



INDIA NON JUDICIAL



Government of Andhra Pradesh

IN-AP52079313758842X 1 of 7

e-Stamp

Certificate No. **11975/25** IN-AP52079313758842X
Certificate Issued Date: 26-Dec-2025 05:23 PM
Account Reference: NEWIMPACC (SV)/ ap18026604/ AP-ANW AP-MNP/aprambabu
DDO Code: 11062308001 SRO MADANAPALLI
Unique Doc. Reference: SUBIN-APAP1802660487000214672813X
Purchased by: D R NARENDRA
Description of Document: Article 31 Lease
Property Description: LEASE DEED
Consideration Price (Rs.): 0
(Zero)
First Party: D R NARENDRA
Second Party: SELF
Paid By (For Whom): D R NARENDRA
Stamp Duty Amount(Rs.): 100
(One Hundred only)

**LEASE DEED**

This **Lease Deed** is made and executed on this 26th Day of December 2025, at Madanapalle by and between:

1. **D.R. NARENDRA**, S/o Radhakrishna Naidu, aged about 67 years, residing at D No-2-250-F-70-3 Marpuri Narasimhulu street Marpuri colony Madanapalle (PAN-AGYPD0226B) (**Lessor 1**)
2. **D. R. THULASI PRASAD**, S/o. D R Naidu, aged about 65 years, residing at 2-81, Dr. Cousins Road, VTC Madanapally, Annamayya district (PAN ADLPT6674R) (**Lessor 2**)
3. **D. R. SRIDHAR NAIDU**, S/o D. Radhakrishna Naidu, aged about 63 years, residing at 2-81, Dr. Cousins Road, VTC Madanapally, Annamayya district (PAN-AVBPS3766R) (**Lessor 3**)
4. **D. R. SRILATHA**, D/o D.Radhakrishna Naidu, aged about 60 years, residing at 2-81, Dr. Cousins Road, VTC Madanapally, Annamayya district PAN-BOSPD45690E (**Lessor 4**)

P. Smita

Manager.

Sri Chaitanya E.M. School
Nexgen Educational Trust

Madanapalle

GG 0025042470
Annamayya District, A.P.

D R Narendra

D R Thulasi

D R Sridhar

D R Sreelatha

11635



Sheet Endorsement

Book No: 1

CS No / Year: 11975 / 2025

Doct No / Year: 11635 / 2025

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS

Sheet 1-7

SHCIL

Sub-Registrar, MADANAPALLE

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, MADANAPALLE along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 360/- paid between the hours of 3PM and 4PM on the 27th day of December, 2025

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

Aadhar Details

FingerPrint

Sign

LE-I-1

Passport No.



Name
Pasupuleti Sreedhar [R] Nexgen Educational Trust
Passport Name
Pasupuleti Sreedhar
Address
3-161-30-a MADANAPALLE
Relation Name
OPPOSITE NEW LITTLE
S/O P V Ramana
FLOWER SCHOOL Chittoor



Digitally Signed by:
Name: Pasupuleti Sreedhar
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:28:30 IS

LR-999 -1

Passport No.



Name
Dommalapati Radhakrishna Narendra
Passport Name
Dommalapati
Address
2-250-F-70-3 Marpuri
Radhakrishna
Colony Marpuri
Narendra
Narasimhulu Street
Relation Name
Chittoor
S/O Late D Radha
Krishna Naidu



Digitally Signed by:
Name: Dommalapati Radhak
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:25:05 IS



Generated On: 27/12/2025 16:14:44



(Hereinafter referred to as '**LESSORS/LANDLORDS**' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part.

AND

NEXGEN EDUCATIONAL TRUST (runs schools under the brand name of **Sri Chaitanya**) a registered Trust bearing Regn. No.231/IV/2009, Ranga Reddy having its office at Plot No. 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 500081 represented by its authorized signatory Mr. Pasupuleti Sreedhar, S/o. P. V. Ramana, aged about 52 years, residing at 3-161-30-a, opp. New Little Flower School, SBI Colony, Extension Madanapalle, Annamayya, Andhra Pradesh - 517325 (Adhar No. 8523 2062 8898), authorized vide trust resolution dated 18th December 2025.

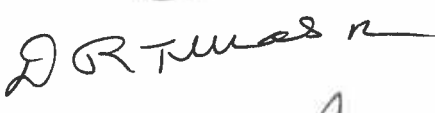
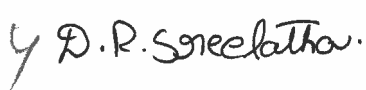
(Hereinafter referred to as the '**LESSEE /TENANT**' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

Whereas originally D. R. Sarojamma, D. R. Narendra, D. R. Thulasi Prasad (Lessor 2), D. R. Sridhar Naidu (Lessor 3) & D. R. Srilatha (Lessor 4) were the absolute owners and possessors of property bearing Survey No. 543, 544, 545 & 546, total admeasuring 6 Acres 25 Cents, situated at Kollabylu revenue village of Madanapalle mandal, which they have acquired as follows;

Sl	Partition Deed No and Date	Party Name	Schedule	Item No	Survey No	Extent
1	6425/2010, Dt:17.08.2010	1) D R Sarojamma, 2) D R Narendra, 3) D R Tulasi Prasad, 4) D R Sridhar Naidu 5) D R Srilatha	A	2	543	1 acre 58 Cents
					544	1 acre 15 Cents
					545	2 acres 74 Cents
					546	78 Cents
Total						6 acres 25 cents

The above partition deed is registered at Madanapalle sub-registrar office.

The extent of land Acre 3.90 cents being the agricultural land in survey no 545 and 544 has been converted into nonagricultural land vide order no. A2/3837/2020 dated 31.03.2021 and land has been divided as follows:

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Manager,
Sri Chaitanya E.M. School
Nexgen Educational Trust
Madanapalle
Annamayya, Srisastry, A.P.



Sheet Endorsement

Sheet 2-7

Book No: 1 CS No / Year: 11975 / 2025 Doct No / Year: 11635 / 2025

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE

Aadhar Details	FingerPrint	Sign
LR 999 -2 Aadhaar No XXXXXXXX2075  Name D R Tulasi Prasad Aadhaar Name D R Tulasi Prasad Relation Name S/O D R Naidu  Address 2-81 Dr Cousins Road Chittoor		Digitally Signed by: Name: D R Tulasi Prasad Location: MADANAPALLE Reason: endorsementSign Date: Sat Dec 27 16:25:56 IS
LR 999 -3 Aadhaar No XXXXXXXX3008  Name D R Sridhar Naidu Aadhaar Name D R Sridhar Naidu Relation Name S/O D Radhakrishna Naidu  Address 2/81 dr. cousins road Chittoor		Digitally Signed by: Name: D R Sridhar Naidu Location: MADANAPALLE Reason: endorsementSign Date: Sat Dec 27 16:26:33 IS
LR 999 -4 Aadhaar No XXXXXXXX0494  Name Sreelatha D R Aadhaar Name Sreelatha D R Relation Name D/O Dommalapati Radha Krishna Naidu  Address 2-81 Madanapalle Dr Cousins Road Chittoor		Digitally Signed by: Name: Sreelatha D R Location: MADANAPALLE Reason: endorsementSign Date: Sat Dec 27 16:27:45 IS



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Name	Survey no.	Extent
D. R. Sarojamma	545	0.55 Cents
	544	29Cents
D. R. Narendra	545	0.55 Cents
	544	29Cents
D. R. Thulasi Prasad	545	0.55 Cents
	544	29Cents
D. R. Sridhar	545	0.55 Cents
	544	29Cents
D. R. Srilatha	545	0.55 Cents
	544	29Cents
Total		Acre 3.90 cents

Later D Sarojamma was expired on 30.06.2017.

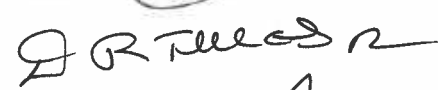
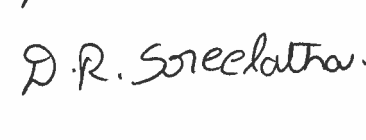
As per family member certificate Dt. 04.04.2022, given by Govt of Andhra Pradesh, Revenue department, family members of D. R. Sarojamma are as follows.

1. D. R. Narendra (Lessor 1)
2. D. R. Thulasi Prasad (Lessor 2)
3. D. R. Sridhar (Lessor 3)
4. D. R. Srilatha (Lessor 4)

After demise of Sarojamma the property has been inherited to her family members and each member share in the property is as follows:

Name	Survey no.	Extent
D. R. Narendra	545	68.5 Cents
	544	29 Cents
D. R. Thulasi Prasad	545	68.5 Cents
	544	29 Cents
D. R. Sridhar	545	68.5 Cents
	544	29 Cents
D. R. Srilatha	545	68.5 Cents
	544	29 Cents
Total		Acre 3.90 cents

After all, above transactions with current owners of property in survey no. 545 & 544 and share of each owner in the property is as follows.

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Manager:
Sri Chaitanya E.M. School
Nexgen Educational Trust
Madanapalle
Annamayya District, A.P.



Sheet Endorsement

Sheet 3-7

Book No: 1

CS No / Year: 11975 / 2025

Doct No / Year: 11635 / 2025

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX8948



Name
Dommalapati Hari Deepthi



Address
2-81 Madanapalle Dr Cousins Road Chittoor



Digitally Signed by:
Name: Dommalapati Hari De
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:29:05 IS

WT - 2

Aadhaar No: XXXXXXXX7990



Name
P RAMESH BABU



Address
10-55 EGUVA KURUVANKA RAVINDRA
NAGAR Chittoor



Digitally Signed by:
Name: P. RAMESH BABU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:29:49 IS

Date:
27/12/2025 16:14:44

Sub-Registrar, MADANAPALLE

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS



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Name of lessor	Survey no.	Extent
D R Narendra (Lessor 1)	545	68.5 Cents
	544	29 Cents
D. R. Thulasi Prasad (Lessor 2)	545	68.5 Cents
	544	29 Cents
D. R. Sridhar (Lessor 3)	545	68.5 Cents
	544	29 Cents
D. R. Srilatha (Lessor 4)	545	68.5 Cents
	544	29 Cents
Total		3.90 Acres

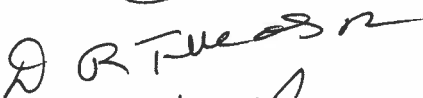
A building is proposed to be constructed on 2 Acres of land out of above total land of Acre 3.90 cents consisting of **Ground + 2 floors**, with total plinth area admeasuring **33,000 Sq.fts.**, which is specifically described in the schedule annexed hereto and which will herein after be referred to as the **demised premises**.

Whereas the **LESSEE** has approached the **LESSORS** to let out the above said property for the purpose of starting Educational Institution for a lease period of **19 (Nineteen) years**, w.e.f. **1st June 2026 and run till 31st May 2045**, on the consolidated monthly rent of **Rs. 30,000/- (Rupees Thirty Thousand only)** for the area of 33,000 Sq.fts., and open land area about 2,000 Sq. mts for school playground which is annexed to the school building.

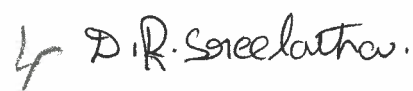
NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners and possessor of the demised premises which is more fully described in the schedule mentioned hereunder.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSOR** do hereby agree to transfer by way of lease on or before 1st June 2026 or date of acquisition whichever is later, all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions. The actual plinth area of the building shall be determined after completion of construction of the buildings. The rent will be paid only for the actual available/constructed plinth area under utility.
3. The term of lease is for a period of **19 (Nineteen) years**. The lease period will commence w.e.f. **1st June 2026 and run till 31st May 2045** or 19 (Nineteen) years from the date of actual occupation of building by the LESSEE. The LESSEE and the LESSOR have the option of terminating this lease deed by serving a notice six months in advance from either side. The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.

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D. R.

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D. R. Srilatha.


Manager.
Sri Chaitanya E.M. School
Nexgen Educational Trust
Madanapalle
Annamayya District, A.P.

**Sheet Endorsement**

Book No: 1

CS No / Year: 11975 / 2025

Doct No / Year: 11635 / 2025

Digitally Signed by: **Sheet 4-7**

Name: Y. S. VEERAMULU

Location: MADANAPALLE

Reason: endorsementSign

Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE

Desc	Cash Receipt Details In the Form of					
	Online	Stamp Papers	Challan's 41 of IS Act	Cash	Stock Holding	Total
SD	25500	100	0	0	0	25600
TD		0				0
RF	1000	0	0	0	0	1000
UC	550	0	0	0	0	550
TOT	27050	100	0	0	0	27150

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total, Desc:Description

Rs. 25500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 360002/- was paid by the party through ONLINE No , 90171717482025 dated ,27-DEC-25

Date:

27th day of December, 2025

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE

Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS



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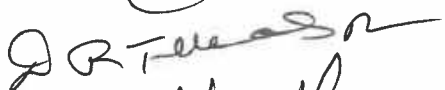
4. That the **LESSEE** has agreed to pay a consolidated monthly rent of **Rs. 30,000/- (Rupees Thirty Thousand only)** for the area of **33,000 Sq.fts.** The rent payable is subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued once in a year.

The rent shall be paid to the Lessors in equal ratio as follows:

Name of lessor	Rent Sharing ratio	Monthly rent amount
D R Narendra	25%	Rs.7,500/-
D R Thulasi Prasad	25%	Rs.7,500/-
D R Sridhar	25%	Rs.7,500/-
D R Srilatha	25%	Rs.7,500/-
Total	100%	Rs.30,000/-

The **LESSEE**'s liability to pay rent to the **LESSORS** will commence from **1st June 2026** or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion to the occupied slab area of the building. Common areas like **Cellar, Parking, Playground, open land, elevation balconies, O.T.S.** will not be considered for the calculation of the rent. However, the **LESSEE** shall have right to utilize the space/area along with the building.

5. That the **LESSOR** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.
6. As part and parcel of this deal the **LESSORS** have agreed to let the **LESSEE** use the open land for playground of 2,000 sq. mtrs. which is also co terminus with this lease deed and does not carry any rental value.
7. That the buildings shall be constructed as per the approved plan by the respective Authority. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the **LESSEE** and designed so as to bring out rich ambiance to the structure and its location.
8. The **LESSEE** shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the **LESSOR** in writing for major works.
9. That the **LESSORS** shall be liable to pay the property tax, **GST**, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the buildings. However, Water and Electricity

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 Manager.
 Sri Chaitanya E.M. School
 Nexgen Educational Trust
 Madanapalle
 Annamayya District, A.P.



Sheet Endorsement

Sheet 5-7

Book No: 1

CS No / Year: 11975 / 2025

Doct No / Year: 11635 / 2025

Digitally Signed by:
Name: Y. SREERAMULU
Location: MADANAPALLE
Reason: endorsement
Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE

Certification of Registration

Registered as document no. 11635 of 2025 of Book-1 and assigned the
identification number 1 - 1005 - 11635 - 2025 for Scanning on 27-DEC-25.

Digitally Signed by:
Name: Y. SREERAMULU
Location: MADANAPALLE
Reason: endorsement
Date: Sat Dec 27 16:46:24 IS

Y.SREERAMULU

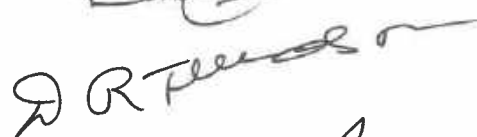
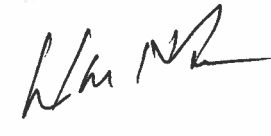


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consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the **LESSEE** during the tenancy.

10. That the registration charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by the **LESSEE** only.
11. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing, and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.
12. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed, shall be subjected to **Madanapalle Jurisdiction** only.
13. The **LESSOR** agrees to provide the **LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

1 
 2 
 3 D.K. 
 4 D.R. Sreeelatha


 Manager.
 Sri Chaitanya E.M. School
 Nexgen Educational Trust
 Madanapalle
 Annamayya District, A.P.



Sheet Endorsement

Sheet 6-7

Book No: 1

CS No / Year: 11975 / 2025

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Digitally Signed by:
Name: Y. S. VEERAMULU
Location: MADANAPALLE
Reason: endorsementSign
Date: Sat Dec 27 16:46:24 IS

Sub-Registrar, MADANAPALLE



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SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Survey No. 544 & 545, total admeasuring Acre 3.90 cents, situated at Kollabylu revenue village of Madanapalle mandal, having a building proposed to be constructed on 2 Acres out of above said Acre 3.90 cents, consisting of Ground+ 2 floors, with total plinth area of 33,000 sq.ft, leased to the Lessee is bounded by:

East: Land belongs to lessors

West: Land belongs to lessors

South: Land belongs to lessors

North: Land belongs to lessors

In witness where of the **LESSORS** and **LESSEE** have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Witnesses:

1. D. Deepthi
D/o .D.R.THULASI PRASAD
Dr-Cousins Road, MPL 5871

2. P. Anandaiah
S/o. P. Anandaiah, Madanapalle

LESSORS

LESSEE

[Signature]

1. *[Signature]*
2. D.R. Thulasi Prasad
3. D.K. L/M 10/11
4. D.R. Sreeelatha

[Signature]

Manager.
Sri Chaitanya E.M. School
Nexgen Educational Trust
Madanapalle
Annamayya District, A.P.



Sheet Endorsement

Sheet 7-7

Book No: 1

CS No / Year: 11975 / 2025

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Digitally Signed by:
Name: Y. SHEERAMULU
Location: MADANAPALLE
Reason: endorsement Sign
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Sub-Registrar, MADANAPALLE



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