

D No: 5054/19

318

SCANNED
CS No. 511111



తెలంగాణ తెలంగాణ TELANGANA
 Sl.No. 6207 Date 1/8/19 Rs. 100/-
 Sold to Mahjabeen - Fatima w/o late Mr. Abubakar Kamal Khan
 For Whom Self -

U 906145
 Mohammed Raheemuddin Ahmed
 LICENCED STAMP VENDOR
 LIC No. 16-07-22/2017,
 H.No:5-7-14, Nampally, Hyderabad-1, T.S.
 Cell: 93461 56131

RENTAL DEED

This DEED OF RENT is made and executed on this the 1st day of August 2019 at Hyderabad, by and Between:

Mrs. MAHJABEEN FATIMA W/o. Late Mohammed Abubakar Kamal Khan, aged about 43 years, Occ: Household, R/o.H.No.8-2-686/1/A/G, Reshambagh, N.B.T.Nagar, Banjara Hills, Road No.12, Hyderabad.

(Herein after called the "OWNER/LAND LADY" which term shall mean and include all her legal heirs, assignees, representatives, etc. on the ONE PART)

...Contd. 2.




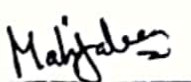
Mahjabeen

J. Sumil






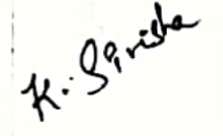
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Banjara Hills (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7990/- paid between the hours of 3 and 4 on the 03rd day of AUG, 2019 by Sri Mahjabeen Fatima

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 GLOBAL EDUCATION SOCIETY [1604-1-2019-5144]	GLOBAL EDUCATION SOCIETY BY PREIDENT MR. KATTA RUMIL B/O. NANCHRARAIAH 8-2-686/1/A/G. RESHAMBAGH, NBT NAGAR, ROAD NO.12, BANJARA HILLS, HYDERABAD	
2	LR		 MAHJABEEN FATIMA-03/08/2019 [1604-1-2019-5144]	MAHJABEEN FATIMA W/O. MOHAMMED ABUBAKAR KAMAL KHAN 8-2-686/1/A/G. RESHAMBAGH, NBT NAGAR, ROAD NO.12, BANJARA HILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHD SAFI ULLAH KHAN-03/08/2019 [1604-1-2019-5144]	MOHD SAFI ULLAH KHAN HYDERABAD	
2		 K SIRISHA-03/08/2019 [1604-1-2019-5144]	K SIRISHA HYDERABAD	

03rd day of August, 2019

Signature of Joint SubRegistrar1
Banjara Hills (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challen w/S 41 of IS Act	E-Challen	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	15870	0	0	0	15970
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	7990	0	0	0	7990
User Charges	NA	0	140	0	0	0	140
Total	100	0	24000	0	0	0	24100

Rs. 15870/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7990/- towards Registration Fees on the chargeable value of Rs. 798212/- was paid by the party through E-Challen/BC/Pay Order No. 711XYR030819 dated 03-AUG-19 of JICIRB/

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AND

Mr. KATTA SUNIL S/o. Nanchraraiah, representing as Vice President of Global Education Society, Regd No. 451/2013, aged about 34 years, Occ: Teacher, R/o.H.No.8-2-686/1/A/G, Reshambagh, N.B.T.Nagar, Banjara Hills, Road No.12, Hyderabad.

(Herein after called the "TENANT" which term shall mean and include all his legal heirs, assignees, representatives, etc. on the OTHER PART)

WHEREAS the Land Lady is the absolute owner and possessor of property bearing Municipal No. 8-2-686/1/A/G, consisting of Ground and First floor, admeasuring 200 Sq. Yards, situated at Reshambagh, N.B.T.Nagar, Banjara Hills, Road No.12, Hyderabad which is morefully described in the Schedule of Property hereunder.

AND WHEREAS the tenant is in need of premises to run the school and offered to let the said premises and the Land Lady agreed to let out the same on the following terms and conditions.

