



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SL.No. 11188 Date 27/3/2019

SOLD to The Salesian Andhra Society. v/r

For whom Rep by its secretary Rev. Fr. B. Anil Kumar s/o Raja Rao Guntur

I. Ravi Shankar  
CC 436031

I. RAVI SHANKAR

LICENCED STAMP VENDOR

L.No. 03/11/012/2011 R.L.No. 03/11/014/2017

# 18-36-2A, Kothasali-peta, M.R. Peta

Visakhapatnam. Cell: 9492643868

### LEASE DEED

The Deed of Lease made on this 27<sup>th</sup> day of March, 2019 by and between St. ALOYSIUS EDUCATION SOCIETY, Visakhapatnam represented by its authorised SESETTI MARIA DAS, aged 43 years, S/o. Chinnappa, residing at Door No. 34-15-1, Cyril Street, Gnanapuram, Visakhapatnam, herein after referred to as "LESSOR" which term shall mean and includes its legal representatives, executors, trustee administrators and assignees of the one part.

THE SALESIAN ANDHRA SOCIETY, Regd. No14 of 1953-54, registered under Act XXI of 1860 to which belongs to SFS School, Stella Maris, Visakhapatnam, which is represented by its Secretary Rev. Fr. BELLAMKONDA ANIL KUMAR, aged 40 years, S/o. Sri. Bellamkonda Raja Rao, (PAN No. CEQPB5039C), residing at D.No.4-5, Attalur, Guntur, Andhra Pradesh - 522436,

*B. Anil Kumar*  
LESSEE

ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 017

*S. Maria*  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

# DUPLICATE

2354  
2019

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Visakhapatnam(R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs. 120/- paid between the hours of 1 and 1 on the 27th day of MAR, 2019 by Sri S.Mariya Das. *S. Mariya Das*

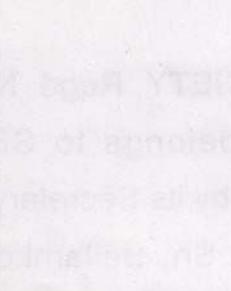


**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address
1-LE		 BELLAMKONDA ANIL [311-1-2019-2461]		BELLAMKOND A ANIL KUMAR[R]THE SALESIAN ANDHRA SOCIETY . B.RAJA RAO REPRESENT 4-5, ATTALUR,GUN TUR
2-LR		 SESETTI MARIADAS [311-1-2019-2461]		SESETTI MARIADAS[R]S T.ALOYSIUS EDUCATION SOCIETY . CHINNAPPA REPRESENT CYRIL STREET,VISAK HAPATNAM (URBAN), ,VISAKHAPATN AM

S. Mariya Das

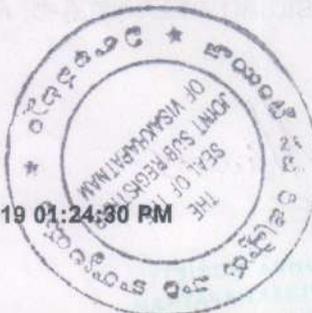
**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P.INNAREDDY::2 [311-1-2019-246]	P.INNAREDDY  S/O KASPAREDDY,D.NO.12-1- 1347/2,SANTHINAGAR,HYD ERABAD	
2			CH.VIJAYA KUMAR  S/O ANANDA RAO,DNO10- 14-1,RCM CHURCH,TANUKU,WG.DIS T	

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 JOINT SUB REGISTRAR22  
 Visakhapatnam(R.O)



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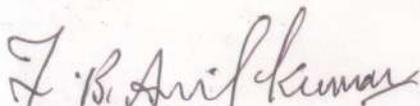
PAGE NO.2

(presently camp at Visakhapatnam), herein after referred to as the " **LESSEE**" which term shall mean and includes its legal representatives, executors, trustee administrators and assignees on the other part.

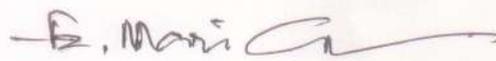
Whereas the Lessor is the absolute owner of the land measuring **Ac2.54 cents of 1.172 Hectares** being **part of S.No. 8/2B of Resapuvanipalem Village**, within the limits of Visakhapatnam Municipal Corporation having it purchased the same from the **Visakhapatnam Town Planning Trust**, Visakhapatnam constituted by G.O.No.935 M.A. dated 2-8-1962 under Section No. 45 of Town Planning Act 1920, represented by its Chairman for the time being Sri. Khalid Ansari, under a register **Sale Deed** dated **08-12-1974** registered as Document No. **5672/1974** of Book-1, Volume No.873 in pages151 to 168 registered in the office of the Joint Sub Registrar of Visakhapatnam.

