

3rd November 2023

TO WHOMSOEVER IT MAY CONCERN

Land details for Mahindra University, Hyderabad [lease in the name of Sponsoring Body – Mahindra Educational Institutions]

99 years Lease in name of Mahindra Educational Institutions

#	Document No & Date of Execution	No of Acres	Tenure
Agreement 1	6124/2014 15.05.2014	10.00	99 years
Agreement 2	6443/2021 25.03.2021	5.50	99 years
Agreement 3	6444/2021 25.03.2021	16.056	99 years
TOTAL ACRES		31.556	

45 years Lease in name of Mahindra Educational Institutions

#	Document No & Date of Execution	No of Acres	Tenure
Agreement 4	11093/2023 31.07.2023	16.00	45 years
Agreement 5	11092/2023 31.07.2023	25.00	45 years
TOTAL ACRES		41.00	

Scan copies of all 5 executed lease documents are attached.


DR YAJULU MEDURY
VICE CHANCELLOR



LEASE DEED Details

S.No	Date of Execution	Document. NO.	NO OF ACRES	for the Period of the lease
1	15-05-2014	6124/2014	10.00	99 Years
2	25-03-2021	6443/2021	5.50	99 Years
3	25-03-2021	6444/2021	16.06	99 Years
4	31-07-2023	11093/2023	16.00	45 Years
5	31-07-2023	11092/2023	25.00	45 Years
	Total		72.556	

31.556 Acres	99 Years
41 Acres	45 Years

**GOVERNMENT OF TELANGANA
ABSTRACT**

HIGHER EDUCATION DEPARTMENT – The Telangana State Private Universities (Establishment and Regulation) Rules, 2019 – Notification – Orders – Issued.

HIGHER EDUCATION (UE.1) DEPARTMENT

G.O.Ms.No.26

**Dated: 20.08.2019.
Read the following:-**

1. The Telangana State Private Universities (Establishment and Regulation) Act, 2018 (Telangana Act No.11 of 2018).
2. G.O.Ms No.17, Higher Education (UE) Department, dt.15.07.2019.

###\$##

ORDER:

The following notification shall be published in the Telangana Gazette, dated: 20.08.2019:-

NOTIFICATION

In exercise of the powers conferred by section 45 of the Telangana Private Universities (Establishment and Regulation) Act, 2018 (Telangana Act No.11 of 2018), the Government hereby makes the following rules, namely:-

RULES

1. Short title, extent and commencement:-

- (1) These Rules may be called the “Telangana State Private Universities (Establishment and Regulation) Rules, 2019”
- (2) They shall extend to the whole of the State of Telangana.
- (3) These rules shall come into force with effect from the date of their publication, in the official Gazette.

The words and expressions used but not defined in these rules shall have the meanings assigned to them in the Telangana Private Universities (Establishment and Regulation) Act, 2018 (Telangana Act No.11 of 2018).

2. Application to grant permission for establishment of a Private University:

- (1) Any Sponsoring Body desirous to establish a Private University shall download an application form from the website www.tsche.ac.in, as per the details mentioned in the website, by paying Rs.50,000/- through net banking;
- (2) The Sponsoring Body intending to establish a University may apply in Form appended to the Rules along with the Proposal and Detailed Project Report, to the Secretary/Principal Secretary/Spl.C.S./ to Government, Higher Education Department;
- (3) The application shall be signed by the person authorized to authenticate instruments on behalf of the Sponsoring Body;
- (4) No application referred to in sub-rule (1) above, shall be entertained unless a non-refundable fee of Rs.10,00,000/- (Rupees Ten Lakhs only) paid as per the details mentioned in the website.

3. The Sponsoring Body shall fulfill the following:-

- (1) **Land requirement** : A minimum of 20 acres in HMDA limits and 30 acres outside HMDA should be registered in the name of the Society.

- (2) **Buildings:** Administrative building of at least 1000 Sq. mtrs and academic buildings including libraries, lecture halls, laboratories of at least 10000 sq. mtrs.
- (3) **Corpus fund:** The sponsoring body must establish a Corpus fund of Rs.10 crores at the time of starting of the University and also show proof of funds to the tune of Rs.30 crores in the form of Fixed Deposit to support the various activities like construction of buildings, infrastructure and campus development etc.
- (4) In addition to the particulars, the sponsoring body shall submit the Project Report as specified in section 7 of the Act.

4. Power to grant or refuse:

(1) **Expert Committee:-**

The Government, on the receipt of the proposal along with the project report for establishment of a Private University, shall constitute an Expert Committee consisting of the following members to examine the application:

I	The Secretary/Principal Secretary/Spl. Chief Secretary, Higher Education Department	Ex-officio Chairperson
ii	Chairman of Telangana State Council of Higher Education, Hyderabad	Member
iii	Vice-Chancellor, Jawaharlal Nehru Technological University, Hyderabad	Member
iv	Vice- Chancellor, Osmania University, Hyderabad.	Member
V	Two experts /eminent persons to be co-opted by the Committee	Member
Vi	The Commissioner of Collegiate Education, Telangana, Hyderabad.	Member Secretary

- (2) The Expert Committee shall scrutiny the proposal based on the information furnished in the Project Report and shall consider each proposal with reference to the following factors:-
 - (a) financial soundness and assets of the Sponsoring Body and its ability to set up the infrastructure of the proposed University;
 - (b) background of the Sponsoring Body such as experience in the field of education, its credibility and general reputation;
 - (c) potential of the programme and courses to be offered which are not only of conventional nature but also in tune with the contemporary requirements of emerging branches of learning and relevant to various development sectors and to the society in general;
 - (d) appropriateness of the objectives of the proposed University towards the overall goals of the State; and
 - (e) any other factor that the Expert Committee may deem appropriate.
- (3) The Expert Committee, while considering the proposal, may call for such other information from the Sponsoring Body as it thinks proper for the purpose.
- (4) The Expert Committee shall submit its recommendation to the Government within a period of 60 days from the date of receipt of the proposal.
- (5) The Expert Committee may recommend to the Government the appropriate additional measures to be taken by the Private University.

5. Letter of Intent:

- (1) On receipt of the recommendations of the Expert Committee, the Government shall take a decision as to accept, or seek modifications in the proposal or reject within a period of 30 days from the date of receipt of the report of the Expert Committee;
- (2) The Government shall inform the Sponsoring Body about its decision through a Letter of Intent, or a Letter of Regret, or a Letter seeking additional clarifications.
- (3) The Government, while issuing the Letter of Intent, shall direct the Sponsoring Body to fulfill such terms and conditions as recommended by the Expert Committee. If the letter of the Government seeks additional information/clarifications, the Sponsoring Body has to provide the same and that shall be considered as a resubmission of the Application.
- (4) The Sponsoring Body shall fulfill the terms and conditions and report compliance to the Government within a period of six months from the date of the issue of the Letter of Intent:

Provided that Government may further extend the period for a maximum period of one year, if it is satisfied that the Sponsoring Body has taken substantial steps towards setting up of the University.

- (5) On receipt of the compliance report, the Government shall, within a period of one month, direct the Expert Committee, constituted under rule 4(1) to verify the compliance report within a period of 30 days.

6. Establishment and incorporation of the University:

- (1) On the receipt of verification report from the Expert Committee that the Sponsoring Body has complied with all the conditions of Letter of Intent, there upon the Government shall include the name of the University in the Schedule of the Act, as under section 10 of the Act.
- (2) The Private University shall inform the progress of physical infrastructure and academic activities to the Government once in every 6 months for the first three years and thereafter annually.

7. Procedure for appointment of Chancellor as per clause 14(1) of the Act:-

- (i) The Sponsoring Body shall invite applications from persons desirous of being considered for appointment as Chancellor of the Private University;
- (ii) The invitation for such application shall be through print and online advertisements in prominent national newspapers, and national and international academic journals, giving at least one month's time from the date of publication for submission of applications. The Sponsoring Body may also hire recruitment agencies for this purpose.
- (iii) The Sponsoring Body shall place all the applications received by it before the Search Committee.
- (iv) The Search Committee shall adopt a transparent process to evaluate the relative merits of the applicants and after duly recording the process and parameters of such evaluation recommend a panel of three names in alphabetical order to the Sponsoring Body. Then the sponsoring body may select one out of three, as Chancellor.

8. Submission of First Statutes and First Ordinance:

The University shall submit its First Statutes to the Government for approval within a period of (90) days from the date of appointment of the Chancellor and the First Ordinance within a period of (60) days from the date of appointment of the Vice-chancellor.

9. REGULATION OF UNIVERSITY

- (1) The Government may for the purpose of ascertaining the standards of teaching, examination and research or any other matter relating to the University, after consultation with the Vice Chancellor, cause an assessment to be made as prescribed in the Statutes.
- (2) The Government shall communicate its recommendations to the University on the basis of such assessment for corrective action. The University shall adopt such corrective measures and make efforts so as to ensure the compliance of the recommendations.
- (3) If the University fails to comply with the recommendations made under sub-rule (2) within a reasonable time, the State Government may give such directions as it may deem fit for such compliance.

10. Domicile based reservation:

- (i) 25% of seats for admissions in all the faculties /courses undertaken by the University shall be exclusively reserved for the students, who studied for at least two years in the State of Telangana.
- (ii) Children whose parent/parents born or worked at least for two years in the State of Telangana shall be treated as students of Telangana for this purpose.

Provided that the vacant seats shall be open to General Category.

11. ESTABLISHMENT OF THE ENDOWMENT FUND

- (1) The concerned Sponsoring Body shall establish an Endowment Fund in the name of the University within a period of one month from the date of inclusion of its name in the Schedule to the Act.
- (2) The Endowment Fund shall be 1% of the Project Cost or Rs.10,00,00,000/- (Rupees Ten Crore), whichever is lower.
- (3) The Government shall have power to direct upward revision of the Endowment Fund from time to time, provided that any upward revision so ordered shall not exceed the amount required to neutralize the inflationary impact (measured through Wholesale Price index).
- (4) The Endowment Fund shall be deposited in a scheduled bank in the form of a fixed deposit and shall be in the joint name of the University concerned and the Commissioner of Collegiate Education, Telangana, Hyderabad.
- (5) The Fund shall not be liquidated without the prior permission of the Government.

12. ANNUAL REPORT

The Annual Report prepared by the University shall be submitted to the Government which include among other matters, the steps taken by the University towards the fulfilment of its objectives within six months of the completion of the financial year. Financial year for this purpose is from April 1st to March 31st of the following year;

13. Dissolution of the Sponsoring Body and / Or the University

- (1) Upon receipt of notice for dissolution of the Sponsoring Body, the Administrator appointed under section 42 of the said Act shall exercise all the powers and perform all the duties of the Sponsoring Body under the Act;
- (2) The Administrator so appointed shall administer the affairs of the University until the last batch of students of the regular courses have completed their courses and they have been awarded degrees, diplomas or awards as the case may be;
- (3) The Government may dissolve the University through an Act of the State Legislature for deletion of the entry relating to the University from the Schedule.
- (4) Upon dissolution of the University under sections 42,43 or 44 of the said Act its assets including the Endowment Fund and the General Fund may be utilized for discharge of its liabilities.
- (5) The Government shall appoint an Inquiry Officer not below the rank of Secretary to Government and the Inquiry Officer have all such powers and act upon as per the section 44 of the Act.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**B.JANARDHAN REDDY
SECRETARY TO GOVERNMENT**

To:

The Commissioner of Printing, Stationery and Stores Purchases, Telangana, Hyderabad (He is requested to supply (100) copies of the Notification to this Department.)

The Secretary, Telangana State Council of Higher Education, Masab Tank, Hyderabad.

The Member Secretary, Telangana Admission and Fee Regulatory Committee, Hyderabad.

Copy to:

The Secretary, University Grants Commission, New Delhi.

The P.S. to Spl. Secretary to Chief Minister.

The OSD to Minister (Education)

The P.S. to Chief Secretary to Government.

The P.S. to Secretary, Education Department.

The P.S. to Secretary, Law Department.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**GOVERNMENT OF TELANGANA
ABSTRACT**

HIGHER EDUCATION DEPARTMENT – The Telangana State Private Universities
(Establishment and Regulation) Rules, 2019 – Amendment – Orders – Issued.

HIGHER EDUCATION (UE.2) DEPARTMENT

G.O.Ms.No.26

**Dated: 18.09.2020.
Read the following:-**

1. The Telangana State Private Universities (Establishment and Regulation) Act, 2018 (Telangana Act No.11 of 2018).
2. G.O.Ms No.17, Higher Education (UE) Department, dt.15.07.2019.
3. G.O.Ms.No.26, HE (UE.1) Dept., dt:20.08.2019.
4. Telangana State Private Universities (Establishment and Regulation) (Amendment) Act, 2020 (Act No.11 of 2020).

%&%&%

ORDER:

The following notification shall be published in the Telangana Gazette, dated:18.09.2020:-

NOTIFICATION

In exercise of the powers conferred by Section 45 of the Telangana Private Universities (Establishment and Regulation) (Amendment) Act, 2020 (Telangana Act No.11 of 2020), the State Government, hereby make the following Rule further to amend the Telangana State Private Universities (Establishment and Regulation) Rules, 2019, namely:-

In the said Rules, in rule 3(1) under the heading "Land requirement" after the words "name of the Society", the following shall be added:

"or leased perpetually irrevocable in the name of sponsoring body for 90 years period of time."

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**CHITRA RAMCHANDRAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To:

The Commissioner of Printing, Stationery and Stores Purchases, Telangana, Hyderabad (He is requested to supply (100) copies of the Notification to this Department.)
The Secretary, Telangana State Council of Higher Education, Masab Tank, Hyderabad.
The Member Secretary, Telangana Admission and Fee Regulatory Committee, Hyderabad.

Copy to:

The Secretary, University Grants Commission, New Delhi.
The P.S. to Spl. Secretary to Chief Minister.
The P.S. to Minister (Education).
The P.S. to Chief Secretary to Government.
The P.S. to Spl. Chief Secretary, Education Department.
The P.S. to Secretary, Law Department.
SF/SC.

// FORWARDED :: BY ORDER //

Chitra
SECTION OFFICER

Lease Agreement 1

6463, (Original)

6124/2014

P2176/14



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BG 397687

Sl. No: 1175 Date: 15-5-14

SOLD TO: Mrs. Mochu Nayendra Sharma w/o. Nagendra R.P.Hyd.
FOR WHOM: M/s. Mahindra Educational Institutions

B. SATYANARAYANA R
LICENCED STAMP VEND
LIC. No: 15-11-038/2012
Flat No: 202, Plot No: 55:
Pranavasree Residency,
Bhagatsinghnagar Colony, Ph: 2
Kukatpally, Ranga Reddy D
Cell: 9440645538

LEASE AGREEMENT

This Lease Agreement is made and executed on this 15th day of May 2014 at R.O., Ranga Reddy District:-

BETWEEN

M/s. TECH MAHINDRA LTD., a company incorporated and registered under the provisions of the Companies Act, 1956 and having its Registered Office at Gateway Building, Apollo Bunder, Mumbai 400001 represented by its Authorised Signatory **Mr. Shivanand Raja S/o. Late. Diwan Chand Taneja**, aged about 57 years, Occupation: Service, O/o. Madhapur, Hyderabad, duly authorized by Power of Attorney issued in terms of a resolution passed by their Board of Directors in the meeting held on January 23, 2009, hereinafter called the "Lessor", (which expression shall unless repugnant to the meaning or context or meaning mean and include its representatives, administrators, successors in interest, assigns, nominees) of the **ONE PART**

AND

M/s. MAHINDRA EDUCATIONAL INSTITUTIONS, a company incorporated and registered under section 25 of the Companies Act, 1956 and having its Registered Office at Bahadurpally Village, Quthbullapur Mandal, Ranga Reddy District, Andhra Pradesh, represented by its Authorised Signatory **Mrs. Madhu Nayendra Sharma W/o. Sri. Nagendra**, aged about 53 years, Occupation: Service, O/o. Mahindra Ecole Centrale, Bahadurpally campus, Hyderabad, Registrar duly authorized in terms of a resolution passed by its Board of Directors in the meeting held on November 06, 2013 hereinafter called the "Lessee" (which expression shall unless repugnant to the context

For Tech Mahindra Ltd.



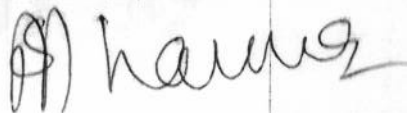


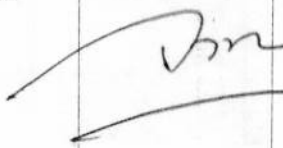
Shivanand Raja
Authorised Signatory









Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 360720/- paid between the hours of 3 and 4 on the 15th day of MAY, 2014 by Sri Shivanand Raja

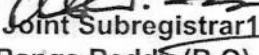
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
	LE		 MADHU NAYENDRA SHARMA [1510-1-2014-6463]	MADHU NAYENDRA SHARMA (AUTHORISED SIGNATORY) W/O. NAGENDRA BAHADURPALLY VILLAGE, QUTHBULLAPUR, R.R. DIST.	
2	LR		 SHIVANAND RAJA (AUT [1510-1-2014-6463]	SHIVANAND RAJA (AUTHORISED SIGNATORY) S/O. LATE. DIWAN CHAND TANEJA R/O. MADHAPUR, HYDERABAD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 VENKATA RAMA SUBRAMANYAM [1510-1-2014-6463]	VENKATA RAMA SUBRAMANYAM KUNA HYD	
2		 ABHISHEK GHOSH::15/05/ [1510-1-2014-6463]	ABHISHEK GHOSH EAST SINGH BHUM DIST JHARKHAND	

15th day of May, 2014

Signature of 
Joint Sub Registrar
Ranga Reddy (R.O)

మహమ్మద్ యూసుఫ్
జాయింట్ సబ్ రిజిస్ట్రార్-1
రంగారెడ్డి జిల్లా.

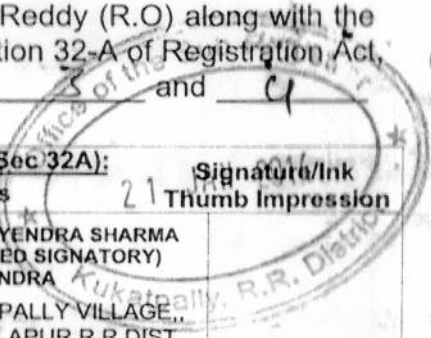


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Bk - 1, CS No 6463/2014 & Doct No 6124/2014 Sheet 1 of 12 Joint Sub Registrar Ranga Reddy (R.O)

Office of the District Registrar
26 SEP 2014
R.R. District. (West)



The LESSOR and the LESSEE are hereinafter collectively referred to as the "Parties" and individually as the 'Party'.

WHEREAS the Lessor is the absolute owner and in actual physical possession of land and building falling within the revenue village of Bahadurpally Village, Jeedimetla, Hyderabad – 500 043, Andhra Pradesh bearing:

S.No	Document no	Survey no	Extent of Land in Acres/Sq.yds	Total Area in Acres/Sq.yds
1	1931/93	79,80,81	2-27 or 12947 Sq.yds	5-14 or 25,894
2	2450/98	79,80,81	1-13.5 or 6473.5 Sq.yds	
3	5040/98	79,80,81	1-13.5 or 6473.5 Sq.yds	
4	2422/92	62 /1A	4-19 or 21659 Sq.yds	4-19 or 21659 Sq.yds
5	2423/92	62 /1A	0-07 gts out of Ac4-19 gts or 847 sq.yds	0-07 gts out of Ac4-19 gts or 847 sq.yds
	Total		Ac.10-00 or 48,400 Sq.yds	Ac.10-00 or 48,400 Sq.yds

situated in the revenue estate of Bahadurpally Village, Jeedimetla, Hyderabad – 500 043, Andhra Pradesh.

