

1వ సమీక్ష - 2019 నం. ద.సె. 5594
 దస్తవేజు మొత్తము కాగితముల సంఖ్య 13
 ఈ కాగితము పఠన సంఖ్య 1
 పబ్లికేషన్



2019 నం. 1924 శా.స. దస్తవేజు మొత్తము 16 వ తేదీ
 వగలు 4 మరియు 5 గంటల
 మధ్య నబ్ రిజిస్ట్రార్ షాదనగర్ ఆఫీసులో
 శ్రీ Kammlesh D. Patel
 రిజిస్ట్రేషన్ చట్టం 1908లోని 22వ ను నమనరించి
 నమర్పించవలసిన ఫోటోగ్రాఫ్(లు) మరియు
 వేలి ముద్రలతో సహా దాఖలు చేసి రుసుము
 చెల్లించినాడు

తేది 6-19 చలాను రకము నం. 986722 060 519
 ద్వారా షాదనగర్ SRI లో జమచేయబడినది
 ప్రాసెస్ చేయబడ్డ ఒప్పు కావడం
 ఎడమ ప్రాంతం వైపు Kammlesh D. Patel

(1)



Kammlesh D. Patel 60 Desai P Patel Aged 63
 years. A 28-29 Shadhu Varamam
 (Kammlesh D Patel) Part rent Kamha (Sri) Nandam
 (Lessor) (Rm)

(2) ఎడమ ప్రాంతం వైపు



Nageswara Rao 60 Nageswara Rao Aged 52
 years - B/6 SUN colony
 (Nageswara Rao) (Lessee) Guntur (A.P)

3) నిరూపించినది

(1)

Vinaykumar S/O CRANORA SEKHANA GUPTA R.V
 B-10, GARDEN OF HEARTS, RRM ROAD, MANAPALAYAM,
 CHENNAI - 600125

(2)

Rajesh S/O C.V NANDAGOPAL
 F-6 MADHUVANAM APTS, KANNA VILLAGE, R.R DIST, 501325

2019 నం. 1941 శా.స. దస్తవేజు మొత్తము 16 వ తేదీ
 1924 శా.స. దస్తవేజు మొత్తము 16 వ తేదీ

Sub REGISTRAR
 SHADNAGAR

And

HEARTFULNESS EDUCATION TRUST, (PAN: AABTH7440N) a registered Public Charitable Trust, having its branch office at Kanha Shanti Vanam, Kanha Village, Nandigama Mandal, Rangareddy District Telangana 509325, hereinafter called the "**LESSEE**" represented by its Managing Trustee Shri Madhusudanarao s/o K Nagendrarao, aged about 52 years and R/o B/6, SVN Colony, Guntur Andhra Pradesh 522 006 (which expression, wherever it occurs in this deed shall mean and include its representatives, assignees, nominees, administrators etc.) of the Other part:

WHEREAS, the Lessor is absolute owner and possessor of the property mentioned in Schedule A hereunder situated at Chegur village, Nandigama Mandal, Ranga Reddy district, Telangana state.

AND WHEREAS the Lessee (a registered charitable trust) had requested the Lessor for grant of Lease of the property more fully described in the Schedule hereunder for the purposes of education i.e running Hearfulness learning center.

AND WHEREAS the Lessor at its own expenses has developed and made the property suitable for the Lessee to carry on their activities/pursuits therein.

AND WHEREAS the Lessor on the request made by the Lessee has agreed to grant the lease subject to the terms & conditions hereinafter specified or the land and building hereinafter referred as the DEMISED PROPERTY more particularly and fully described in the Schedule hereunder.

NOW THEREFORE this deed witnesses and it is hereby agreed and declared as follows-

1. That the Lessor in consideration of the sum of Rs. 100/- (Rupees One hundred only) as rent payable by Lessee, each year in advance as per the covenants hereinafter contained both hereby demised onto the Lessee for the purpose as deemed fit by the Lessee. All that property more fully described in the Schedule hereto, together with all easements and appurtenant thereto TO HOLD the said property for a period up to 30 years from the date herein.
2. The Lessee agrees and admits its liability to pay any such further sum or sums towards premium of the demised land demanded by the Lessor consequent upon the Lessor being required to pay more towards the compensation under the provisions of the land acquisition Act in pursuance of the orders of any Civil Court or any other authority enhancing the amount of compensation awarded by the Collector or other dues lawfully payable under the land acquisition proceedings. The Lessee agrees and undertakes to reimburse the Lessor of any sums or expenses incurred by the Lessor towards payment of the higher compensation as may be assessed.