And also the Lessor is the absolute owner of the land measuring **Ac0.58 cents of 2880 Sq.yds** land situated in **S.No. 8/2B of Resapuvanipalem Village**, within the limits of Visakhapatnam Municipal Corporation having it purchased the same from the **Visakhapatnam Town Planning Trust**, Visakhapatnam constituted by G.O.No.935 M.A. dated 2-8-1962 under Section No. 45 of Town Planning Act 1920, represented by its Secretary for the time being Sri. J.V.Somayajulu, under a register **Sale Deed** dated **01-08-1977** registered as Document No. **2273/1977** of Book-1, Volume No. 913 in pages 117 to 130 registered in the office of the Joint Sub Registrar of Visakhapatnam.

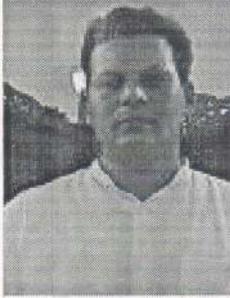
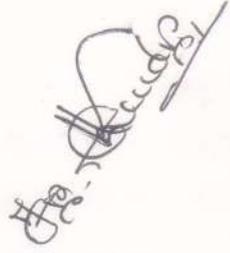
Subsequently constructed the building consisting of Ground, First and Second Floors in an extent of **975.92 Sq.yds** out of total extent of **15173.6 Sq.yds** and ever since it has been in uninterrupted possession of the same enjoying it as absolute owner.

  
LESSEE

PRESIDENT  
SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 018

  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

			
	<b>CH. VIJAYA KUMA</b> [311-1-2019-246]		

27th day of March, 2019

  
 Signature of **JOINT SUBREGISTRAR22**  
 Visakhapatnam(R.O)

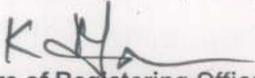
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 JOINT SUBREGISTRAR22  
 Visakhapatnam(R.O)

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	17700	100	0	0	0	0	0	17800
TD	0	NA	0	0		NA	0	0
RF	120	NA	0	0		NA	0	120
UC	400	NA	0	0		NA	0	400
<b>TOT</b>	<b>18220</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18320</b>

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

Rs. 17700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 120/- towards Registration Fees on the chargeable value of Rs. 1191592/- was paid by the party through ONLINE No ,2010021851

Date  
27th day of March, 2019

  
 Signature of Registering Officer  
 Visakhapatnam(R.O)



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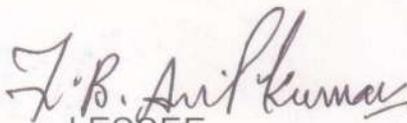
Whereas the Lessee has approached the Lessor to lease premises measuring an extent of **5657 Sq.yds or 4729.99 Sq.mts** together with **Ground Floor 7621 Sft, First Floor 7621 Sft and Second Floor 7621 Sft** for the **PURPOSE OF THE SCHOOL** in the name of **SFS SCHOOL** which is morefully described in the schedule mentioned hereunder and the same was accepted by the Lessor for a period of **(30) THIRTY YEARS** for which the lessor has accepted and hence both the parties have entered into this lease deed with the following terms and conditions.

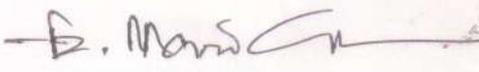
**NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-**

1. The duration of the lease period is **(30) THIRTY YEARS** commencing from **01-03-2018 to 28-02-2048**.
2. The lessee shall pay the **yearly rent of Rs.60,000/- (Rupees Sixty Thousand Only)** to the Lessor or their authorized representative, the said rent shall be paid by the Lessee to the Lessor every year 1st week of March without any default.

The rent shall be paid in the following manner:

period	Rent per Year
01-03-2018 to 28-02-2019	Rs.60,000/-
01-03-2019 to 28-02-2020	Rs.60,000/-
01-03-2020 to 28-02-2021	Rs.60,000/-
01-03-2021 to 28-02-2022	Rs.60,000/-
01-03-2022 to 29-02-2023	Rs.60,000/-
01-03-2023 to 28-02-2024	Rs.72,000/-
01-03-2024 to 28-02-2025	Rs.72,000/-
01-03-2025 to 28-02-2026	Rs.72,000/-
01-03-2026 to 29-02-2027	Rs.72,000/-
01-03-2027 to 28-02-2028	Rs.72,000/-

  
LESSEE  
SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 017

  
LESSOR  
ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

I here by certify that the production of the original instrument I have satisfied My self that stamp duty of Rs. 17700/- has been paid there fore

K M  
Joint Sub Registrar

Duplicate:- ఆపల చనాకొబునకు. దుబ్లికాట్ గావేనకు. వ్రతానం తాబు. అంబుల ఖిలాల, తుడుత్రుల, మంస నాబుల వేతకముల కిచ్చి.

