



ANNEXURE 21.13

Resolutions of the Sponsoring Body

DETAILED PROJECT REPORT

For Grant of Deemed to be University Status
under Distinct Category (Existing Institution)



**Trust Resolutions & Lease Deed
For the Proposed Establishment of
Ramachandra Deemed to be University**

Resolution / Deed	Description	Page Nos
Ganta Sriram Educational Society	Approval for Grant of Lease Details of Lease Items Period of Lease Financial Assistance towards Corpus Fund and Infrastructure Development Support to Ramachandra Educational Foundation for the purpose of establishment of Ramachandra DTBU Authorized Signatory	1
Lease by Mr K Sai Rohith	Approval for Grant of Lease Details of Lease Items Period of Lease	4
Lease by Mrs K Rama Nelluru	Approval for Grant of Lease Details of Lease Items Period of Lease	5
Ramachandra Educational Foundation	Acceptance of the Lease for 30 years for the establishment of Ramachandra DTBU Financial Assistance acceptance towards Corpus Fund and Infrastructure Development Support Ganta Sriram Educational Society for the purpose of establishment of Ramachandra DTBU	6
Lease Deed between Ganta Sriram Educational Society + Others and Ramachandra Educational Foundation	30 Years Lease For the purpose of establishment of Ramachandra DTBU	8

GANTA SRIRAM EDUCATIONAL SOCIETY

Office : D.No. 27-3-142/1, Official Colony, Gajuwaka, VISAKHAPATNAM - 26

Ref :

Date.....

EXTRACT FROM THE MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE OF THE "GANTA SRIRAM EDUCATIONAL SOCIETY" HELD ON 16-02-2026 AT THE SOCIETY OFFICE, GAJUWAKA, VISAKHAPATNAM

Resolution

The President of the Society welcomed all the members and initiated discussions on the agenda item pertaining to the proposed lease of Ramachandra College of Engineering campus and land to the Ramachandra Educational Foundation for the establishment of a Deemed-to-be University under the Distinct Category. After detailed deliberations, the following resolutions were passed unanimously.

Resolution No. 1: Approval for Grant of Lease to Ramachandra Educational Foundation for Establishing a Deemed-to-be University

The Executive Committee of Ganta Sriram Educational Society, having reviewed the proposal submitted by the Ramachandra Educational Foundation, resolved to **grant the lease** of Ramachandra College of Engineering owned and managed by the Society, along with their entire movable and immovable assets, to the Ramachandra Educational Foundation, for the specific purpose of establishing the "**Ramachandra Deemed-to-be University**" under the Distinct Category as per the UGC (Institutions Deemed to be Universities) Regulations, 2023.

Resolution No. 2: Details of the Lease Items

The following are the land details that Ganta Sriram Educational Society shall be leased to the Ramachandra Educational Foundation for the establishment and functioning of the proposed Deemed-to-be University:

Sl. No.	Document No.	Date of Registration	Survey Nos.	Area in Acres.	Total Area in Acres.
1.	9317/2007	25.08.2007	796/1	0.84	10.00
			796/2	0.86	
			796/3	0.79	
			796/4	0.76	
			797/1A	1.21	
			797/1B	1.23	
			797/1C	0.15	
			797/1D	1.32	
			797/2	0.66	
			798/1	2.18	
2.	2552/2010	30.07.2010	795/1	0.50	3.84
			797/1D	1.44	
			799/1	0.17	
			800/1	1.73	

GANTA SRIRAM EDUCATIONAL SOCIETY

Office : D.No. 27-3-142/1, Official Colony, Gajuwaka, VISAKHAPATNAM - 26

Ref :

Date.....

Sl. No.	Document No.	Date of Registration	Survey Nos.	Area in Acres.	Total Area in Acres.
3.	2799/2017	22.11.2017	794/2	0.85	0.85
4.	2801/2017	22.11.2017	794/3	0.645	0.645
5.	2802/2017	22.11.2017	794/9	0.05	0.05
6.	2800/2017	22.11.2027	794/9	0.85	0.85
7.	477/2021	12.02.2021	785/2B	1.31	1.31
8.	4134/2025	27.10.2025	792/4A1	1.00	1.00
Total					18.545 Acres

Resolution No. 3: Lease Period and Administrative Control

- The lease period shall be **30 (Thirty) years**, effective from the date of execution of the lease deed.
- Further, the Society resolved that, along with the lease of the land, buildings, and movable and immovable assets of the said campuses, the **Ramachandra Educational Foundation** shall be empowered to run, manage, and administer the educational institutions functioning in the leased campuses throughout the lease period, subject to compliance with applicable laws and regulations.
- The leased assets shall be used exclusively for the functioning and development of the **Ramachandra Deemed-to-be University (Proposed)**.
- The Rent per year shall be Rs. 15000/-
- The **Ramachandra Educational Foundation** shall be responsible for the maintenance, development, and enhancement of the leased properties during the lease term.
- At the end of the lease period, the Trust and the society may mutually decide on renewal or extension of the lease under mutually agreed terms and conditions.

Resolution No. 4: Authorization to Execute and Register Lease Documents

The Executive Committee of **Ganta Sriram Educational Society** hereby authorizes the Secretary, Sri. K. Sai Rohith to:

- **Sign, execute, and register the Lease Deed and all associated agreements, documents, and declarations on behalf of the Society.**

GANTA SRIRAM EDUCATIONAL SOCIETY

Office : D.No. 27-3-142/1, Official Colony, Gajuwaka, VISAKHAPATNAM - 26

Ref :

Date.....

- **Furnish all supporting documents, including land ownership records, building plans, asset inventories, and valuation reports, required for the registration and for inclusion in the Detailed Project Report (DPR).**
- Liaise with the Ramachandra Educational Foundation, legal advisors, and statutory authorities to ensure the proper and lawful execution and registration of the lease documents.

Resolution No. 5: Extension of Financial Support

The Executive Committee deliberated on the request submitted by the Ramachandra Educational Foundation seeking financial assistance for the initial stages of the Deemed-to-be University proposal.

