |                    |               | 9-7                                      | నంజు          | 0.2400                |                                                           |
| 7            |                   |                    |               | 8-6                                      | పుంజు         | 2.3700                | అనువంశికము                                                |
| 8            |                   |                    |               | 8-5                                      | పుంజు         | 0.3500                |                                                           |
| 9            |                   |                    |               | 15-31                                    | పుంజు         | 0.1000                |                                                           |
| 10           |                   |                    |               | 8-4                                      | పుంజు         | 0.3200                | అనువంశికము                                                |
| 11           |                   |                    |               | 8-3                                      | పుంజు         | 0.3000                | అనువంశికము                                                |
| 12           |                   |                    |               | 3-5                                      | పుంజు         | 0.2600                | అనువంశికము                                                |
| 13           |                   |                    |               | 25-8                                     | పుంజు         | 0.3000                |                                                           |
| 14           |                   |                    |               | 25-6                                     | పుంజు         | 0.2600                | అనువంశికము                                                |
| 15           |                   |                    |               | 25-3                                     | పుంజు         | 0.3100                |                                                           |
| 16           |                   |                    |               | 25-20                                    | పుంజు         | 0.3000                |                                                           |
| 17           |                   |                    |               | 25-17                                    | పుంజు         | 0.0050                |                                                           |
| 18           |                   |                    |               | 25-16                                    | పుంజు         | 0.6400                |                                                           |
| 19           |                   |                    |               | 25-15                                    | పుంజు         | 1.0300                |                                                           |
| 20           |                   |                    |               | 15-17                                    | పుంజు         | 0.1000                |                                                           |
| 21           |                   |                    |               | 25-13                                    | పుంజు         |                       |                                                           |

NER School of Excellence

BANASTHALAM

Note: This is a Digital Signed Certificate, does not require physical signature and this certificate can be verified at www.ap.mee seva.gov.in by furnishing the application number mentioned in the Certificate.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన సకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి ప్రముఖమైన పద్ధతిలో సేకరించబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో ప్రముఖమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగా పనిచేయుచున్నది మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే విషయమైనది విరహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము  
Signature

Bk - 1, CS No 3604/2020 & Doct No 3245/2020.  
Sheet 7 of 8

Joint Sub Registrar 14  
Ranasthalam



*[Signature]*

PRINCIPAL  
NER School of Excellence  
RANASTHALAM

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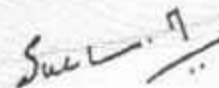


NER SCHOOL OF EXCELLENCE  
RANASTHALAM

GOVT. OF ANDHRA PRADESH  
GOVT. OF ANDHRA PRADESH

|    |         |        |      |        |            |
|----|---------|--------|------|--------|------------|
| 23 | meeseva | 25-11  | పుంజ | 0.2000 |            |
| 24 |         | 25-10  | పుంజ | 0.0050 |            |
| 25 |         | 20-9   | పుంజ | 0.0200 | అనువంశికము |
| 26 |         | 20-8   | పుంజ | 0.0200 |            |
| 27 |         | 20-6   | పుంజ | 0.1000 |            |
| 28 |         | 20-5   | పుంజ | 0.1100 | అనువంశికము |
| 29 |         | 20-4   | పుంజ | 0.3200 | అనువంశికము |
| 30 |         | 20-3   | పుంజ | 0.1200 | అనువంశికము |
| 31 |         | 20-26  | పుంజ | 0.0600 | అనువంశికము |
| 32 |         | 15-13  | పుంజ | 0.2000 | అనువంశికము |
| 33 |         | 20-25  | పుంజ | 0.2000 |            |
| 34 |         | 20-24  | పుంజ | 0.1600 | అనువంశికము |
| 35 |         | 20-22  | పుంజ | 0.0800 | అనువంశికము |
| 36 |         | 20-2   | పుంజ | 0.1600 | అనువంశికము |
| 37 |         | 20-19  | పుంజ | 0.1600 |            |
| 38 |         | 20-17  | పుంజ | 0.1900 | అనువంశికము |
| 39 |         | 20-15  | పుంజ | 0.2700 | అనువంశికము |
| 40 |         | 20-13  | పుంజ | 0.0500 |            |
| 41 |         | 20-10  | పుంజ | 0.1200 |            |
| 42 |         | 20-1   | పుంజ | 0.2500 | అనువంశికము |
| 43 |         | 151-15 | నంజ  | 0.0400 | అనువంశికము |