సరిదిద్దినది  
మూల  
D. 27-3-2019

K M  
Provisionary District Registrar  
Visakhapatnam

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JOINT SUBREGISTRAR  
Visakhapatnam(R.O)

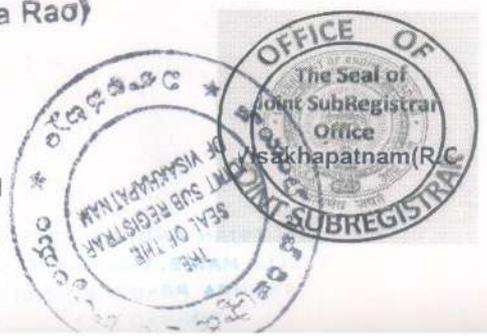
CERTIFICATE

Registered as document No. 2354 of 2019,  
(1940 SE) of Book - I and assigned the identification  
number 311 - I 2354-2019. for scanning on this  
27<sup>th</sup> day of March 2019.

K M  
Registering Officer  
RO (OB) Visakhapatnam  
(K: Manmadha Rao)



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JOINT SUBREGISTRAR22  
Visakhapatnam(R.O)

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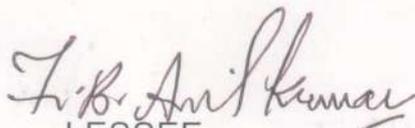


అధికారి  
విశాఖపట్నం రిజిస్ట్రార్  
విశాఖపట్నం

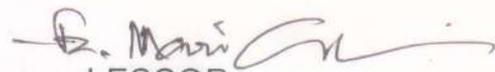
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01-03-2028 to 28-02-2029	Rs.86,400/-
01-03-2029 to 28-02-2030	Rs.86,400/-
01-03-2030 to 29-02-2031	Rs.86,400/-
01-03-2031 to 28-02-2032	Rs.86,400/-
01-03-2032 to 28-02-2033	Rs.86,400/-
01-03-2033 to 28-02-2034	Rs.1,03,680/-
01-03-2034 to 29-02-2035	Rs.1,03,680/-
01-03-2035 to 28-02-2036	Rs.1,03,680/-
01-03-2036 to 28-02-2037	Rs.1,03,680/-
01-03-2037 to 28-02-2038	Rs.1,03,680/-
01-03-2038 to 29-02-2039	Rs.1,24,416/-
01-03-2039 to 28-02-2040	Rs.1,24,416/-
01-03-2040 to 28-02-2041	Rs.1,24,416/-
01-03-2041 to 28-02-2042	Rs.1,24,416/-
01-03-2042 to 29-02-2043	Rs.1,24,416/-
01-03-2043 to 28-02-2044	Rs.1,49,300/-
01-03-2044 to 28-02-2045	Rs.1,49,300/-
01-03-2045 to 28-02-2046	Rs.1,49,300/-
01-03-2046 to 29-02-2047	Rs.1,49,300/-
01-03-2047 to 28-02-2048	Rs.1,49,300/-

3. The yearly rental shall be enhanced at the end of **every five years 20%** on the existing rent.
4. The Payment of rent is subject to deduction of tax Deduction at Source as applicable under Income Tax Act for which Lessee shall annually issue a Tax Deduction at Source Certificate to the Lessor. In case the Lessor obtains No Deduction Certificate from the Income Tax Department, the Lessee shall pay the rent without any deduction to the Lessor.

  
LESSEE

PRESIDENT  
SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH

  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

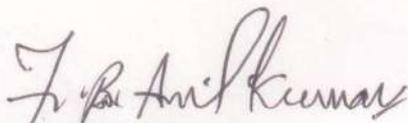
Bk - 1, CS No 2461/2019 & Doct No  
2354/2019 Sheet 5 of 7  
KJ  
JOINT SUBREGISTRAR  
Visakhapatnam(R.O)



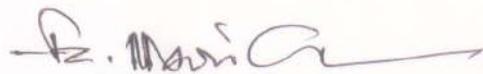
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5. It is agreed between the parties that the rent of the premises shall be paid by crossed account payee cheque or demand draft or electronic transfer by the Lessee and the Lessor shall give a duly stamped receipt for the same.
6. The Municipal Taxes, rates, on the premises shall be paid by the Lessee and consumption of electricity shall be paid by the Lessee as per the bills issued by A.P. Transco from time to time. In case the electrical supply is cut off for nonpayment of Electrical bills, the reconnection charges and penalties, if any, shall be borne by the Lessee itself. Any other additional taxes that may be levied or imposed by the statutory authorities for running the said institution shall be borne by the Lessee only.  
The GST, Swachh Bharat cess and other levies or any other taxes applicable on this aspect which are prevalent shall be exclusively borne by the Lessee.
7. The Lessee shall be entitled to make any structural alterations and to make any kind of constructions for the school and its for benefit of the school and students and the Lessee shall keep the premises in good tenable and habitable condition during the period of Lease.
8. The Lessee hereby agrees not to store or cause to store any explosives and harmful or such items which are objectionable under the Law.
9. The Lessee shall use the Schedule premises only for running the school under the name & style **SFS CBSE SCHOOL** lawfully observing Statutory formalities and not for any other purpose.
10. The subject matter of the lease hold premises for New CBSE School Building and others structures including canteen and parking places, play ground, other utility places.