After discussion, the Committee resolved to extend financial support to Ramachandra Educational Foundation in the following manner:

1. Initial Operational Support:

Ganta Sriram Educational Society agrees in principle to provide financial assistance towards early-stage capital and operational requirements associated with new establishments, laboratories and institutional developments.

2. Corpus Fund Contribution:

The Committee resolved to provide financial support towards the Corpus Fund proposed for the Deemed-to-be University, up to an amount of ₹25 Crores, in accordance with UGC norms, subject to compliance with necessary financial procedures and regulatory approvals.

Resolution No.6: Record of the Board's Consent

The Executive Members recorded their **unanimous consent** for granting the lease, financial support and acknowledged that the proposed collaboration between Ganta Sriram Educational Society and Ramachandra Educational Foundation aligns with the core objectives of Ganta Sriram Educational Society to promote education, research, and social development in rural and semi-urban regions of Eluru.

- CERTIFIED TRUE COPY -


GANTA SRIRAM EDUCATIONAL SOCIETY
Vatluru (V), Pedapadu Mandal Eluru Dt. A

APPROVAL FOR LEASE OF LAND

These proceedings are issued by Mr. K. Sai Rohith, S/o K. Venugopal, residing at D No 16-4-1826, Krishna Avenue, 5th Street, Harinadhapuram, Nellore City, SPSR Nellore District, dated 17-02-2026.

Subject: Approval for lease of land to Ramachandra Educational Foundation for establishment of Ramachandra Deemed-to-be University Proposed under UGC Regulations 2023.

After examining the proposal submitted by the Ramachandra Educational Foundation for establishing Ramachandra Deemed-to-be University under the Distinct Category as per the UGC (Institutions Deemed to be Universities) Regulations 2023 issued by the University Grants Commission, approval is hereby accorded for leasing the land detailed below.

Sl. No.	Document No.	Date of Registration	Survey Nos.	Area in Acres.	Total Area in Acres.
1.	419/2026	05.02.2026	794-1A 794-9	1.40 1.00	2.40

Terms and Conditions

1. The lease period shall be 30 years from the date of execution and registration of the lease deed.
2. The rent per year shall be Rs. 3600/-
3. The land shall be used only for establishing and operating Ramachandra Deemed-to-be University Proposed under the Distinct Category.
4. The Foundation shall comply with all statutory requirements and obtain necessary approvals from competent authorities.
5. Lease rent, renewal, and other conditions shall be governed by a separate registered lease agreement.
6. Any violation of the stated purpose or applicable regulations may result in cancellation of the lease as per law.

This approval is granted to support the establishment of the proposed deemed to be university in accordance with the applicable regulations.

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Mr. K.Sai Rohith

APPROVAL FOR LEASE OF LAND

These proceedings are issued by Mrs. K. Rama, W/O K. Venugopal, residing at D No 16-4-1826, Krishna Avenue, 5th Street, Harinadhapuram, Nellore City, SPSR Nellore District, dated 17-02-2026.

Subject: Approval for lease of land to Ramachandra Educational Foundation for establishment of Ramachandra Deemed-to-be University Proposed under UGC Regulations 2023.

After examining the proposal submitted by the Ramachandra Educational Foundation for establishing Ramachandra Deemed-to-be University under the Distinct Category as per the UGC (Institutions Deemed to be Universities) Regulations 2023 issued by the University Grants Commission, approval is hereby accorded for leasing the land detailed below.

Sl. No.	Document No.	Date of Registration	Survey Nos.	Area in Acres.	Total Area in Acres.
1.	3131/2023	02.08.2023	792/4A2	2.78	2.78

Terms and Conditions

1. The lease period shall be 30 years from the date of execution and registration of the lease deed.
2. The Rent per year shall be Rs. 3000/-
3. The land shall be used only for establishing and operating Ramachandra Deemed-to-be University Proposed under the Distinct Category.
4. The Foundation shall comply with all statutory requirements and obtain necessary approvals from competent authorities.
5. Lease rent, renewal, and other conditions shall be governed by a separate registered lease agreement.
6. Any violation of the stated purpose or applicable regulations may result in cancellation of the lease as per law.

This approval is granted to support the establishment of the proposed deemed to be university in accordance with the applicable regulations.

- CERTIFIED TRUE COPY -


Mrs. K. Rama



RAMACHANDRA EDUCATIONAL FOUNDATION

EXTRACT FROM THE MINUTES OF THE MEETING OF BOARD OF TRUSTEES OF THE "RAMACHANDRA EDUCATIONAL FOUNDATION" HELD ON 18-02-2026 AT THE TRUST OFFICE, VATLURU MANDAL, ELURU DISTRICT, ANDHRA PRADESH

Resolution

The Board of Trustees of **Ramachandra Educational Foundation** considered the offer of lease of land and financial assistance extended by **Ganta Sriram Educational Society** for the purpose of establishment of **Ramachandra Deemed-to-be University (DTBU)**. After detailed deliberations, the Trust hereby passed the following resolutions:

1. The Board of Ramachandra Educational Foundation hereby resolves to accept the lease of Ramachandra College of Engineering, owned and managed by Ganta Sriram Educational Society for a period of 30 years together with all its movable and immovable properties, Land, assets, rights, interests, licenses, approvals, and infrastructure facilities. The Board further resolves to accept the lease of the lands proposed to be taken from Mr. K. Sai Rohith and Mrs. K. Rama for a period of Thirty (30) years, subject to mutually agreed terms and conditions as per the following details.