Certified By



Name: MALTHI SUDHA RANI  
Designation: TAHSILDAR  
Mandal: రణస్థలం

Verified by Bonthu Ratna Kumar

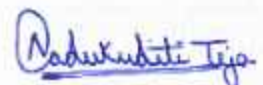
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నక్షత్రాది అప్రమోదం



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DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

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# ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

## Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి సేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి ప్రముఖమైన పద్ధతిలో సేకరించబడినది.

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- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదీవున్నది నిర్వహణ సమస్యలు లేవు.

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The matter stated above is correct to the best of my knowledge and belief.

Bk - 1, CS No 3604/2020 & Doct No 3245/2020.

Joint SubRegistrar

Ranasthalam



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సంతకము  
Signature



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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CN 933616

Sl. No. 5399 Rs. 100/- Date: 23-10-2020

Sold: NADUKUDITI ARUNA W/o G. Vinde Rao  
For: NER School of Excellence, Nadukuditi Palem.

M. Lakshmi

M. LAKSHMI

Licensed Stamp Vendor  
Lic. No. 01-12-013204  
License No. 01-12-013204  
J.R. Puram, Srikakulam Dt.

## LEASE DEED

THIS DEED OF LEASE is made and executed on this the 28<sup>th</sup> day of Oct, 2020 at Ranasthalam and between:

Smt. NADUKUDITI RAJANI W/o. N.ESWARA RAO Aged about 45 Years, Business R/o. D.No:1-2, Nadukuditi Palem Village, Bantupalli Panchayat, JR Puram Post, Ranasthalam Mondal, Srikakulam District, Andhra Pradesh, Pin-532407 hereinafter referred to as OWNER/LESSOR (Which expression shall wherever the context so requires or admits shall mean and include its, executors, administrators, successors-in-office and assigns etc.) as the FIRST PARTY.

### IN FAVOUR OF

NER SCHOOL OF EXCELLENCE, MANAGED BY NER EDUCATIONAL SOCIETY, REGD. NO. 448/2020, REPRESENTED BY ITS TREASURER, NADUKUDITI ARUNA W/o. N.GOVINDA RAO Aged about 49 Years, Business R/o. D.No:4-14, Nadukuditi Palem Village, Bantupalli Panchayat, J.R. Puram Post, Ranasthalam Mondal, Srikakulam District, Andhra Pradesh, Pin-532407 hereinafter referred to as LESSEE (Which expression shall wherever the context so requires or admits shall mean and include its, Executors, Administrators, Successors-in-office and Assigns etc.) of OTHER PARTY/SECOND PARTY

PRINCIPAL  
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RANASTHALAM.

N. Rajani.

For NER EDUCATIONAL SOCIETY

N. Aruna

TREASURER

DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

3246  
2020

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Ranasthalam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100/- paid between the hours of 4 and 5 on the 28th day of OCT, 2020 28th day of OCT, 2020 28th day of OCT, 2020 28th day of OCT, 2020 by Sri N.Rajani