The Lessee shall use the Scheduled property for purposes the purposes of education only. The lessee shall submit the building plans and take up such construction, addition and

Mr. Kothapalli

Kanishk Patel

1వ పుస్తకము - పేజీ 19 సం॥ ర.నెం. 5594
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 13
 ఈ కాగితము వరుస సంఖ్య 2

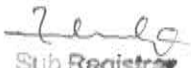
సబ్ రిజిస్ట్రార్

Certified that the following				Amount	
Description of Fee/Duty	Stamp Papers	Challan	Sub Duty	Credit	Total
Stamp Duty	100				
Transfer Duty	2000				2100
Registration Fee	10				10
Stamp	1000				1000
Stamp	100				100
Total	3210				3210

2000/- 10/- towards stamp duty including T.D.
 under section 41 of the Stamp Act, 1899 and Rs. 1000/- towards
 Registration fee on the above were

Challan/DD/BC Pay order no. 986 7 22 060 519

Date 6/5/2019


 Sub Registrar
 Collector U/S 41 of 18.99

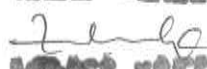
పై పుస్తకము 2019 సం॥ (వ.ర. 19 వే)।

సం॥ 5594 నెంబరు కాగితముల జేయబడి

హానింగు నిమిత్తం గుర్తింపు నెంబరు

1411-1-5594 2019 గా పేర్కొనబడినది

2019 సం॥ మే నెంబరు 6 తది


 సబ్ రిజిస్ట్రార్



alteration or additional construction, if any, only after obtaining approval of the Lessor and also from applicable statutory authorities.

3. The Lessee shall not assign or transfer or part with his interest either in part or in whole in any manner whatsoever without the prior approval of the Lessor. It shall be open for the Lessor to grant or refuse approval or impose any condition if it considers necessary and suitable.
4. The lessee shall not without the previous consent in writing of the Lessor obtain loan or assign or transfer its leasehold interest in the property in favour of any scheduled Bank/Financial Institutions or any other bonafide source for securing loan to be advance by them for any purpose. The Licensee shall not do anything to encumber/ mortgage the leasehold interest.
5. The Lessor agrees to pay all existing and future rates and taxes, charges, claim, assessments, outgoing of any descriptions chargeable against the Lessor in respect of the Scheduled Property and building erected thereon. If the Lessor bears any taxes/charges on the Licenced premises, the same shall be reimbursed by the Lessee.
6. By Paying rent hereby reserved as stated above, by observing the terms and conditions of this Agreement, the Lessee shall occupy the property and carry on its activity without any obstruction or interruption from the Lessor or its successors.
7. The Lessee shall pay to the Lessor maintenance charges for maintenance of all common facilities like roads, public health works, drainage, sewerage disposal system etc. in respect of the Scheduled property from time to time.
8. The Lessee shall pay directly to the concerned authorities all charges for the consumption of electricity, water, etc.
9. The Lessee shall pay Rs. 100/= (Rupees one hundred only) per annum towards annual lease rent on the property subject to revision by the concerned Revenue authority. The lease rent shall be paid in advance each year and applicable taxes shall be paid by the Lessee.
10. The Lessee shall not use the property for any purpose other than the one for which the lease has been made in his favour by the Lessor.
11. The Lessee shall not normally alter the name of the constitution of the concern by changing a trustees or one into a partnership firm or effect such other changes without prior intimation in writing to the Lessor.
12. The Lessee will take possession of the property on "as it is" condition and no further demand for any development such as earth filling, rising and the level etc. shall be entertained. Any other improvement or development, if required, is purely the responsibility of the Lessee.
13. Any representative of the Lessor or its authorised person shall be entitled at all reasonable times to enter upon the Property to view and inspect the same whenever necessary and to ascertain the condition thereof.

