

**AND**

**M/s. JOHNSON GRAMMAR SCHOOL EDUCATION SOCIETY**, a Registered Society (No. 670 dated 1979 ), having its registered office at Plot No. 2-27/1, Street No.3, Kakatiya Nagar, Habsiguda, Hyderabad, represented by its Secretary & Correspondent **Sri. B.CHANDRA SEKHARS**/o. Late. S.R.N.MUDIRAJ, aged about 57 years, R/o. No. 7-18/31, Raghavendra Nagar, Nacharam, Hyderabad.

(Hereinafter referred to as '**LESSEES**' which expression unless repugnant to the context shall mean and include its heirs, legal representatives, executors, administrators, successors-in-interest and assignees etc,) of the SECOND PART.

**WHEREAS** the LESSORS herein are the absolute and unencumbered owners in respect of all that Building bearing "**Block-B**" comprising and consisting of **Cellar** with a built up area admeasuring **14,381 sq.ft**, **Ground Floor** with a built up area admeasuring **18,672 sq.ft.**, **First Floor** with a built up area admeasuring **18,672 sq.ft.**, and **Second Floor** with a built up area admeasuring **18,672 sq.ft.**, totally agreeing to **70,397 sq.ft**, standing constructed on Portion of Plot admeasuring **Ac. 1-00 gts**, and forming part and parcel of Plot bearing No.**A/16**, situated at **Nacharam**, UppalMandal& Municipality, R.R.District.

**AND WHEREAS** under a Lease Deed dt. 03/06/2017 duly executed by and between the LESSORS and LESSEES herein, the LESSEES herein have obtained on lease from the LESSORS relating to all that Building consisting of Cellar + 3 Upper Floors with a total built-up area admeasuring 70,397sq.ft., standing constructed on Portion of Plot admeasuring Ac. 1-00 gts., and forming part and parcel of Plot bearing No.A/16, situated at Nacharam, UppalMandal& Municipality, R.R.District. All the terms and conditions mutually agreed to by and between them were reduced to writing and incorporated in the said Lease Deed.

**For SURANA INDUSTRIES**

*Vijay Kumar*  
**Partner**

**For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY**

*B. Chandra Sekhars*  
**Secretary & Correspondent**

**AND WHEREAS** the LESSEES are in need of an additional building for the similar purpose and expansion of running the existing School and finding that the LESSORS herein are desirous of letting out the aforesaid Building bearing "**Block-B**" comprising and consisting of **Cellar** with a built up area admeasuring **14,381 sq.ft**, **Ground Floor** with a built up area admeasuring **18,672 sq.ft.**, **First Floor** with a built up area admeasuring **18,672 sq.ft.**, and **Second Floor** with a built up area admeasuring **18,672 sq.ft.**, totally aggregating to **70,397 sq.ft**, standing constructed on Portion of Plot admeasuring **Ac. 1-00 gts**, and forming part and parcel of Plot bearing No.**A/16**, situated at **Nacharam**, UppalMandal& Municipality, R.R.District, on lease the LESSEES herein have approached the LESSORS herein and requested them to grant them on lease the said Building for the aforesaid purpose and have offered to pay a total sum of **Rs.11,96,749.00 (Rupees Eleven Lakhs Ninety Six Thousand Seven Hundred and Forty Nine rupees only)** plus GST towards Advance monthly rent payable therein and the LESSORS herein have agreed to the said request made by the LESSEES herein provided the rent is paid promptly and regularly before 10<sup>th</sup> of every month without any default whatsoever.

**AND WHEREAS** in pursuance of the same the LESSORS herein have agreed to the said request and already put the LESSEES herein in occupation of the said Building.

**AND WHEREAS** the parties herein have decided to reduce to writing and incorporate into a written document all the terms and conditions governing the said lease that they have mutually agreed to.

**NOW IN TERMS THEREOF THIS LEASE DEED WITNESSETH AS FOLLOWS:-**

1. In pursuance of the said agreement and in consideration of the payment of rent herein after reserved, the LESSORS herein hereby let out all that Building bearing "**Block-B**" comprising and consisting of **Cellar** with a built up area admeasuring **14,381 sq.ft**, **Ground Floor** with a built up area admeasuring **18,672 sq.ft.**, **First Floor** with a built up area admeasuring **18,672 sq.ft.**, and

For SURANA INDUSTRIES

*Vijay Kumar*  
Partner

For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY

*Richardanika*  
Secretary & Correspondent

**Second Floor** with a built up area admeasuring **18,672 sq.ft.**, totally aggregating to **70,397 sq.ft**, standing constructed on Portion of Plot admeasuring **Ac. 1-00 gts**, and forming part and parcel of Plot bearing No.**A/16**, situated at **Nacharam**, UppalMandal& Municipality, R.R.District, which propertyis morefully described and detailed in the Schedule mentioned hereto and herein after referred to as the DEMISED PROPERTY and the LESSEES herein hereby admits and acknowledges the receipt of the vacant and peaceful possession thereof together with all the fixtures and fittings in good habitable and working condition.