Sl.No.	Document No.	Date of Registration	Survey Nos.	Area in Acres.	Total Area in Acres.
1.	9317/2007	25.08.2007	796/1	0.84	10.00
			796/2	0.86	
			796/3	0.79	
			796/4	0.76	
			797/1A	1.21	
			797/1B	1.23	
			797/1C	0.15	
			797/1D	1.32	
			797/2	0.66	
			798/1	2.18	
2.	2552/2010	30.07.2010	795/1	0.50	3.84
			797/1D	1.44	
			799/1	0.17	
			800/1	1.73	


Chairman & Managing Trustee
Ramachandra Educational Foundation
Eluru-534007



RAMACHANDRA EDUCATIONAL FOUNDATION

3.	2799/2017	22.11.2017	794/2	0.85	0.85
4.	2801/2017	22.11.2017	794/3	0.645	0.645
5.	2802/2017	22.11.2017	794/9	0.05	0.05
6.	2800/2017	22.11.2027	794/9	0.85	0.85
7.	477/2021	12.02.2021	785/2B	1.31	1.31
8.	4134/2025	27.10.2025	792/4A1	1.00	1.00
9.	419/2026	05.02.2026	794-1A 794-9	1.40 1.00	2.40
10.	3131/2023	02.08.2023	792/4A2	2.78	2.78
Total					23.725 Acres

2. The Board of Trustees of Ramachandra Educational Foundation hereby accepts the financial assistance offered by Ganta Sriram Educational Society towards the **Corpus Fund** required for the establishment of Ramachandra Deemed-to-be University (DTBU), in accordance with the norms and guidelines prescribed by the University Grants Commission (UGC) and other statutory authorities.
3. The Board also accepts the financial assistance towards **Infrastructure Development Support**, including construction of academic buildings, laboratories, administrative blocks, hostels, utilities, equipment procurement, and other facilities necessary for the phased development of the proposed University.
4. The funds received shall be utilized exclusively for the establishment and development of Ramachandra Deemed-to-be University (DTBU) and shall be accounted for in compliance with applicable financial regulations and statutory requirements.
5. The Chairman of the Trust is hereby authorized to execute necessary agreements, undertakings, affidavits, declarations, and to submit required documents before UGC, Ministry of Education, State Government, and other competent authorities in this regard.”

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Chairman & Managing Trustee
Ramachandra Educational Foundation,
Eluru-534007

643/26



Sheet Endorsement

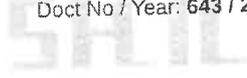
Sheet 1 of 2

Digitally Signed by:
Name: VELLURI SSV KRISH
Location: VATLUR
Reason: endorsement
Date: Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026



Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1 Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vaturu Pedapadu
Madhal Eluru



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal
Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsement
Date: Sat Feb 21 14:49:10 IS

LR-1-1 Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R] Ganta
Sriram Educational Society
Gajuwaka Visakhapatnam



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal
Address
16-4-1826 haranadhapuram
5th street Nellore



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Name: Korrapati Sai Rohith
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WHEREAS

1. The LESSOR, Ganta Sriram Educational Society is the lawful owner and in peaceful possession of the following educational campuses, including all movable and immovable properties, situated within Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned properties, including land, buildings, and all appurtenant structures, facilities, and movable educational assets, to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-75

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name: Gangarapu Gokul Ratna
Location: VATLUR
Reason: endorsementSign
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WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House.Number-3-112 West Godavari



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Name: Nukala Lokesh
Location: VATLUR
Reason: endorsementSign
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Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	9317 / 2007 Eluru S.r.o	796 / 1	0.84	10.00
		796 / 2	0.86	
		796 / 3	0.79	
		796 / 4	0.76	
		797 / 1A	1.21	
		797 / 1B	1.23	
		797 / 1C	0.15	
		797 / 1D	1.32	
		797 / 2	0.66	
		798 / 1	2.18	
2	2552 / 2010 Vatluru S.r.o	795/1B1	0.50	3.84
		797/1D	1.44	
		799/1	0.17	
		800/1	1.73	
3	2799 / 2017 Vatluru S.r.o	794/2	0.85	0.85
4	2801 / 2017 Vatluru S.r.o	794/3	0.645	0.645
5	2802 / 2017 Vatluru S.r.o	794/9	0.05	0.05
6	2800 / 2017 Vatluru S.r.o	794/9	0.85	0.85
7	477 / 2021 Vatluru S.r.o	785/2B	1.31	1.31
8	4134 / 2025 Parata Vatluru S.r.o	792/4A1	1.00	1.00

LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY

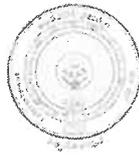


Secretary

LESSE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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Name: VELLAPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Book No: 1 CS No / Year: 642 / 2026 Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Cash Receipt Details In the Form of

Desc	Online	Stamp Papers	Challanuls 41 of IS Act	Cash	Stock Holding	Total
SD	5850	100	0	0	0	5950
TD		0				0
RF	585	0	0	0	0	585
UC	500	0	0	0	0	500
TOT	6935	100	0	0	0	7035

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

Rs. 5850/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 585/- towards Registration Fees on the chargeable value of Rs. 15000/- was paid by the party through ONLINE No , 91367181232025, 91367191112025, 91367093602025 dated ,21-FEB-26,21-FEB-26,21-FEB-26

Digitally Signed by:
Name: VELLAPURI SSV KRISH
Location: VATLUR
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Date:

21st day of February, 2026

Sub-Registrar, VATLUR

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Ramaiah Educational Foundation
Vatlur, Eluru-534007

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Total Hold By Ganta Sriram Educational Society AC.18.545 cts.

Facilities: Academic blocks, administrative offices, laboratories, library, auditorium, hostels, playground, Arts & Science departments, computer centers, faculty rooms, canteen facilities and other amenities.

The above campuses include all movable and immovable assets, such as furniture, equipment, laboratory instruments, computers, vehicles, books, and utilities, which shall form part of this lease.

Clarificatory and Compliance Explanation:

This detailed description of the leased properties is incorporated to clearly establish the identity, extent, and character of the assets leased, thereby eliminating any ambiguity regarding ownership, possession, and permissible use. The inclusion of both movable and immovable assets ensures operational continuity of the educational institutions without interruption and is integral to enabling the LESSEE Trust to discharge its charitable and educational functions effectively. The comprehensive disclosure also satisfies audit, regulatory, and Income-tax requirements by demonstrating transparency and proper documentation of assets deployed for charitable purposes.