Mr. Kothapalli

Kanishk D. Bhat

14. The lessor reserves the right to the mineral wealth including minor minerals on, in or under the area covered by the lessee and the lessee will have surface rights over the land. The existing outstanding and customary rights of Government and the public roads, and paths through or bounding the land are reserved and are no way affected by the lease.
15. The lessee shall not at any time during the tenure of the lease acquire and absolute or exclusive Proprietary right over the land or claim any such right whatsoever, expecting the rights to use the land and the said in the manner prescribed herein and in case of any transfer of land either in the usual course of inheritance or by rights of succession or by way of adverse possession and easement right of any third party as applicable against the land belonging to the government or in case of encumbrance created either voluntarily by the lessee or otherwise by an order of the Civil court, the limitations, conditions and restrictions imposed in this deed of lease will apply "mutatis mutandis" to any outsider claiming interest over the demised premises through the lessee and for such purposes or otherwise in constructing any of the terms in this deed of lease the provisions of the government Grants Act, 1895 and the provisions of the transfer of property act 1882 will not be applicable.
16. The lessee shall duly comply with the provision of all applicable Acts and the Rules made there under as also with any conditions which may from time to time be imposed by the any Board/authority constituted as regards collection, treatment and disposal or discharge of effluents or waste or otherwise howsoever and shall indemnify and keep indemnified the lessor against the consequence of breach or noncompliance of any such provisions or conditions as aforesaid.
17. The lessee shall not at any time cause or permit to be caused any nuisance in upon the demised premises or anything which shall cause unnecessary annoyance or inconvenience or disturbance to the occupiers of neighbouring lands.
18. The lessee shall not keep on the demised premises any horse, cattle, poultry or other animals and not to do or permit to do anything thereon which may be nuisance annoyance or disturbance to the lessor occupiers or resident of other premises in the vicinity.
19. That should the demised land or any part thereof be at any time required by the lessor for any purpose declared by State Government to be a public purpose, the lessor shall be entitled to resume the demised land or such part thereof and on giving six months' notice in writing and on the expiry of the said lease period may, through officers or person authorised by or in that behalf, may re-entry and take possession of the demised land or part thereof an all buildings and structures thereon and compensation as may be determined proper by the lessor will be paid to the lessee.
20. On the expiry of the lease period or termination of the lease due to breach of the conditions of the deed or the transfer of the land or its mis-utilisation by the lessee, the lessor will have the right of re-entry over the land and take over possession of the building. In case if the lessee has, made any other construction and the lessor decided to take possession of such additional construction, the lessor may also pay the lessee the cost actually incurred by him for any such additional construction of their depreciated value as determined by such authority as may be decided by the Lessor in the market value thereof on the date of re-entry as the same may be estimated by such authority whichever is less. otherwise if the lessor does not wish to take over additional construction the lessee shall be bound to

NR Kotuapalli

Kaumed J. Patel

remove them within a period fixed by the lessor does not wish to take over additional construction the lessee shall bound to remove them within a period fixed by the lessor and in case the lessee fails to do so. The construction shall lapse to the lessor and no compensation what so ever on this account will be payable to the lessee by the lessor.

21. That notwithstanding anything contained in these present the lessor may upon termination of this agreement under clause 16 or 20 transfer for lease out the property including the addition or alteration, if any, to any person by private negotiation or public acquisition or otherwise at the option of the lessor on such terms and conditions as the lessor deems fit.
22. Notwithstanding anything herein before contained where the lessee has become liable to be evicted or is evicted from the said property under any of the fore going conditions, he lessor may be in its discretion continue the leased property in the occupation of the lessee on payment of such fine by the lessee as may be decided by the lessee and in such case this agreement shall have effect as if there had been no eviction of the lease.
23. (a) Upon termination of the lease under this Agreement, the property shall immediately vest in the lessor including possession thereof. However, the lessee shall have the right upon discussion with the lessor to buy the property at a value as mutually agreed between the parties.