2. The duration of the said lease shall be for a period of 30 years commencing from 01-06-2017and expiring with the end of 31-05-2047. The said tenancy shall however be a monthly tenancy commencing from 1<sup>st</sup> of every month and expiring with the end of said month as per English calendar month. The parties herein have mutually and conditionally agreed to that the minimum lock-in-period in respect of the DEMISED PROPERTY is for a period 8 years starting from 01-04-2019.
3. The LESSEES herein shall pay a total sum of **Rs.11,96,749.00 (Rupees Eleven Lakhs Ninety Six Thousand Seven Hundred and Forty Nine rupees only)**per month plus GST towards Advance monthly rent promptly and regularly on or before 10<sup>th</sup> of every month to the LESSORS herein and obtain a valid receipt thereof. Any payment pleaded or alleged by the LESSEES herein without the production of such a receipt shall not be binding on the LESSORS herein. The monthly rent agreed and undertook to be paid by the LESSEES in respect of the DEMISED PROPERTY is detailed below:

Sl.No.	Floor	Extent	Rate per sq.ft	Total
a)	Cellar	14,381	Rs. 17/-	2,44,477.00
b)	Ground	18,672	Rs. 17/-	3,17,424.00
c)	First	18,672	Rs. 17/-	3,17,424.00
d)	Second	18,672	Rs. 17/-	3,17,424.00
<b>Grand Total:</b>				<b>11,96,749.00</b>

For SURANA INDUSTRIES  
*Vijay Subram*  
 Partner

for JOHNSON GRAMMAR SCHOOL  
 EDUCATIONAL SOCIETY  
*R. Chandrasekhar*  
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 (Secretary & Correspondent)

In addition to the payment of said monthly rent referred to above the LESSEES herein have also agreed and undertook to pay Fire Staircase rent on actual measurement @Rs.17/- per sq.ft., promptly and regularly every month without any default whatsoever. The LESSEES herein have agreed and undertook to increase and enhance the aforesaid monthly rent by **12.50%** every three years on the then existing rent. Therefore the next increment will be on Cellar, Ground + 4 Floors on 01-06-2020.

4. The LESSEES have obtained the DEMISED PROPERTY for the purpose of running a School under the name and style of **"M/s.Johnson Grammar School"**.
5. The LESSEES herein shall not sublet whole or any portion of the DEMISED PROPERTY without the prior written consent of the LESSORS herein.
6. The LESSEES herein shall not make any additions or alterations of permanent nature to the DEMISED PROPERTY either structural or otherwise without the prior written consent of the LESSORS herein. Any such improvements if made by the LESSEES herein the same shall accrue to the benefit of the LESSORS herein and the LESSEES herein shall not claim its value or seek any reimbursement in this regard and will also be liable to pay rent for the additional SqFt construction. Any such improvements if made by the LESSEES to suit its institution namely the latest furniture, fittings, fixtures of temporary nature, Electrical Decorators, Air Conditioners by the LESSEES herein the same shall be the property of the LESSEES herein and they are entitled to remove the same at their own cost without damaging the original structure of the DEMISED PROPERTY on the expiry of lease period.
7. The LESSEES herein shall not store any hazardous articles in the DEMISED PROPERTY or utilize the same in contravention of any law, rule or regulation for the time being in force or that may be enacted at a future date.