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

| SNo-cd | Thumb Impression                                                                  | Photo                                                                                                                                    | Aadhar Photo                                                                                            | Address                                                                                                                                           | Signature/Ink<br>Thumb Impression |
|--------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1-LE   |  | <br>NADUKUDITI ARUNA (R) NER S<br>[112-1-2020-3603]     | <br>NO IMAGE<br>FOUND | NADUKUDITI<br>ARUNA(R)NER<br>SCHOOL OF<br>EXCELLENCE<br>NADUKUDITI<br>PALEM<br><br>REPRESENT<br>NADUKUDITIP<br>ALEM,BANTUP<br>ALLI,<br>SRIKAKULAM | N. Aruna                          |
| 2-LR   |  | <br>NADUKUDITI RAJANI : 20/10/2020<br>[112-1-2020-3609] |                       | NADUKUDITI<br>RAJANI<br>W/O.<br>ESWARARAO<br><br>AADHAR-<br>*****0982<br><br>1-<br>2,NADUKUDITI<br>PALEM,<br>RANASTALAM,<br>SRIKAKULAM            | N. Rajani                         |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                                   | Name & Address                                                                                  | Signature       |
|-------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------|
| 1     |  | <br>M SYAM KUMAR : 20/10/2020<br>[112-1-2020-3603]   | M SYAM KUMAR<br><br>S/O VENKATESWARA RAO<br>BANTUPALE J R PURAM<br>SRIKAKULAM                   | M. Syam Kumar   |
| 2     |  | <br>N JAGANADHARAO : 20/10/2020<br>[112-1-2020-3603] | N JAGANADHARAO<br><br>S/O RAMA KRISHNA<br>NADUKUDITIPALEM JR<br>PURAM RANASTHALAM<br>SRIKAKULAM | N. Jaganadharao |

28th day of October, 2020

Signature of Joint SubRegistrar14



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NER School of Excellence  
RANASTHALAM

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NER SCHOOL OF EXCELLENCE  
RANASTHALAM

In which the LESSOR is the absolute owner, who is in peaceful possession and enjoyment of land measuring an extent of Ac. 1-00 to NER SCHOOL OF EXCELLENCE, situated in Survey Number 8-6, Nadukuditi Palem Village, Bantupalli Panchayat, Ranasthalam Mondal, Srikakulam District, Andhra Pradesh, Pin-532407 which is more fully described in the Schedule hereunder and hereinafter referred to as SCHEDULE PROPERTY, having acquired the same through registered Sale Deed bearing Document No. 324/2005, Dt.03.04.2005 registered in the office of Sub Registrar, Ranasthalam as such the LESSOR herein became the Absolute Owner of the Schedule Property.

Hence, the LESSOR is in peaceful Possession and Enjoyment with Absolute Rights over the property and entitled to execute the Lease Deed for the Schedule Property in favour of the LESSEE herein. Subsequently, the LESSEE has to construct a building as required i.e., permitted floors including playground, swimming pool etc on the land admeasuring Ac. 1-00.

Further, the LESSEE herein for establishing an Educational Institution under the name and style as "NER SCHOOL OF EXCELLENCE" situated at Nadukuditi Palem Village, Bantupalli Panchayat, Ranasthalam Mondal, Srikakulam District, Andhra Pradesh, Pin-532407, which is to be managed by the "NER EDUCATIONAL SOCIETY" has approached the LESSOR herein, to obtain the Schedule Property on Lease and upon elaborate discussion and negotiations "inter se" between both LESSOR and the LESSEE, the LESSOR hereby given her consent to the LESSEE for the same, on agreeing to pay such monthly rent fixed and upon the terms and conditions which have been agreed and reduced into writing as under:-

Now this Deed of Lease witnesses as follows:

#### 1. RENT AMOUNT

It is agreed between both the LESSOR and LESSEE, that the Rent for the premises is fixed at Rs.5,000 (Rupees Five Thousand Only) per month. The rental amount shall be paid to the LESSOR on or before 7<sup>th</sup> of every succeeding month. The agreed Rent has to pay by LESSEE either by virtue of Cheque or Electronic Transfer within stipulated period.