(b) that where there is any disputes, with regard to the amount relatable to the utilised portion of the land such dispute shall be referred to the government in the industries departments and the decision of the government thereon shall be final.
24. All cost and expenses for preparation and execution and registration of this lease will be borne and paid by the lessee.
25. Any notice required to be made or given to the lessee hereunder shall be deemed to have been duly served on it if sent by the lessor or any other officer authorised by him in his behalf. Through post by registered letter, addressed to the lessee at the address of the said business or to the registered office of the firm and failing that, If it is affixed at the entrance of the said premises in the presence of the 2 witnesses.

SCHEDULE OF PROPERTY

Sy No. 112/56, 112/92,

Sl No	Project Name	Description	Area In Sqm	Area In Sft
i	G+2 B Block	Builtup Area		
1	B Dorm		1,393.06	14,989.33
2	C Dorm		1,330.14	14,312.30
3	B Dorm Corridors		304.16	3,272.73
4	C Dorm Corridors		335.77	3,612.94
	Total G+2B Block Builtup Area		3,363.13	36,187.30
ii	South Dining Hall	Builtup Area	4,658.51	50,125.57
iii	Play Area	Land Area	10,966.48	117,999.32

Mekothapalli

Kanish D. Patil

IN WITNESS WHEREOF the Lessors named have set their respective hands on this Deed on the day, and the year first above mentioned with his free will and consent and without any coercion and duress or undue influence and in his sound state of mind and in the presence of the following witnesses.

For Sahaj Marg Spirituality Foundation

For Heartfulness Education Trust

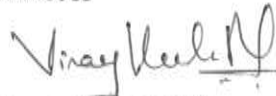


Kamlesh D. Patel
Managing Trustee



Madhusudanarao Kothapalli
Managing Trustee

Witnesses

1. 

VINAY UJJISHNA,
2/10 CHANDRA SEKHARA GUTTA
18-10, GOH, SRIN ROAD,
MANAPALUWAN, CHENNAI - 600 125

2. 


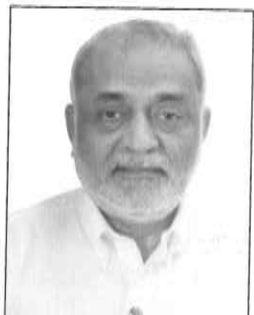






A.N.V. RAGHAVAN

510 C.V. NANDAKOPAL

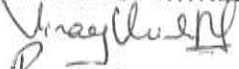
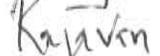
F 06 MADHUVANAM APARTMENT

MANUGATTA MANOAL P R DIST 567325

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Finger Print In Black Ink (Left Thumb)	PASSPORT SIZE PHOTOGRAPHS	NAME AND PERMANENT POSTAL ADDRESS OF Presenter / Seller / Buyer
		Shri. KANLESH D. PATEL S/o late Shri. Desai Kishori Patel R/o A28-29, Madhusudan Apt Kancheruvu, Bangalore R.K. Road
		Madhusudan Rao K S/o K. Venkatesh Rao R/o 87-6, SVV Colony Gundur Road
		Vinay Kishore B.C S/o Chandra Sekhara Gupta R/o 10, Garden of Heaven SCM Road, Mangaluru Kancheruvu, Bangalore
		C.N.V. Raghavan S/o C.N.V. Raghavan R/o 10-12, 4th cross Kancheruvu, Bangalore Kancheruvu, Bangalore

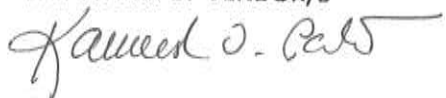
SIGNATURE OF WITNESSES

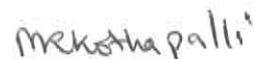
- 1 
- 2 

I send here with my photograph and fingerprints in the form prescribed, through my representative
....., as I/we cannot appear personally before the registration officer in
the office of Sub-Register of Assurances.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF VENDOR/S





SIGNATURE OF VENDEE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AABTH7440N

पावती संख्या / Acknowledgement Number	882031152279281	
नाम / Name	HEARTFULNESS EDUCATION TRUST	
निगमन/गठन की तारीख Date of Incorporation / Formation	02/05/2017	
संचार का पता / Comm. Address	HEARTFULNESS EDUCATION TRUST 40-15-9/12 NANDAMURI ROAD VENKATESWARAPURAM PO VIJAYAWADA ANDHRA PRADESH - 520010	
		Signature Not Verified Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2017.08.27 12:11:14 IST Reason: NSDL e-PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