For **SURANA INDUSTRIES**  
*Vijay Surana*  
**Partner**

For **JOHNSON GRAMMAR SCHOOL**  
**EDUCATIONAL SOCIETY**  
*R. K. Handa*  
**Secretary & Correspondent**  
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8. Any fittings or fixtures that may get damaged while being in use and enjoyment of the DEMISED PROPERTY by the LESSEES shall be replaced with at their own cost and expense by the LESSEES herein. Any permanent fixtures that may installed in the DEMISED PROPERTY shall accrue to the benefit of the LESSORS herein.
9. The LESSEES herein shall keep the DEMISED PROPERTY clean and tidy and shall not commit any act of waste, or damage either to the DEMISED PROPERTY or to any of its fixtures and fittings.
10. The LESSEES herein shall permit the LESSORS herein or their agents or representatives to enter the DEMISED PROPERTY at all reasonable times either for periodical inspection or for any purpose whatsoever.
11. In addition to the payment of the rent stipulated herein above the LESSEES herein shall also pay GST as per rules in vogue, Electricity charges payable to TSSPDCL and Water consumption charges payable to Hyderabad Metro Water Supply and Sewerage Board, in respect of the DEMISED PROPERTY as per the bills received from the concerned departments promptly and regularly without any default whatsoever.
12. The property taxes in respect of the DEMISED PROPERTY payable to the Greater Hyderabad Municipal Corporation or concerned Municipality shall be borne exclusively by the LESSORS herein.
13. Notwithstanding the period of 30 years stipulated under this Deed, should the LESSEES herein contravene any of the terms and conditions of this deed, the LESSORS herein shall be entitled to terminate the lease of the LESSEES herein by giving 12 months' notice of termination in respect of the DEMISED PROPERTY.
14. On the expiry of lease period stipulated herein or sooner on termination of the tenancy for breach and contravention of this deed, the LESSEES herein shall vacate and handover vacant

For SURANA INDUSTRIES

*Vijay Kumar*  
Partner

For JOHNSON GRAMMAR SCHOOL,  
EDUCATIONAL SOCIETY

*Richarda*  
Secretary & Correspondent

and peaceful possession of the DEMISED PROPERTY in as good condition as it was when the same was leased out to the LESSEES herein subject to reasonable wear and tear. Regular maintenance of Building and fixtures will be the responsibility of lessee including painting and white wash.

15. The LESSEES herein are entitled to for extension of lease for further period after the expiry of lease period stipulated in this Deed and the said extension and renewal will be reduced to writing and incorporate in a separate deed incorporating the revised terms and conditions they have mutually agreed to.
16. The LESSORS herein will not be liable nor responsible for any of the legal problems arising from School, and the LESSEES herein alone are responsible for any such problem while carrying on the activity by the LESSEES herein.
17. It is specifically agreed to by and between the parties herein that Exit side - for exit additional 10 feet will be given to existing 40 ft road. Exit and entry facility shall be used by the School exclusively and no other person including Lessor shall have any right on the Exit and entry facility in any manner provided that both the Old and New Building (Phase 1 and Phase 2) Lease continues together. However in any case the old building (Phase 1) is vacated then the Old 40 Feet Road has to be surrendered and would be meant for common usage both to the LESSORS and the LESSEES herein are to the proposed tenants of the LESSORS herein. However the LESSEES herein shall not cause any obstruction or hindrance for uninterrupted ingress and egress in this regard and the LESSEES herein shall not claim any exclusive rights for the usage of the said 40' wide internal road.
18. The LESSEES herein have requested the LESSORS herein for construction of additional space for their institution in respect of 3<sup>rd</sup> and 4<sup>th</sup> floors each measuring 18,672 sq.ft., and have specifically agreed and undertook to pay the monthly rent @Rs.17/- per sq.ft., and LESSORS agreed to complete the construction of 3<sup>rd</sup> Floor measuring 18,672 sq.ft. by January 31<sup>st</sup>, 2018 and rent free

For SURANA INDUSTRIES  
*Vijay Gulam*  
Partner

For JOHNSON PRIMARY SCHOOL  
EDUCATIONAL SOCIETY  
*Richard K. K.*  
Secretary & Correspondent



period of 60 days and the payment of additional rent for the said 3<sup>rd</sup> Floor commences from 01/04/2018.

The LESSORS agreed to complete the construction of 4<sup>th</sup> Floor admeasuring 18,672 sq.ft. by January 31<sup>st</sup>,2019 and rent free period of 60 days and the payment of additional rent for the said 4<sup>th</sup> Floor commences from 01/04/2019.

There is still an option to complete the 4<sup>th</sup> Floor along with the 3<sup>rd</sup> Floor by Jan.31<sup>st</sup>,2018 provided the same is confirmed on or before October 30<sup>th</sup>,2017 and if so, then the rent for 3<sup>rd</sup> and 4<sup>th</sup> Floor will start on 01-04-2018.

The LESSEES herein have consented for payment of said additional rents for the 3<sup>rd</sup> and 4<sup>th</sup> Floors as per the dates mentioned above and enhancement @ 12.50% from 04-04-2020 on the then existing rent during the course of 30 years lease period and the LESSEES herein shall not deviate from the said understanding. Further deposits have to be made for the 3<sup>rd</sup> and 4<sup>th</sup> floor as per the MOU.