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 15,000/-

**** Rent no enhance in lease period**

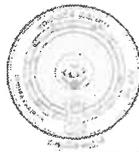
Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE


Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

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Certification of Registration

Registered as document no. 643 of 2026 of Book-1 and assigned the identification number 1 - 525 - 643 - 2026 for Scanning on 21-FEB-26.

Digitally Signed by:
Name:VELPURI SSV KRISHNA RAO
Location:VATLUR
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Registering Officer
VATLUR
VELPURI SSV KRISHNA RAO



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Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Ganta Sriram Educational Society) a nominal annual lease Rent of Rs.15,000/- (Rupees Fifteen Thousand only) for the entire leased property (18.54.1/2 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of March each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Ganta Sriram Educational Society).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handover after completion of the lease as where it is possession of the date of commencement of lease.

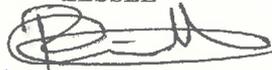
LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY



Secretary

LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



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Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

7. Execution

Sri. Korrapati Sai Rohith, Managing Trustee of Ganta Sriram Educational Society is hereby authorized by the Board of Trustees of Ganta Sriram Educational Society to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

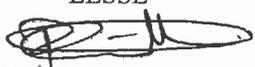
8. Lease of Academic, Administrative, and Operational Control

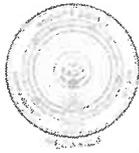
The lease of land, buildings, and associated movable and immovable assets, the LESSOR (Ganta Sriram Educational Society) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE

Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 6-18

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Digitally Signed by:
Name: VEPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR



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Rajadurai Engineering Foundation
VATLUR

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.
- d) Amendment of the agreement of any
 - o If there is any requirement for the amendment of any clause in the lease agreement, the same will be done accordingly with consent of both parties and by way of the resolution, the same will be amended upon mutual agreement.

11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

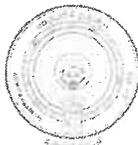
13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both lesser and lessee

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE


Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR



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14. After expiring of the lease period the lessee is required to delivery back the possession on of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
796 / 1	0.84
796 / 2	0.86
796 / 3	0.79
796 / 4	0.76
797 / 1A	1.21
797 / 1B	1.23
797 / 1C	0.15
797 / 1D	1.32
797 / 2	0.66
798 / 1	2.18
795/1B1	0.50
797/1D	1.44
799/1	0.17
800/1	1.73
794/2	0.85
794/3	0.645
794/9	0.05
794/9	0.85
785/2B	1.31
792/4A1	1.00
Total	18.545

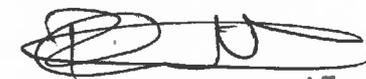
LESSOR

For **GANTA SRIRAM EDUCATIONAL SOCIETY**



Secretary

LESSEE



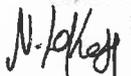
Ramachandra Educational Foundation
Vatluru, Eluru-534007

Witnesses:

1.



2.





Sheet Endorsement

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Name: VELLURI SSV KRISH
Location: VATLUR
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Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Rameshwar Educational Foundation
Vatlur - 500407



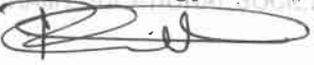
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వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థి పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాన్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము./ము.

For GANTA



Secretary

వ్రాయించుకున్న వారి డిక్లరేషన్



Ramachandra Educational Foundation
Vatluru, Eluru-534007

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్థిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్థిని యెవ్వరికి బదలాయింపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము /ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్థిని గురించి యెద్దిధమైన దస్తావేజు వ్రాయించి నేను రిజిస్ట్రరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యాయమునకై కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

For GANTA SRIRAM EDUCATIONAL SOCIETY

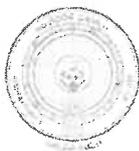


Secretary

కార్యనిర్వాహకుడు



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Ramachandra Educational Foundation
Vatnur, Eluru-524007



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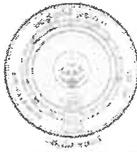


RORIB Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పిడపాడు		గ్రామం: VAILURU, వట్లూరు		Khalata No:: 2620			
క్రమ సంఖ్య	వట్లూరుని పేరు	లింగము (స్త్రీ/పురుషుడు/ ఇతరులు)	తండ్రి ఇంక పేరు	ఖాళా నెంబరు	సర్వే నెం/ సబ్ డివిజన్ నెంబరు	చూచి వివరణ	విస్తీర్ణం	వట్లూరుకు ఏ విధంగా సంక్రమించింది/ పాగు చేశారు	మ్యూజిటింగ్ ఆమోదించిన తేదీ
1	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	3	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	785-26	వట్లూరు	1.3100		Mar 9 2023
2	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	---	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-2	వట్లూరు	0.8500		Apr 6 2023
3	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	---	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-3	వట్లూరు	0.8450		Mar 9 2023
4	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	---	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-9	వట్లూరు	1.7000		Mar 9 2023
5	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	---	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	800-1	వట్లూరు	1.7300		Jun 26 2025

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి, 21/02/2026 2:45 pm తేదీనా ద్వారా ప్రాంట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.



Sheet Endorsement

Digitally Signed by:
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR



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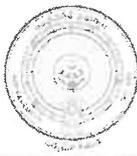


ROR1b Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పెదపాడు		గ్రామం: VATLURU, వట్లూరు		Khata No:: 300008			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/పురుషుడు/ఇతరులు)	రండ్రి/ చర్చ పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నెంబరు	భూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	మ్యులేషన్ ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-1	పట్టా	0.8400	కొనుగోలు	---
2	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-2	పట్టా	0.8600	కొనుగోలు	---
3	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-3	పట్టా	0.7900	కొనుగోలు	---
4	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-4	పట్టా	0.7700	కొనుగోలు	---
5	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1a	పట్టా	1.2100	కొనుగోలు	---
6	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1b	పట్టా	1.2300	కొనుగోలు	---
7	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1c	పట్టా	0.1500	కొనుగోలు	---
8	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1d	పట్టా	2.2600	కొనుగోలు	---
9	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	798-1	పట్టా	2.1800	కొనుగోలు	---
10	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	799-1	పట్టా	0.1700	కొనుగోలు	---
11	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	800-2	పట్టా	1.5000	కొనుగోలు	---

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,21/02/2026 2:47 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc.under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.