  
LESSEE

RESIDENT  
SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 017

  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

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JOINT SUBREGISTRAR22  
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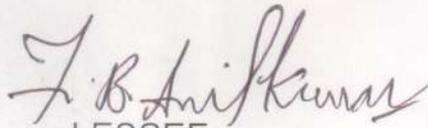


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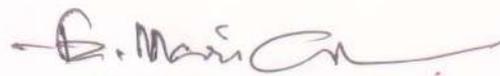


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11. The Lessee has paid an amount of **Rs.1,20,000/-** (Rupees One Lakh Only) as interest free refundable security deposit to the Lessor in various installments by way of cash and hereby acknowledged the same and the same shall be refunded at the time of vacating the premises.
12. The Lessee shall have right to sublet the Schedule property to any third party either partly or wholly without obtaining written consent of the Lessor.
13. The Lessee shall bear the proportionate charges for Water, Electrical charges for common lighting and General maintenance charges for sweeper, watch and ward.
14. The Lessor and the Lessee on either side shall give notice six months in advance for termination of tenancy.
15. The period of Lease may be renewed or extended on a fresh deed with the consent of both parties only.
16. The Lessee is at liberty to put up sign/advertisement board at suitable place for running their institution without causing any damage or spoiling the elevation of the building. The vacant space in the compound may be used by Lessee or its staff for parking the vehicles.
17. The Lessee shall handover the the schedule mentioned property to the Lessor as it is condition after expiry or termination of the lease period.
18. Upon the Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained the Lessee shall quietly and peacefully hold the possession and enjoy the siad premises during the said term without any interruption and disturbace by the Lessor.
19. The Lessor has delivered the possession of the schedule property to the Lessee earlier.

  
LESSEE

SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 017

  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

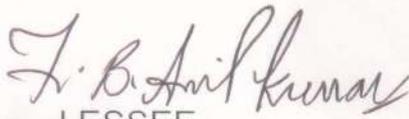
SCHEDULE OF THE PROPERTY

All that site measuring an extent of **5657 Sq.yds or 4729.99 Sq.mts** together with **Ground Floor 7621 Sft, First Floor 7621 Sft and Second Floor 7621 Sft** bearing Door No.50-6-12, Seethammadhara Area covered by **Survey No. 8/2B of Resapuvanipalem Village**, within the limits of Greater Visakhapatnam Municipal Corporation and Visakhapatnam Registration Sub District and total property bounded by:

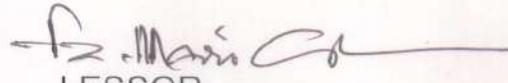
- East : Remaining land of the Lessor  
South : Land in S.No. 10 of Resapuvanipalem Village and St.Allyosius High School site allotted previously occupied SFS English Medium School  
West : 40 feet road of Seethammadhara NE Layout  
North : 70 feet road of Seethammadhara NE Layout

In witness whereof the Lessor and Lessee have signed on this deed of lease on the date, month and year mentioned above.

An amount of Rs. **18220/-** towards Deficit Stamp Duty, Registration Fee, User Charges is paid through CFMS. Challan No. **2,010021857208** Dated : **27-03-2019**

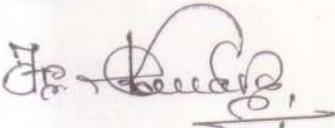
  
LESSEE

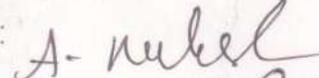
PRESIDENT  
SALESIAN ANDHRA SOCIETY  
STELLA MARIS, VISAKHAPATNAM  
ANDHRA PRADESH, INDIA  
PIN-530 017

  
LESSOR

ST. ALOYSIUS EDUCATIONAL SOCIETY  
(Society No. 106 of 1973)  
Old Post Office  
Visakhapatnam-530 001 (A.P.) INDIA

WITNESSES

- 
- 

Drafted By :   
A. Nukul  
VSP (MAHESH)

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Visakhapatnam(R.O)



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