19. The LESSEES herein have already paid a sum of **Rs.1,30,51,500/- (Rupees One Crore Thirty Lakhs Fifty One Thousand Five Hundred only)** to the LESSOR herein by way of advance Security Deposit as detailed hereunder:

- a) Cheque bearing No. 960251, dated 29/09/2016, drawn in favour of LESSORS herein on YES BANK LTD for sum of **Rs.51,00,000/- (Rupees Fifty One Lakhs only)**.
- b) Cheque bearing No. 1262, dated 13/03/2017, drawn in favour of LESSORS herein on BANK OF BARODA for sum of **Rs.30,00,000/- (Rupees Thirty Lakhs only)**.
- c) Cheque bearing No. 1331, dated 24/04/2017, drawn in favour of LESSORS herein on BANK OF BARODA for sum of **Rs.15,00,000/- (Rupees Fifteen Lakhs only)**.  
(Part payment of Deposit amount for proposed 3<sup>rd</sup> Floor)
- d) Cheque bearing No. 1083, dated 20/07/2017, drawn in favour of LESSORS herein on BANK OF BARODA

For SURANA INDUSTRIES  
*Vijay Kumar*  
Partner

For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY  
*Chandrasekhar*  
Secretary & Correspondent

**for sum of Rs.34,51,500/- (Rupees Thirty Four Lakhs Fifty One Thousand Five Hundred only).**

The aforesaid sum represents the advance security deposit which is repayable without interest at the time of vacating and delivering vacant and peaceful possession of the schedule mentioned property, subject to adjustment of arrears of rent, and water consumption charges, if any.

20. This Lease Deed is prepared in two originals engrossed on Non-Judicial Stamp worth Rs.100/- each and each of the party herein have retained one original each for their respective record and reference. All amounts and charges payable towards stamp duty and registration shall be paid by the Lessee.
21. The Term of monthly lease rent shall commence immediately from 16th June, 2017, whichever is earlier. Upon execution of the Lease Deed the peaceful possession of the respective phase shall be handed over to Lessor by Lessee, for carrying out the fit outs by Lessee. Lessee shall commence payment of Lease Rentals to Lessor upon commencement of the term of the Lease Deed in line with the terms mentioned therein. Such date on which the lease rentals commence for the said Phase shall be referred as the "Lease Commencement Date".
22. Subject to the provisions of this Lease Agreement, it is expressly agreed between the parties that neither of the parties shall be entitled to terminate the Lease for any of the Phases for the Said Property for a period of Eight (8) years starting from 1<sup>st</sup> April 2019 (lock in period).
23. The Parties may mutually agree to renew the Term of lease for each phase of the Said Property on the expiry of the Term of the Lease, subject to the execution and registration of a fresh Lease Deed in respect of the concerned Phase of the Said Property. The Parties shall execute the Fresh Lease Deed within 15(fifteen) days of the expiry of the Term of the Lease.

**For SURANA INDUSTRIES**

*Vijay Kumar*  
**Partner**

**For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY**

*R. Chandrasekhar*  
**Secretary & Correspondent**

24. Notwithstanding anything contained in this Lease Agreement, Lessee shall be entitled to terminate the Lease with a written notice of One Complete Academic Cycle of 12 months to the Lessor in the event of any material breach of the this Lease Agreement or defect in the structure provided by the lessor.
25. It is specifically agreed by and between the parties thereto that if the lease rent payable in respect of the said entire premises is in arrears for a period of six consecutive months during the term of the Agreement, the Lessor shall give a notice in writing to the Lessee to remedy the said breach within 1 month from the receipt of the notice thereof, provided if such a breach is not cured within the time frame of 1 month from the receipt of the notice by the Lessee, the tenancy hereby created shall get terminated and the Lessor will have to ask the Lessee to vacate the premises and the pending lease of the lock in period will have to be paid to the lessor. However, it is clarified that under any circumstances the Lessee shall not vacate the premises/ Said Land during the Academic Year to ensure that the interest of students of the School is not affected in any manner.
26. After the end of the lock-in period, Lessee shall be entitled to terminate the Lease Deed/s by issuing a prior written notice specifying in such notice the nature of default or breach, and the manner in which it is to be remedied. Such notice shall be for a minimum period of 90 days and of a maximum period equivalent to the end of the prevailing academic year ending on 31st March. In the event, the Lessor remedies such default in accordance with such notice during the notice period, or such other mutually extended period the termination shall not take effect.
27. Termination of the Lease for default or breach shall not preclude the Lessor claiming and obtaining any damages available to it for compensation of any damages it may have suffered as a consequence of the default and termination, subject to the condition

For SURANA INDUSTRIES

*Vijay Gulane*  
Partner

For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY

*Behanwar Singh*  
Secretary & Correspondent

that the default has been made by the Lessee, and for which it may obtain an arbitral award, or be otherwise entitled to by Law.