#### 2. LEASE TERM:

| Sl.No.              | Date of Period           | Rs. of Rental Value per five Year |
|---------------------|--------------------------|-----------------------------------|
| 1.                  | 28-10-2020 to 27-10-2025 | 3,00,000.00                       |
| 2.                  | 28-10-2025 to 27-10-2030 | 3,30,000.00                       |
| 3.                  | 28-10-2030 to 27-10-2035 | 3,63,000.00                       |
| 4.                  | 28-10-2035 to 27-10-2040 | 3,99,300.00                       |
| <b>Total Rupees</b> |                          | <b>13,92,300.00</b>               |

The Tenure of the Lease is hereby fixed for a period of 20 years with effect from Dt:28-10-2020 to

27-10-2040. If LESSOR wishes to extend, the lease may be extended for such further time on the same terms of with certain conditions. and it shall be registered at *Nadukuditi Palem*

*[Signature]*  
PRINCIPAL  
NER School of Excellence  
RANASTHALAM  
then exiting Rent.

*N. Rajani*

The LESSEE shall Enhance the yearly rent by 10% for each 5 years on the

*[Signature]*  
DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

For NER EDUCATIONAL SOCIETY  
*N. Aruna*

NER EDUCATIONAL SOCIETY  
*N. Aruna*  
TREASURER

**Endorsement:**

| Desc | In the Form of |              |                          |      |                     |               |                  | Total |
|------|----------------|--------------|--------------------------|------|---------------------|---------------|------------------|-------|
|      | Online         | Stamp Papers | Challan u/s 41 of IS Act | Cash | SD u/s 16 of IS act | Stock Holding | DD/BC/ Pay Order |       |
| SD   | 0              | 100          | 4200                     | 0    | 0                   | 0             | 0                | 4300  |
| TD   | 0              | NA           | 0                        | 0    |                     | NA            | 0                | 0     |
| RF   | 0              | NA           | 100                      | 0    |                     | NA            | 0                | 100   |
| UC   | 0              | NA           | 200                      | 0    |                     | NA            | 0                | 200   |
| TOT  | 0              | 100          | 4500                     | 0    |                     | 0             | 0                | 4600  |

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description

Rs. 4200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100/- towards Registration Fees on the chargeable value of Rs. 69615/- was paid by the party through Challan/BC/Pay Order No 41203539992020, 41203667292020, 41203383152020, 41203474242020 dated 28-OCT-20, 28-OCT-20, 28-OCT-20, 28-OCT-20.

Date

28th day of October, 2020

Signature of Registering Officer

Ranasthalam

**Certificate of Registration**

Registered as document no. 3246 of 2020 of Book-1 and assigned the identification number 1 - 112 - 3246 - 2020 for Scanning on 28-OCT-20.

Registering Officer

Ranasthalam  
(Jayasri)

Bk - 1, CS No 3603/2020 &amp; Doct No 3246/2020.

Joint Sub Registrar 14

Ranasthalam

Sheet 2 of 7



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### 3. SUB LEASE:

That the LESSEE shall create any sub-lease or assignment or transfer in any manner the rights created under this lease deed to any third person or entity whole premises or any part thereof. However allowing, sub-leasing or sub-delegating its rights conferred under this agreement to any of its affiliates or group institutions and/or to any entities which are carrying on similar activities or the educational auxiliary services shall not treated as sublease to the third parties and shall not termed as violation of the terms of the deed. *and it shall be registered by the lessee at the time.*

### 4. PURPOSE OF LEASE.

That the property as described in the schedule shall be used for Establishment and running the LESSEE's Educational institutions under the name and style as "NER SCHOOL OF EXCELLENCE". The LESSEE is permitted to establish their office and use the schedule property in a way suitable to carry out its coaching classes, institutions activities/affairs such as using the Land and the premises for running, managing the school, play ground, Sports facilities, Hostel and mess for the students of the institution etc.,

### 5. THE COVENANTS OF THE LESSOR AS FOLLOWS:

5.1 That the LESSOR is the sole and absolute owner of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments of court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of LESSOR at all times both before and after the Lease.

5.2 That the LESSOR have not entered into any agreement or arrangement in respect to the schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property.

5.3 That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or part of it in any manner i.e., court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.