NOW THIS RENTAL DEED WITNESSETH AS FOLLOWS:

1. That the Tenant shall pay the agreed monthly rent of Rs. 50,000/- (Rupees Fifty Thousand Only) to the Land Lady on or before 10th of every English Calendar month in subsequent month and shall obtain a valid receipt.

...Contd. 3.

Mahjabeen

K. Sunil

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 24000/-, DATE: 03-AUG-19, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 3573833779016, PAYMENT MODE: NB-1000200, ATRN: 3573833779016, REMITTER NAME: KATTA SUNIL, EXECUTANT NAME: MAHJABEEN FATIMA, CLAIMANT NAME: KATTA SUNIL).

Date:

03rd day of August, 2019

Signature of Registering Officer

Banjarahills (R.O)

Certificate of Registration

Registered as document no. 5054 of 2019 of Book-1 and assigned the identification number 1 - 1504 - 5054 - 2019 for Scanning on 03-AUG-19 .

Registering Officer

Banjarahills (R.O)

(M.A. Basith Khan)

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Joint SubRegistrar
Banjarahills (R.O)

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2. That the Tenant shall pay the Electricity and Water consumption charges to the concerned Departments as per consumption, regularly and shall hand over the Bills and receipts to the Land Lady.
3. That there is a Separate Electricity Supply Meter to the demised premises. The Tenant shall not cause any damage to the same. In case of any pilferage or breaking of seal etc. and if any fine is imposed, the Tenant shall be responsible and liable for the same. The Land Lady shall not responsible or liable.
4. That the Tenant shall use the premises for running school under the name and style of "Global Grammar High School", and shall not use it for any other purpose.
5. That the period of tenancy is for (10) Ten years, Commencing from Dt.01-08-2019 and ends by Dt.31-07-2029. The tenant shall vacate and hand over the possession of the same to the Land Lady on expiry of tenancy period.
6. That the Tenant shall enhance the rent @06% every two years on the existing rent.
7. That the period of tenancy can be extended subject to entering into fresh Agreement with new terms and conditions.

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K. Sumil

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8. That the Tenant shall not let or sub let the whole or any part or portion of the demised premises to any third person.
9. That the Tenant shall not carryout any major alterations, changes in the structure etc however the Tenant shall white wash and make minor repairs, as required time to time.
10. That the Tenant shall keep the demised premises in neat and clean conditions and shall hand over the same, as it is in the condition at the time of inception of tenancy.
11. That the Tenant shall not cause any damage or destruction to the fittings and fixtures. In case of any damage or destruction is caused due to omission or commission by the Tenant or by his persons, the tenant shall make it good at his own costs and expenses and the same shall not be deducted or adjusted in monthly rents.
12. That the Tenant shall not keep any dangerous material, inflammable or prohibited material in the demised premises and in such event the Tenant shall be liable and responsible for the same.

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K. Smil

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13. That in case of any untowards incident either to students or to any other person or employee of tenant, during the period of tenancy, the Tenant shall be liable for the same. The Land Lady has got no concern whatsoever with the same.
14. That the Tenant shall allow the Land Lady or her authorized person to inspect the demised premises at all reasonable times.
15. That if the Tenant wants to vacate the premises, he shall give Two (2) months prior written notice to the Land Lady and similarly if the Land Lady wants to evict the tenant, she shall give Two (2) months prior notice to the Tenant.
16. That the Tenant shall abide by all the terms and conditions agreed upon in this Rental Deed, violation of any of the term shall entitle the Land Lady to terminate and determined the tenancy.