Sheet Endorsement

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR



Generated On: 21/02/2026 14:38:19



ROR1b Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU , పెదపాడు		గ్రామం: VATLURU , వట్లూరు		Khata No.: 3507			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/ పురుషుడు/ఇతరులు)	తండ్రి/ భర్త పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నెంబరు	భూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	మ్యుటీషన్ ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	గంటా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ	--	నెక్కటర్ కొత్తపాటి సాయి రోహిత్	3507	795-1B1	మూగాణి	0.4400	బహుమనము	Jul 25 2024

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,21/02/2026 2:47 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc.under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.

విభూమి



Sheet Endorsement

Sheet **12-12**

Digitally Signed by:
Name: VELLAPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR



Generated On: 21/02/2026 14:38:19



648/26



Sheet Endorsement

Sheet 1-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VEE PURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vatloru Pedapadu
Madnal Eluru



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal

Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:01:24 IS

LR-909-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith
Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal



Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:58 IS

Generated On: 21/02/2026 14:50:39



654

WHEREAS

1. The LESSOR, Korrapati Sai Rohith S/O. Korrapati Venugopal is the lawful owner and in peaceful possession of the following Schedule land of immovable properties, situated at Vatluru village, R.S No.794/1, 794/9, withinm the jurisdiction of Vatluru S.R.O Pedapadu Mandal. Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned property, including land and all to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	419 / 2026 Vatluru S.r.o	794-1A 794-9	1.40 1.00	2.40

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-9

Digitally Signed by:
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name:Gangarapu Gokul Ratna
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:01:55 IS

WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House.Number-3-112 West Godavari



Digitally Signed by:
Name:Nukala Lokesh
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:02:26 IS

Date:
21/02/2026 14:50:39

Sub-Registrar, VATLUR
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS



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3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 3, 600/-

** Rent no enhance in lease period

Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Korrapati Sai Rohith) a nominal annual lease Rent of Rs.3,600/- (Rupees Three thousand six hundred only) for the entire leased property (2.40 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of MARCH each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Digitally Signed by: **Sheet 3-9**
Name: **VELPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 15:03:03 IS**

Book No: 1

CS No / Year: **654 / 2026**

Doct No / Year: **648 / 2026**

Sub-Registrar, VATLUR

Cash Receipt Details In the Form of						
Desc	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	1280	100	0	0	0	1380
TD		0				0
RF	200	0	0	0	0	200
UC	500	0	0	0	0	500
TOT	1980	100	0	0	0	2080

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

Rs. 1280/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 200/- towards Registration Fees on the chargeable value of Rs. 3600/- was paid by the party through ONLINE No , 91367182392025, 91367191522025, 91367173312025 dated ,21-FEB-26,21-FEB-26,21-FEB-26



Date:

21st day of February, 2026

Digitally Signed by:
Name: **VELPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 15:03:03 IS**

Sub-Registrar, VATLUR

Digitally Signed by:
Name: **VELPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 15:03:03 IS**



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5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Korrapati Sai Rohith).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handed over after completion of the lessee as where it is position of the date of commencement of lease.

Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

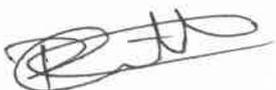
7. Execution

Sri. Korrapati Sai Rohith S/o. Korrapati Venugopal to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

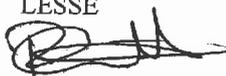
Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

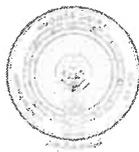
LESSOR



LESSEE



Ramachandra Educational Foundation
Vaturu, Eluru-534007



Sheet Endorsement

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Certification of Registration

Registered as document no. 648 of 2026 of Book-1 and assigned the identification number 1 - 525 - 648 - 2026 for Scanning on 21-FEB-26.

Digitally Signed by:
Name: VELPURI SSV KRISHNA RAO
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Registering Officer
VELPURI SSV KRISHNA RAO



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This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

8. Lease of Academic, Administrative, and Operational Control

The lease of land, immovable asset, the LESSOR (Korrapati Sai Rohith) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.

11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

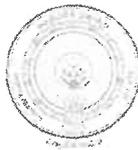
LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 5-9

Digitally Signed by:
Name: VELLURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Sub-Registrar, VATLUR



అధికారి సహాయక కార్యదర్శి

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12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both LESSOR and lessee

14. After expiring of the lease period the LESSEE is required to delivery back the possession of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
794/1A	1.40
794/9	1.00
Total Extant	2.40

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007

Witnesses:

1. 
2. 

Drafted by :-


Vatluru.



Sheet Endorsement

Sheet 6-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Pranabhaara Educational Foundation
Vatnur - 51524007



Generated On: 21/02/2026 14:50:39



వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన. టైటిల్ డీడ్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థి పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాన్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము.


Ramachandra Educational Foundation
Vatluru, Eluru-534007

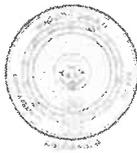
వ్రాయించి యిచ్చిన వారి డిక్లరేషన్

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్తిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్తిని యెవ్వరికి బదలాయంపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్తిని గురించి యెద్దిధమైన దస్తావేజు వ్రాయించి నేను రిజిస్టరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యక్రంతమైనది కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