The Scheduled Property was originally owned by Satyam Computer Services Limited and by the orders passed by Hon'ble High Court of Bombay and the Hon'ble High Court of Andhra Pradesh approving the Scheme of Amalgamation and Arrangement between Satyam Computer Services Limited and Tech Mahindra Limited, Satyam Computer Services Ltd merged with Tech Mahindra Limited with effect from June 24, 2013. Consequently all the assets and liabilities, rights and obligations etc. of Satyam Computer Services Limited stood transferred to Tech Mahindra Limited.

AND WHEREAS the Lessee is engaged in the promotion and running of educational institutions and shall be setting up a Technical Institution in the **Schedule property**.

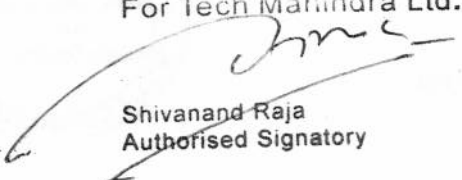
AND WHEREAS the Lessee has identified a suitable land measuring Ac.10-00 Guntas or 48,400 Sq.yds_ and building with built up structure in the said piece of land measuring 2,73,000 sq feet (as described in the Reference Provisions) for the purpose of setting up a Technical Institution (hereinafter the "**Project**") in Bahadurpally Village, Jeedimetla, Hyderabad – 500 043, Andhra Pradesh.

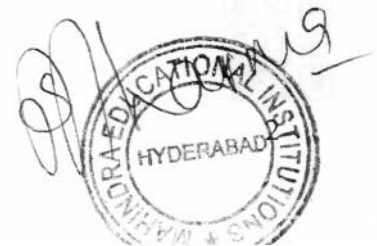
AND WHEREAS the Lessee has approached the Lessor to lease the said Land and Building in its favour for a period of 99 years, for the purposes of setting up of its Project

AND WHEREAS Lessor has agreed to the said proposal of Lessee and agreed to grant a lease of the Land consisting of Ac.10.00 Guntas along with the Building thereon admeasuring 2,73,000 Sq ft for a period of 99 years.

Based on the above mentioned representations, the Parties are entering into this Deed on terms and conditions contained herein.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory



Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		10821600	10821700
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		360720	360720
User Charges	NA	0	0		200	200
Total	100	0	0		11182520	11182620

Rs. 10821600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360720/- towards Registration Fees on the chargeable value of Rs. 132302776/- was paid by the party through DD No ,934736 dated ,15-MAY-14 of ,HDFC BANK/HYDERABAD.

Date

15th day of May, 2014

Signature of Registering Officer

Ranga Reddy (R.O)

1936 S.E. Vaisakh 25th

మహమ్మద్ యూసుఫ్
జాయింట్ సబ్ రిజిస్ట్రార్-1
రంగారెడ్డి జిల్లా.

Joint SubRegistrar
Ranga Reddy (R.O)

Bk - 1, CS No 6463/2014 & Doct No
6124/2014. Sheet 2 of 12

Registered as Document No. 6124 on
20/14/1936 SE of Book 1. and assigned the
Identification Number as 1510 - 1-6124 - 2014
For Scanning.

Date 16 MAY 2014

Registering Officer



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NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:-

1. LEASE

- 1.1. The Lessor hereby agree to lease unto the Lessee the Land and Building and have delivered possession of the same exclusively and peacefully along with all appurtenant rights, except ownership, for an initial irrevocable period of 99 (Ninety Nine) years from the date of execution of this Lease Agreement and to apply and obtain requisite approvals, permissions and sanction, to pay fee, get refund and perform any act to run and establish the Project on the said Land, and manage the same including all activities required thereto, subject to the terms and conditions hereinafter set out.
- 1.2. The Lessee for the purpose of the Project approvals shall have and hold absolute possession along with an unrestricted right to enter/access upon the said Land and Building, take measurements, raise fencing, etc. and conduct any other activity required for submission of application for grant of approvals for the Project.
- 1.3. The Built-up Structure includes the structures, facilities built upon the Said Property as detailed in the Annexure mentioned hereunder.
- 1.4. It is agreed that the Lessee shall obtain all necessary permissions and approvals as may be required to run the Project.
- 1.5. The Lessee shall have the current land use changed from multipurpose land to setting up of a Technical Institution on the said Land.

2. TERM

- 2.1. The period of lease shall be for the initial term of 99 (Ninety Nine) years, commencing from the date of execution of this Lease Agreement ("Term").
- 2.2. The renewal shall be by execution of a fresh Lease agreement duly registered. In the event the Lessee intends to renew the lease after the expiry of the Term, it shall intimate the same in writing to Lessor, not less than 3 months prior to the expiry of the Term.

3. SECURITY DEPOSIT

- 3.1. The Lessee shall pay an interest free refundable security deposit of **Rs.5,88,30,000/- (Rupees Five Crores Eighty Eight Lacs Thirty Thousand Only)** equivalent to **6 (six) months** of lease rental to the Lessor in advance at the time of execution of the deed.

4. RENT

- 4.1. The Lessee shall during the Term of this lease pay a sum of **Rs. 25,000/- (Rupees Twenty five thousand only)** per acre per month as land lease rent and **Rs. 35/- (Rupees Thirty Five only)** per Sq. Ft. per month as building lease rent.
- 4.2. The Lessee shall pay the rent reserved in clause 4.1 above to the Lessor quarterly in advance for each quarter beginning on the commencement of this Lease agreement, which shall be the date of execution by both the parties.

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory



Bk - 1, CS No 6463/2014 & Doct No
6/24/2014. Sheet 3 of 12

Joint SubRegistrar
Ranga Reddy (R.O)



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- 4.3. The Lessee shall pay the first of such rent to the Lessor on a pro-rata basis, on receipt of Letter of Intent for setting up of the Technical Institution from the date of execution of this Lease Agreement and thereafter on or before the end of the first month of each quarter.
- 4.4. The Lessee shall make payment of rent and other monies due under this agreement by demand draft or account payee cheques or EFT, payable at Hyderabad and drawn in the name of the Lessor without any deductions (except for Tax Deduction at Source as per Income Tax Act, 1961).
- 4.5. If the rent or any other sum due under this Lease Agreement is not paid on the due date, the Lessee shall pay interest at the rate of 12% per annum from the due date till the date of payment.

5. **LESSEE'S OBLIGATION**

- 5.1. The Lessee agrees with Lessor that it shall use the said Land and Building only for the purpose for which it has been agreed to be leased and no offensive or legally prohibited activities would be carried out thereon.
- 5.2. The Lessee shall comply with all applicable statutory rules, regulations and by-laws.
- 5.3. The Lessee agrees that it shall not do or suffer to be done anything in or to the said Land and Building, which may be against applicable statutory rules and regulations.
- 5.4. To pay for all electricity, water and other utilities used for the Project and all charges as may become due hereunder by the respective payment due dates
- 5.5. The Lessee agrees to observe the terms and conditions laid out in various approvals, sanctions for the Project from time to time by various statutory authorities, Central Government and State Government.
- 5.6. The Lessee agrees to perform and observe all the terms and conditions under this Lease Agreement and comply with the obligations which the Lessee may be liable to perform or observe during the Term.
- 5.7. Lessee to keep the said Land and building clean, tidy and free from rubbish and to clean, repair and paint or treat or generally redecorate.
- 5.8. Lessee shall use the said Land for carrying out the agreed purpose only and strictly in accordance with the applicable laws and rules.
- 5.9. Lessee may sublet or underlet the said Land and building or part thereof to its subsidiaries, affiliates and group companies or their assigns, legal heirs and assigns and to any other third party at its discretion However, in all such cases of proposed subletting or under letting, the lessee should seek and obtain the prior approval of the Lessor represented by IBG Head, Corporate Services.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



5.10. Responsibility for safety and security of the land and building (including electrical installations/switches, etc.) and safety and security of the students on the premises shall be that of the Lessee exclusively. Lessee shall be exclusively responsible for hazard identification and remediation to eliminate safety and security risks. In the event of happening of any accident/incident in the premises connected with safety/security then the Lessee shall be responsible to settle the claims, if any raised or to be raised by any such affected party. The above stipulation will also apply to casual guests, visitors, contractors and other employees visiting the premises.


6. LESSOR's OBLIGATION

- 6.1. It is agreed by the Lessor that it shall provide any title documents, revenue documents confirming its ownership in the said Land and Building to the Lessee as and when required by Lessee for obtaining sanctions, approvals, etc. for the Project.
- 6.2. It is agreed by the Lessor that it has paid or shall pay all municipal, property and all other applicable taxes, fees, cesses and levies in respect of the said Land and Building for the period upto the date of execution of this Lease Agreement.
- 6.3. The Lessor agrees that it is legally entitled to execute this Lease Agreement and is legally entitled and competent to lease the said Land and Building in favor of the Lessee for the purpose to run the Project and no impediment, either statutory or otherwise, exists contrary to such entitlement/ competence.
- 6.4. The Lessor agrees that the said Land is freehold land and is not subject to any encumbrance, charge, attachment or any statutory disability likely to adversely affect the peaceful enjoyment of the said Land and Building by Lessee.
- 6.5. It is agreed by the Lessor that the said Land and Building is not the subject matter of any similar agreement with any other person, nor is there any litigation pending, threatened and no notice for acquisition or requisition having been received by the Lessor.
- 6.6. Lessor has no restraining orders to carry on the business of running the Technical Institution upon the said Land and Building.

7. AUTHORITY TO MANAGE

- 7.1. The Lessor shall execute a General Power of Attorney or any other document in favor of Lessee as and when required by Lessee, for affecting all rights conferred in this Lease Agreement and for obtaining various consents, permissions and approvals, etc. in relation to run the project operation and maintenance of the Project during the subsistence of the lease.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory





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Joint SubRegistrar
Ranga Reddy (R.O)



8. LESSEE'S RIGHTS

- 8.1. The Lessee paying the rent and other charges in respect of the said Land and Building and performing and observing the covenants, conditions and stipulations on its part herein to be observed shall peacefully and quietly hold, possess and enjoy the said Land and Building and every part thereof during the Term hereby created without any lawful interruption, disturbance, claim or demand whatsoever from or by the Lessor or any other person whomsoever.
- 8.2. The said Land, the buildings and facilities constructed thereon, the services, open spaces, common areas and amenities and the specialized and distinctive services provided in the Project shall be controlled, maintained and managed by the Lessee or its assignee or nominee.
- 8.3. If the Lessor fails to observe any law, direction, order, notice or requirements of any government or public body or authority, the Lessee may in the Lessee's sole discretion perform the same and all expenses and costs incurred thereby shall be recoverable from the Lessor by the Lessee.
- 8.4. The Lessee shall be entitled to mortgage, provided that the same does not affect or prejudice the rights of the Lessor and the Lessor shall not be entitled to object to the same.


9. LESSOR'S RIGHTS

- 9.1. Subject to the rights of the Lessee reserved by this Lease Agreement, the Lessor shall be entitled to sell, transfer or assign all or any of its ownership rights with regard to the said Land without reference to the Lessee. The Lessee shall however be obliged to obtain a comfort letter from such purchaser, transferee or assignee as the case may be, acknowledging the terms of this Lease Agreement, as the successor-in-interest of the Lessor herein and in turn, the Lessee undertakes to give a letter of attornment to such purchaser, transferee or assignee as the case may be, attorning to it as the Lessor hereunder, effective from the date of sale, transfer or assignment.
- 9.2. The Lessor or its authorized representative hereby undertake to construct the building and structures and services as desired by the Lessee as per specifications and norms laid out in the Project and within the specified time schedule.
- 9.3. The Lessor or its authorized representative shall have the right to inspect the land and building with a prior written notice of 24 hours.

10. TAXES, LEVIES AND COMPENSATION

- 10.1. The Lessee shall pay the Property Tax and Land revenue as may be assessed from time to time on the said Land.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



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- 10.2. It is agreed by the Lessor that if it fails to pay and discharge all rates, taxes, assessment, charges, claims, demands, outgoing and all other charges including sales tax, impositions or observe any law, direction, order, notice or requirements of any Government or public body or authority till the date of execution of this Lease Agreement, Lessee may in its sole discretion perform the same and all expenses and costs incurred thereby shall be recoverable by Lessee from the Lessor.
- 10.3. The Lessee shall submit to the Lessor the TDS (Tax Deducted at Source) certificates evidencing the Income Tax deducted and deposited by it.
- 10.4. Lessee undertakes to pay any sales tax / value added tax / lease tax, if any, applicable on the said Land and Building.
- 10.5. It is hereby unequivocally agreed by the parties that if anytime hereinafter the said Land is acquired by the Government or any other agency under the provisions of any Act / Law including Acquisition Act, then the Lessor shall alone be entitled to receive the entire compensation and the Lessee shall not have any claim or objection in this regard.

11. INSURANCE

The Lessee covenants with the Lessor as follows

11.1 Lessee's insurance covenants:

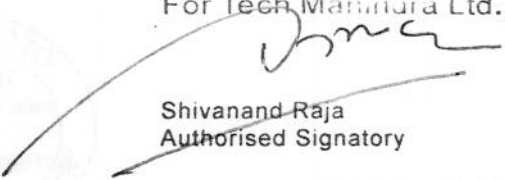
11.1.1 To insure the existing building(s);

- (i) With an insurance office or underwriters of repute;
- (ii) Against loss or damage by means of fire, lightning, earthquake, explosion, aircraft (other than hostile aircraft) and other aerial devices or articles dropped there from, riot, civil commotion, malicious damage, storm or tempest, bursting or overflowing of water tanks apparatus or pipes, flood or impact by road vehicles (to the extent that insurance against risks or insurance as may from time to time be reasonably required by the Lessors (Subject in all cases to such usual exclusions and limitations as may be imposed by the insurers) (hereinafter referred to as "Insured Risk");
- (iii) subject to such excesses as may be imposed by the insurers;
- (iv) in the full cost of reinstatement of the existing building(s) (in modern form if appropriate) including shoring up, demolition and site clearance, professional fees, and allowance for building cost increases;

11.1.2 To insure against loss of Lease Rent thereon payable under this Lease Deed arising from damages to the Demised Premises by the Insured. Risks for three years or such longer period as the Lessors may reasonably require having regard to the likely period for reinstating the demised premises.

11.1.3 Lessee will use reasonable endeavors to procure that the insurer waives its rights of subrogation against the Lessor;

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



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11.1.4 At the request of Lessor (but no more frequently than once in twelve months) to produce summary details of the terms of the insurance under this Clause 11.1;

11.2. Not to do anything in the building(s) which would or might prejudice or invalidate the insurance of the building(s) or cause any premium for insurance to be increased;

1.2.1 To comply with the requirements and reasonable recommendations of the insurers.

11.2.2 Lessee shall ensure the nomination of the Lessor as the co-beneficiary for all such insurance coverage pertaining to the building, fitting & fixtures provided therein.

12. TERMINATION

12.1 Lessee alone is entitled to terminate this Lease Agreement in the event of any breach of its term by Lessor by giving 6 months notice in writing, or in the alternate, may rectify the breach of the Lessor and recover the cost and expense of such rectification from the Lessor.

12.2 In the event of non-payment of lease rent within 6 months from the date of due and other charges by the Lessee for a period of 6 (six) consecutive months, provided the Lessor has given at least 6 months' notice to the Lessee of such default and upon the Lessee failing to make good the default within 90 (ninety) days from the date of receipt of notice.

13. ARBITRATION

13.1 All disputes and differences whatsoever which shall at any time hereafter (whether during the continuance of these presents or upon or after its discharge or determination) arise between the parties hereto in respect of, concerning, touching or arising out of these presents shall be referred to a sole Arbitrator and award being pronounced by such Arbitrator shall be final and binding between the parties, except as provided by the Term of this Lease Agreement.

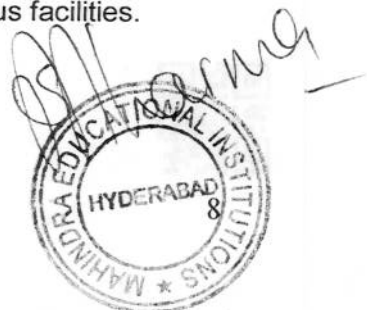
13.2 The arbitration shall be conducted in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration shall be held at Hyderabad and shall be subject to the exclusive jurisdiction of the Courts at Ranga Reddy District Courts. The language of arbitration shall be English.

14. INDEMNITY

14.1 The Lessee under all circumstances fully and effectually and effectively indemnifies the Lessor, its officers, directors, employees, agents and representatives against any claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be made or taken against the Lessor by any person or which may be suffered by the Lessor arising out of any willful action or non-action, accident or otherwise, or by any reason of the Lessee's operations and use of the said Land and the various facilities.

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



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- 14.2 Lessor hereby indemnifies and keep indemnified the Lessee, its officers, directors, employees, agents and representatives against any and all claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be made or taken against the Lessee by any person or which may be suffered by the Lessee arising out of any willful action or non-action, accident or otherwise by Lessor which would affect the rights and obligations of the Lessee under this Lease Agreement including the uninterrupted and quiet enjoyment thereof.

15. **NOTICES**

All notices, to be served on either of the parties as contemplated by these presents shall be deemed to have been duly served if sent to the party, by Registered Post A.D./ Under Certificate of Posting/ Facsimile/ hand delivery at the respective addresses specified herein below or such other address as may be designated in writing from time to time.

FOR THE LESSOR

Tech Mahindra Limited
Infocity, Unit No.12, Plot No. 35&36
HITEC City Layout, Survey No.64
Madhapur, Hyderabad 500 081.

Attention: Mr. K.V.R. Subrahmanyam, Vice President-Corporate Services

FOR THE LESSEE

Mahindra École Centrale
Mahindra Educational Institutions
Survey No: 62/1A, Bahadurpally Jeedimetla,
Hyderabad - 500043 - Andhra Pradesh, INDIA

Attention: Registrar, Mahindra École Centrale


16. **GOVERNING LAW**

This Lease Agreement shall in all respects be governed by the laws of India.

17. **FORCE MAJEURE**

- 17.1 Neither party shall be liable to the other for failure or delay to comply with the provisions of the Lease Agreement, if the same is due to reasons of Force Majeure beyond the control of the parties, and such performance shall be excused to the extent it is prevented by reason of the foregoing.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



- 17.2 For purposes of this Article, Force Majeure shall mean one or more of the following acts or events:

Natural disasters such as fire, flood, damage by the elements, perils of the sea or air accident, act of God, strike, lock-out or other labour disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation, decree rule, regulation or otherwise, revolution, civil disturbance, breach of the peace, declared or undeclared war, act of interference or action by civil or military authorities or due to any other cause beyond the parties' control.

Such other extra-ordinary circumstances affecting the rights and obligations of the parties under this Deed as mutually discussed and agreed upon.

18. **SEVERABILITY**

If any provision of this Lease Agreement is found invalid, the other provisions shall not be affected.

19. **SURVIVAL**

Termination of the Lease Agreement shall not affect the coming into force or the continuance in force of any provisions of this Lease Agreement which are expressly or by implication intended to come into force or continue in force on or after termination, including those of Indemnity, Term, Termination, Governing Law and Jurisdiction and the Clause of Survival of this Lease Agreement, which shall be binding upon the parties heirs, executors, successors, administrators, legal representatives, and assigns.

20. This document has been executed in duplicate the original will be kept with the LESSEE and the duplicate will be kept with the LESSOR.

THAT the Parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act. And the Parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears, if any, under the Provisions of Indian Stamp Act in lieu of prosecution under Section 64 of Indian Stamp Act.

This document has been executed on N.J.STAMPS Worth Rs.100/-

For Tech Mandra Ltd.

Shivanand Raja
Authorised Signatory



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Joint SubRegistrar
Ranga Reddy (R.O)



SCHEDULE OF PROPERTY

All that the land admeasuring Ac.5-14 Guntas or 25,894 Sq.yds, in Survey Nos. 79,80 and 81, and 4-26 gutas or 22506 Sq.yds in Survey Nos. 62/1A, Total Admeasuring Ac.10-00 Guntas or 48400 Sq.yds Situated at Revenue Village of Bahadurpally, Quthbullapur mandal, Ranga Reddy District., A.P., and bounded as follows:-



NORTH: IT Blocks

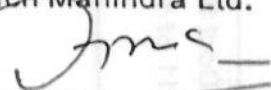
SOUTH: STP and Compound Wall

EAST: Greenery and Compound Wall

WEST: Dormitories, Greenery and Compound Wall

IN WITNESS WHEREOF, the parties above named have affixed their signatures and seal on the Lease Agreement on the day, month and year written in the presence of witnesses given below:-



LESSEE
For MAHINDRA EDUCATIONAL INSTITUTIONS
Authorized Signatory

For Tech Mahindra Ltd.

Shivanand Raja
Authorized Signatory
LESSOR
For TECH MAHINDRA LTD.
Authorized Signatory

WITNESSES:-

1. 
2. *Abhishek Ghosh.*

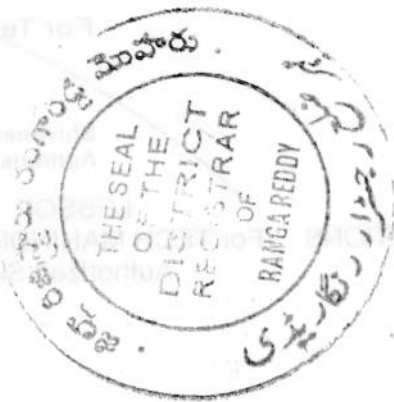


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Joint Subregistrar
Ranga Reddy (R.O)



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SCHEDULE OF PROPERTY

All the land measuring A-8-7a Guntas or 55,884 Sq yds. in Survey Nos. 76 RD and 81 and 4-25 Guntas or 12,808 Sq yds. in Survey Nos. 82/A. Total Area measuring A-10-00 Guntas or 48,400 Sq yds. Situated at Revenue Village of ...

NORTH IT BERS

SOUTH BTP and Compound Wall

EAST Greenery and Compound Wall

WEST Compound Greenery and Compound Wall

IN WITNESS WHEREOF, the parties above named have affixed their signatures and seals on the lease agreement on this day, month and year written in the presence of witnesses given below.



REPUBLIC OF INDIA
MAHARASHTRA STATE POLICE DRIVING LICENCE

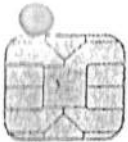
DL No MH12 20080107462
Valid Till : 17-08-2014 (NT)

DOI : 23-12-1982

DLR 18-08-2009

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 23-12-1982
LMV 10-10-1983



FORM 7
RULE 16 (2)



DOB : 16-07-1953 BG

Name MADHU SHARMA
S/DW of NAGENDRA
Add : FLAT NO. 10, BL# 14, ATUR PARK
SOUTH KOREGAON PARK RD
PUNE
PIN : 411001
Signature & ID of
Issuing Authority: MH12 200964

Signature/Thumb
Impression of Holder

M Sharma

 భారత ఎన్నికల సంఘము सुप्रचलित ELECTION COMMISSION OF INDIA IDENTITY CARD NVR1108120	దియవారు 415/3RT 71621/321 నర్మద అపార్ట్ మెంట్, యేట రావు నగర్, అమీర్పేట, హైదరాబాద్, 500038 Address 415/3RT 7-1-621/321 Narmada Apartments Sr Nagar, Amberpet, Hyderabad, 500038 Date: 17/06/2014 ప్రజ్ఞాపాపం పంతులు టెలెఫోన్ కేంద్రం అధికారి 62... నువ్వర్గానే కానినననల నియోజక వర్గం Facsimile Signature of Electoral Registration Officer 02 - Sanathnagar Assembly Constituency దియవారులో దొంగు తప్పకయితే మారిన దియవారులో మీ పేరు కావాలి లేదని తెలుసుకోవాలి అదే కేసులో In case of change of details, please inform the officer in the Roll at the relevant constituency office in the Roll at the changed address and to obtain the card with same 135 / 1224
NVR1108120 పేరు సుబ్రహ్మణ్యం కృపకున్ Elector's Name : Subrahmanyam Kvr Kuna తండ్రి పేరు : శ్రీ హరినాథ్ రావు లేట్ కున్ Father's Name : K Harinath Rao Late Kuna లింగము / Sex : పు : M జన్మన తేదీ / Date of Birth: 10/08/1954	

[Handwritten signature]

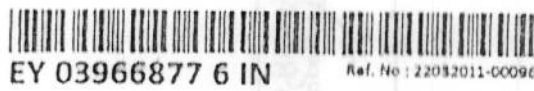


భారత ప్రభుత్వం
Government of India

పాపాదు ప్రామాణికం / Enrolment No.: 1190/10987/0042

To: Shivanand Raja
(శివానంద్ రాజు)
S/O Late Shri Diwan Chand
MY HOME NAVADWEEPA FLAT NO 605 VAYU BLOCK
HITECH CITY
Serilingampally
Hyderabad
Andhra Pradesh - 500081

Date: 22/03/2011



EY 03966877 6 IN Ref. No : 22032011-00096

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2710 5994 8790

ఆధార్ - సామాన్యుని హక్కు

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	శివానంద్ రాజు Shivanand Raja పుట్టిన సంవత్సరం / Year of Birth : 1957 పురుషుడు / Male 2710 5994 8790

ఆధార్ - సామాన్యుని హక్కు

आयकर विभाग INCOME TAX DEPARTMENT ABHISHEK GHOSH BROJENDRA GHOSH 01/12/1984 Permanent Account Number AKGPG3705N Abhishek Ghosh	 भारत सरकार GOVT OF INDIA 28072005
---	---

[Handwritten signature]

Abhishek Ghosh

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Joint SubRegistrar
Ranga Reddy (R.O)



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ORIGINAL

దస్తావేజులు మరియు రుసుముల చశీదు

నెం. 6273

శ్రీమతి / శ్రీ Shivanand Raja

15/5/14

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Lease Agreement		
దస్తావేజు విలువ	360720000		
స్టాంపు విలువ రూ.	100	6124/14	
దస్తావేజు నెంబరు	P2176/2014	Bahadurpally / Agal	
రిజిస్ట్రేషన్ రుసుము	360720		
లోటు స్టాంపు(D.S.D.)	10821600	DD : 934736	
GHMC (T.D.)	-	HDFC	
యూజర్ ఛార్జీలు	200	Rs 11182520/-	
అదనపు షీట్లు	/	15/5/14	
5 x			
మొత్తం	11182520		
(అక్షరాల)	DD		

తేది 15/5/14

రూపాయలు మాత్రమే)

వాపసు తేది _____

Joint Sub-Registrar
R.O., R.R. Dist.
సబ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

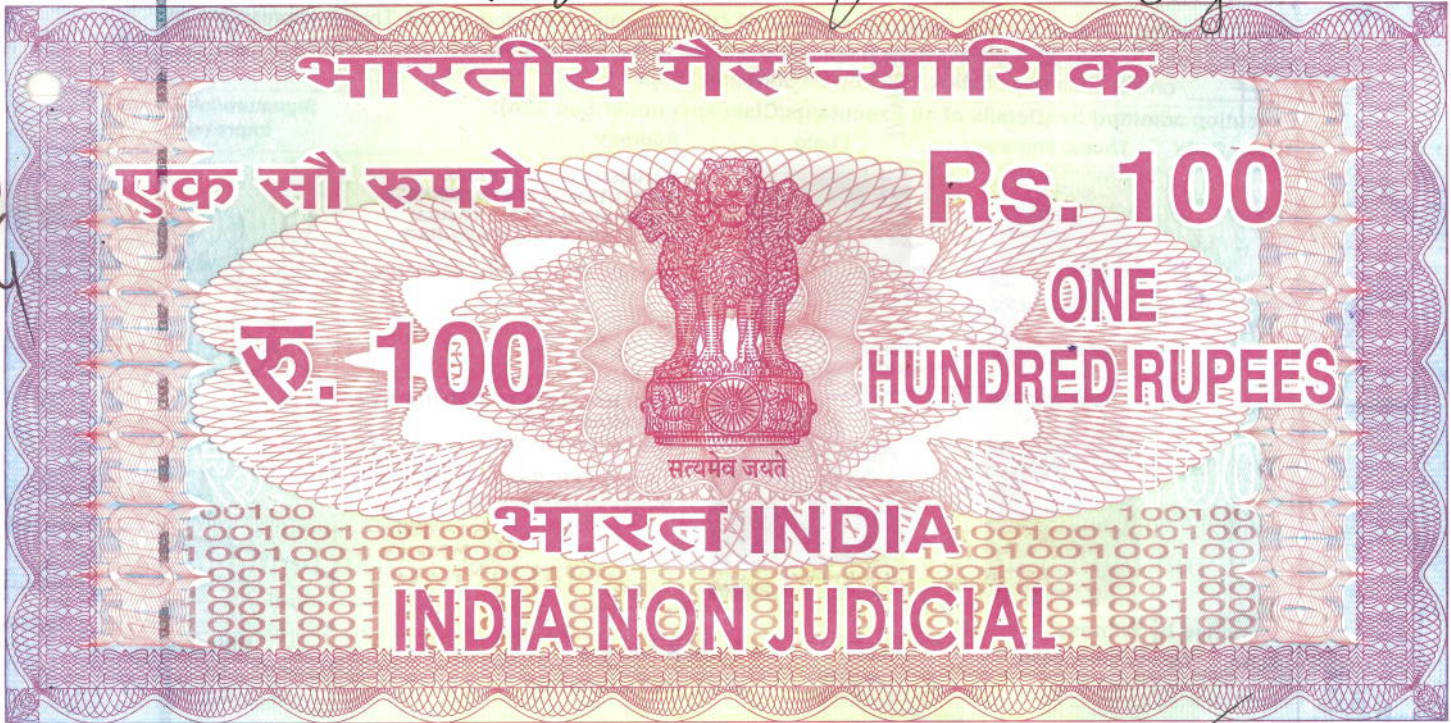
Lease Agreement 2

SCANNED

Ref No. 6443 of 2021

original. 21/02

Crno
6074



AF 857589
 B. SATYANARAYANA RAJU
 LICENCED STAMP VENDOR
 Licence No: 15-11-038/2012, RL No: 15-11-026/2021
 Flat. No: 202, Plot No: 553, Bhagatsing Nagar,
 Kukatpally, Medchal-Malkajgiri Dist
 TELANGANA. Cell: 9440645538

తెలంగాణ తెలంగాణ TELANGANA

Sl No. 628. Date: 25-03-2021

SOLD TO: M. Venkata Prabhakara Sama Yajulu.
 S/o. M. Bhabhara Rao.
 FOR WHOM: Mahindra Educational Institutions. No. Haryana.

ADDENDUM AGREEMENT TO LEASE DEED

This Addendum Agreement (hereinafter the "Addendum") is entered into on this 25th day of March 2021 ("Effective Date")

BETWEEN

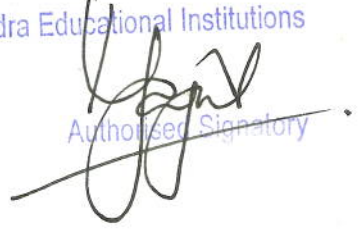
TECH MAHINDRA LIMITED, (PAN: AAACM3484F) a company incorporated under the Companies Act, 1956 (CIN NO : L64200MH1986PLC041370) having its registered office at Gateway Building, Apollo Bunder, Mumbai - 400001, represented by its authorised signatory: **Sri Shivanand Raja S/o Diwan Chand**, aged about 63 years, R/o Flat No 581, ATS Green Village, Plot No 1, Sector - 93A, Noida, Maharishi Nagar, Goutam Buddha Nagar, Uttar Pradesh - 201304, Aadhaar No 2710 5994 8790 as per the resolutions of its Board of Directors dated 20th Mar 2014 (hereinafter referred to as the "**Lessor**", which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **FIRST PART**;

Contd..2..

For Tech Mahindra Ltd.


 Shivanand Raja
 Authorised Signatory

For Mahindra Educational Institutions


 Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1650/- paid between the hours of 3 and 4 on the 25th day of MAR, 2021 by Sri Shivanand Raja

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression	
Sl No	Code	Thumb Impression	Photo	Address	
1	LE			MAHINDRA EDUCATIONAL INSTITUTIONS REP BY M. VENKATA PRABHAKARA SOMA YAJULU S/O. MEDURY BHASKARA RAO SIKANDERPUR GHOSI., HARYANA.	
2	LR			TECH MAHINDRA LIMITED REP BY AS SHIVANAND RAJA S/O. DIWAN CHAND F.NO.581, ATS GREEN VILLAGE,, NOIDA, UTTAR PRASAD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K V R SUBRAHMANYAM AADHAR	
2			V V RAGHAVA RAJU AADHAR	

25th day of March, 2021

Signature of Sub Registrar
Medchal (R.O)**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6790 Name: Vudumudi Veera Raghava Raju	S/O Vudumudi Vijaya Lakshmi Narayana Raju, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
2	Aadhaar No: XXXXXXXX0540 Name: Kuna Venkata Rama Subrahmanyam	S/O Harinadha Rao, Ameerpet, Hyderabad, Telangana, 500038	
3	Aadhaar No: XXXXXXXX7388 Name: Medury Venkata Prabhakara Soma Yajulu	S/O Medury Bhaskara Rao, Sikanderpur Ghosi(68), Gurgaon, Haryana, 122002	

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AND

MAHINDRA EDUCATIONAL INSTITUTIONS, (Pan. AAICM5632K) a company registered under Section 25 of the Companies Act, 1956, having its registered office at Bahadurpally Village, Dundigal -Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Telangana duly represented by its authorised signatory : **Sri Medury Venkata Prabhakara Soma Yajulu S/o Medury Bhaskara Rao**, aged about 62 Years, R/o E-1/6, DLF City Phase -1, Sikanderpur Ghosi (68), DLF QE, Gurgaon, Haryana – 122002 . Aadhaar No 3965 1911 7388 as per the resolutions of its Board of Directors dated 15th October 2020 (hereinafter referred to as the “**Lessee**” which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **SECOND PART**

The Lessor and the Lessee are collectively referred to hereinafter as the “**Parties**” and individually as “**Party**”.

WHEREAS:

- A. The Parties had entered into a lease deed dated 9 December 2015 (“**Lease Deed**”) registered as document no. 15939/2015 on 9th December 2015 for the lease of the Leased Land by the Lessor in favour of the Lessee for the purpose of setting up a hostel facilities for its technical institution in Bahadurpally Village, Dundigal - Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- B. The Lessee has established the ‘Mahindra University’ on the Leased Land and other land adjoining the Leased Land falling within the revenue village of Bahadurpally Village, Dundigal -Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- C. To further the objective of the Lease Deed of establishing the hostel facilities for the technical institution, the Parties have agreed to extend the term of the Lease Deed and agreed upon some alterations to the rights of the Parties to the Lease Deed, pursuant to discussions and deliberations between the Parties.
- D. The Parties have agreed to enter into this Addendum to the Lease Deed.

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions

Authorised Signatory

Contd..3..

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	8210040	0	0	0	8210140
Transfer Duty	NA	0	1317690	0	0	0	1317690
Reg. Fee	NA	0	1650	364929	0	0	1650 + 364929
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	9529880	364929	0	0	9529980 + 364929

Rs. 9527730/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1650/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,6841WZ240321 dated ,24-MAR-21 of ,SBIN/

E. chvo. 6430N2050421, dt. 5/4/2021.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 9529880/-, DATE: 24-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0426269750835, PAYMENT MODE: CASH-1001138, ATRN: 0426269750835, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LIMITED, CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS).

Date:
25th day of March, 2021

Signature of Registering Officer
Medchal (R.O)

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6443/2021. Sheet 2 of 12 Sub Registrar
Medchal (R.O)

వ పుస్తకము 2021 నంబర్ 1943
కంపు 6443... వెంబరుగా రిజిస్టర్
వేయబడి స్వానింగు నిమిత్తము గుర్తింప
వెంబరు (సంఖ్య: 6443/21) నమోదు చేయడమైనది
8021 నంబరుతో. వెల. ఏనుగు తో

Signature of Registering Officer
Medchal (R.O)

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NOW THEREFORFE IN CONSIDERATION OF THE MUTUAL COVENANT AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE ADEQUACE OF WHICH IS ACKNOWLEDGED, EACH OF THE PARTIES HEREBY AGREE AS FOLLOWS

- 1.1. In Page 3 under clause 2:Term the para 2.1 of the Lease Deed shall be entirely replaced with the following paras:

" WHEREAS, the Lessee approached the Lessor to lease the land admeasuring Ac. 5.20 Guntas or 26,620 Sq.Yds. for the purpose of setting up a hostel facilities for its technical institution(hereinafter the "Project") in Bahadurpally Village, Dundigal - Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad - 500043, Telangana.

for a period of 93 years 8 months and 14 days from the date of execution of the Lease Deed"

The renewal shall be by execution of a fresh lease agreement duly registered. In the event the Lessee intends to renew the lease after the expiry of the Term, it shall intimate the same in writing to the Lessor, not less than 3 months prior to the expiry of the Term.

- 1.2. In Page 4 in 3 under heading Rent: the para 3.1 of the Lease Deed shall be entirely replaced with the following para:

" WHEREAS, the Lessor has agreed to the said proposal of the Lessee and agreed to grant a lease of the Leased Land consisting of Ac. 5.20 Guntas adjacent to the exiting leased land for a period of 93 years 8 months and 14 days from the date of execution of the Principal Lease Deed." The Lessee shall during the term of this Lease deed pay a sum of Rs.1,37,500/- (Rupees One Lakh Thirty Seven Thousand five Hundred only) per month and (Rs.16,50,000/- per year) as rent (i.e. Rs.25,000/- per acre).

- 1.3. In page 4. Under Clause 4 Lessee's Obligation : new clause 4.10 as shown here under is added:

4.10 "The Lessee has constructed the buildings as shown in Schedule "B" with the Permission of the Lessor".

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

Contd.....4

For Mahindra Educational Institutions


Authorised Signatory

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6443/2021 Sheet 3 of 12 Sub Registrar
Medchal (R.O)



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1.4 In page 7 of the Principal Lease Deed Under Clause 8 Lessor's Rights the Para 8.1 shall be entirely replaced with the following Para:

"In the event that the Lessee intends to purchase the Leased Land from the Lessor, during the Term or during any renewal term, the Lessor shall be obliged to sell/transfer all its rights in the Leased Land for a consideration equivalent to the fair value arrived at on the basis of a valuation carried out by a practicing registered valuer of repute subject to applicable circle rates at the time of such sale/transfer.

The Lessor shall, during the Term or during any renewal term, not have any right whatsoever to sell/ transfer/ alienate any of its rights or interests in the Leased Land to any third party.

1.5 In Page 8 Under clause 12 Termination the Para 12.1 is replaced with the following para:

"This Lease Deed shall be for the period noted in para 2.1 of the Principal deed and the Lessor shall have no right to terminate the Lease Deed for any reason whatsoever during the Term. It is clarified that the Lease Deed shall expire only if the Lessee chooses not to renew the lease for a further term or in the event that the Lessor transfers all its right, title and interest in the Leased Land to the Lessee in accordance with Clause 8.1 of the Lease Deed."

1.6 In page 8 under Clause 12.2 of the Lease Deed shall be deleted.

1.7 The following paras be added:

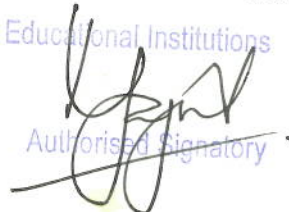
- a. After the date of this Addendum, any reference to the Lease Deed shall be deemed to include this Addendum. Save as expressly stated in this Addendum, the provisions of the Lease Deed shall remain in full force and effect.
- b. Each Party hereby confirms that it has the power to enter this Addendum and has taken all necessary action to authorize its entry into this Addendum.
- c. This Addendum may be executed in Duplicate which together shall form one and the same instrument.
- d. The Parties agree that this Addendum shall be registered before the jurisdictional sub-registrar of assurances and the costs towards the payable stamp duty and the fees for registration of this Addendum shall be borne entirely by the Lessee.
- e. A person who is not a party to this Addendum has no right in law or equity to enforce or enjoy the benefit of any term of this Addendum. The consent of any person who is not a party is not required to rescind or vary this Addendum at any time.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

Contd..5..

For Mahindra Educational Institutions


Authorised Signatory

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Medchal (R.O)

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- f. All disputes and differences whatsoever which shall at any time hereafter (whether during the continuance of these presents or upon or after its discharge or determination) arise between the Parties hereto in respect of, concerning, touching or arising out of these presents shall be referred to a sole Arbitrator appointed in mutual agreement between the Parties and an award being pronounced by such Arbitrator shall be final and binding between the Parties.

The arbitration shall be conducted in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration shall be held at Hyderabad and shall be subject to the exclusive jurisdiction of the Courts at Medchal-Malkajiri District Courts. The language of arbitration shall be English.

- g. All capitalized terms used herein but not defined shall have the same meaning which has been described to such terms under the Lease Deed.

The lessee constructed the buildings, as shown in schedule –“B” during the period of lease before execution of this deed of Addendum at the cost of the Lessee.

1.8. In Page 13 under the heading Schedule of Property, the description was not clearly mentioned therefore the description of the Property is again given hereunder without changing the extent and boundaries as Schedule-“A”.

Schedule –‘A’

The land falling within the revenue village of Bahadurpally Village, Dundigal - Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.

S.No.	Document No.	Survey No.	Extent of Land in Acres/Sq.yds
1	2928/2001	62/1A	Ac.0-12 Gts or 1452 Sq.yds
2	2926/2001	62/1A	Ac.0-12 Gts or 1452 Sq.yds
3	3993/1992	244	Ac.2-38 Gts (or 14,278 Sq.yds)
4	2330/1992	62/1A	Ac.1.38 Guts (or 9438 sq. Yds)
	Total		Ac.5-20 or 26,620 Sq.yds

(Extent of land: Ac 5-20 guntas or 26,620 Sq. yards)

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions

Authorised Signatory

Contd..6..

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Medchal (R.O)



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BOUNDARIES FOR SCHEDULE -"A"

All that the land admeasuring Ac.5-20 Guntas or 26, 620 Sq. Yds Situated at Revenue Village of Bahadurpally, Dundigal -Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana., and bounded as follows: -

NORTH: Land falling under Sy.No. 62/1 A belongs to TML
SOUTH: Land, leased to MEI Sy.No. 62/1 A belongs to TML.
EAST : Private venture.
WEST: Land falling under Sy.No. 62/1 A belongs to TML

Schedule -"B"

All that the R.C.C. Constructions consist of (Ladies Hostel), Ground + 4 upper floors and (Boys Hostel), (consist of Ground + 7 upper floors) total admeasuring 3,66,753 Sq.feet, in the above said Schedule -"A" land .

The Market Value of the Land is Rs.8,78,46,000/- and the value of the built up area is Rs.27,87,32,280/-, (i.e., the improvements made by the Lessee).

2. Upon execution of this Deed of Addendum will come into from 09-12-2015 i.e. date of Principal deed

IN WITNESS WHEREOF, each of the afore named Parties has signed and executed this Addendum, and all the original copies hereto, on the date first above written.

For and on behalf of **TECH MAHINDRA LIMITED**

For Tech Mahindra Ltd.

Shivanand Raja
Authorized Signatory

WITNESSES: -

1. 

2. 

For and on behalf of **MAHINDRA EDUCATIONAL INSTITUTIONS**

For Mahindra Educational Institutions

Authorized Signatory

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Medchal (R.O)



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA EDUCATIONAL INSTITUTIONS AT ITS MEETING HELD ON OCTOBER 15, 2020 THROUGH MICROSOFT TEAMS.

RESOLVED THAT consent of the Board be accorded to amend the lease period of following agreements entered with Tech Mahindra Limited (Parent Company):

1. Land admeasuring 5 acres and 20 guntas situated at Revenue Estate, Bahadurpally Village, Quthbullapur mandal, Ranga Reddy District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months co-terminating with 99 years lease i.e. upto May, 2113.
2. Land admeasuring 16 acres and 056 guntas situated at Revenue Estate, Bahadurpally Village, Dundigal Mandal, Medchal-Malkajgiri District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months co-terminating with 99 years lease i.e. upto May, 2113.

w.e.f. 1st October, 2020 at lease rent of Rs. 25,000/- per acre per month which is at arm's length and with an option to MEI to purchase the said land and building covered under the said leases anytime during the period of the lease.

RESOLVED FURTHER THAT MEI will have an option to purchase the said property covered under the lease deed anytime during the term of the lease at prevailing market rate on the date of exercise of option.

RESOLVED FURTHER THAT the Agreement for lease of 10 acres of land also be amended to provide option to MEI to purchase the land at the prevailing market rate on the date of exercise & the amendment to reduce the lease period to 30 years be cancelled.

RESOLVED FURTHER THAT any two of the following, viz.

Mr. Vineet Nayyar - Director
Mr. C. P. Gurnani - Director
Mr. Rakesh Soni - Director
Mr. Milind Kulkarni - Director
Mr. Shivanand Raja - Director
Dr. Yajulu Medury – Director-MEC
Mr. Venkata Kumar Raju Vadapalli – Authorised Representative
Mr. Venkata Rama Subrahmanyam Kuna – Authorised Representative

are hereby jointly authorized to sign and execute all necessary documents on behalf of MEI as may be required and to do all such other acts, deeds and things as may be necessary, expedient or incidental to give effect to the aforesaid resolution.



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Medchal (R.O)



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RESOLVED FURTHER THAT the common seal of the Company if required to be affixed on any documents same may be affixed in the presence of any Director of the Company and Dr. Yajulu Medury.

RESOLVED FURTHER THAT if necessary, the Company's Common Seal be taken out of the Registered Office of the Company, beyond the city limits, for execution of the aforesaid documents.

RESOLVED FURTHER THAT any Director or Dr. Yajulu Medury or Mr. Anil Khatri or Mr. Venkata Kumar Raju Vadapalli or Mr. Venkata Rama Subrahmanyam Kuna is hereby severally authorised to furnish a certified copy of the resolution and to register the necessary agreements to give effect to this resolution.

For Mahindra Educational Institutions

Anil Khatri
Anil Khatri
Authorised Signatory



10-11-2020

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Medchal (R.O)



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECH MAHINDRA LIMITED IN ITS MEETING HELD ON 23RD OCTOBER, 2020 AND 24TH OCTOBER, 2020, THROUGH WEBEX CONFERENCE FACILITY

TO CONSIDER AND APPROVE AMENDMENTS TO LEASE AGREEMENTS FOR LEASE OF LAND TO MAHINDRA ENGINEERING INSTITUTE

RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 and the Rules framed thereunder, consent of the Board of Directors be and is hereby accorded to amend the lease period entered into between the Company and Mahindra Educational Institutions (MEI) in respect of:-

- (a) Land admeasuring 5 acres and 20 guntas situated at Revenue Estate, Bahadurpally Village, Quthbullpur mandal, Ranga Reddy District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months i.e. upto May, 2113
- (b) Land admeasuring 16 acres 056 guntas situated at Revenue Estate, Bahadurpally Dundigal Mandal, Medchal-Malkajgiri District Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months i.e. upto May, 2113

w.e.f. 1st October, 2020 at lease rent of Rs. 25,000/- per acre per month which is at arm's length.

RESOLVED FURTHER THAT MEI will have an option to purchase the said property covered under the lease deeds anytime during the term of the lease at prevailing market rate on the date of exercise of the option.

RESOLVED FURTHER THAT the Agreement for lease of 10 acres of land also be amended to provide option to MEI to purchase the land at the prevailing market rate on the date of exercise & the amendment to reduce the lease period to 30 years be cancelled.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO and Mr. Shivanand Raja, Senior Vice President (Commercial & Corporate Services), Mr. Venkata Rama Subrahmanyam Kuna, Authorised Signatory be and are hereby severally authorised to sign and execute all necessary documents for leasing of the said land and to do all such acts, deeds, matters and things as may be need for the said purpose.



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Medchal (R.O)



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RESOLVED FURTHER THAT for this purpose, if any document is required to be executed under the Common Seal of the Company, the same be affixed in the presence of any Director of the Company and Mr. Manoj Bhat, Chief Financial Officer or Mr. Anil Khatri, Company Secretary in conformity with the provisions of the Articles of Association of the Company.

For Tech Mahindra Limited

Anil Khatri
Anil Khatri
Company Secretary

November 9, 2020



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6074/2021 Sub Registrar
Medchal (R.O)



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 भारत सरकार
 Government of India


 आधार


Download Date: 05/12/2020



 शिवानंद राज
 Shivanand Raja
 जन्म तिथि/DOB: 20/04/1957
 लिंग/ MALE


Issue Date: 25/11/2020

2710 5994 8790
 VID : 9179 7257 7226 2470

मेरा आधार, मेरी पहचान


 भारत सरकार
 Government of India


 आधार


 मेदुरी वेंकटा प्रभाकरा सोमा याजुलु
 Medury Venkata Prabhakara Soma Yajulu
 जन्म तिथि/DOB: 01/03/1958
 लिंग/ MALE

3965 1911 7388
 VID : 9188 6817 2263 2529

मेरा आधार, मेरी पहचान


 भारत सरकार
 GOVERNMENT OF INDIA


 कुन वेंकटराम सुब्रह्मण्यम
 Kuna Venkata Rama Subrahmanyam
 పుట్టిన తేదీ / DOB: 10/06/1964
 పురుషుడు / MALE

2352 7246 0540

ఆధార్ - సామాన్య మానవుడి హక్కు


 भारत सरकार
 GOVERNMENT OF INDIA


 వూడుముడి వీర రాఘవ రాజు
 Vudumudi Veera Raghava Raju
 పుట్టిన తేదీ / DOB: 23/07/1969
 పురుషుడు / MALE

6223 8791 6790

ఆధార్ - సామాన్య మానవుడి హక్కు

[Handwritten signature]

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64431 2021 Sub Registrar
Medchal (R.O)

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Online Challan Proforma[SRO copy]

Challan No: 6841WZ240321

BANK Code:
SBH Payment : CASH**I Remmitter Details**

Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMA YAJULU O/O BAHUDURPALLY M M DIST
PAN Card Number	AAICM5632K
Aadhar Card Number	
Mobile Number	*****554

II Executant Details

Name	TECH MAHINDRA LIMITED
Address	REP BY SHIVANAND RAJA O/O GATEWAY BUILDING APOLLO BUNDER MUMBAI

III Claimant details

Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMA YAJULU O/O BAHUDURPALLY M M DIST

IV Document Nature

Nature of Document	Any Other Document
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MEDCHAL (R.O)

V Amount Details

Stamp Duty	8210040
Transfer Duty	1317690
Registration Fee	1650
User Charges	500
Mutation Charges	0
TOTAL	9529880
Total in Words	Ninety Five Lakh Twenty Nine Thousand Eight Hundred Eighty Rupees Only
Date(DD-MM-YYYY)	24-03-2021
Transaction Id	0426269750835

Signature of remitter

Online Challan Proforma[Citizen copy]

Challan No: 6841WZ240321

BANK Code:
SBH Payment : CASH**I Remmitter Details**

Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMA YAJULU O/O BAHUDURPALLY M M DIST
PAN Card Number	AAICM5632K
Aadhar Card Number	
Mobile Number	*****554

II Executant Details

Name	TECH MAHINDRA LIMITED
Address	REP BY SHIVANAND RAJA O/O GATEWAY BUILDING APOLLO BUNDER MUMBAI

III Claimant details

Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMA YAJULU O/O BAHUDURPALLY M M DIST

IV Document Nature

Nature of Document	Any Other Document
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MEDCHAL (R.O)

V Amount Details

Stamp Duty	8210040
Transfer Duty	1317690
Registration Fee	1650
User Charges	500
Mutation Charges	0
TOTAL	9529880
Total in Words	Ninety Five Lakh Twenty Nine Thousand Eight Hundred Eighty Rupees Only
Date(DD-MM-YYYY)	24-03-2021
Transaction Id	0426269750835

Signature of remitter

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Medchal (R.O)



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Lease Agreement 3

SCANNED

Work No. 6444 of 2021

Original

P211/21

Sm
6072

SCANNED



తెలంగాణ తేలంగానా TELANGANA

Sl No. 630 Date: 25-03-2021

SOLD TO: M. Venkata Prabhakara Soma yasulu.
S/o. M. Bhaskara Rao.
 FOR WHOM: Mahindra Educational Institutions. No. 107/2021

[Signature]
 AF 857591
 B. SATYANARAYANA RAJU
 LICENCED STAMP VENDOR
 Licence No: 15-11-038/2012, RL No:15-11-026/2021
 Flat. No: 202, Plot No: 553, Bhagatsing Nagar,
 Kukatpally, Medchal-Malkajgiri Dist
 TELANGANA. Cell: 9440645538

ADDENDUM AGREEMENT TO LEASE DEED

This Addendum Agreement (hereinafter the "Addendum") is entered on this...^{25th} day of March 2021 ("Effective Date")

BETWEEN

TECH MAHINDRA LIMITED, (PAN: AAACM3484F)a company incorporated under the Companies Act, 1956 (CIN NO : L64200MH1986PLC041370) having its registered office at Gateway Building, Apollo Bunder, Mumbai - 400001, represented by its authorised signatory : **Sri Shivanand Raja S/o Diwan Chand** aged about 63 years, R/o Flat No 581, ATS Green Village, Plot No 1, Sector - 93A, Noida, Maharishi Nagar, Goutam Buddha Nagar, Uttar Pradesh – 201304, Aadhaar No 2710 5994 8790 as per the resolutions of its Board of Directors dated 20th Mar 2014 (hereinafter referred to as the "Lessor", which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **FIRST PART**;

Contd..2..


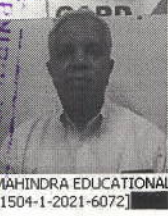


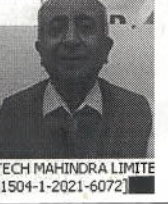

For Tech Mahindra Ltd.
[Signature]
 Shivanand Raja
 Authorised Signatory

For Mahindra Educational Institutions
[Signature]
 Authorised Signatory


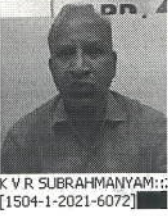


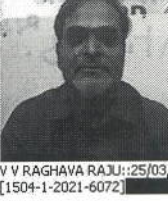

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4842/- paid between the hours of 3 and 4 on the 25th day of MAR, 2021 by Sri Shivanand Raja

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




SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 MAHINDRA EDUCATIONAL [1504-1-2021-6072]	MAHINDRA EDUCATIONAL INSTITUTIONS REP BY M.VENKATA PRABHAKARA SOMA YAJULU S/O. MEDURY BHASKARA RAO E-1/6, DLF CITY PHASE-1, SIKANDERPUR GHOSI., HARYANA.	
2	LR		 TECH MAHINDRA LIMITE [1504-1-2021-6072]	TECH MAHINDRA LIMITED REP BY AS SHIVANAND RAJA S/O. DIWAN CHAND F.NO.581, ATS GREEN VILLAGE,, MAHARISHI NAGAR, GOUTAM NAGAR, UTTAR PRADESH	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K V R SUBRAHMANYAM::: [1504-1-2021-6072]	K V R SUBRAHMANYAM AADHAR	
2		 V V RAGHAVA RAJU:::25/03/2 [1504-1-2021-6072]	V V RAGHAVA RAJU AADHAR	

25th day of March, 2021

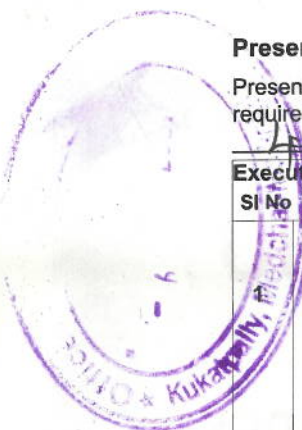
Signature of Sub Registrar
Medchal (R.O)**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6790 Name: Vudumudi Veera Raghava Raju	S/O Vudumudi Vijaya Lakshmi Narayana Raju, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
2	Aadhaar No: XXXXXXXX0540 Name: Kuna Venkata Rama Subrahmanyam	S/O Harinadha Rao, Ameerpet, Hyderabad, Telangana, 500038	
3	Aadhaar No: XXXXXXXX7388 Name: Medury Venkata Prabhakara Soma Yajulu	S/O Medury Bhaskara Rao, Sikanderpur Ghosi(68), Gurgaon, Haryana, 122002	

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 6444/1/2021 Sub Registrar
 Medchal (R.O) Sheet 1 of 13



:: 2 ::

AND

MAHINDRA EDUCATIONAL INSTITUTIONS, (Pan. AAICM5632K) a company registered under Section 25 of the Companies Act, 1956, having its registered office at Bahadurpally Village, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District, Telangana, duly represented by its authorised signatory : **Sri Medury Venkata Prabhakara Soma Yajulu, S/o Medury Bhaskara Rao**, aged about 62 Years, R/o E-1/6, DLF City Phase -1, Sikanderpur Ghosi (68), DLF-QE, Gurgaon, Haryana – 122002 . Aadhaar No 3965 1911 7388 as per the resolutions of its Board of Directors dated 15th October 2020 (hereinafter referred to as the “**Lessee**” which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **SECOND PART**;

The Lessor and the Lessee are collectively referred to hereinafter as the “**Parties**” and individually as “**Party**”.


WHEREAS:

- A. The Parties had entered a lease deed dated 2 July 2018 (“**Lease Deed**”) registered as document no. 8420/2018 on 2 July 2018 for the lease of the Schedule Property by the Lessor in favour of the Lessee for setting up a technical institution in Bahadurpally Village, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- B. The Lessee has established the ‘Mahindra University’ on the Schedule Property and other land adjoining the Schedule Property falling within the revenue village of Bahadurpally Village, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- C. To further the objective of the Lease Deed of establishing the technical institution, the Parties have agreed to extend the term of the Lease Deed and agreed upon some alterations to the rights of the Parties to the Lease Deed, pursuant to discussions and deliberations between the Parties.
- D. The Parties have agreed to enter this Addendum to the Lease Deed.

Contd..3..

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions

Authorised Signatory

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	8174745	0	0	0	8174845
Transfer Duty	NA	0	4087372	0	0	0	4087372
Reg. Fee	NA	0	4842	+267650	0	0	4842 + 267650
User Charges	NA	0	300	0	0	0	300
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	12267259	+267650	0	0	12267359 + 267650

Rs. 12262117/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4842/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,530HUH240321 dated ,24-MAR-21 of ,SBIN/

E-chno - 517LW050421, డి. 5/4/2021.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 12267259/-, DATE: 24-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6939899337519, PAYMENT MODE: CASH-1001138, ATRN: 6939899337519, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LIMITED , CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS).

Date: 25th day of March, 2021

Signature of Registering Officer
Medchal (R.O)

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ఈ ఛార్జీలు 2021 / మార్చి 19 43
నంబరు 6444... వెంబరుగా రిజిస్టర్
చేయబడి స్వామింగు నిమిత్తము గుర్తింపు
నెంబరు 104... 6444/2 నమోదు చేయడమైనట్లు
2021 మార్చి 25 వ తేదీ

Handwritten signature and stamp of the Registering Officer.

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NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANT AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE ADEQUACE OF WHICH IS ACKNOWLEDGED, EACH OF THE PARTIES HEREBY AGREE AS FOLLOWS

1.1. In Page No.3, para 3 of the Lease Deed shall be entirely replaced with the following:

"AND WHEREAS, the Lessee approached Lessor to lease the land admeasuring Ac. 16-056 Guntas or 78117.60 sq. yds for the purpose of setting up a technical institution (hereinafter the "Project") in Bahadurpally Village, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, for period of 96 years 3 months and 7 days from the date of execution of the Lease Deed."

1.2. In page No.3, para 4 of the Lease Deed shall be entirely replaced with the following:

AND WHEREAS the Lessor has agreed to the said proposal of the Lessee and agreed to grant a lease of the Scheduled Property consisting of Ac. 16.056 Guntas or 78117.60 Sq.yds adjacent to the existing leased land for a period of 96 years 3 months and 7 days from the date of execution of the Lease Deed."

1.3. In page No.3 a new Clause 1.5 shall be inserted into the Lease Deed as under:

"The period of lease shall be for an initial term of 96 years 3 months and 7 days commencing from the date of execution of the Lease Deed("Term").

The renewal shall be by execution of a fresh lease agreement duly registered. In the event the Lessee intends to renew the lease after the expiry of the Term, it shall intimate the same in writing to the Lessor, not less than 3 months prior to the expiry of the Term.

1.4. In Page No.4 Clause 3.1 of the Lease Deed shall be entirely replaced with the following:

"The Lessee shall during the Term of this Lease Deed pay a sum of Rs. 4,03,500/- per month (Rupees Four Lakhs Three Thousand Five Hundred only) (i.e.,) (Rs.48,42,000/- per year)as lease rent." (i.e. Rs.25,000/- per acre).

Contd..4..

For Tech Mahindra Ltd.

Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions

Authorised Signatory

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- 1.5. In page No.7 under Clause 8.1 of the Lease Deed shall be entirely replaced with the following:

"In the event that the Lessee intends to purchase the Scheduled Property from the Lessor, during the Term or during any renewal term, the Lessor shall be obliged to sell/transfer all its rights in the Scheduled Property for a consideration equivalent to the fair value arrived at on the basis of a valuation carried out by a practicing registered valuer of repute, subject to applicable circle rates at the time of such sale/transfer.

The Lessor shall, during the Term or during any renewal term, not have any right whatsoever to sell/ transfer/ alienate any of its rights or interests in the Scheduled Property to any third party."

- 1.6. In page No.9 , the Clause 11.1 of the Lease Deed shall be entirely replaced with the following:

"This Lease Deed shall be for the period noted in para 1.5 of this deed and the Lessor shall have no right to terminate the Lease Deed for any reason whatsoever during the Term. It is clarified that the Lease Deed shall expire only if the Lessee chooses to not renew the lease for a further term or in the event that the Lessor transfers all its right, title and interest in the Scheduled Property to the Lessee in accordance with Clause 8.1 of the Lease Deed."

- 1.7. In page 9, the Clause 11.2 and Clause 11.3 of the Lease Deed shall be deleted.

- 1.8. The following paras be added.

- a) After the date of this Addendum, any reference to the Lease Deed shall be deemed to include this Addendum. Save as expressly stated in this Addendum, the provisions of the Lease Deed shall remain in full force and effect.
- b) Each Party hereby confirms that it has the power to enter this Addendum and has taken all necessary action to authorize its entry into this Addendum.
- c) This Addendum is to be executed in Duplicate which together shall form one and the same instrument.
- d) The Parties agree that this Addendum shall be registered before the jurisdictional sub-registrar of assurances and the costs towards the payable stamp duty and the fees for registration of this Addendum shall be borne entirely by the Lessee.

Contd..5..

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions


Authorised Signatory

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- e) A person who is not a party to this Addendum has no right in law or equity to enforce or enjoy the benefit of any term of this Addendum. The consent of any person who is not a party is not required to rescind or vary this Addendum at any time.
- f) All disputes and differences whatsoever which shall at any time hereafter (whether during the continuance of these presents or upon or after its discharge or determination) arise between the parties hereto in respect of concerning, touching or arising out of these presents shall be referred to a sole Arbitrator appointed in mutual agreement between the Parties and an award being pronounced by such Arbitrator shall be final and binding between the Parties.
- g) The Arbitration shall be conducted in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration shall be held at Hyderabad and shall be subject to the exclusive jurisdiction of the Courts at Medchal-Malkajgiri District Courts. The language of arbitration shall be English.
- h) All capitalized terms used herein but not defined shall have the same meaning as has been ascribed to such terms under the Lease Deed.
- i) The Lessor constructed the buildings, at its cost before execution of this deed or Addendum Agreement as per permission granted in HMDA Building approval no. 003181/MED/N1/U6/HMDA/30082017.
- j) The Lessor constructed the RCC buildings shown in Schedule –“B” during the period of lease before the execution of this deed of addendum by the Lessor.

1.9 In Page 13 under the heading Schedule of Property, the description was not clearly mentioned therefore the description of the Property is again given hereunder without changing the extent and boundaries as Schedule-“A”.

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

For Mahindra Educational Institutions


Authorised Signatory

Contd..6..

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Schedule - 'A'

Land falling within the revenue village of Bahadurpally, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, bearing:

S. No	Document No.	Survey No.	AC	Guntas	Sq. yds
1	2330/1992	62/1A		32	3872.00
2	2423/1992	62/1A	4	12	20812.00
3	3180/2001	62/1A		12	1452.00
4	2922/2001	62/1A		12	1452.00
5	2924/2001	62/1A		12	1452.00
6	2925/2001	62/1A		10.857	1313.69
7	2927/2001	62/1A		10.857	1313.69
8	3153/2001	62/1A		12	1452.00
9	3178/2001	62/1A		12	1452.00
10	2923/2001	62/1A		10.867	1313.69
11	2929/2001	62/1A		10.857	1313.69
12	3154/2001	62/1A		10.867	1313.69
13	3179/2001	62/1A		10.857	1313.69
14	2493/1992	62/1A	4	19	21659.00
15	7786/1992	62/1A	4	19	16632.46
	Total		16	056	78117.60

(Extent of land: 16.056 Acres or 78117.60 sq. yards)

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

Contd..7..

For Mahindra Educational Institutions


Authorised Signatory

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BOUNDARIES FOR SCHEDULE -"A"

All that the land admeasuring Ac.16.056 Guntas or 78117.60 Sq. Yds Situated at Revenue Village of Bahadurpally, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, and bounded as follows: -

NORTH: Land falling under power House TML

SOUTH: Main Gate – Campus Front Road TML.

EAST : Private venture- Aparna Layout.

WEST : Land falling under Sy.No. 62/1 A belongs to TML

SCHEDULE –"B"

All that the R.C.C structure Buildings of 2BK Bungalows -7 buildings each building consist of Ground + first Floor total admeasuring 21,004.38 Sq.feet, constructed in the above Schedule –A land .

The Market Value of the Land is Rs.25,77,88,080/- and the value of the built up area is Rs.1,47,03,066/-, thus total it comes to Rs.27,24,91,500/-.

2. Upon execution of this Addendum and from the Effective Date: 02-07-2018(i.e. date of Principal Deed)

IN WITNESS WHEREOF, each of the afore named Parties has signed and executed this Addendum, and all the original copies hereto, on the date first above written.

For and on behalf of **TECH MAHINDRA LIMITED**

For Tech Mahindra Ltd.


Shivanand Raja
Authorised Signatory

WITNESSES:-

1.



2.



For and on behalf of **MAHINDRA EDUCATIONAL INSTITUTIONS**

For Mahindra Educational Institutions


Authorised Signatory

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64441 2024 Sheet 7 of 13 Sub Registrar
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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA EDUCATIONAL INSTITUTIONS AT ITS MEETING HELD ON OCTOBER 15, 2020 THROUGH MICROSOFT TEAMS.

RESOLVED THAT consent of the Board be accorded to amend the lease period of following agreements entered with Tech Mahindra Limited (Parent Company):

1. Land admeasuring 5 acres and 20 guntas situated at Revenue Estate, Bahadurpally Village, Quthbullapur mandal, Ranga Reddy District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months co-terminating with 99 years lease i.e. upto May, 2113.
2. Land admeasuring 16 acres and 056 guntas situated at Revenue Estate, Bahadurpally Village, Dundigal Mandal, Medchal-Malkajgiri District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months co-terminating with 99 years lease i.e. upto May, 2113.

w.e.f. 1st October, 2020 at lease rent of Rs. 25,000/- per acre per month which is at arm's length and with an option to MEI to purchase the said land and building covered under the said leases anytime during the period of the lease.

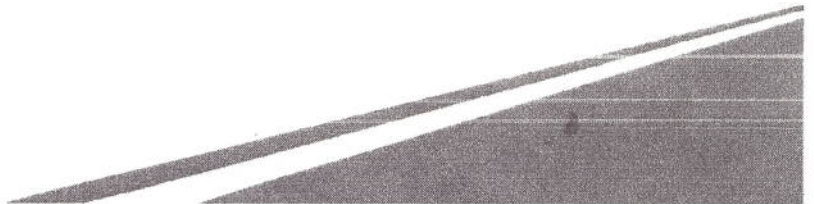
RESOLVED FURTHER THAT MEI will have an option to purchase the said property covered under the lease deed anytime during the term of the lease at prevailing market rate on the date of exercise of option.

RESOLVED FURTHER THAT the Agreement for lease of 10 acres of land also be amended to provide option to MEI to purchase the land at the prevailing market rate on the date of exercise & the amendment to reduce the lease period to 30 years be cancelled.

RESOLVED FURTHER THAT any two of the following, viz.

Mr. Vineet Nayyar - Director
Mr. C. P. Gurnani - Director
Mr. Rakesh Soni - Director
Mr. Milind Kulkarni - Director
Mr. Shivanand Raja - Director
Dr. Yajulu Medury – Director-MEC
Mr. Venkata Kumar Raju Vadapalli – Authorised Representative
Mr. Venkata Rama Subrahmanyam Kuna – Authorised Representative

are hereby jointly authorized to sign and execute all necessary documents on behalf of MEI as may be required and to do all such other acts, deeds and things as may be necessary, expedient or incidental to give effect to the aforesaid resolution.



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RESOLVED FURTHER THAT the common seal of the Company if required to be affixed on any documents same may be affixed in the presence of any Director of the Company and Dr. Yajulu Medury.

RESOLVED FURTHER THAT if necessary, the Company's Common Seal be taken out of the Registered Office of the Company, beyond the city limits, for execution of the aforesaid documents.

RESOLVED FURTHER THAT any Director or Dr. Yajulu Medury or Mr. Anil Khatri or Mr. Venkata Kumar Raju Vadapalli or Mr. Venkata Rama Subrahmanyam Kuna is hereby severally authorised to furnish a certified copy of the resolution and to register the necessary agreements to give effect to this resolution.

For Mahindra Educational Institutions


Anil Khatri
Authorised Signatory



10-11-2020

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6072 / 2021 Sub Registrar
Medchal (R.O)

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECH MAHINDRA LIMITED IN ITS MEETING HELD ON 23RD OCTOBER, 2020 AND 24TH OCTOBER, 2020, THROUGH WEBEX CONFERENCE FACILITY

TO CONSIDER AND APPROVE AMENDMENTS TO LEASE AGREEMENTS FOR LEASE OF LAND TO MAHINDRA ENGINEERING INSTITUTE

RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 and the Rules framed thereunder, consent of the Board of Directors be and is hereby accorded to amend the lease period entered into between the Company and Mahindra Educational Institutions (MEI) in respect of:-

- (a) Land admeasuring 5 acres and 20 guntas situated at Revenue Estate, Bahadurpally Village, Quthbullpur mandal, Ranga Reddy District, Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months i.e. upto May, 2113
- (b) Land admeasuring 16 acres 056 guntas situated at Revenue Estate, Bahadurpally Dundigal Mandal, Medchal-Malkajgiri District Hyderabad-500043, Telangana from existing 29 years 10 months to 92 years and 7 months i.e. upto May, 2113

w.e.f. 1st October, 2020 at lease rent of Rs. 25,000/- per acre per month which is at arm's length.

RESOLVED FURTHER THAT MEI will have an option to purchase the said property covered under the lease deeds anytime during the term of the lease at prevailing market rate on the date of exercise of the option.

RESOLVED FURTHER THAT the Agreement for lease of 10 acres of land also be amended to provide option to MEI to purchase the land at the prevailing market rate on the date of exercise & the amendment to reduce the lease period to 30 years be cancelled.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO and Mr. Shivanand Raja, Senior Vice President (Commercial & Corporate Services), Mr. Venkata Rama Subrahmanyam Kuna, Authorised Signatory be and are hereby severally authorised to sign and execute all necessary documents for leasing of the said land and to do all such acts, deeds, matters and things as may be need for the said purpose.




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RESOLVED FURTHER THAT for this purpose, if any document is required to be executed under the Common Seal of the Company, the same be affixed in the presence of any Director of the Company and Mr. Manoj Bhat, Chief Financial Officer or Mr. Anil Khatri, Company Secretary in conformity with the provisions of the Articles of Association of the Company.

For Tech Mahindra Limited


Anil Khatri
Company Secretary

November 9, 2020



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Medchal (R.O)

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 भारत सरकार
 Government of India


 आधार


Download Date: 05/12/2020



 शिवानंद राजे
 Shivanand Raja
 जन्म तिथि/DOB: 20/04/1957
 लिंग/ MALE


Issue Date: 26/11/2020


2710 5994 8790
 VID : 9179 7257 7226 2470

मेरा आधार, मेरी पहचान


 भारत सरकार
 Government of India


 आधार


 मेदुरी वेंकटा प्रभाकरा सोमा याजुलु
 Medury Venkata Prabhakara Soma Yajulu
 जन्म तिथि/DOB: 01/03/1958
 लिंग/ MALE



3965 1911 388
 VID : 9189 9871 2264 2539

मेरा आधार, मेरी पहचान


 भारत सरकार
 GOVERNMENT OF INDIA


 कुन वेंकटराम सुब्रह्मण्यम
 Kuna Venkata Rama Subrahmanyam
 పుట్టిన తేదీ / DOB: 10/06/1964
 పురుషుడు / MALE



2352 7246 0540

ఆధార్ - సామాన్య మానవుడి హక్కు


 भारत सरकार
 GOVERNMENT OF INDIA


 వూడుముడి వీర రాఘవ రాజు
 Vudumudi Veera Raghava Raju
 పుట్టిన తేదీ / DOB: 23/07/1969
 పురుషుడు / MALE



6223 8791 6790

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Bk - 1, CS No 6072/2021 & Doct No
6444/2021. Sheet 12 of 13 Sub Registrar
Medchal (R.O)

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Online Challan Proforma[SRO copy]	
Challan No: 530HUH240321	
BANK Code: SBH	Payment : CASH
I Remmitter Details	
Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMAYAJULU O/O BAHADURPALLY M M DIST
PAN Card Number	AAICM5632K
Aadhar Card Number	
Mobile Number	*****554
II Executant Details	
Name	TECH MAHIDNRA LIMITED
Address	REP BY SHIVANAND RAJA O/O GATEWAY BUILDING APOLLO BUNDR MUMBAI
III Claimant details	
Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMAYAJULU O/O BAHADURPALLY M M DIST
I Document Nature	
Nature of Document	Any Other Document
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MEDCHAL (R.O)
V Amount Details	
Stamp Duty	8174745
Transfer Duty	4087372
Registration Fee	4842
User Charges	300
Mutation Charges	0
TOTAL	12267259
Total in Words	One Crore Twenty Two Lakh Sixty Seven Thousand Two Hundred and Fifty Nine Rupees Only
Date(DD-MM-YYYY)	24-03-2021
Transaction Id	6939899337519
Signature of remitter	

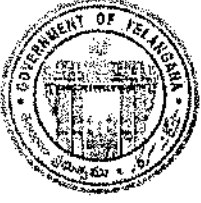
Online Challan Proforma[Citizen copy]	
Challan No: 530HUH240321	
BANK Code: SBH	Payment : CASH
I Remmitter Details	
Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMAYAJULU O/O BAHADURPALLY M M DIST
PAN Card Number	AAICM5632K
Aadhar Card Number	
Mobile Number	*****554
II Executant Details	
Name	TECH MAHIDNRA LIMITED
Address	REP BY SHIVANAND RAJA O/O GATEWAY BUILDING APOLLO BUNDR MUMBAI
III Claimant details	
Name	MAHINDRA EDUCATIONAL INSTITUTIONS
Address	REP BY M V P SOMAYAJULU O/O BAHADURPALLY M M DIST
I Document Nature	
Nature of Document	Any Other Document
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MEDCHAL (R.O)
V Amount Details	
Stamp Duty	8174745
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Registration Fee	4842
User Charges	300
Mutation Charges	0
TOTAL	12267259
Total in Words	One Crore Twenty Two Lakh Sixty Seven Thousand Two Hundred and Fifty Nine Rupees Only
Date(DD-MM-YYYY)	24-03-2021
Transaction Id	6939899337519
Signature of remitter	

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6446/2021 Sheet 13 of 13 Sub Registrar
Medchal (R.O)

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Lease Agreement 4



Government of Telangana
Registration And Stamps Department

11093/2023

Payment Details - Citizen Copy - Generated on 31/07/2023, 04:35 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 11943

Receipt Date: 31/07/2023

Name: K V R SUBRAHMANYAM

CS No/Docl No: 11401 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 930LER270723

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-JUL-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				1425160
Transfer Duty /TPT				10688700
Deficit Stamp Duty				17235500
User Charges				1000
Total:				29350360

In Words: RUPEES TWO CRORE NINETY THREE LAKH FIFTY THOUSAND THREE HUNDRED SIXTY ONLY

RETURNED

OTP Verified

జాయింట్ సబ్ రిజిస్ట్రార్ - 1
కాతి కౌన్సిలరయతు పేద్యక్, మల్కాజ్ గిరి జిల్లా

Prepared By: NARESH



Registration And Stamps Department

11093/2023

Payment Details - Citizen Copy - Generated on 31/07/2023, 04:33 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 11942

Receipt Date: 31/07/2023

Name: K V R SUBRAHMANYAM

CS No/Doct No: 11401 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 761IVM310723

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 31-JUL-23

Bank Name:

Bank Branch:

E-Challan Bank Name: KVBL

E-Challan Bank Branch:

Account Description

User Charges

Cash

Challan

DD

Amount Paid By

E-Challan

1000

Total:

1000

In Words: RUPEES ONE THOUSAND ONLY

Prepared By: NARESH

RETURNED

జాయింట్ సబ్ - రిజిస్ట్రార్ - I
వారి కార్యాలయము మేడ్చల్, చుట్టాజోగిరి జిల్లా

Doc No. 11093/2023 "Original"



SCANNED

తెలంగాణ తేలంగానా TELANGANA

Tran Id: 230727182457351806
Date: 27 JUL 2023, 06:27 PM
Purchased By:
MEDURY VENKATA PRABHAKARA SOMA YAJULU
S/o MEDURY BHASKARA RAO
R/o M M DIST.
For Whom
MAHINDRA EDUCATIONAL INSTITUTIONS

Shadeeg AV 410976

MOHD SHAFEEQUDDIN
LICENSED STAMP VENDOR
Lic. No. 15-22-006/2016
Ren.No. 15-22-039/2022
Shop No.34 Pareek Plaza,Huda
Trade Centre,Nallagandla(V)
Serilingampally(M) Ranga
Reddy Dist.
Ph 9154899895

EXTENSION OF LEASE DEED

This Extension of Lease Deed (hereinafter the "Extension") is entered on this 31st day of July 2023 ("Effective Date")

BETWEEN

TECH MAHINDRA LIMITED, (PAN: AAACM3484F)a company incorporated under the Companies Act, 1956 (CIN NO : L64200MH1986PLC041370) having its registered office at Gateway Building, Apollo Bunder, Mumbai - 400001, represented by its authorised signatory Mr.KVR Subrahmanyam S/o. Late K. Harinadha Rao aged 59 years Occupation: Service, O/o. Madhapur Hyderabad. Aadhaar No.2352 7246 0540 duly authorized by resolution passed by the Board of Directors in their meeting held on 27th April 2023 (hereinafter called the "**Lessor**") which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **FIRST PART**;

Mobile no 9866054254.

Contd..2..



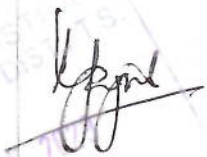





Yajulu









Presentation Endorsement:


Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1425160/- paid between the hours of 3 and 5 on the 31st day of JUL, 2023 31st day of JUL, 2023 by Sri K V R Subrahmanyam

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 REP BY MEDURY VEN [1504-1-2023-11401]	REP BY MEDURY VENKATA PRABHAKARA SOMA YAJULU S/O. MEDURY BHASKARA RAO BAHADURPALLY CAMPUS,, HYD	
2	LR		 TECH MAHINDRA LTD [1504-1-2023-11401]	TECH MAHINDRA LTD REP BY K V R SUBRAHMANYAM S/O. LATE K HARINADHA RAO MADHAPUR, HYD	

Identified by Witness:



SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V V RAGHAVA RAJU: [1504-1-2023-11401]	V V RAGHAVA RAJU HYD	
2		 A SIVAJI::31/07/202 [1504-1-2023-11401]	A SIVAJI HYD	

31st day of July, 2023


Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO PAMPARI PARAMESHWAR
on 31-JUL-2023 16:42:44

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0540 Name: Kuna Venkata Rama Subrahmanyam	S/O Harinadha Rao, Ameerpet, Hyderabad, Telangana, 500038	
2	Aadhaar No: XXXXXXXX7388 Name: Medury Venkata Prabhakara Soma Yajulu	S/O Medury Bhaskara Rao, Sikanderpur Ghosi(68), Gurgaon, Haryana, 122002	

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:: 2 ::

AND

MAHINDRA EDUCATIONAL INSTITUTIONS, (Pan. AAICM5632K) a company registered under Section 25 of the Companies Act, 1956, having its registered office at Bahadurpally Village, Dundigal –Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District, Telangana, duly represented by its authorised signatory :**Sri Medury Venkata Prabhakara Soma Yajulu, S/o Medury Bhaskara Rao**, aged about 65 Years, Occ:Service, O/o. Mahindra Ecole Centrale, Bhadurpally campus Hyderabad. Aadhaar No 3965 1911 7388 as per the resolutions of its Board of Directors dated 22nd April 2023 (hereinafter referred to as the “**Lessee**” which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors in interest, executors and permitted assigns) of the **SECOND PART**;

The Lessor and the Lessee are collectively referred to hereinafter as the “**Parties**” and individually as “**Party**”.

WHEREAS:

- A. The Parties had entered into a Lease Deed dated 18 January 2023 (“**Lease Deed**”) registered as document No. 698/2023 on 18 January 2023 for the lease of the Scheduled Property by the Lessor in favour of the Lessee for setting up a hostel facilities for its technical institution Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- B. The Lessee has established the ‘Mahindra University’ on the Scheduled Property and other land adjoining the Scheduled Property Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.
- C. To further the objective of the Lease Deed of establishing the hostel facilities for the technical institution, the Parties have agreed to extend the term of the Lease Deed and agreed upon some alterations to the rights of the Parties to the Lease Deed, pursuant to discussions and deliberations between the Parties.
- D. The Parties have agreed to enter this Extension to the Lease Deed.

Contd..3..



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	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	17235500	0	0	0	17235600
Transfer Duty	NA	0	10688700	0	0	0	10688700
Reg. Fee	NA	0	1425160	0	0	0	1425160
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	29351360	0	0	0	29351460

Rs. 27924200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1889 and Rs. 1425160/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No .761IVM310723,930LER270723 dated ,31-JUL-23,27-JUL-23 of ,KVBL/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1050/-, DATE: 31-JUL-23, BANK NAME: KVBL, BRANCH NAME: . BANK REFERENCE NO: 5876242037723, PAYMENT MODE: NB-1001138, ATRN: 5876242037723, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LIMITED, CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS) (2). AMOUNT PAID: Rs. 29350410/-, DATE: 27-JUL-23, BANK NAME: SBIN, BRANCH NAME: . BANK REFERENCE NO: 5019033089229, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 5019033089229, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LIMITED, CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS).

Date:

31st day of July, 2023

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

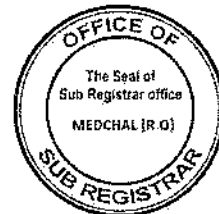
Registered as document no. 11093 of 2023 of Book-1 and assigned the identification number 1 - 1504 - 11093 - 2023 for Scanning on 31-JUL-23.

Registering Officer
Medchal (R.O)
(P Parameshwar)

Note:- One copy has been registered along with original.

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NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANT AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE ADEQUACE OF WHICH IS ACKNOWLEDGED, EACH OF THE PARTIES HEREBY AGREE AS FOLLOWS

1.1. In Page No. 3, Para 2 and 3 of the Lease Deed shall be entirely replaced with the following paras:

E. **AND WHEREAS**, the Lessee approached Lessor to lease the land admeasuring Ac.16 Acres or 77440 Sq.yds and building with built up structure in the said piece of land measuring 1,55,000 Sq.feet (as described in the Reference provisions) for the purpose of setting up a Technical Institution (hereinafter the "Project") in Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana.

for the period of 45 years including of previously registered lease deed vide Doct.No.698/2023, dated 18-01-2023, regd., at R.O., Medchal.

AND WHEREAS, the Lessor has agreed to the said proposal of the Lessee and agreed to grant a lease of the Scheduled Property consisting of 16.00 Acres or 77440 Sq.yds along with the Building thereon admeasuring 1,55,000 Sq.feet for existing leased schedule property for a period of 45 years.

1.2 In page 4 under heading TERM: Para 2.1 of the Lease Deed shall be entirely replaced with the following para :

The period of lease extension shall be for a period of 45 years commencing from the date of execution of Principal Lease Deed ("Term") and both parties have right to renew the lease for further specific term based on mutually agreed terms and conditions. In the event the Lessee intends to renew the lease after the expiry of the Term, it shall intimate the same in writing to Lessor, not less than 3 months prior to the expiry of the Term and the renewal should be made by entering into a fresh lease deed, Otherwise this lease deed will stand cancelled automatically after expiry of the lease Period.

1.3 In page no 4 clause 3.1 of the lease deed shall be entirely replaced with the following

The Lessee shall during the Term of this Lease Deed pay a sum of Rs.19,50,000/- (Rupees Nineteen Lakhs fifty thousand only) (consisting of Rs. 25,000/- per acre for land and Rs. 10/- per sq. feet for the building structure of 155,000 sq. Feet)

Contd..4..



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1.4 In page 7, under Clause 8 – Lessor's Right of the Lease Deed, Sub-clause 8.1 be replaced with the following:

" If In the event that the Lessee intends to purchase the leased land from the Lessor, during the Term or during any renewal term, the Lessor shall be obliged to sell/transfer all its rights in the leased land for a consideration equivalent to the fair value arrived at on the basis of a valuation carried out by a practicing registered valuer of repute, subject to applicable circle rates at the time of such sale/transfer/rights after the completion of the Lease period by the consent of both the parties, and if the Lessee intends to purchase, this lease deed shall be surrendered then after the property shall be transferred".

The Lessor shall, during the Term or during any renewal term, not have any right whatsoever to sell/ transfer/ alienate any of its rights or interests in the Scheduled Property to any third party without the knowledge of the Lessee."

1.5 In page 9 under Clause 12 – Termination, Sub-clause 12.1 be replaced with the following:

"This Lease Deed shall be for a period of 45 years and the Lessor shall have no right to terminate the Lease Deed for any reason whatsoever during the Term. It is clarified that the Lease Deed shall expire only if the Lessee chooses not to renew the lease for a further term by the mutual consent of both parties".

1.6 In page 9, under Clause 12-Termination, Sub clause 12.2 of the Lease Deed shall be deleted.

1.7 The following paras be added.

- a) After the date of this Extension of lease ,any reference to the Lease Deed shall be deemed to include this Extension of Lease deed. Save as expressly stated in this Extension of Lease deed, the provisions of the Lease Deed shall remain in full force and effect.
- b) Each Party hereby confirms that it has the power to enter this Extension of lease and has taken all necessary action to authorize its entry into this Extension of lease.
- c) This Extension of lease, is to be executed in Duplicate which together shall form one and the same instrument. The original copy will be kept with the Lessor and Duplicate copy will be kept with the Lessee.

Contd..5..





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- d) The Parties agree that this Extension of lease, shall be registered before the jurisdictional sub-registrar of assurances and the costs towards the payable stamp duty and the fees for registration of this Extension of lease shall be borne entirely by the Lessee.
- e) A person who is not a party to this Extension of lease, has no right in law or equity to enforce or enjoy the benefit of any term of this Extension of lease, The consent of any person who is not a party is not required to rescind or vary this Extension of lease, at any time.
- f) All disputes and differences whatsoever which shall at any time hereafter (whether during the continuance of these presents or upon or after its discharge or determination) arise between the parties hereto in respect of concerning, touching or arising out of these presents shall be referred to a sole Arbitrator appointed in mutual agreement between the Parties and an award being pronounced by such Arbitrator shall be final and binding between the Parties.
- g) The Arbitration shall be conducted in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration shall be held at Hyderabad and shall be subject to the exclusive jurisdiction of the Courts at Medchal-Malkajgiri District Courts. The language of arbitration shall be English.
- h) All capitalized terms used herein but not defined shall have the same meaning as has been described to such terms under the Principal Lease Deed.
- (i) The Lessor constructed the buildings, at its cost before the execution of this deed .
- (j) The lessor constructed the RCC buildings shown in schedule-B during the period of lease before the execution of this deed.

1.8 In Page 13 under the heading Schedule of Property, the description was not clearly mentioned therefore the description of the Property is again given hereunder without changing the extent and boundaries as Schedule-"A".

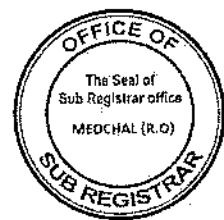


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Schedule –‘A’

Land Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, bearing:

S.No	Document No	Survey No	AC	Guntas	Sq. yards	Remarks
1	2331/1992	62/1A	2	36	14036	
2	705/1993	62/1A	3	00	14520	
3	755/1993	62/1A	3	00	14520	
4	10444/2004	62/1A	3	08	15488	
5	7787/1992	62/1A	3	36	18876	Ac.3.36Gts out of Ac 4.18 Gts or 18876 Sq.yards
	Total		16	00	77440	

Boundaries for Schedule - A

All that the land admeasuring Ac.16.00 Guntas or 77440 Sq.yds along with the building with built up structure consisting of G+2 upper floors of 1,55,000 Sft., in survey No 62/1A Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana and bounded as follows:-

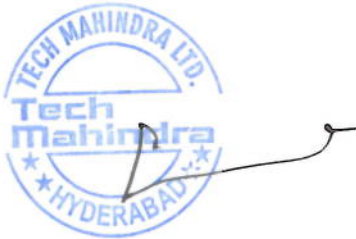
NORTH: Land falling under Government forest land

SOUTH: Land falling under Sy.No. 62/1A belongs to TML

EAST : Private venture

WEST : Land falling under Sy.No. 62/1 A belongs to TML

Contd..7..



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SCHEDULE –“B”

All that the R.C.C structure Buildings with built up structure consisting of G+2 upper floors of 1,55,000 Sft., in survey No 62/1A Situated at Bahadurpally village constructed in the above Schedule –A land.

The Lessee shall during the Term of this Lease Deed pay a sum of Rs.19,50,000/- (Rupees Nineteen Lakhs fifty thousand only) (consisting of Rs. 25,000/- per acre for land and Rs. 10/- per sq. feet for the building structure of 155,000 sq. feet, of the Scheduled Property), per month as lease rent

Upon execution of this Extension of Lease, it is effective from the previous registered lease deed dated : 18-01-2023 (i.e. date of Principal Lease Deed)

IN WITNESS WHEREOF, each of the afore named Parties has signed and executed this Deed of Extension of lease and all the original copies hereto, on the date first hereinabove written.

For and on behalf of **TECH MAHINDRA LIMITED**

WITNESSES:-

1. *May Chandra*
2. *A. Srinivas*

Authorised Signatory



For and on behalf of **MAHINDRA EDUCATIONAL INSTITUTIONS**

Authorised Signatory



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECH MAHINDRA LIMITED IN ITS MEETING HELD ON THURSDAY, 27TH APRIL, 2023 AT 10.15 HRS AT BOARD ROOM, PHASE 3, RAJIV GANDHI INFOTECH PARK, HINJEWADI, PUNE - 411057.

TO CONSIDER AND APPROVE LEASE OF LAND TO MAHINDRA EDUCATIONAL INSTITUTIONS.

RESOLVED THAT pursuant to the provisions of Section 180 and other applicable provisions if any of the Companies Act, 2013, the consent of the Board of Directors be and is hereby accorded to grant a lease of 25.00 acres land at Bahadurapally Village, Jeedimetla, Hyderabad - 500 043, Telangana to Mahindra Educational Institutions for a period of 45 years at a monthly rent to be determined based on market rates and valuations.

RESOLVED FURTHER THAT in partial modification of the resolution passed by the Board of Directors at its meeting held on 26th & 27th July, 2022, the tenure of the lease of land to Mahindra Educational Institutions for 16 acres of land be extended from the current period of 29 years 10 months up to 45 years.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO or Mr. Rohit Anand, Chief financial Officer be and are hereby severally authorized to make necessary amendments in the lease deed, finalize lease rental, and do all such things as may be necessary while finalizing and registering the lease deed.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO, Mr. Rohit Anand, Chief Financial Officer and Mr. KVR Subrahmanyam, Head- Commercial & Infra Services be and are hereby severally authorised to determine the boundaries, sign and execute all necessary documents for leasing of the said land.

RESOLVED FURTHER THAT for this purpose, if any document is required to be executed under the Common Seal of the Company, the same be affixed in the presence of any Director of the Company and Mr. Rohit Anand, Chief Financial Officer or Mr. Anil Khatri, Company Secretary in conformity with the provisions of the Articles of Association of the Company.



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Medchal (R.O)




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TECH
mahindra

RESOLVED FURTHER THAT if necessary, the Company's Common Seal be taken out of the Registered Office of the Company, beyond the city limits, for execution of the aforesaid documents.

For Tech Mahindra Limited


Anil Khatri
Company Secretary
Membership No. F9360
Office Address: Sharda Centre,
Off Karve Road, Pune-411004,
Maharashtra, India.

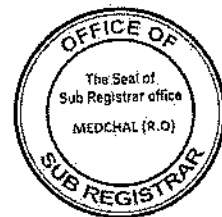


Date: 22nd May, 2023
Place: Pune

Bk - 1, CS No 11401/2023 & Doct No
11093/2023. Sheet 9 of 13 Sub Registrar
Medchal (R.O)



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Medchal (R.O)



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Mahindra

EDUCATIONAL INSTITUTIONS

(MCI UN number: M2300071201134PLJ84670)

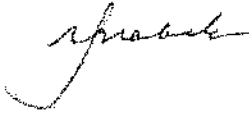
ADDRESS:
Survey No 82/ TA, Bahadurpally,
Jeedimetla, Hyderabad - 500043
Telangana, INDIA

Tel: +914087135114
+914087135109

Email: meh@maheduis.com

RESOLVED FURTHER THAT any Director or Dr. Yajulu Medury or Mr. Anil Khatri or Mr. Venkata Kumar Raju Vadapalli is hereby severally authorised to furnish a certified copy of the resolution and to register the necessary agreements to give effect to this resolution.

For Mahindra Educational Institutions



C. P. Gurnani
Director

(DIN: 00018234)

Date: May 18, 2023

Office Address: Capital Cyberscape, Sector 59
Gurugram, Haryana 122102

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Medchal (R.O)

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भारत सरकार
GOVERNMENT OF INDIA

గున వెంకట రామ సుబ్రహ్మణ్యం
Kuna Venkata Rama Subrahmanyam
పుట్టిన తేదీ / DOB: 10/06/1964
పురుషుడు / MALE

2352 7246 0540

ఆధార్ - సామాన్య మానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పేరు: S/O Harinadha Rao, Flat No 101, 415/3RT, 7-1-621/321 and 322, Narmada Apartments, near community hall, SR Nagar, Ammaerpet, Hyderabad, Telangana - 500038

Address: S/O Harinadha Rao, Flat No 101, 415/3RT, 7-1-621/321 and 322, Narmada Apartments, near community hall, SR Nagar, Ammaerpet, Hyderabad, Telangana - 500038

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

भारत सरकार
Government of India

మెదురీ వెంకట ప్రభాకరా సోమా యజులు
Medury Venkata Prabhakara Soma Yajulu
జన్మ తేదీ/DOB: 01/03/1958
పురుషుడు / MALE

3965 1911 7388
VID : 9189 9847 2264 2539

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: मेदुरी प्रभाकर राव, ई-1/6, डीएलएफ नगर फेज -1, सिकंदरपुर घोसी(68), गुरगाँव, हरियाणा - 122002

Address: S/O: Medury Bhaskara Rao, E-1/6, DLF City Phase -1, Sikanderpur Ghosi(68), Gurgaon, Haryana - 122002

3965 1911 7388
VID : 9189 9847 2264 2539

भारत सरकार
Government of India

వూదుమూడి వీర రాఘవ రాజు
Vudumudi Veera Raghava Raju
పుట్టిన తేదీ / DOB: 23/07/1969
పురుషుడు / MALE

6223 8791 6790

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

పేరు: S/O Vudumudi Vijaya Lakshmi Narayana Raju, FLAT NO 401 AND 402 AISHWARYA PRIDE APTS. EENADU COLONY, RELIANCE FRESH - VIVEKANANDA NAGAR, Kukatpally, Medchalmakajri, Telangana, 500072

Address: S/O Vudumudi Vijaya Lakshmi Narayana Raju, FLAT NO 401 AND 402 AISHWARYA PRIDE APTS. EENADU COLONY, RELIANCE FRESH - VIVEKANANDA NAGAR, Kukatpally, Medchalmakajri, Telangana, 500072

6223 8791 6790

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

అదిరెడ్డి సివాజీ
Adireddi Sivaji
పుట్టిన తేదీ / DOB: 15/03/1969
పురుషుడు / MALE

8478 9699 3591

ఆధార్ - సామాన్య మానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పేరు: S/O అదిరెడ్డి అప్పారావు, ఇంటి నంబర్ LIG 203, హుడా మయూరీ నగర్, విగ్నాన్ స్కూల్ దగ్గర, మియాపూర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500072

Address: S/O Adireddi Apparao, H No. LIG 203, Huda Mayuri Nagar, Near Vignan School, Miyapur, Hyderabad, Hyderabad, Andhra Pradesh - 500072

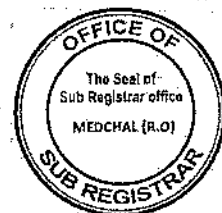
1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

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BK - 1, CS No 11401/2023 & Doct No
11093/2023. Sheet 12 of 13
Sub Registrar
Medchal (R.O)



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TECH MAHINDRA LIMITED



24/10/1986

Permanent Account Number

AAACM3484F

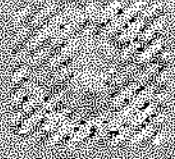
20020118

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHINDRA EDUCATIONAL
INSTITUTIONS



04/11/1986

Permanent Account Number

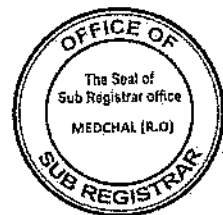
AAACM3484F

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11093/2023. Sheet 13 of 13 Sub Registrar
Medchal (R.O)



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Lease Agreement 5



Registration And Stamps Department

11092/2023

Payment Details - Citizen Copy - Generated on 31/07/2023, 04:36 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 11945

Receipt Date: 31/07/2023

Name: K V R SUBRAHMANYAM

CS No/Doct No: 11397 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 44244G310723

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 31-JUL-23

Bank Name:

Bank Branch:

E-Challan Bank Name: KVBL

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

Total:

1000

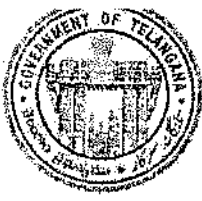
In Words: RUPEES ONE THOUSAND ONLY

1000

Prepared By: NARESH

RETURNED

కాయితీ సబ్ రిజిస్ట్రార్ - 5
హరి నారాయణుడు మద్దత, మల్కాజ్ గిరి జిల్లా



**Government of Telangana
Registration And Stamps Department**

11092/2023

Payment Details - Citizen Copy - Generated on 31/07/2023, 04:35 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 11944

Receipt Date: 31/07/2023

Name: K V R SUBRAHMANYAM

CS No/Doct No: 11397 / 2023

Transaction: Lease Deed

Challan No:

E-Challan No: 493TYV270723

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-JUL-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				1739228
Transfer Duty /TPT				13044210
Deficit Stamp Duty				26088420
User Charges				1000
Total:				40872858

In Words: RUPEES FOUR CRORE EIGHT LAKH SEVENTY TWO THOUSAND EIGHT HUNDRED FIFTY EIGHT ONLY

Prepared By: NARESH

OTP Verified

RETURNED

Signature by SR

జాయింట్ సబ్ - రిజిస్ట్రార్ - ౪
వారి కార్యాలయము మేడ్చల్, మల్కajగిరి జిల్లా.

Doc No. 11092/2023

Original



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 230727182457351806
Date: 27 JUL 2023, 06:27 PM
Purchased By:
MEDURY VENKATA PRABHAKARA SOMA YAJULU
S/o MEDURY BHASKARA RAO
R/o M M DIST.
For Whom
MAHINDRA EDUCATIONAL INSTITUTIONS

Shafiq AV 410978

MOHD SHAFEEQUDDIN
LICENSED STAMP VENDOR
Lic. No. 15-22-006/2016
Ren.No. 15-22-039/2022
Shop No.34 Pareek Plaza, Huda
Trade Centre, Nallagandla(V)
Serilingampally(M) Ranga
Reddy Dist.
Ph 9154899895

LEASE DEED

This Lease Deed is made and executed at R.O., Medchal, on this 31st day of July 2023.

BY AND BETWEEN

TECH MAHINDRA LTD., (PAN: AAACM3484F), a company within the meaning of Section 2 of the Companies Act, 2013 and having its Registered Office at Gateway Building, Apollo Bunder, Mumbai 400001 represented by Mr.KVR Subrahmanyam S/o. Late K. Harinadha Rao, aged 59 years, Occupation: Service, O/o. Madhapur Hyderabad. Aadaar No.2352 7246 0540 duly authorized by Power of Attorney issued in terms of the resolution passed by the Board of Directors in their meeting held on 27th April 2023, (hereinafter called the "**Lessor**") which expression shall unless repugnant to the context or meaning thereof deemed to mean and include its successors and assigns) of the **FIRST PART**.







Mobile No. 9866054254

Contd...2..



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1739228/- paid between the hours of 3 and 4 on the 31st day of JUL, 2023 31st day of JUL, 2023 by Sri K V R Subrahmanyam

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 REP BY MEDURY VEN [1504-1-2023-11397]	REP BY MEDURY VENKATA PRABHAKARA SOMA YAJULU S/O. MEDURY BHASKARA RAO BAHADURPALLY CAMPUS,, HYD	
2	LR		 TECH MAHINDRA LTD [1504-1-2023-11397]	TECH MAHINDRA LTD REP BY K V R SUBRAHMANYAM S/O. LATE K HARINADHA RAO MADHAPUR, HYD	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V V RAGHAVA RAJU: [1504-1-2023-11397]	V V RAGHAVA RAJU HYD	
2		 A SIVAJI::31/07/202 [1504-1-2023-11397]	A SIVAJI HYD	

31st day of July,2023

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO PAMPARI PARAMESHWAR
on 31-JUL-2023 16:43:14

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0540 Name: Kuna Venkata Rama Subrahmanyam	S/O Harinadha Rao, Ameerpet, Hyderabad, Telangana, 500038	
2	Aadhaar No: XXXXXXXX7388 Name: Medury Venkata Prabhakara Soma Yajulu	S/O Medury Bhaskara Rao, Sikanderpur Ghosi(68), Gurgaon, Haryana, 122002	

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::2::

AND

MAHINDRA EDUCATIONAL INSTITUTIONS, (PAN: AAICM5632K) a company incorporated and registered under Section 25 of the Companies Act, 1956 and having its Registered Office at **Bahadurpally Village, Dundigal Mandal, Medchal-Malkajgiri District, Telangana** represented by Its Authorized Signatory Sri Medury Venkata Prabhakara Soma Yajulu s/o. Sri Medury Bhaskara Rao aged about 65 Years Occupation : Service, O/o. Mahindra Ecole Centrale, Bhadurpally campus, Hyderabad. Aadhaar No. 3965 1911 7388 as per the Director - MEC duly authorized as per the resolutions of its Board of directors dated 22nd April 2023 (hereinafter called the "**Lessee**") which expression shall unless repugnant to the context or meaning thereof, deemed to mean and include its representatives, administrators, successors in interest, assigns, nominees) of the **SECOND PART**.

The LESSOR and the LESSEE are hereinafter collectively referred to as the "Parties" and individually as the 'Party'.

PREAMBLE

WHEREAS the Lessor is the absolute owner and in actual physical possession of the land falling within the revenue Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, bearing:

S.no	Document No	Survey No	AC	Guntas	Sq. yards	Remarks
1	4967/92	62/1A	4	00	19360	
2	2494/92	62/1A	4	19	21659	
3	2344/92	62/1A	2	20	12100	
4	10443/92	62/1A	5	18	26378	
5	4734/92	62/1A	4	19	21659	
6	2428/92	62/1A	4	04	19844	AC.4.04 Gts out of Ac.4.19 Gts or 19844 Sq.yards
	Total		25	00	121000	

(hereinafter referred to as the "Scheduled Property" more particularly described in Schedule A hereunder)

Contd...3



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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	26088420	0	0	0	26088520
Transfer Duty	NA	0	13044210	0	0	0	13044210
Reg. Fee	NA	0	1739228	0	0	0	1739228
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	40873858	0	0	0	40873958

Rs. 39132630/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1739228/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No 493TYV270723.44244G310723 dated 27-JUL-23,31-JUL-23 of ,SBIN/KVBL/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 40872808/-, DATE: 27-JUL-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6196529411115, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 6196529411115, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LTD, CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS). (2). AMOUNT PAID: Rs. 1050/-, DATE: 31-JUL-23, BANK NAME: KVBL, BRANCH NAME: , BANK REFERENCE NO: 1621777506427, PAYMENT MODE: NB-1001138, ATRN: 1621777506427, REMITTER NAME: MAHINDRA EDUCATIONAL INSTITUTIONS, EXECUTANT NAME: TECH MAHINDRA LIMITED, CLAIMANT NAME: MAHINDRA EDUCATIONAL INSTITUTIONS).

Date:

31st day of July, 2023

Signature of Registering Officer

Medchal (R.O)

Certificate of Registration

Registered as document no. 11092 of 2023 of Book-1 and assigned the identification number 1 - 1504 - 11092 - 2023 for Scanning on 31-JUL-23 .

Registering Officer

Medchal (R.O)

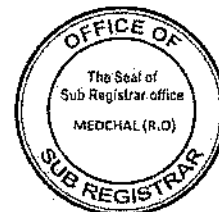
(P Parameshwar)

Note: - One copy has been Registered along with its original.

Bk - 1, CS No 11397/2023 & Doct No 11092/2023.

Sub Registrar Medchal (R.O)

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And WHEREAS the Lessor obtained land use conversion from agriculture to Non-agriculture vide file No.L/4520/2010 dated 04.01-2011, issued by Spl.Gr.Dy. collector & revenue Divisional officer, Ranga Reddy East division. Also obtained construction permission for construction vide Letter No.8979/P4/Plg/HUDA/2005, dated 17-07-2006, issued by Hyderabad Urban Development Authority and constructed a Building consisting of Ground +1 Upper floor with a total built up area of 20,558 Sq.feet.

AND WHEREAS, the Lessee approached Lessor to lease the land admeasuring 25 Acres or 1,21,000 Sq.yds and building with built up structure in the said piece of land measuring 20,558 sq.feet (as described in the Reference provisions) for the purpose of setting up a Technical Institution (hereinafter the "Project") Situated at Bahadurpally Village, Dundigal Gandimaisamma Mandal, (earlier Quthbullapur Mandal), Medchal-Malkajgiri District (earlier Ranga Reddy District), Hyderabad – 500043, Telangana, for the period of 45 years.

AND WHEREAS, the Lessor has agreed to the said proposal of the Lessee and agreed to grant a lease of the Scheduled Property consisting of 25.00 Acres or 1,21,000 Sq.yds and building with built up structure in the said piece of land measuring 20,558 Sq.feet for adjacent to the existing leased land for a period of 45 years.

Based on the above mentioned representations, the Parties are entering into this Lease Deed on terms and conditions contained herein.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER: -

1. LEASE

- 1.1. The Lessor hereby agree to lease unto the Lessee the Scheduled Property and have delivered possession of the same exclusively and peacefully along with all appurtenant rights, except ownership and to apply and obtain requisite approvals, permissions and sanction, to pay fee, get refund and perform any act to run and establish the Project on the said Land, and manage the same including all activities required thereto, subject to the terms and conditions hereinafter set out.
- 1.2. The Lessee for the purpose of the Project approvals shall have and hold absolute possession along with an unrestricted right to enter/access upon the Scheduled Property, take measurements, raise fencing, etc. and conduct any other activity required for submission of application for grant of approvals for the Project.
- 1.3. It is agreed that the Lessee shall obtain all necessary permissions and approvals as may be required to develop the Project.
- 1.4. The Lessor shall have the current land use changed from multipurpose land to setting up of a Technical Institution, on the Scheduled Property.

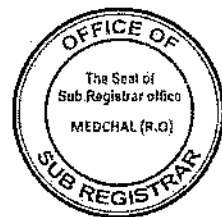
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Medchal (R.O)

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- 1.5. The Lessee shall use this Scheduled Property only for hostel blocks ,education Buildings, Indoor Sports Complex and all other allied Infrastructure required for University.
- 1.6. At the end of lease period, the Lessee shall handover the Scheduled Property in vacant position.

2. **TERM**

- 2.1 The period of lease shall be for the initial term of 45 years (Forty five years) commencing from the date of execution of this Lease Deed ("Term") and both parties have right to renew the lease for further specific term based on mutually agreed terms and conditions. In the event the Lessee intends to renew the lease after the expiry of the Term, it shall intimate the same in writing to Lessor, not less than 3 months prior to the expiry of the Term and the renewal should be made by entering into a fresh lease deed or Otherwise this lease deed will stand cancelled automatically after expiry of the lease Period.

3. **RENT**

- 3.1. The Lessee shall during the Term of this Lease Deed pay a sum of Rs. 8,30,580/- (**Rupees Eight Lakhs Thirty Thousand Five Hundred Eighty only**) (consisting of Rs. 25,000/- per acre per month) as land lease rent and Rs 10/- (Rupees Ten only) per sft per month for Rs.20,558 sft as building lease rent.
- 3.2. The Lessee shall pay the rent reserved in clause 3.1 above to the Lessor quarterly in advance for each quarter beginning on the commencement of this Lease Deed, which shall be the date of execution this Lease Deed.
- 3.3. The Lessee shall pay the first of such rent to the Lessor on a pro-rata basis, on the date of execution of this Lease Deed and thereafter on or before the end of the first month of each quarter.
- 3.4. The Lessee shall make payment of rent and other monies due under this Deed by demand draft or account payee cheques or EFT, payable at Hyderabad and drawn in the name of the Lessor without any deductions (except for Tax Deduction at Source as per Income Tax Act, 1961).
- 3.5. If the lease rent or any other sum due under this Lease Deed is not paid on the due date, the Lessee shall pay interest at the rate of 12% per annum from the due date till the date of payment.

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11092/2023. Sheet 4 of 20 Sub Registrar
Medchal (R.O)



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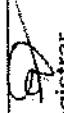
4. LESSEE's OBLIGATION

- 4.1 The Lessee agrees with the Lessor that it shall use the Scheduled Property only for the purpose for which it has been agreed to be leased and no offensive or legally prohibited activities would be carried out thereon.
- 4.2 The Lessee shall comply with all applicable statutory rules, regulations and by-laws.
- 4.3 The Lessee agrees that it shall not do or suffer to be done anything in or to the Scheduled Property, which may be against applicable statutory rules and regulations.
- 4.4 The Lessee agrees to observe the terms and conditions laid out in various approvals and sanctions for the Project from time to time, by various statutory authorities, Central and State Government and/or local government bodies.
- 4.5 The Lessee agrees to perform and observe all the terms and conditions under this Lease Deed and comply with the obligations which the Lessee may be liable to perform or observe during the Term.
- 4.6 The Lessee shall keep the Scheduled Property clean, tidy and free from rubbish and to clean, repair and paint or treat or generally redecorate.
- 4.7 The Lessee shall use the Scheduled Property for carrying out the agreed purpose only and strictly in accordance with the applicable laws and rules.
- 4.8 The Lessee may sublet or underlet the Scheduled Property or part thereof to its subsidiaries, affiliates and group companies or to any other third party subject to the prior written approval from the Lessor. Such prior approval of the Lessor may be issued by IBG Head, Corporate Services Department of the Lessor.
- 4.9 The Lessee shall be responsible for safety and security of the Scheduled Property (including electrical installations/switches, etc.). The Lessee shall be exclusively responsible for the safety and security of the students on the Scheduled Premises, for hazard identification and remediation to eliminate safety and security risks. In the event of happening of any accident/incident in the Scheduled Property, connected with safety/security then the Lessee shall be responsible to settle the claims, if any raised or to be raised by any such affected party. The above stipulation shall also apply to casual guests, visitors, contractors and other employees visiting the Scheduled Property.

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5. LESSOR's OBLIGATION

- 5.1 It is agreed by the Lessor that it shall provide any title documents, revenue documents confirming its ownership in the Scheduled Property to the Lessee as and when required by the Lessee for obtaining sanctions, approvals, etc. for the Project.
- 5.2 The Lessor agrees that it is legally entitled to execute this Lease Deed and is legally entitled and competent to lease the Scheduled Property in favor of the Lessee for the purpose of development of the Project and no impediment, either statutory or otherwise, exists contrary to such entitlement/competence.
- 5.3 The Lessor agrees that the Scheduled Property is freehold land and is not subject to any encumbrance, charge, attachment or any statutory disability likely to adversely affect the peaceful enjoyment of the Scheduled Property by the Lessee.
- 5.4 It is agreed by the Lessor that the Scheduled Property is not the subject matter of any similar agreement with any other person nor is there any litigation pending, threatened and no notice for acquisition or requisition having been received by the Lessor.
- 5.5 The Lessor has no restraining orders to carry on the business of running the Technical Institution upon the Scheduled Property.

6. AUTHORITY TO MANAGE

- 6.1 The Lessor shall execute a General Power of Attorney or any other document in favor of Lessee as and when required by the Lessee, for obtaining various consents, permissions and approvals, etc. in relation to the development, operation and maintenance of the Project during the subsistence of the Lease.

7. LESSEE's RIGHTS

- 7.1 The Lessee paying the rent and other charges in respect of the Scheduled Property and performing and observing the covenants, conditions and stipulations on its part herein to be observed shall peacefully and quietly hold, possess and enjoy the Scheduled Property and every part thereof during the Term hereby created without any lawful interruption, disturbance, claim or demand whatsoever from or by the Lessor or any other person claiming on behalf of the Lessor whomsoever.

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7.2 The Scheduled Property, the services, open spaces, common areas and amenities and the specialized and distinctive services provided in the Project shall be controlled, maintained and managed by the Lessee.

7.3 If the Lessor fails to observe any law, direction, order, notice or requirements of any government or public body or authority in respect of the Scheduled Property, the Lessee may in the Lessee's sole discretion perform the same after written intimation thereof to the Lessor and all expenses and costs incurred thereby shall be recoverable from the Lessor by the Lessee. The Lessee shall be all original receipts of such payments to the Lessor.

The Lessor shall, during the Term or during any renewal term, not have any right whatsoever to sell/transfer/ alienate any of its rights or interests in the schedule property to any third party.

8 LESSOR's RIGHTS

8.1

" If In the event that the Lessee intends to purchase the leased land from the Lessor, during the Term or during any renewal term, the Lessor shall be obliged to sell/transfer all its rights in the leased land for a consideration equivalent to the fair value arrived at on the basis of a valuation carried out by a practicing registered valuer of repute, subject to applicable circle rates at the time of such sale/transfer/rights after the completion of the Lease period by the consent of both the parties, and if the Lessee intends to purchase, this lease deed shall be surrendered then after the property shall be transferred".

The Lessor shall, during the Term or during any renewal term, not have any right whatsoever to sell/ transfer/ alienate any of its rights or interests in the Scheduled Property to any third party without the knowledge of the Lessee."

9. TAXES, LEVIES AND COMPENSATION

9.1 The Lessee shall pay the property Tax and land revenue as may be assessed from time to time on the Scheduled Property.

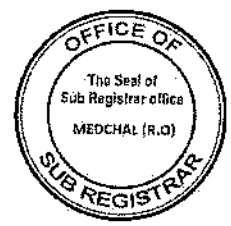
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- 9.2 It is agreed by the Lessor that if it fails to pay and discharge all rates, taxes, assessment, charges, claims, demands, outgoings and all other charges including sales tax, impositions or observe any law, direction, order, notice or requirements of any Government or public body or authority till the date of execution of this Lease Deed, the Lessee may in its sole discretion perform the same after written intimation to the Lessor and all expenses and costs incurred thereby shall be recoverable by the Lessee from the Lessor. The Lessee shall handover all original receipts of such payments to the Lessor.
- 9.3 The Lessor shall submit to the Lessee the TDS (Tax Deducted at Source) certificates evidencing the Income Tax deducted and deposited by it.
- 9.4 The Lessee undertakes to pay any sales tax / value added tax / lease tax, if any, applicable to any business or other activities or in any other way related to the Scheduled Property.
- 9.5 It is hereby unequivocally agreed by the Parties that if anytime hereinafter the Scheduled Property gets acquired by the Government or any other agency under the provisions of any Act / Law including Acquisition Act, then the Lessor shall alone be entitled to receive the entire compensation and the Lessee shall not have any claim or objection in this regard.

10 INSURANCE

The Lessee covenants with the Lessor

- 10.1 To ensure the hostel blocks and educational buildings to be constructed on the Scheduled Property
- i. With an insurance office or underwriters of repute.
 - ii. Against loss or damage by means of fire, lightning, earthquake, explosion, aircraft (other than hostile aircraft) and other aerial devices or articles dropped there from, riot, civil commotion, malicious damage, storm or tempest, bursting or overflowing of water tanks apparatus or pipes, flood an impact by road vehicles (to the extent that insurance against risks or insurance as may from time to time be reasonably required by the Lessor (Subject in all cases to such usual exclusions and limitations as may be imposed by the insurers) (hereinafter referred to as "Insured Risks");
 - iii. subject to such excesses as may be imposed by the insurers;
- 11.1. This Lease Deed shall be for the period noted in para 2.1 of this deed and the lessor shall have no right to terminate the lease Deed for any reason whatsoever during the Term. It is clarified that the Lease deed shall expire only if the lessee chooses to not renew the lease for a further term.

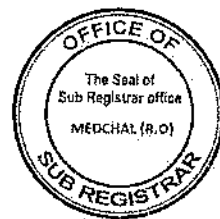
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- 11.1.1 To insure against loss of Lease Rent thereon payable under this Lease Deed arising from damages to the Scheduled Property for the Insured Risks for three years or such longer period as the Lessor may reasonably require having regard to the likely period for reinstating the Demised Premises;
- 11.1.2 To use reasonable endeavors to procure that the insurer waives its rights of subrogation against the Lessor;
- 11.1.3 At the request of Lessor (but not more frequently than once in twelve months) to produce summary details of the terms of the insurance under this Clause 11.1.1:
- 11.2. Not to do anything in the Scheduled Property which would or might prejudice or invalidate the insurance of the Scheduled Property or cause any premium for insurance to be increased.
- 11.2.1 To comply with the requirements and reasonable recommendations of the insurers.
- 11.2.2 To nominate the Lessor as the co-beneficiary for all such insurance coverage pertaining to the Scheduled Property and fitting & fixtures provided therein.

12. TERMINATION

- 12.1 *This Lease Deed shall be for the period of 45 years and the Lessor shall have no right to terminate the Lease Deed for any reason whatsoever during the Term. It is clarified that the Lease Deed shall expire only if the Lessee chooses not to renew the lease for a further term by mutual consent of both parties.*

13. ARBITRATION

- 13.1 All disputes and differences whatsoever which shall at any time hereafter (whether during the continuance of these presents or upon or after its discharge or determination) arise between the parties hereto in respect of, concerning, touching or arising out of these presents shall be referred to a sole Arbitrator appointed in mutual agreement between the parties and an award being pronounced by such Arbitrator shall be final and binding between the parties.

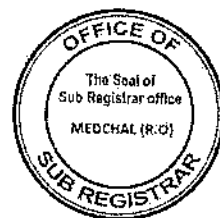
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13.2 The arbitration shall be conducted in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration shall be held at Hyderabad and shall be subject to the exclusive jurisdiction of the Courts at Medchal -Malkajgiri District Courts. The language of arbitration shall be English.

14. INDEMNITY

14.1 The Lessee under all circumstances fully and effectually and effectively indemnifies and keep indemnified the Lessor, its officers, directors, employees, agents and representatives against any claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be made or taken against the Lessor by any person or which may be suffered by the Lessor arising out of any willful action or non-action, accident or otherwise, or by any reason of the Lessee's operations and use of the Scheduled Property.

14.2 The Lessor hereby indemnifies and keep indemnified the Lessee against any and all claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be made or taken against the Lessee arising out of any defect in the title to the Scheduled Property.

15. NOTICES

All notices, to be served on either of the parties as contemplated by these presents shall be deemed to have been duly served if sent to the party, by Registered Post A.D./ Under Certificate of Posting/ Facsimile/ hand delivery at the respective addresses specified herein below or such other address as may be designated in writing from time to time.

FOR THE LESSOR

Tech Mahindra Limited
Infocity, Unit No.12, Plot No. 35&36
HITEC City Layout, Survey No.64
Madhapur, Hyderabad 500 081

Attention: Mr. K.V.R.Subrahmanyam Head - Commercial &Infra services

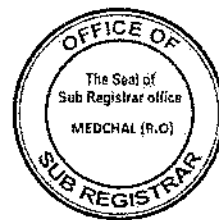


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FOR THE LESSEE

Mahindra Educational Institutions(MU)
Survey No: 62/1A, Bahadurpally Village, Dundigal Gandimaisamma Mandal,
Medchal-Malkajiri District, Hyderabad – 500043, Telangana,INDIA

Attention: Mr.Medury Venkata Prabhaka somayajulu Director-MEC

16. GOVERNING LAW

This Lease Deed shall in all respects be governed by the Laws of India.

17. FORCE MAJEURE

17.1 Neither party shall be liable to the other for failure or delay to comply with the provisions of the Lease Agreement, if the same is due to reasons of Force Majeure beyond the control of the parties, and such performance shall be excused to the extent it is prevented by reason of the foregoing.

17.2 For purposes of this Article, Force Majeure shall mean one or more of the following acts or events:

Natural disasters such as fire, flood, damage by the elements, perils of the sea or air accident, act of God, strike, lock-out or other labor disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation, decree rule, regulation or otherwise, revolution, civil disturbance, breach of the peace, declared or undeclared war, act of interference or action by civil or military authorities or due to any other cause beyond the parties' control.

Such other extra-ordinary circumstances affecting the rights and obligations of the parties under this Deed as mutually discussed and agreed upon.

18. STAMP DUTY AND REGISTRATION OF DEED

All costs, charges, expenses including the stamp duty payable on or in respect of execution and registration of this Deed and on all other instruments and deeds to be executed pursuant to this Deed, shall be borne and paid solely by the Lessee who shall be responsible for compliance of the provisions of applicable stamp laws.

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19 SIGNAGE RIGHTS

The Lessee shall have the right to install its signage, without additional payment of rent to the Lessor, on the Scheduled Property as per location and design approved by the Lessor, which the Lessor shall not unreasonably withhold or delay. Any statutory payment to be made to the relevant authorities in respect of the signage will be borne by the Lessee.

20 IMPROVEMENTS IN THE SCHEDULED PROPERTY

The hostel blocks and educational buildings to be constructed on the Scheduled Property and all over improvements in the Schedule Property belongs to the Lessor and the Lessee shall, at its sole cost, execute all relevant documents and perform all such activities as may be required to transfer the legal ownership of the hostel facilities and other improvements in the Schedule Property to the Lessor, at the end of Term of this Lease Deed.

21 CONFIDENTIALITY

This Lease Deed, their existence and all information exchanged between the Parties under this Lease Deed or during the negotiations preceding this Lease Deed, as the case may be, are confidential to them and shall not be disclosed to any third party by the Lessee.

22 INDEPENDENT RIGHTS

Each of the rights of the Parties hereto under this Lease Deed are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such right shall not prejudice or constitute a waiver of any other right of the Party, whether under this Lease Deed or otherwise.

23 VARIATION OR AMENDMENT

No variation or amendment of this Lease Deed shall be binding on any Party unless such variation or amendment is in writing and signed by each Party.

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24 WAIVER

No waiver of any breach of any provision of this Lease Deed shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless it is made in writing and is signed by an authorized representative of the waiving Party.

25 SEVERABILITY

If any provision of this Lease Deed is invalid, unenforceable or prohibited by applicable laws, this Lease Deed shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Lease Deed shall be valid, binding and of like effect as if such provision was not included herein.

26 FURTHER ACTS

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Lease Deed and each of the transactions contemplated under this Lease Deed.

27 AUTHORIZATION

The persons signing this Lease Deed on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

28 ENTIRE AGREEMENT

This Lease Deed constitutes the whole agreement between the Parties relating to the subject matter hereof and supersedes any prior agreements or understandings relating to such subject matter.

This document is executed in Duplicate the original will be kept with the Lessor and the duplicate will be kept with the Lessee.

The Market value of the land is Rs.84,70,00,000/- and the value of the built-up area is Rs.2,26,13,800/- and total it comes to Rs.86,96,13,800/- i.e., rounded to Rs.86,96,14,000/-

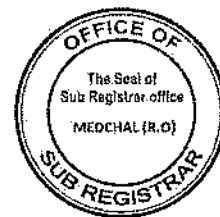
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SCHEDULED PROPERTY

All that the land admeasuring Ac.25.00 Guntas or 1,21,000 Sq.yds and building with built up structure of G+1 Upper floor in the said piece of land measuring 20,558 Sq.feet Situated at Revenue Estate of Bahadurpally village, Dundigal Gandimaisamma Mandal, Medchal-Malkajiri District, Telangana State, and bounded as follows:- (SP No: 62/1A)

NORTH: Land falling under Government Forest land

SOUTH: Land falling under Sy. No. 62/1A belongs to TML.

EAST: Land falling under Sy. No. 62/1A belongs to TML.

WEST: front Main gate Road

IN WITNESS WHEREOF, the parties above named have affixed their signatures and seal on the Lease Deed on the day, month and year written herein above in the presence of witnesses given below: -

WITNESSES:-

1. 

2. A. Lilaj

LESSOR
For TECH MAHINDRA LTD.


Authorized Signatory



LESSEE
For MAHINDRA EDUCATIONAL INSTITUTIONS (MU)

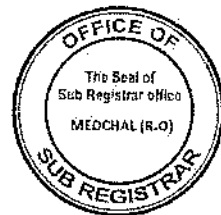

Authorized Signatory



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECH MAHINDRA LIMITED IN ITS MEETING HELD ON THURSDAY, 27TH APRIL, 2023 AT 10.15 HRS AT BOARD ROOM, PHASE 3, RAJIV GANDHI INFOTECH PARK, HINJEWADI, PUNE - 411057.

TO CONSIDER AND APPROVE LEASE OF LAND TO MAHINDRA EDUCATIONAL INSTITUTIONS.

RESOLVED THAT pursuant to the provisions of Section 180 and other applicable provisions if any of the Companies Act, 2013, the consent of the Board of Directors be and is hereby accorded to grant a lease of 25.00 acres land at Bahadurapally Village, Jeedimetla, Hyderabad - 500 043, Telangana to Mahindra Educational Institutions for a period of 45 years at a monthly rent to be determined based on market rates and valuations.

RESOLVED FURTHER THAT in partial modification of the resolution passed by the Board of Directors at its meeting held on 26th & 27th July, 2022, the tenure of the lease of land to Mahindra Educational Institutions for 16 acres of land be extended from the current period of 29 years 10 months up to 45 years.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO or Mr. Rohit Anand, Chief financial Officer be and are hereby severally authorized to make necessary amendments in the lease deed, finalize lease rental, and do all such things as may be necessary while finalizing and registering the lease deed.

RESOLVED FURTHER THAT Mr. C. P. Gurnani, Managing Director & CEO, Mr. Rohit Anand, Chief Financial Officer and Mr. KVR Subrahmanyam, Head- Commercial & Infra Services be and are hereby severally authorised to determine the boundaries, sign and execute all necessary documents for leasing of the said land.

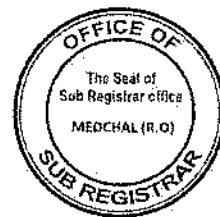
RESOLVED FURTHER THAT for this purpose, if any document is required to be executed under the Common Seal of the Company, the same be affixed in the presence of any Director of the Company and Mr. Rohit Anand, Chief Financial Officer or Mr. Anil Khatri, Company Secretary in conformity with the provisions of the Articles of Association of the Company.



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**TECH
mahindra**

RESOLVED FURTHER THAT if necessary, the Company's Common Seal be taken out of the Registered Office of the Company, beyond the city limits, for execution of the aforesaid documents.

For Tech Mahindra Limited

AK
Anil Khatri
Anil Khatri
Company Secretary
Membership No. F9360
Office Address: Sharda Centre,
Off Karve Road, Pune-411004,
Maharashtra, India.



Date: 22nd May, 2023
Place: Pune

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHINDRA EDUCATIONAL INSTITUTIONS IN ITS MEETING HELD ON SATURDAY, 22ND APRIL 2023 THROUGH MICROSOFT TEAMS FACILITY AT TECH MAHINDRA LIMITED, SURVEY NO: 62/1A, BAHADURPALLY, JEEDIMETLA, HYDERABAD - 500043

TO CONSIDER AND APPROVE TAKING ON LEASE 25 ACRES OF LAND FROM TECH MAHINDRA LIMITED

RESOLVED THAT consent of the Board be accorded to take on lease 25 acres of land on lease situated at Bahadurpally Village, Jeedimetla, Hyderabad, 500 043, Telangana, from Tech Mahindra Limited, for a period of 45 years at a monthly rent to be determined based on market rates and valuation.

RESOLVED FURTHER THAT consent of the Board be accorded to extend the lease period of the 16 acres of land taken earlier from Tech Mahindra Limited upto 45 years, which was earlier approved by the board at its meeting held on 30 September, 2022.

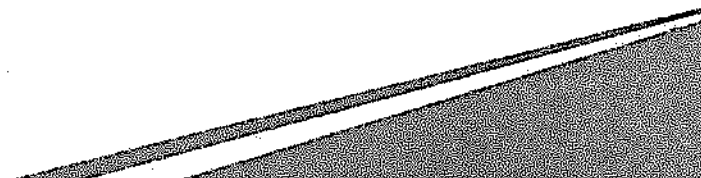
RESOLVED FURTHER THAT any two of the following, viz.

Mr. C. P. Gurnani - Director
Mr. Milind Kulkarni - Director
Mr. Shivanand Raja - Director
Dr. Yajulu Medury - Director-MEC
Mr. Venkata Kumar Raju Vadapalli - Authorised Representative
Mr. Venkata Rama Subrahmanyam Kuna - Authorised Representative

are hereby jointly authorized to sign and execute the lease deed and all necessary documents on behalf of the Company (MEI) to do all such acts, matters, deeds and things as may be necessary, expedient or incidental to give effect to the aforesaid resolution.

RESOLVED FURTHER THAT the common seal of the Company if required to be affixed on any documents same may be affixed in the presence of any Director of the Company and Dr. Yajulu Medury.

RESOLVED FURTHER THAT if necessary, the Company's Common Seal be taken out of the Registered Office of the Company, beyond the city limits, for execution of the aforesaid documents.



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Mahindra

EDUCATIONAL INSTITUTIONS

(MCA 21 Number: U60202T2003131413000071)

ADDRESS:

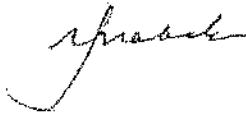
Survey No. 82/1A, Saracourpaly,
Jandimatta, Hyderabad - 500043
Telangana, INDIA

Tel: +914067135114
+914067135104

Email: me@mehyd.ac.in

RESOLVED FURTHER THAT any Director or Dr. Yajulu Medury or Mr. Anil Khatri or Mr. Venkata Kumar Raju Vadapalli is hereby severally authorised to furnish a certified copy of the resolution and to register the necessary agreements to give effect to this resolution.

For Mahindra Educational Institutions



C. P. Gurnani
Director

(DIN: 00018234)

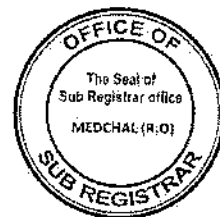
Date: May 18, 2023

Office Address: Capital Cyberscape, Sector 59
Gurugram, Haryana 122102

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भारत सरकार
 GOVERNMENT OF INDIA

కున వెంకట రామ సుబ్రహ్మణ్యం
Kuna Venkata Rama Subrahmanyam
 పుట్టిన తేదీ / DOB: 10/06/1964
 పురుషుడు / MALE



2352 7246 0540

ఆధార్ - సామాన్య మానవుడి హక్కు


भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA


చిరునామా:
 S/O Harinadha Rao, Flat No 101, 415/3RT, 7-1-621/321 and 322, Narmada Apartments, near community hall, SR Nagar, Amberpet, Hyderabad, Telangana - 500038

Address:
 S/O Harinadha Rao, Flat No 101, 415/3RT, 7-1-621/321 and 322, Narmada Apartments, near community hall, SR Nagar, Amberpet, Hyderabad, Telangana - 500038



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1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 011


भारत सरकार
 Government of India

మెదూరి వేంకట ప్రభాకరా సోమా యజుజు
Medury Venkata Prabhakara Soma Yajuru
 జన్మ తేదీ/DOB: 01/03/1958
 పురుషుడు / MALE



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 VID - 9189 9847 2264 2539

మేరె ఆధార్, మేరెి పఠచాన


भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

చిరునామా:
 S/O: మెదూరి ప్రభాకర రాజు, E-1/6, డిఎల్ఎఫ్ సిటీ ఫేజ్ -1, సిక్ండర్పూర్ గోస్తి(68), గుర్గావ్, హర్యానా - 122002

Address:
 S/O: Medury Bhaskara Rao, E-1/6, DLF City Phase -1, Sikanderpur Ghosi(68), Gurgaon, Haryana - 122002



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 VID - 9189 9847 2264 2539

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भारत सरकार
 Government of India

వుదుముడి వీర రాఘవ రాజు
Vudumudi Veera Raghava Raju
 పుట్టిన తేదీ / DOB: 23/07/1969
 పురుషుడు / MALE



6223 8791 6790

మేరె ఆధార్, మేరెి పఠచాన


भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

చిరునామా వుదుముడి వీర రాఘవ రాజు, ఫ్లాట్ నెం 401 అండ్ 402 ఐశ్వర్యా ప్రైడ్ అప్స్, ఊనాడు ప్రైడ్ కాలనీ, రిలయన్స్ ఫ్రెష్, వీవేకానండా నగర్, కుకట్పల్లి, మెదచామకాగి, తెలంగాణ, 500072

Address: C/O Vudumudi Vijaya Lakshmi Narayana Raju, FLAT NO 401 AND 402 AISHWARYA PRIDE APTS. EENADU COLONY, RELIANCE FRESH, VIVEKANANDA NAGAR, Kukatpally Medchamakagiri, Telangana, 500072



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भारत सरकार
 GOVERNMENT OF INDIA

ఆదిరెడ్డి శివాజీ
Adireddi Sivaji
 పుట్టిన తేదీ / DOB: 15/03/1969
 పురుషుడు / MALE



8478 9699 3591

ఆధార్ - సామాన్య మానవుడి హక్కు


भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
 S/O ఆదిరెడ్డి అప్పారావు, ఐఐఐఐ నెం LIG 203, హుడా మయూరి నగర్, వీగ్నాన్ స్కూల్, మియపూర్, హైదరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500072

Address:
 S/O Adireddi Apparao, H No LIG 203, Huda Mayuri Nagar, Near Vignan School, Miyapur, Hyderabad, Hyderabad, Andhra Pradesh - 500072



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A. Sivaji

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Medchal (R.O)

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TECH MAHINDRA LIMITED



24/10/1986

Permanent Account Number

AAACM3484F

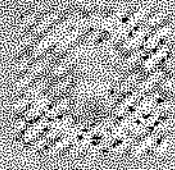
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHINDRA EDUCATIONAL
INSTITUTIONS



02/04/2013

Permanent Account Number
AAACM3484F

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11092/2023. Sheet 20 of 20 Sub Registrar
Medchal (R.O)



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