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Mahjabeen

K. Sumil

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SCHEDULE OF PROPERTY

All that premises bearing Municipal No.8-2-686/1/A/G 200 Sq. Yards consisting of Ground and First Floor, situated at Reshambagh, Banjara Hills, Road No.12, Hyderabad 500034, T.S. bounded by:

NORTH: Property of Land Lady H.No.8-2-686/1/A/G

SOUTH: Property (Land) of Land Lady bearing No. 8-2-686/1/A/F

EAST: 40' Wide Road

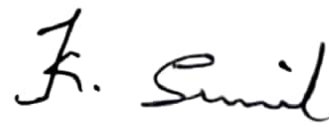
WEST: Neighbours property

IN WITNESSES WHEREOF the above named Land Lady and Tenant hereto have signed on this Rental Deed with their own free will and consent on the date, month and year first above mentioned at Hyderabad, in presence of following witnesses.


(LAND LADY)

WITNESSES:

1. 


(TENANT)

2. K. Sirisha

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Banjarahills (R.O)



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మహబీబ్ ఫాతిమా
Mahjabeen Fatima

నిజాని సంవత్సరం / Year of Birth : 1969
స్త్రీ / Female

0464

ఆధార్ - సామాన్యని హక్కు

Mahjabeen

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: W/O Late Mohd Abubaker, 8-2-686/1/ANG, Rasham Bagh, Banjara Hills, Hyderabad, Andhra Pradesh, 500028

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కట్టా సునీల్
Katta Sunil

DOB: 16-08-1983
Gender: Male

4627

ఆధార్ - ఆమ ఆదామీ కన్ ఆధికార

K. Sunil

భారతీయ విశిష్ట పఠచాన్ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/o K. Manohar, 8-2-686/1/2/3, Flat No 401, N B T Nagar, 12, Banjara Hills, Khairatabad, Hyderabad, Telangana, 500034

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మొహ్ద సఫీ అలీ ఖాన్
Mohd Safi Ullah Khan

DOB: 16-09-1993
Gender: Male

7538

ఆధార్ - ఆమ ఆదామీ కన్ ఆధికార

Safi

భారతీయ విశిష్ట పఠచాన్ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/o Late Mohd Abubaker Kamal Khan, 8-2-686/1/a/g, Rasham Bagh, Banjara Hills, Hyderabad, Andhra Pradesh, 500028

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కట్టా సీరిషా
Katta Sirisha

DOB: 08-08-1989
Gender: Female

1544

ఆధార్ - ఆమ ఆదామీ కన్ ఆధికార

K. Sirisha

భారతీయ విశిష్ట పఠచాన్ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: W/o Katta Sunil, 8-2-686/1/2/3, Flat No 401, N B T Nagar, 12, Banjara Hills, Khairatabad, Hyderabad, Telangana, 500034

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No:

711XYR030819

Bank Code :
ICICIRB

Payment : NB

Remitter Details	
Name	KATTA SUNIL
PAN Card No	BCLPK4216J
Aadhar Card No	
Mobile Number	*****569
Address	HYDERABAD
Executant Details	
Name	MAHJABEEN FATIMA
Address	HYDERABAD
Claimant Details	
Name	KATTA SUNIL
Address	HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD(SOUTH)
Amount Details	
Stamp Duty	15870
Transfer Duty	0
Registration Fee	7990
User Charges	140
TOTAL	24000
Total in Words	Twenty Four Thousand Rupees Only
Date(DD-MM-YYYY)	03-08-2019
Transaction Id	3573833779016
Stamp & Signature _____	

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No:

711XYR030819

Bank Code :
ICICIRB

Payment : NB

Remitter Details	
Name	KATTA SUNIL
PAN Card No	BCLPK4216J
Aadhar Card No	
Mobile Number	*****569
Address	HYDERABAD
Executant Details	
Name	MAHJABEEN FATIMA
Address	HYDERABAD
Claimant Details	
Name	KATTA SUNIL
Address	HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	HYDERABAD(SOUTH)
Amount Details	
Stamp Duty	15870
Transfer Duty	0
Registration Fee	7990
User Charges	140
TOTAL	24000
Total in Words	Twenty Four Thousand Rupees Only
Date(DD-MM-YYYY)	03-08-2019
Transaction Id	3573833779016
Stamp & Signature _____	

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