5.4 That there are no easements, quasi-easements, restrictive covenants or other rights or servitude.

5.5 That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for Lease of the Schedule Property to anyone else;

5.6 That the LESSOR does not hold land in excess of the ceiling limit under the Andhra Pradesh Land reforms Act.

5.7 The LESSOR hereby covenant with the LESSEE that the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the LESSEE shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the LESSOR and the Schedule Property is also free from suits, proceedings, costs, claims and demands.

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5.8 The LESSOR covenants with the LESSEE that, the LESSOR is the absolute owner of the Schedule Property and LESSOR is fully seized of and has the right to Lease the same in favour of the LESSEE and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.

N. Rajanis.

N. Aruna

DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

NER EDUCATIONAL SOCIETY  
N. Aruna  
TREASURER

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3246/2020. Sheet 3 of 7 Joint SubRegistrar14  
Ranasthalam

దస్తావేజు 12-1-3246/2020  
నెంబరు ఈ స్టాంప్ చేయబడినది.

S. Raju  
జాయింట్ సబ్ రిజిస్ట్రార్ 12  
రానాస్థలం



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- 5.9 The LESSOR further covenants with the LESSEE that in case the LESSEE is deprived of the whole or any part of the Schedule Property hereby Leased out by reason of any defect found in the title of the LESSOR or any encumbrances or any charges in the same to which this Lease is not subjected, the LESSOR shall pay to the LESSEE by way of damages or otherwise the whole or such Lease price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.
- 5.10 The LESSOR hereby further covenant with the LESSEE that the LESSOR shall at all times indemnify and keep indemnified and save harmless the LESSEE against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the LESSOR title to the Schedule Property or breach of the terms hereof of this Lease or any misrepresentation made by the LESSOR.
- 5.11 The LESSOR hereby assure and covenant with the LESSEE that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for Lease of Schedule Property.
- 5.12 The LESSOR has paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the LESSEE can pay the same here hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the LESSOR.
- 5.13 The LESSOR confirms the Lease of Schedule Property is not in contravention of Karnataka Land Reforms Act, Andhra Pradesh Land revenue Act, Inams Abolition Act, and any other statutes in force

## 6. THE COVENANTS OF THE LESSEE AS FOLLOWS

- 6.1 The LESSEE shall pay the Lease amount within the agreed period as mentioned in the agreement without any delay or default.
- 6.2 The LESSEE shall use the Schedule Property for the purpose of Constructing, establishing, and for running an educational institutions and for its allied activities only.
- 6.2 The LESSEE agreed to pay the lease amount by deducting any tax implication such as TDS- Tax Deduction at Source, if any applicable and furnish the TDS Certificates to the LESSEE issued from time to time, by the Income Tax Department.
- 6.2 The LESSEE may get Water, Electricity connection to the Schedule Property/premises by paying necessary charges, deposits and fees to the concerned departments, authorities and shall pay the usage Charges which may arise due to the consumption/usage of services by the LESSEE in carrying the business of the society and institution if any, to the department concerned as per the billing raised from time to time during the Lease period.
- 6.3 The LESSEE can erect/construct structures over the schedule property in a manner which will suit to the requirements of the society and the institution. However, the LESSEE shall inform to the LESSOR in writing about such constructions/erections along with its plans, maps, permissions and approvals before undertaking, starting the works at schedule property. The area for the constructed, occupied area by the LESSEE shall be fixed based on the prevailing conditions and rates.