కార్యనిర్వాహకుడు





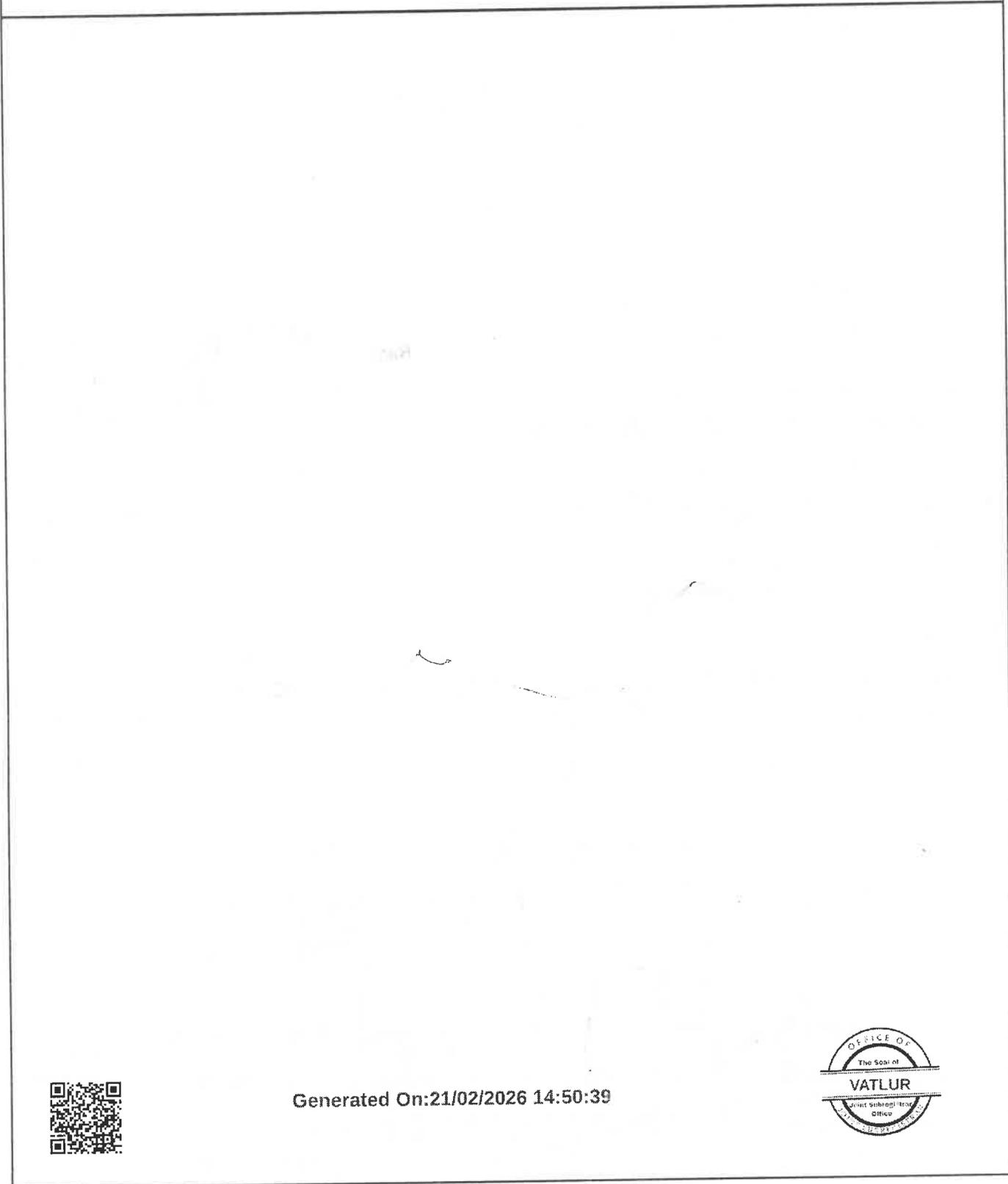
Sheet Endorsement

Sheet 7-9

Digitally Signed by:
Name: VELLAPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:03:03 IS

Book No: 1 CS No / Year: 654 / 2026 Doct No / Year: 648 / 2026

Sub-Registrar, VATLUR



Generated On: 21/02/2026 14:50:39



ROR1b Report

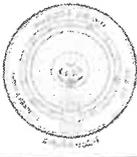
జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పెదపాడు		గ్రామం: VATLURU, వట్లూరు		Khata No:: 2557			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/పురుషుడు/ఇతరులు)	తండ్రి/ భర్త పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నంబరు	భూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	ముఖ్యతపని ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	కొర్రపాటి సాయి రోహిత్	---	పణిగోపాల్	2557	794-1A	మెట్ట	1.4000	కొనుగోలు	2026-02-05
2	కొర్రపాటి సాయి రోహిత్	---	పణిగోపాల్	2557	794-9A	మెట్ట	2.0000	కొనుగోలు	2026-02-05

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,21/02/2026 2:49 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc.under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.

మృత్యు భూమి

Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 8-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Ramachandra Educational Foundation
Vatlur, Elnuru-534007



Generated On: 21/02/2026 14:50:39



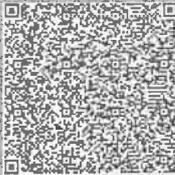


ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFTR8989J

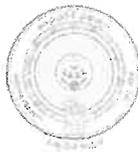
नाम / Name	RAMACHANDRA EDUCATIONAL FOUNDATION
निगमन/गठन की तारीख Date of Incorporation / Formation	22/01/2026
	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAFTR8989J</p> <p>नाम / Name RAMACHANDRA EDUCATIONAL FOUNDATION</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 22/01/2026</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें। आयकर पैन सेवा इकाई, प्रोटेकन टेकनॉलॉजीज लिमिटेड पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, सेनापति बापट मार्ग, लाजर पार्ले, मुंबई 408 013</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, Protecan -Gov Technologies Limited 1st Floor, Times Tower, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai-408 013 Tel: 91-20-2721 8080, e-mail: tinintd@protecan.tech.in tin.systems@income.gov.in pangrievance@incometax.gov.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



Sheet Endorsement

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VELUPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR



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647/26



Sheet Endorsement

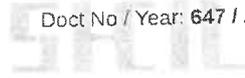
Sheet 1-9

Digitally Signed by:
Name: VELUPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026



Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vatloru
Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal



Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:57:22 IS

LR-999-1

Aadhaar No: XXXXXXXX3352



Name
Korrapati Rama
Aadhaar Name
Korrapati Rama
Relation Name
W/O Korrapati
Venugopal