-Cut-

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>	<p>भारत सरकार GOVT. OF INDIA</p>
	<p>ई-स्थायी लेखा संख्या कार्ड e-Permanent Account Number Card AABTH7440N</p>
<p>नाम / Name HEARTFULNESS EDUCATION TRUST</p>	<p>इस कार्ड के खोने/चूने पर कृपया सूचित करें/लौटार्न: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p>
<p>निगमन/गठन की तारीख Date of Incorporation/Formation 02/05/2017</p>	<p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>

MRKotha pa 11

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAHAJ MARG SPIRITUALITY FOUNDATION

06/02/2003

Permanent Account Number

AADTS0143F



Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, **UTHITSL**
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, **UTHITSL**
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,
नवी मुंबई - ४०० ६१४.

Kamlesh V. Patel
6.5.19



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

No. 1412 Date 22-09-2020 Rs. 100/-
Sold to Kamlesh D Patel slo Desai Bhai Patel Rlo Kanha
For whom Sahaj Marg Spirituality Foundation

Kc. 106225

K. SARITHA

Licenced Stamp Vendor

L. No 14-11-015/2014

R. No: 14-11-062/2020

H. No: 2-120, Kothur, R. R. D.

Phy No: 9032718748

Addendum to Lease Deed

This lease deed is in addition to the deed no. 5594/2019 registered on 6th May 2019 at Shadnagar, Ranga Reddy District, Telangana State between

Sahaj Marg Spirituality Foundation (PAN: AADTS0143F), a registered Public Charitable Trust, having its registered office at No. 13-110, Kanha Village, Nandigama Mandal, Ranga Reddy District, Telangana 509325 hereinafter called the "**LESSOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns) represented by its Managing Trustee Shri Kamlesh D Patel, aged about 65 years, son of late Shri Desai Bhai P Patel, resident of A28-29, Madhuvanam Apartments, Kanha Village, Nandigama Mandal, Ranga Reddy District, Telangana 509325 of the One Part:

And

Heartfulness Education Trust (PAN: AABTH7440N) a registered Public Charitable Trust, having its branch office at Kanha Shanti Vanam, Kanha Village, Nandigama Mandal, Ranga Reddy District, Telangana 509325 hereinafter called the "**LESSEE**"

mekothapalli

Kamlesh D Patel

(which expression, wherever it occurs in this deed shall mean and include its representatives, assignees, nominees, administrators etc) represented by its Managing Trustee Shri Madhusudana Rao Kothapalli, aged about 55 years, son of Shri K. Nagendra Rao, resident of B/6, SVN Colony, Guntur, Andhra Pradesh 522006 of the Other part:

Due to the expansion of The Heartfulness Learning Centre, the Lessee requested the Lessor for leasing out additional area as described in the Schedule. The Lessor vide its resolution dated February 15, 2021, had agreed to grant the lease for the same purpose and on the same terms and conditions as described in the main deed.

This addendum would be effective from February 15, 2021.

SCHEDULE OF PROPERTY

S No	Block/ Land	Description	Area in Sqm
1	Land	Sy No 112/ part	21,685
2	Block A		9,198
3	Block B		9,432

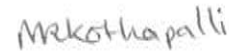
IN WITNESS WHEREOF the representatives named have set their respective hands on this deed, on the day and the year first above mentioned with their free will and consent and without any coercion and duress or undue influence and in their sound state of mind and in the presence of the following witnesses.

For Sahaj Marg Spirituality Foundation

For Heartfulness Education Trust



Kamlesh D Patel
Managing Trustee



Madhusudana Rao Kothapalli
Managing Trustee

Witnesses:

1. C N V RAHMAN
S/O C V NANDAKUMAR
Fob, Madhuvaram app, Kontha
Village, RR Dist - 509325



2. V. SRIRAM KUMAR
S/O K. VISHA + ARENAN
F03, MADHUVARAM APP,
KONHA VILLAGE,
R.R. DISTRICT - 509325