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N. Rajam

N. Anura

DIRECTOR  
NER School of Excellence  
RANASTHANAM

for NER EDUCATIONAL SOCIETY

N. Anura  
TREASURER

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7. BOTH PARTIES HEREBY COVENANT WITH EACH OTHER AS UNDER:-

- 7.1 That, upon the LESSEE performing and observing all the covenants contained herein shall peacefully enjoy the Schedule premises (including all the common area and facilities) till completion of the tenure hereby created, without any interference or disturbance by the LESSOR or anyone claiming for or under him.
- 7.2 The tenancy is confined to the Schedule Premises and the LESSEE shall not cause any hindrance or in any way hinder in any manner to the neighbors.
- 7.3 The LESSEE with prior written notice to LESSOR may apply for any requirements of Electricity/power, phone connections and other permissions, approvals for establishing, running an institution on his name by paying necessary charges and deposits to the concerned departments.
- 7.4 The LESSEE shall pay the electricity bill and water bills as per the bills/demand of the department within the time stipulated.
- 7.5 The LESSOR shall cooperate from time to time with the LESSEE to obtain/ apply for any statutory licenses, permissions from local, state, central departments or agencies.
- 7.6 It is specifically agreed and understood by the parties herein that, in future if the LESSOR herein intends to undertake, develop and construct any permanent structures, buildings over the schedule property, the LESSOR shall grant the lease of the said buildings to the LESSEE herein. However, the consideration for the developed, constructed premises will be determined depending upon the prevailing circumstances.

8. TERMINATION:

- 8.1 In the event of continuous default of payment of rent for more than three (3) months' rent by the LESSEE, such delay shall be deemed as default of rent and it shall be deemed that the lease stands terminated on the first day of forth month and the LESSOR is entitled to enter into the property and recover the possession of the premises.
- 8.2 The LESSOR or LESSEE as the case may be in normal course shall issue at least Six (6) Months notice in writing on the other side in the event of terminating the Lease hereby.

9. EFFECT OF TERMINATION:

- 9.1 On the termination of the Lease Deed or on completion of lease tenure whichever occurs first, the LESSEE shall forthwith deliver the vacant and peaceful possession of the Schedule premises.
- 9.2 That the LESSEE should handover the Schedule property on completion of lease period or on termination, to the LESSOR in such a condition when it was received, along with any improvements made with prior intimation and consent of the LESSOR herein. (Normal wear and tear expected).

10. INDEMNITY:

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The LESSOR and LESSEE shall indemnify each other from all the charges, damages, costs which may arise due to the breach of the terms of the agreement.

N. Rajani

DIRECTOR  
NER SCHOOL OF EXCELLENCE  
RANASTHALAM

N. Anura

NER EDUCATIONAL SOCIETY

TREASURER

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*[Signature]*

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**11. STAMP DUTY AND REGISTRATION:**

The LESSEE shall bear all the stamp duty and Registration charges in Registering the Lease Deed before the concerned Registrar office.

**12. PARAGRAPHS AND HEADINGS:**

Headings, bold typeface, titles and index are only for convenience and shall be ignored for the purpose of interpretation.

**13. DISPUTE RESOLUTION:**

In the event the parties are unable to resolve a dispute through negotiations within 30 days of notice of dispute, the parties shall refer the Dispute to the Arbitration consisting of sole arbitrator. The arbitrator shall be nominated with mutual consent of the LESSEE and LESSOR/Owner. All the arbitration proceedings shall be carried out as per the Indian Arbitration and conciliation Act amended from time to time.

**14. JURISDICTION:**

All the disputes including arbitration proceedings shall be subject to the exclusive jurisdiction of Srikakulam/Vizianagaram courts of Andhra Pradesh State, India only.

**SCHEDULE PROPERTY**

All the piece and parcel of Land of 1.00Acre area Out of Survey No. 8-6, Nadukuditi Palem Village, Bantupalli Panchayat, Ranasthalam Mondal, Srikakulam District, Andhra Pradesh, Pin-532407

| Boundaries                         |                                                               |                            |                                                                      |
|------------------------------------|---------------------------------------------------------------|----------------------------|----------------------------------------------------------------------|
| East                               | West                                                          | North                      | South                                                                |
| Land of Sri.Nadukuditi Appalakonda | Land of Nadukuditi Venkataramana, Mohanarao, Narayanarao etc. | Sri.Nadukuditi Appalakonda | Sri.Sankranthi Prasadarao, Nadukuditi Mahalakshmi, N.Eswara Rao etc. |

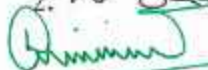
IN WITNESS WHEREOF, the LESSOR and the LESSEE have hereunto signed this Deed of Lease on the day month and year first above written.

