

తెలంగాణ తేలంగానా TELANGANA

BV 374686

Tran Id: 260305202245423430  
 Date: 05 MAR 2026, 08:24 PM  
 Purchased By:  
 DANDU RAMULU  
 S/o VENKAPPA  
 R/o MARIKAL  
 For Whom

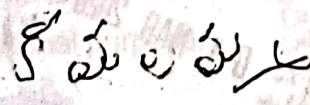
## LEASE DEED.

KSWAROOPA  
 LICENSED STAMP VENDOR  
 Lic. No. 1410009/2012  
 Ren.No. 1410053/2023  
 H.No.1-5-55,Narayanpet Town  
 And Mandal  
 P.81660965


This Lease Deed is made and executed on this the 06<sup>th</sup> day of March 2026 at SRO Narayanpet by.

1. Smt. Kasper Kamamma, W/o Sri Kasper Sri Ramulu, D.O.B. 20-07-1955, aged about 70 years, residing at H.No. 12-1, Marikal Village & Mandal, Narayanpet District, Telangana – 509351, Aadhaar No. XXXX XXXX 4844, Cell No.90109 97027
2. Sri. Kasper Suresh Babu, S/o Sri Kasper Sri Ramulu, D.O.B 05-05-1976, aged about 49 years, residing at H.No. 12-1, Marikal Village & Mandal, Narayanpet District, Telangana – 509351, Aadhaar No. XXXX XXXX 2839, Cell No. 90109 97027

(Hereinafter collectively referred to as the "LESSORS", which expression shall mean and include their heirs, legal representatives, successors and assigns.)

  
 (Lessors)


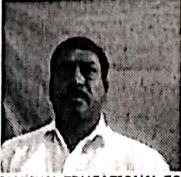







K. Suresh  
 (Lessors)

  
 (Lessors)







**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Narayanpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 590/- paid on the 06th day of MAR, 2026 by Sri/Smt. Kamalamma at 12:41

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

SI No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature	
1 LE	Aadhaar No: XXXXXXXX9125				Digitally Signed by: Name: MARIKAL EDUCATIONAL SOCIETY REP BY Location: SRO NARAYANPET Reason: Admission of Execution Date: Fri Mar 06 13:26:26 IST 2026
	NAME: DANDU RAMULU S/O VENKAPPA MARIKAL, MAHABUB NAGAR, ANDHRA PRADESH, 509351	MARIKAL EDUCATIONAL SOCIETY REP BY DANDU SRI RAMULU ( PRESIDENT) S/O. VENKAPPA 2-158,ASHOKNAGAR, MARIKAL VILL., MARIKAL MDL., NARAYANPET DIST., TELANGANA, 509210.			
2 LR	Aadhaar No: XXXXXXXX2389				Digitally Signed by: Name: KASPE SURESH BABU Location: SRO NARAYANPET Reason: Admission of Execution Date: Fri Mar 06 13:25:26 IST 2026
	NAME: KASPE SURESH BABU C/O KASPE SRI RAMULU MARIKAL, MARIKAL, NARAYANPET, TELANGANA, 509351	KASPE SURESH BABU S/O. KASPE SRI RAMULU 12-1, MARIKAL VILL., MARIKAL MDL., NARAYANPET DIST., TELANGANA.,			
3 LR	Aadhaar No: XXXXXXXX4844				Digitally Signed by: Name: KASPE KAMALAMMA Location: SRO NARAYANPET Reason: Admission of Execution Date: Fri Mar 06 13:26:02 IST 2026
	NAME: KASPE KAMALAMMA C/O KASPE SRI RAMULU MARIKAL, MARIKAL, NARAYANPET, TELANGANA, 509351	KASPE KAMALAMMA W/O. KASPE SRI RAMULU 12-1, MARIKAL VILL., MARIKAL MDL., NARAYANPET DIST., TELANGANA.,			

**Identified by Witness:**

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature	
1	Aadhaar No: XXXXXXXX5277				Digitally Signed by: Name: C VENKATESH Location: SRO NARAYANPET Reason: Witness Signature Date: Fri Mar 06 13:26:46 IST 2026
	NAME: C VENKATESH Marikal, Mahabub Nagar, Andhra Pradesh, 509351	C VENKATESH S/O CHINNAKURMAIAH R/O MARIKAL			
2	Aadhaar No: XXXXXXXX9982				Digitally Signed by: Name: D BHIMREDDY Location: SRO NARAYANPET Reason: Witness Signature Date: Fri Mar 06 13:27:07 IST 2026
	NAME: DHUPPALI BHIM REDDY S/O DHUPPALI KRISHNAREDDY Narayanpet, Narayanpet, Mahabubnagar, Telangana, 509210	D BHIMREDDY S/O D KRISHNAREDDY R/O NARAYANAPET			

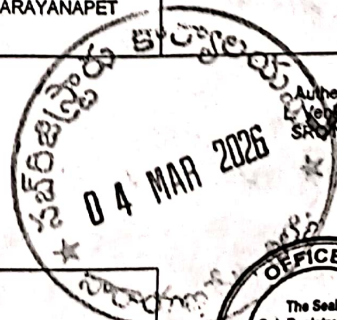
06th day of March, 2026

Generated on: 06/03/2026 13:10:22

Bk - 1, CS No 1262/2026 & Doct No 1311/2026.