28. Delays, if any, caused in performing the obligations of each of the parties under this Lease Agreement and arising from or attributable to acts, events, restrictions, omissions or non-performance beyond the reasonable control of each of the parties or their nominees and in particular by events such as natural calamity, strikes, terrorists action or threat, civil commotion, riots, crowd disorder, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, landslide, subsidence or other natural disaster, any law, order, enactment, statutory direction, legislation, regulation, rule or ruling or order of Government or any Court of Law shall be excluded and excepted from the time period allowed to each of the parties for performance of their obligations under these presents.
29. Each party hereby indemnifies and shall keep indemnified the other on account of any loss, damage, cost (including legal costs) or expense that the other party may face, suffer or incur, if any representations made by it is found to be incorrect or misleading in any manner whatsoever.
30. The Lessor agrees and undertakes to indemnify and keep the Lessee fully indemnified and harmless from and against all claims, demands, actions, losses, costs and expenses etc. caused to or incurred by the Lessee, as a result of any defect in the title of the Lessor which disturbs or interferes with the possession and enjoyment of the Said Property by the Lessee under the terms and conditions contained in this Agreement.
31. The Lessor agrees and undertakes to indemnify and keep the Lessee indemnified and saved harmless at all times against any/ all claims, demands, costs, charges, proceedings, action and assessment whatsoever, to which the Lessee may be subject to or become liable for any proceedings affecting its leasehold rights directly hereunder

For SURANA INDUSTRIES

*Vijay Kumar*  
Partner

For JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY

*Rehman Malik*  
Correspondent

due to non-availability of any statutory building permissions to be obtained by the Lessor for the Said Property.

32. In the event, any dispute or difference of any kind whatsoever arises between the parties in connection with, or out of this Lease Agreement, the parties shall attempt to amicably resolve such disputes. If such dispute cannot be settled within 30 (Thirty) days by mutual discussion, the parties shall refer the dispute to arbitration under the provisions of Arbitration and Conciliation Act, 1996, as amended from time to time, by appointment of a Sole Arbitrator, to be appointed mutually by the Parties. The venue of arbitration shall be in the city of Hyderabad. The arbitration shall be conducted in the English language.
33. Subject to clause 32 above, the appropriate Courts of Law at Hyderabad shall have exclusive jurisdiction to entertain and try any matter arising out of this Lease Agreement and Lease Deeds, documents, transactions and arrangements entered into in furtherance of this Lease Agreement.
34. This Lease Agreement and the Lease Deed/s and any other writing(s) arising out of the transaction herein and executed by the Parties are and shall be governed by and construed in accordance with the laws of the Republic of India.

#### **SCHEDULE OF DEMISED PROPERTY**

All that Building bearing "**Block-B**" comprising and consisting of **Cellar** with a built up area admeasuring **14,381 sq.ft**, **Ground Floor** with a built up area admeasuring **18,672 sq.ft.**, **First Floor** with a built up area admeasuring **18,672 sq.ft.**, and **Second Floor** with a built up area admeasuring **18,672 sq.ft.**, totally aggregating to **70,397 sq.ft** , with an addition **Third Floor** with a built up area admeasuring **18,672 sq.ft.**, and **Forth Floor** with a built up area admeasuring **18,672 sq.ft.** which will be in effect from **01-04-2018**, totally aggregating to **1,07,741 sq.ft**, of standing constructed on Portion of Plot admeasuring **Ac. 1-00 gts**, and

For **SURANA INDUSTRIES**

*Vijay Kumar*  
Partner

For **JOHNSON GRAMMAR SCHOOL  
EDUCATIONAL SOCIETY**

*Richard*  
Secretary & Correspondent

forming part and parcel of Plot bearing No.**A/16**, situated at **Nacharam**,  
UppalMandal& Municipality, R.R.District, and bounded on the;

NORTH BY : 40 Feet Road  
SOUTH BY : Neighbour's Property  
EASTBY : Surana Industries  
WEST BY : Johnson Grammar School – Phase 1

**IN WITNESS WHEREOF** the Parties herein have subscribed their  
respective signatures to this **LEASE DEED** out of their own free will and  
consent on the day, month and year first mentioned above in the presence  
of the following witnesses.