D.S.D 4200 F.A.D 100/- w.r 200/- Total 4500/- paid by C/P MS

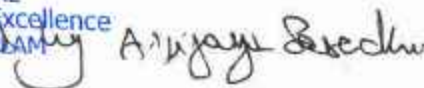
Witnesses:

1. M. Suresh / 

LESSOR: N. Rajani .  
(Smt.NADUKUDITI RAJANI)

2. N. Jagannatha Rao  


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Arijaya Sreedhar  


LESSEE: N. Aruna Nadukuditi Teja  
For NER EDUCATIONAL SOCIETY  
(NER SCHOOL OF EXCELLENCE)  
DIRECTOR  
NER SCHOOL OF EXCELLENCE  
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## పాఠం -1 బి

జిందగీ ప్రదేశ్ ప్రభుత్వము, రెవెన్యూ శాఖ, భూమి రికార్డుల పూర్తికరణ మీ పేజీ  
భూమి యజమాన్యపు హక్కుల రికార్డు ప్రకారము (1-బి) నేపథ్యం (ROR)

Application No:

AP18

67904599

ROR012044791499

Date : 28/10/2020

జిల్లా : శ్రీకాకుళం

గ్రామము : బంతుపల్లి

మండలము : రణస్థలం

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సం.

| వరుస<br>సం. | పట్టాదారు పేరు | (రిండ్రి/భగ్గ పేరు) | భూదా<br>సంఖ్య | సర్వే<br>సంఖ్య<br>మరియు<br>సబ్-డివిజన్ | భూమి<br>వివరణ | మొత్తం<br>విస్తీర్ణము | పట్టాదారుకు<br>వి విధముగా<br>సంక్రమించింది/<br>సాగుచేసారు |
|-------------|----------------|---------------------|---------------|----------------------------------------|---------------|-----------------------|-----------------------------------------------------------|
| 1           | 2              | 3                   | 4             | 5                                      | 6             | 7                     | 8                                                         |
| 1           | నడుకుదకు రజినీ | నడుకుదకు            | 565           | 20-29                                  | పుంజ          | 1.2000                | అనుచుంకికము                                               |
| 2           |                |                     |               | 20-18                                  | పుంజ          | 0.1600                | అనుచుంకికము                                               |
| 3           |                |                     |               | 18-8                                   | సంజ           | 0.0200                | అనుచుంకికము                                               |
| 4           |                |                     |               | 18-17                                  | సంజ           | 0.0500                |                                                           |
| 5           |                |                     |               | 17-21                                  | సంజ           | 0.0500                | కొనుగోలు                                                  |
| 6           |                |                     |               | 17-17                                  | సంజ           | 0.1000                | అనుచుంకికము                                               |
| 7           |                |                     |               | 17-13                                  | సంజ           | 0.0500                | కొనుగోలు                                                  |
| 8           |                |                     |               | 16-4                                   | సంజ           | 0.1300                | అనుచుంకికము                                               |
| 9           |                |                     |               | 8-6                                    | పుంజ          | 1.0000                | అనుచుంకికము                                               |
| 10          |                |                     |               | 8-3                                    | పుంజ          | 0.3700                | అనుచుంకికము                                               |
| 11          |                |                     |               | 20-7                                   | పుంజ          | 0.1200                | అనుచుంకికము                                               |
| 12          |                |                     |               | 16-2                                   | సంజ           | 0.1000                | అనుచుంకికము                                               |

Certified By

N. Rejani

Sue L. 7

Verified by Malathi Sudha Rani

Name: MALTHI SUDHA RANI  
Designation: TAHSILDAR  
Mandal: రణస్థలం

**Note :** This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.ap.mee seva.gov.in/> by furnishing the application number mentioned in the Certificate.

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# ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

## Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అనంతర సమాచారానికి సరియైన సకల అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగించబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి ప్రముఖమైన పద్ధతిలో సేకరించబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నది మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదీకైనా నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము  
Signature



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