Address
16/4/1826 HARANADHA
PURAM FIFTH STREET
Nellore



Digitally Signed by:
Name: Korrapati Rama
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:56:42 IS

Generated On: 21/02/2026 14:46:24



Ramachandra Educational Foundation
Vatloru, Eluru-504007



653

WHEREAS

1. The LESSOR, Korrapati Rama W/O. Korrapati Venugopal is the lawful owner and in peaceful possession of the following Schedule land of immovable properties, situated at Vatluru village, R.S No.794/1, 794/9, within the jurisdiction of Vatluru S.R.O Pedapadu Mandal. Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned property, including land and all to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	3131 / 2023 Vatluru s.r.o	792/4A2	2.78	2.78

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

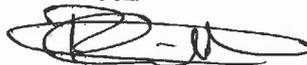
3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

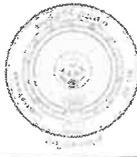
LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-9

Digitally Signed by:
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:00:26 IS

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name:Gangarapu Gokul Ra
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 14:58:12 IS

WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House.Number-3-112 West Godavari



Digitally Signed by:
Name:Nukala Lokesh
Location:VATLUR
Reason:endorsementSign
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Sub-Registrar, VATLUR
Name:VELUPURI SSV KRISH
Location:VATLUR
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Andhra Pradesh Educational Foundation
VATLUR, Godavari District

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 3, 000/-

**** Rent no enhance in the lease period**

Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Korrapati Rama) a nominal annual lease Rent of Rs.3,000/- (Rupees Three thousand six hundred only) for the entire leased property (2.78 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of MARCH each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Book No: 1 CS No / Year: 653 / 2026 Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

Cash Receipt Details in the Form of

Desc	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	1100	100	0	0	0	1200
TD		0				0
RF	360	0	0	0	0	360
UC	500	0	0	0	0	500
TOT	1960	100	0	0	0	2060

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

Rs. 1100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360/- towards Registration Fees on the chargeable value of Rs. 90000/- was paid by the party through ONLINE No , 91373057072025, 91373029512025, 91373083052025 dated ,21-FEB-26,21-FEB-26,21-FEB-26

Date:

21st day of February, 2026

Digitally Signed by:
Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR

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Name: VELPURI SSV KRISHA
Location: VATLUR
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Vatlur, Email-234007

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5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Korrapati Rama).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handed over after completion of the lessee as where it is position of the date of commencement of lease.

Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

7. Execution

Sri. Korrapati Rama W/o. Korrapati Venugopal to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

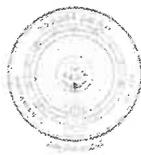
LESSOR

K. Rama.

LESSE

R. S. Rohith

Ramachandra Educational Foundation
Vaturu, Eluru-534007



Sheet Endorsement

Sheet 4-9

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

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Name: VELPURI SSV KRISHNA
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Sub-Registrar, VATLUR

Certification of Registration

Registered as document no. 647 of 2026 of Book-1 and assigned the identification number 1 - 525 - 647 - 2026 for Scanning on 21-FEB-26.

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This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

8. Lease of Academic, Administrative, and Operational Control

The lease of land, immovable asset, the LESSOR (Korrapati Rama) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.

11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

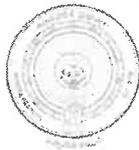
LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 5-9

Book No: 1

CS No / Year: 653 / 2026

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Name: VELUPURI SSV KRISH
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12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both LESSOR and lessee

14. After expiring of the lease period the LESSEE is required to delivery back the possession of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
792/4A2	2.78
Total Extant	2.78

LESSOR

K-dana.

LESSE

[Signature]

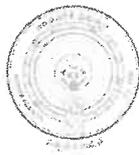
Ramachandra Educational Foundation
Vatluru, Eluru-534007

Witnesses:

1. *[Signature]*

2. *[Signature]*

Drafted by :- *[Signature]*
Vatluru



Sheet Endorsement

Digitally Signed by:
Name: VELLURI SSV KRISHI
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:00:26 15

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CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

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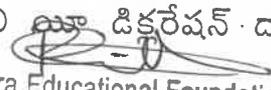


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వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన టైటిల్ డీడ్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థిని పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాన్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము.


Ramachandra Educational Foundation
Vatluru, Eluru-534007

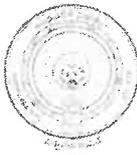
వ్రాయించి యిచ్చిన వారి డిక్లరేషన్

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్తిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్తిని యెవ్వరికి బదలాయింపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్తిని గురించి యెద్దిధమైన దస్తావేజు వ్రాయించి నేను రిజిస్టరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యక్రాంతమైనది కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

కార్యనిర్వాహకుడు

K-Anna .



Sheet Endorsement

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CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

Rama Sankar Foundation
103



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Adangal Report

జిల్లా: Eluru, ఏలూరు			మండలం: PEDAPADU, పెడపాడు					గ్రామం: VAILURU, వట్లూరు					Survey No:: 792-4a2		
క్రమ సంఖ్య	సర్వే నెం	పూర్తి విస్తీర్ణం	సాగుకు పనికి రాని విస్తీర్ణం	సాగుకు పనికి వచ్చు విస్తీర్ణం	భూమి స్వభావం	శిస్తు (రూ.)	భూమి వివరణ	జల ధారము	ఆయకట్టు విస్తీర్ణం	ఖాతా నెంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారుని పేరు (తండ్రి/భర్త పేరు)	అనుభవదారుని విస్తీర్ణం (ఎకరాలు-సింట్లు)	అనుభవ క్రమం	రిమార్కులు
1	792-4a2	2.7800	0.0000	0.0000	చెట్ల	0.00	మట్టి	స్వంతమేరుపేరు	2.7800	301445	కొర్రపాటి రమ్య (మయగోపాల్)	కొర్రపాటి రమ్య (వేణుగోపాల్)	2.7800	15	ఈ సర్వే నెంబర్ తవ్వకానికి గాంధీ డి.కె.ఎల్. సైనింగ్ చేయబడలేదు

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి, 21/02/2026 11:42 am తేదీనా ద్వారా ప్రింట్ చేయబడినది.