**For SURANA INDUSTRIES**

*Vijay Surana*  
**Partner**

WITNESSES

1) *A Pradeep Kumar*

**For, M/s. SURANA INDUSTRIES**  
duly represented by its Partner,  
**Sri. VIJAY SURANA**

**For JOHNSON GRAMMAR SCHOOL**  
**EDUCATIONAL SOCIETY**

2) *Indranil Karan*

*B.Chandrasekhar*  
**Secretary & Correspondent**

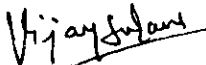
**M/s. JOHNSON GRAMMAR**  
**SCHOOL EDUCATION SOCIETY,**  
duly represented by its Secretary &  
Correspondent  
**Sri. B.CHANDRA SEKHAR**  
( L E S S E E S )

## RECEIPT

Received from **M/s. JOHNSON GRAMMAR SCHOOL EDUCATION SOCIETY**, a Registered Society (No. 670 dated 1979 ), having its registered office at Plot No. 2-27/1, Street No.3, Kakatiya Nagar, Habsiguda, Hyderabad, represented by its Secretary & Correspondent **Sri. B.CHANDRA SEKHARS**/o. Late. S.R.N.MUDIRAJ, aged about 57 years, R/o. No. 7-18/31, Raghavendra Nagar, Nacharam, Hyderabad (**LESSEES**) the sum of **Rs.1,30,51,500/- (Rupees One Crore Thirty Lakhs Fifty One Thousand Five Hundred only)** by way of cheques as detailed hereunder:

- a) Cheque bearing No. 960291, dated 29/09/2016, drawn in favour of LESSORS herein on YES BANK LTD for sum of Rs.51,00,000/- (Rupees Fifty One Lakhs only).
- b) Cheque bearing No. 1262, dated 13/03/2017, drawn in favour of LESSORS herein on BANK OF BARODA for sum of Rs.30,00,000/- (Rupees Thirty Lakhs only).
- c) Cheque bearing No. 1331, dated 24/04/2017, drawn in favour of LESSORS herein on BANK OF BARODA for sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only).  
(Part payment of Deposit amount for proposed 3<sup>rd</sup> Floor)
- d) Cheque bearing No. 1083, dated 20/07/2017, drawn in favour of LESSORS herein on BANK OF BARODA for sum of Rs.34,51,500/- (Rupees Thirty Four Lakhs Fifty One Thousand Five Hundred only).

The aforesaid sum represents advance security deposit paid in respect of Lease relating to All that Building bearing "**Block-B**" comprising and consisting of **Cellar** with a built up area admeasuring **14,381 sq.ft.**, **Ground Floor** with a built up area admeasuring **18,672 sq.ft.**, **First Floor** with a built up area admeasuring **18,672 sq.ft.**, and **Second Floor** with a built up area admeasuring **18,672 sq.ft.**, totally aggregating to **70,397 sq.ft.**, standing constructed on Portion of Plot admeasuring

For SURANA INDUSTRIES  
  
Partner



**Ac. 1-00 gts**, and forming part and parcel of Plot bearing No.**A/16**, situated at **Nacharam**, UppalMandal& Municipality, R.R.District, obtained on lease for the purpose of running a School under the name and style of **M/s. Johnson Grammar School** for a period of 30 years commencing from 01-06-17 and expiring with the end of 31-05-47 on a total monthly rent of **Rs.11,96,749.00 (Rupees Eleven Lakhs Ninety Six Thousand Seven Hundred and Forty Nine rupees only) plus GST** per month excluding Electricity payable to TSSPDCL, Water consumption charges, and the said Security Deposit shall be refundable without interest at the time of vacating and delivering vacant and peaceful possession of the said property subject to adjustment of arrears of rent, water and electricity consumption charges and GST,if any.

WITNESSES

1) *A. Pradeep Kumar*

For **SURANA INDUSTRIES**

*Vijay Surana*

**Partner**

2) *Indranil Karan*

**M/s. SURANA INDUSTRIES,**  
dulyrepresented by its Partner,

**Sri. VIJAY SURANA**

S/o. Late Sri. UGAM CHAND SURANA,  
R/o. Plot No.24, Janakpuri Colony,  
Karkhana, Secunderabad.

(L E S S O R S)

Place: Hyderabad

Date: