



INDIA NON JUDICIAL



Government of Andhra Pradesh

IN-AP50940904179187X

13280/2

e-Stamp

Original

Certificate No. : IN-AP50940904179187X
Certificate Issued Date : 22-Dec-2025 03:04 PM
Account Reference : NEWIMPACC (SV)/ ap18127504/ AP-CTR/ AP-KPM/apsumathu
DDO Code : 11052308001 SRO KUPPAM
Unique Doc. Reference : SUBIN-APAP1812750484827052571979X
Purchased by : G M SUDHAKAR
Description of Document : Article 00 Not Mentioned
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : NEXGEN EDUCATIONAL TRUST
Second Party : SRI CHAITANYA
Paid By (For Whom) : NEXGEN EDUCATIONAL TRUST
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



LEASE DEED

Please write or type below this line

This Lease Deed is made and executed on this 22nd day of December 2025, at Kuppam, by and between

1. Mr. G.M Sudhakar, S/o. Sri. G Muralidhar, aged about 46 years, resident of Door No.13-172, Court Road, Kuppam Town, Chittoor Dist. Andhra Pradesh - 517425 (PAN – AUEPG8862C) (Lessor 1)
2. Mrs. G.S Rooparchana, W/o. Sri. G.M Sudhakar, aged about 47 years, resident of Door No.13-172, Court Road, Kuppam Town, Chittoor Dist. Andhra Pradesh - 517425 (PAN – BJGPR7154M) (Lessor 2)

(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 representative Mr. K Chakradhar S/o. C Kannan, aged 35 years residing at 15-1245, Vinayakapuram, VTC: Chittoor, Sub District: Gudupalle, District Chittoor, State- Andhra Pradesh, Pin code- 517001, (Aadhar No.5034 9984 6994) authorised vide trust resolution dated 18th December 2025.

For Nexgen Educational Trust

K. Chakradhar
Authorised Signatory

GG 0025084728

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App or Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Sheet Endorsement

Sheet 1-8

Book No: 1

CS No / Year: 13280 / 2025

Doct No / Year: 12837 / 2025

Digitally Signed by:
Name: E. Sanyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46

Sub-Registrar, KUPPAM

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, KUPPAM along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20397/- paid between the hours of 6PM and 7PM on the 22nd day of December, 2025

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

Aadhar Details	FingerPrint	Sign
LE-1 -1 Passport No:  Name K Chakradhar [R] Nexgen Educational Trust Runs School Under The Brand Name Of Sri Chaitanya Passport Name K Chakradhar Address 15-1245 VINAYAKAPURAM Relation Name S/O C Kannan		Digitally Signed by: Name: K Chakradhar Location: KUPPAM Reason: endorsementSign Date: Mon Dec 22 18:38:51
LR-999 -1 Passport No:  Name G M Sudhakar Passport Name G M Sudhakar Address 13_172 Court Road Chittoor Relation Name S/O G Muralidhar		Digitally Signed by: Name: G M Sudhakar Location: KUPPAM Reason: endorsementSign Date: Mon Dec 22 18:37:18



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(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 the **LESSORS** are the absolute owner and possessor of property bearing Old Survey No. 89/1 & 90/1, New Survey No.89/3A, 89/3B, 90/3A, 90/3B, admeasuring 2 Acres 80 Cents or 13,552 square yards, situated at 130, Gundlasagaram Village, Gudupalli, Kuppam, Chittor Dist. Andhra Pradesh, which the **LESSORS** had purchased through the Sale Deeds as follows:

S.No	Sale Deed No	Seller	Buyer	old Survey No	New Survey No	Extent
1	3642/2012 Dt: 24.09.2012	R. Manju	G.M Sudhakar	90/1	90/3A, 90/3B	1 Acres 70 Cents
			G.S Rooparchana			
2	3641/2012 Dt: 24.09.2012	S. Rajankumar	G.M Sudhakar	89/1	89/3A, 89/3B	1 Acres 80 Cents
			G.S Rooparchana			
				Total		3 Acres 50 Cents

However, Lessor agreed to let out 2.80 acres only out of the above total land area as follows:

S.No	Sale Deed No	Seller	Buyer	Old Survey No	New Survey No	Extent
1	3642/2012 Dt: 24.09.2012	R. Manju	G.M Sudhakar	90/1	90/3A	74 Cents
			G.S Rooparchana		90/3B	85 Cents
2	3641/2012 Dt: 24.09.2012	S. Rajankumar	G.M Sudhakar	89/1	89/3A	31 Cents
			G.S Rooparchana		89/3B	90 Cents
				Total		2 Acres 80 Cents

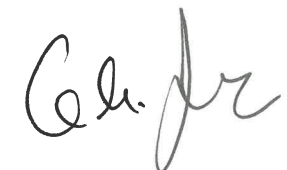
The above sale deeds are registered at Kuppam Sub Registrar office.

A building is constructed on 1975 Sq. yards out of the above said property consisting of Ground + 2 floors with total plinth area of 36,000 Sq.ft, 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 **20 (Twenty) years, w.e.f.01st June 2026 and run till 31st May 2045**, on the monthly rent of **Rs.5,76,000/- (Rupees Five Lakhs and Seventy Six Thousand Only) @Rs.16/- Per sq. ft.** for the area of 36,000 sq.ft and open land area about 2 acre 39 cents i.e. 11577 Sq. yards for school playground which is annexed to the school building which is free of rent.

For Nexgen Educational Trust

 Authorised Signatory


 G.S. Rooparchana.

However, if the **LESSORS** does not cooperate with the **LESSEE** in any respect for handover of premises and smooth running of its operations prior to lease period/handover of premises, then **LESSEE** have full right to terminate this the lease deed with immediate effect and interest free security deposit shall be refunded within 7 Days.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners and possessors 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 **LESSORS** do hereby agree to transfer by way of lease on or before **01st June 2026**, 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 building. 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 **20 (Twenty) years**. The lease period will commence from **01st June 2026 and run till 31st May 2045** or 20 (Years) from the date of actual occupation of building by the **LESSEE**. The **LESSEE** and the **LESSORS** have the option of terminating this lease deed by serving a notice six months in advance from either side. It was also agreed that the vacation notice will not be served in the middle of academic year. 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.
4. That the **LESSEE** has agreed to pay a monthly rent of **Rs.5,76,000/- (Rupees Five Lakhs and Seventy Six Thousand Only) @Rs.16/- Per sq. ft for 36,000 Sq.ft**

The rent shall be payable to the **LESSORS** in equal ratio as follows:

Sl#	LESSORS Name	Rent %	Rent Amount
01	G.M Sudhakar	50%	Rs.2,88,000/-
02	G.S Rooparchana	50%	Rs.2,88,000/-
	TOTAL	100%	Rs.5,76,000/-

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 **LESSEE's** liability to pay rent to the **LESSORS** will commence from **01st 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. Both the parties agree that post-handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.

For Nexgen Educational Trust

for - Charan
Authorised Signatory

G.S. Rooparchana
G.S. Rooparchana



Sheet Endorsement

Sheet 3-8

Book No: 1

CS No / Year: 13280 / 2025

Doct No / Year: 12837 / 2025

Digitally Signed by:
Name: E. Sanyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46 ,

Sub-Registrar, KUPPAM

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX3746



Name

Pavan Kumar E



Address

4-20 THAVANAMPALLI YADAMALA VARI
PALLI Chittoor



Digitally Signed by:
Name: Pavan Kumar E
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:40:12 ,

WT - 2

Aadhaar No: XXXXXXXX1558



Name

K V Srihari



Address

-- GUNDLA SAGRAM gundla sagram
Chittoor



Digitally Signed by:
Name: K V Srihari
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:40:44 ,

Date:

22/12/2025 18:26:55

Sub-Registrar, KUPPAM
Name: E. Sanyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46 ,



Generated On: 22/12/2025 18:26:55



6. That the **LESSORS** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.
7. As part and parcel of this deal the **LESSORS** have agreed to let the **LESSEE** use the open land for playground of 2 acre 39 cents i.e. 11577 Sq. yards which is also co terminus with this lease deed and does not carry any rental value.
8. That the **LESSEE** agrees to enhance the rent at the rate of **5% for every Year** over and above the existing rent. In this case next enhancement shall take place on 01st June 2027 or one year from the date of actual occupation of the building and 5% for every Year thereafter.
9. That the **LESSEE** has also agreed to pay sum equivalent to 12 Month's Rent i.e. **Rs.69,12,000/- (Rupees Sixty-Nine Lakhs Twelve Thousand only) for area of (36,000 Sq.fts*Rs.16/-*12 months)** towards interest free rental deposit. If the **LESSEE** serves vacation notice the lease rentals cannot be paid from the date of notice. The lease rentals for the period after issuing notice and before actual vacation of the building can be adjusted against rental deposit. The balance if any left will be refunded immediately by the **LESSOR** to **LESSEE**.

The Interest free rental deposit shall be paid to the **LESSORS** in equal ratio as Follows:

Sl#	LESSORS Name	Deposit%	Deposit Amount
01	G.M Sudhakar	50%	Rs.34,56,000/-
02	G.S Rooparchana	50%	Rs.34,56,000/-
	TOTAL	100%	Rs.69,12,000/-

Out of the above total Refundable deposit the **LESSEE** has already released as a part Payment of **Rs.10,00,000/- (Rupees Ten Lakhs Only)**. The balance Amount of **Rs.59,12,000/- (Rupees Fifty Nine Lakhs and Twelve Thousand only)** will be released at the time of execution of Lease Deed.

10. That the building shall be constructed as per the approved plan by the respective Authority and as per CBSE norms. 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.
11. 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 **LESSORS** in writing for major works.
12. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.
13. The **LESSEE** has a right to sub lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions.
14. That the **LESSORS** shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central

For Nexgen Educational Trust

S. Chakraborty
Authorised Signatory

G.S. Rooparchana
G.S. Rooparchana



Sheet Endorsement

Digitally Signed by: **Sheet 4-8**
Name: E. Satyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46

Book No: 1

CS No / Year: 13280 / 2025

Doct No / Year: 12837 / 2025

Sub-Registrar, KUPPAM

Desc	Cash Receipt Details In the Form of					
	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	100	100	0	0	947250	947450
TD		0				0
RF	20400	0	0	0	0	20400
UC	500	0	0	0	0	500
TOT	21000	100	0	0	947250	968350

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

Rs. 947350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20400/- towards Registration Fees on the chargeable value of Rs. 40794002/- was paid by the party through ONLINE No , 90168949432025, IN-AP71128385998511X, IN-AP51042415462145X, IN-AP51033096182029X dated ,22-DEC-25,22-DEC-25,22-DEC-25,22-DEC-25

Date:

22nd day of December, 2025

Digitally Signed by:
Name: E. Satyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46

Sub-Registrar, KUPPAM

Digitally Signed by:
Name: E. Satyanarayana
Location: KUPPAM
Reason: endorsementSign
Date: Mon Dec 22 18:52:46



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Government in respect of the building. However, Water and Electricity 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. **GST if applicable on the rent of the building, shall be paid by the LESSOR and the LESSEE shall reimburse the same upon submission of the paid GST Challan receipt (GST Registration Certificate, GSTR-1, GSTR-3B, Tax Invoices, Challan Receipt) by the LESSOR.**

15. 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 **LESSORS** and **LESSEE** in equal ratio i.e. 50:50.
16. That the **LESSORS** agree to undertake the responsibility of colouring/ painting and doing minor repairs, required for the demised premises once in 5 (Five) years in order to keep it in good state. The **LESSORS** agrees to undertake art painting for pre-primary classrooms and ground floor corridors. In case the same is undertaken by the **LESSEE** with the prior approval of the **LESSORS**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSORS** by way of deduction from the succeeding monthly rentals payable.
17. The additional electrical consumption deposit (**ACD**) shall be borne by the **LESSORS**. In case the ACD is paid by the **LESSEE** the same shall be reimbursed by the **LESSORS** by way of deduction from the next month rentals. Transformers to be erected by the **LESSORS** according to the technical and electrical requirements proportionate to the building.
18. Entire building is to be fixed with tube light, bulb fixtures and fan Hooks as directed by the **LESSEE**. Speaker cables and telephone cables should be provided as directed by the **LESSEE**. The **LESSORS** must provide pipelines and wiring for CCTV cameras at all required areas as desired by the **LESSEE**.
19. The **LESSORS** must provide sufficient water for drinking and sanitary purposes. There must be a bore well drilled and fit with a **5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters** from where pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsibility of the **LESSORS** to drill a new one at their own cost or the same will be undertaken by the **LESSEE** and the spent amount will be deducted from the rent. There should also be a sump in the ground level where drinking water will be stored and pumped into a separate 5000-liter tank on the terrace from where pipelines will lead to outlets at each floor level where it will be used.
20. The **LESSORS** must provide sheds at terrace and install RO water plant and provide separate tanks with required capacity for drinking cool water and RO water and must provide separate pipelines from the water tanks to all the floors.
21. All rooms/corridors are to be provided with reputed quality **anti-skid tile** flooring and toilet/restroom/urinal floors, walls, passages to be fitted with glazed anti-skid tiles. Corridors, two staircases' walls to be provided with tiles or enamel paint up to the height of 3 to 4 feet. The doors frames shall be with wood sections, main door with flush shutter, windows of sliding UPVC make and bathroom doors with bison board paneled shutters/ G I sheet shutters. That the **LESSORS** agrees to provide the doors, windows and the bathroom's fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given altek finishing on the walls and the flooring with vitrified tiles. All floors

For Nexgen Educational Trust

K. Chandra
Authorised Signatory

G. S. Roopdas
5



Sheet 5-8

Sheet Endorsement

Book No: 1

CS No / Year: 13280 / 2025

Doct No / Year: 12837 / 2025

Digitally Signed by:
Name: E. Satyanarayana
Location: KUPPAM
Reason: endorsement
Date: Mon Dec 22 18:52:46

Sub-Registrar, KUPPAM

Certification of Registration

Registered as document no. 12837 of 2025 of Book-1 and assigned the
identification number 1 - 1004 - 12837 - 2025 for Scanning on 22-DEC-25.

Digitally Signed by:
Name: E. Satyanarayana
Location: KUPPAM
Reason: endorsement
Date: Mon Dec 22 18:52:46

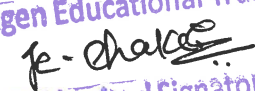
E. Satyanarayana

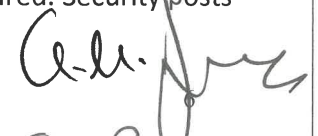


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- including two staircases with railing to be furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies/OTS, corridors to be provided with grills.
22. That the **LESSORS** agrees to provide a compound wall around the building with the gates erected at the required areas. And also agreed to provide lift and two staircases as per the requirement of the **LESSEE**.
 23. Both the parties agree that the **LESSORS** is responsible for the structural maintenance of the building till the completion of the term of lease.
 24. **LESSORS** will use good quality fittings for mechanical, electrical and plumbing. **LESSORS** will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment for the first 2 years.
 25. All classrooms to be constructed platform of 8"x 4½ ft. at the floor level below the area where the chalk board is proposed to be placed. Wooden door stoppers for classrooms and vision glass of 6" diameter to be installed in all the doors. Cement racks to be provided in each classroom, office block, & reception as per the requirement of the **LESSEE**.
 26. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the **LESSEE** shall not be entitled to claim any compensation or any other claim whatsoever for any such action from **LESSORS** property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
 27. The **LESSORS** agrees to abide by the mutually agreed schedule of construction annexed to this lease deed. **LESSORS** agrees to allow **LESSEE** to monitor progress of the works from time to time. **LESSEE** will inspect the progress in the first week of May 2024 and determine if the work is on schedule. If the work is behind schedule and the **LESSEE** determines that the **LESSORS** will not be able to handover the completed building by 01st June 2026, **LESSEE** has the right to postpone the occupation of the property for the next academic year, i.e. **LESSEE** will take possession of the building in the academic year **2027-28**.
 28. Both **LESSORS** and Lessee agree that the building should be handed over to Lessee by 01st June 2026 at the latest. In case there is any delay, and **LESSEE** agrees to such delay, **LESSORS** agrees to forgo rent until the end of the following month, i.e., if the building is handed over in July, **LESSORS** agrees to forgo rent until end of August.
 29. The **LESSOR** represent and warrant that the **LESSOR** are in physical and lawful possession of the DEMISED PREMISES and are fully entitled to execute this lease deed and the DEMISED PREMISES can be used for the activities of the Lessees business of running the educational activity and can enjoy quiet and peaceful possession and use of the DEMISED PERMISES. In the event the **LESSOR** have mortgaged or mortgaged at any time, the DEMISED PREMISES, the **LESSOR** shall ensure that the leasehold right and interest hereby created in favor of the **LESSEE** is not in any manner disturbed/hindered/affected by the **LESSOR**' mortgage during the subsistence of this deed
 30. The **LESSORS** promises to assist the **LESSEE** to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the **LESSEE**. The **LESSEE** is not responsible for structural defects because of natural calamities like earthquakes, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. Security posts

For Nexgen Educational Trust

Authorised Signatory


G. S. Roopdas.



Sheet Endorsement

Sheet 6-8

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Name: E. Sanyanarayana
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Sub-Registrar, KUPPAM

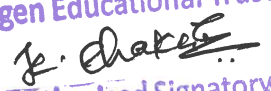


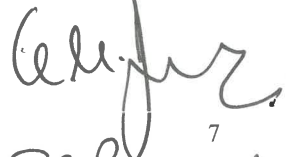
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(Rooms) at all gates (including main gate) shall be provided by the **LESSORS**. The approach road to the premises will be provided by the **LESSORS**.

31. In the event, the **LESSORS** offer the demised premises for sale/transfer to other third party/ i.e. as a whole or in part/s in future, the **LESSOR** shall notify the **LESSEE** well in advance and the **LESSORS** shall ensure that such sale/transfer by the **LESSORS** shall be subject to the lease in favour of the **LESSEE**. The **LESSOR** shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the **LESSEE** that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the **LESSORS**. IT IS HEREBY FURTHER AGREED, UNDERSTOOD AND CONFIRMED THAT a clause in respect of such option in favour of the **LESSEE** shall be incorporated in the Deed of Sale/transfer in favour of such Third party/parties.
32. **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.
33. The **LESSORS** has agreed to provide generator shed & platform required for installation of generator.
34. Computer Lab/ Multimedia to be provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and the platform raised and neatly tiled. Laboratories-preferably physics, chemistry & biology are to be fully ventilated, and the platforms raised and neatly tiled as per the requirement of the **LESSEE**. Cement Cupboards with rack facility are to be provided for storage purpose of the instruments under utility.
35. The **LESSORS** should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority), Municipal Occupancy Certificate, etc. issued by the competent authority at the **LESSORS** own cost. The occupancy certificate will be provided by the Lessors within 6 months from the date of occupation of the building.
36. In case of differences between the parties this agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 or either party can approach appropriate legal forum for same. All disputes regarding this lease deed shall be subjected to **Chittoor Jurisdiction** only.

For Nexgen Educational Trust

Authorised Signatory


7
G.S. Rao



Sheet Endorsement

Sheet 7-8

Book No: 1

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Name: E. Sanyanarayana
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Sub-Registrar, KUPPAM



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37. The **LESSORS** 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.
38. The lessee here by undertakes that he will hand over the building or structure at the same good condition as on today on the date of demise of the lease period.

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing old survey No.89/1 & 90/1, New Survey No.89/3A, 89/3B, 90/3A, 90/3B admeasuring 2 Acres 80 Cents, situated at 130, Gundlasagaram Village, Gudupalli, Kuppam, Chittoor Dist. Andhra Pradesh building is constructed on 1975 sq. yards consisting of Ground + 2 floors with total plinth area of 36,000 Sq.fts, and remaining open land area of 2 acre 39 cents i.e. 11,577 Sq. yards for playground which is free of rent leased to the Lessee is bounded by:

East: Owners Land

West: 40 Ft Wide Road

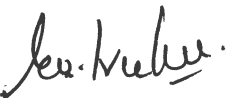
South: Government Land

North: Road & Private Layout

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.

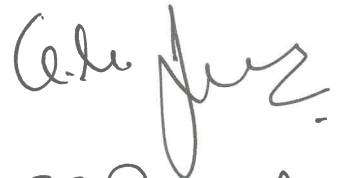
Witnesses:

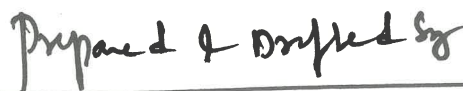
1. 

2. 

For Nexgen Educational Trust


Authorized Signatory


G.S. Rooparao.



For Nexgen Educational Trust


Authorized Signatory



Sheet Endorsement

Sheet 8-8

Book No: 1

CS No / Year: 13280 / 2025

Doct No / Year: 12837 / 2025

Digitally Signed by:
Name: E. Sanyanarayana
Location: KUPPAM
Reason: endorsement Sign
Date: Mon Dec 22 18:52:46 ,

Sub-Registrar, KUPPAM



Generated On: 22/12/2025 18:26:55