Sheet 1 of 28

Digitally Signed by:  
Name: L Venkat Swamy  
Location: SRO NARAYANPET  
Reason: Endorsement Sign  
Date: Fri Mar 06 13:29:18 IST 2026



IN FAVOUR OF

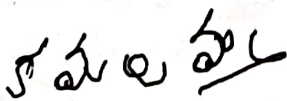
**MARIKAL EDUCATIONAL SOCIETY**, A Society registered under the Andhra Pradesh Societies Registration Act, 2001, Registration No. 587 of 2015, Having its Registered Office at 2-158, Ashok Nagar, Marikal, Narayanpet District, Telangana, Represented herein by its authorized President signatory **Sri. Dandu Ramulu, S/o Venkappa**, D.O.B. 20-05-1983, aged about 42 years, residing at H.No. 2-158, Ashok Nagar, Marikal Village & Mandal, Narayanpet District, Telangana – 509351, **Aadhaar No. XXXX XXXX 9125, Cell No. 94905 02838** duly authorized to execute and sign this Lease Deed on behalf of the Society.

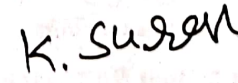
(Hereinafter referred and called as "LESSEE" which the expression shall mean and include legal representatives assignees etc.,


Whereas Smt. Kasphe Kamamma, W/o Sri Kasphe Sri Ramulu, residing at Marikal Village & Mandal, Narayanpet District, Telangana, being the pattadar and owner of the Schedule Property as per Pattadar Passbook No. T01190040237, Khata No. 366, and NALA Proceeding No. 2300763527 issued by the competent authority, and Sri Kasphe Suresh Babu, S/o Sri Kasphe Sri Ramulu, residing at Marikal Village & Mandal, Narayanpet District, Telangana, being the owner and possessor of the Second Floor portion constructed over the existing building as per registered document bearing Doc No. 1225 of 2024 on the file of the Sub-Registrar, Narayanpet, hereinafter collectively referred to as the "LESSORS" (which expression shall, unless repugnant to the context, mean and include their respective heirs, legal representatives, successors and assigns).

WHEREAS the Schedule Property bearing No. 7-173, situated in **Survey No. 741/1E**, Marikal Village & Mandal, Narayanpet District, Telangana, originally belongs to Smt. Kasphe Kamamma and Sri Kasphe Suresh Babu as evidenced by Pattadar Passbook No. T01190040237 and Khata No. 366 and as per registered document bearing Doc No. 1225 of 2024 on the file of the Sub-Registrar, Narayanpet; vide Proceedings No. 735/BP/2025 dated 30-01-2025,

AND on same mentioned land **OXFORD GRAMMAR SCHOOL** running for educational purpose.

  
(LESSOR)

  
(LESSOR)

  
(LESSEE)

AND WHEREAS the said land has been duly converted from agricultural to non-agricultural purpose under the provisions of the Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act (NALA), vide Proceeding No. 2300763527 Dated:06/10/2023.

AND WHEREAS the Gram Panchayat, Marikal, granted Building Permission under Section 114 of the Telangana Panchayat Raj Act, 2018, vide Proceedings No. 535/BP/2023 and 536/BP/2023 dated 22-11-2023, pursuant to which Ground Floor and First Floor were constructed.

AND WHEREAS thereafter Sri Kaspé Suresh Babu obtained additional building permission from the Gram Panchayat, Marikal, vide Proceedings No. 735/BP/2025 dated 30-01-2025, and constructed the Second Floor over the existing building in accordance with the sanctioned plan.

AND WHEREAS Sri Kaspé Suresh Babu is the owner and possessor of the said Second Floor portion as per registered document bearing Doc No. 1225 of 2024 on the file of the Sub-Registrar, Narayanpet.

AND WHEREAS the entire building assessed to property tax vide Assessment No. 2825, and all taxes due thereon are being regularly paid.

AND WHEREAS the LESSORS have agreed to lease the entire building together with the land appurtenant thereto to the Lessee Society for educational purposes.

The Lessee Society is engaged in running educational institutions and requires the schedule property for the purpose of running School / Junior College / Educational Institution.

The LESSORS has agreed to lease the schedule property to the Lessee on the terms and conditions hereinafter appearing.

Whereas the LESSEE has approached the LESSORS and offered to take on lease the scheduled property belonging to the LESSORS to run School and the LESSORS has agreed to lease the scheduled on terms and conditions as here under.

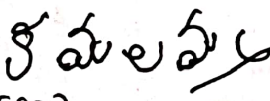
S. Suresh Babu  
(Lessor)

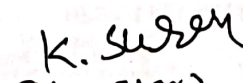
K. Suresh  
(Lessor)


[Signature]  
(Lessee)

**NOW THIS AGREEMENT WITNESSETH AS UNDER :**

1. The lease shall be for a period of **Seventeen (17) Years**, commencing from **09-02-2026** and ending on **08-02-2043**, unless terminated earlier in accordance with the terms of this Deed.
2. That the LESSEE shall pay a monthly rent of Rs.20,000/- ( Rupees Twenty Thousand only) to the land lord. There is enhancement in monthly rent in the Five years tenure and also 5% enhancement for every 5 years.
3. That the LESSEE shall pay apart from the aforesaid rent, water charges, and electricity bills.
4. That the LESSEE shall sublet the premises or transfer his lease hold rights in favour of any person whatsoever.
5. The LESSEE shall keep the scheduled property in good and tenantable condition and shall not carry out any structural alteration whatsoever without prior written consent of the LESSORS.
6. The LESSEE shall not carry out any structural alterations to the leased premises without prior written consent of the LESSORS, however temporary educational partitions and fittings may be made without structural damage.
7. That the LESSEE shall not store any explosive material which may damage the schedule property.
8. That in the event of the LESSEE committing breach of any of the terms and conditions mentioned above. The LESSORS shall be entitled to terminate the lease agreement after giving 3 months written notice and take possession of the leased property.
9. The scheduled property is not an assigned land within the meaning of A.P. assigned lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong or under mortgage to Govt. agencies / undertakings.
10. Further after 17 years is extendable, will be looked into at that time based on our position and understanding of the both parties and enhancement of rent at that time.
11. THE LESSEE is hereby authorized to raise temporary structure, the temporary civil structure so raised shall not be dismantled at the time of vacation of the lease property.
12. The Lessee has paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** to the LESSORS as refundable security deposit / advance, free of interest.

  
(Lessors)

  
(Lessors)

  
(Lessee)

13. The said amount shall be refunded at the time of vacating the premises after adjusting any lawful dues, damages or unpaid charges, if any.

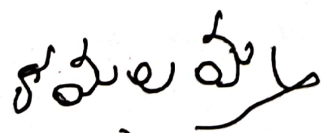
### AIMS AND OBJECTIVES

#### AIMS


1. To enrich education and knowledge in rural area
2. To promote social development
3. To empower rural youth
4. To bridge the rural-urban academic divide
5. To cultivate a culture of lifelong learning
6. To build a socially responsible institution
7. To support first-generation learners and marginalized groups

#### OBJECTIVES

1. Academic Advancement & Knowledge Enrichment
2. Social Development & Community Engagement
3. Digital Literacy & Technological Empowerment
4. Holistic Development of Students
5. Inclusive & Accessible Education
6. Skill Development & Vocational Training
7. Sustainable & Environment-Friendly Campus
8. Strengthening Community-Led Educational Ecosystem

  
(Lessor)

K. Suresh  
(Lessor)

  
(Lessee)

## SCHEDULE OF PROPERTY

Registration District Narayanpet, Sub-District Narayanpet, all that piece and parcel of property bearing Property No. 7-173, admeasuring equivalent to 9,680 Square Yards or 87,120 Square Feet, together with the entire RCC constructed building thereon consisting of Ground Floor, First Floor and Second Floor & Third Floor(G+3), wherein the Ground Floor measures 4,757.00 Square Feet (1952.00 SFT + 2805.00 SFT), the First Floor measures 4,757.00 Square Feet (1952.00 SFT + 2805.00 SFT), and the Second Floor measures 4,757.00 Square Feet (1952.00 SFT + 2805.00 SFT), & Third Floor measures 4,757.00 Square Feet (1952.00 SFT + 2805.00 SFT) aggregating to a total built-up area of 19,028.00 Square Feet (approximately 1767.70 Square Meters), situated in Survey No. 741/1E, Marikal Village & Mandal, Narayanpet District, Telangana,

**Bounded by:**

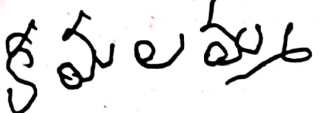
**East – Other owner land**

**West – Land of Katike Habeeb;**

**North – Govt. High Road.**

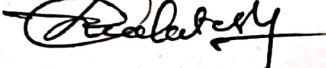
**South – Land of Katike Habeeb.**

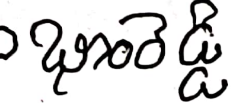
Witness whereof the landlord/LESSORS and the LESSEE have signed this lease agreement in token of their acceptance with their own free will and without any undue influence and coercion in the presence of witnesses:

 K. Sura

**LESSORS**

**WITNESSES:**

1.   
- C. Venkatesh s/o Chinnakurumanna  
R/o Marikal, ph. no. 8099466547

2.   
- D. Bhim Reddy s/o D. Krishnareddy  
R/o Namayanpet, ph. no. 9989890736

  
**LESSEE**