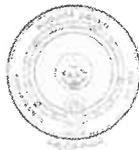
The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.

భూమి



Ramachandra Educational Foundation
Vatturu, Eluru-534007

P. K. Rao



Sheet Endorsement

Digitally Signed by:
Name: VELPURI SSV KRISHA
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Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

ఆంధ్ర ప్రదేశ్ విద్యా సంస్థ
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Government of India

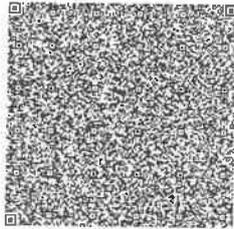
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Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 1027/28935/03465

To
కొర్రపాటి రమ
Korrapati Rama
W/O: Korrapati Venugopal
16/4/1826
FIFTH STREET
KRISHNA AVENUE
HARANADHA PURAM
Nellore
Nellore Andhra Pradesh - 524001
7893933779

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 05
Date: 2013.08.02 07:58:15
UTC



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7017 5599 3352

VID : 9111 6947 5582 1795

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



కొర్రపాటి రమ
Korrapati Rama
పుట్టిన తేదీ/DOB: 12/02/1974
లింగం/ GENDER: FEMALE

Issue Date: 02/08/2013

7017 5599 3352

VID : 9111 6947 5582 1795

నా ఆధార్, నా గుర్తింపు



सत्यमेव जयते
Government of India



సమాచారము / INFORMATION

- ఆధార్ అనేది గుర్తింపు రుజువు, పౌరసత్వానికి కాదు.
- ఆధార్ ప్రత్యేకమైనది మరియు సురక్షితమైనది.
- సురక్షిత QR కోడ్/ఆఫ్లైన్ XML/ఆఫ్లైన్ ప్రమాణీకరణను ఉపయోగించి గుర్తింపును ధృవీకరించండి.
- ఆధార్ లెటర్, PVC కార్డ్, ఇ ఆధార్, ఎం ఆధార్ వంటి అన్ని రకాల ఆధార్ లు సమానంగా చెల్లుబాటు అవుతాయి. 12 అంకెల ఆధార్ నంబర్ స్థానంలో వర్చువల్ ఆధార్ ఐడెంటిటీ (VID)ని కూడా ఉపయోగించవచ్చు.
- కనీసం 10 సంవత్సరాలకు ఒకసారి ఆధార్ ను అప్డేట్ చేయండి.
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర ప్రయోజనాలు/సేవలను పొందడంలో ఆధార్ మీకు సహాయపడుతుంది.
- మీ మొదటి నంబర్ మరియు ఈ-మెయిల్ ఐడీని ఆధార్ లో అప్డేట్ చేసుకోండి.
- ఆధార్ సేవలను పొందేందుకు స్మార్ట్ ఫోన్లలో ఎం ఆధార్ యాప్ ను డౌన్లోడ్ చేసుకోండి.
- భద్రతను నిర్ధారించడానికి లాక్/అన్లాక్ ఆధార్/బయోమెట్రిక్స్ ఫీచర్ని ఉపయోగించండి.
- ఆధార్ ను అభ్యర్థించే సంస్థలు తగిన సమ్మతిని పొందవలసి ఉంటుంది.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

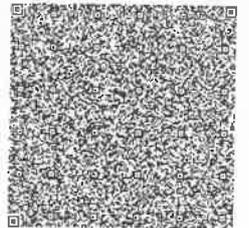


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Unique Identification Authority of India



విరునామా:
W/O: కొర్రపాటి వేణుగోపాల్, 16/4/1826, ఫిఫ్త్ స్ట్రీట్,
కృష్ణా అవెన్యూ, హరనాధ పురం, నెల్లూరు, నెల్లూరు,
ఆంధ్ర ప్రదేశ్ - 524001

Address:
W/O: Korrapati Venugopal, 16/4/1826, FIFTH
STREET, KRISHNA AVENUE, HARANADHA
PURAM, Nellore, Nellore,
Andhra Pradesh - 524001



7017 5599 3352

VID : 9111 6947 5582 1795



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help@uidai.gov.in



www.uidai.gov.in



Sheet Endorsement

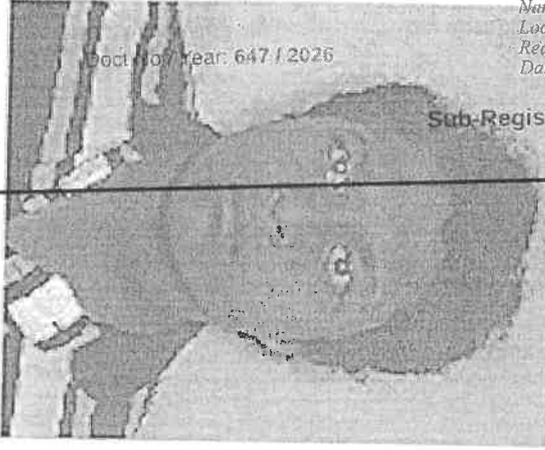
Book No: 1

CS No / Year: 653 / 2026

Doc No / Year: 647 / 2026

Digitally Signed By: VEI/PUNJ/S...
Name: VEI/PUNJ/S...
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR



బొరట ప్రభుత్వం

Government of India

కోర్రపాటి సాయి రోహిత్
Korrapati Sai Rohith
పుట్టిన తేదీ/DOB: 28/02/1997
పురుషుడు/ MALE

7831 2765 1025

VID : 9186 2545 6013 5016

నా ఆధార్, నా గుర్తింపు



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ANNEXURE 21.14

Lease Deed

DETAILED PROJECT REPORT

For Grant of Deemed to be University Status
under Distinct Category (Existing Institution)



**Lease Deeds of
Ramachandra Educational Foundation
for the establishment of
Ramachandra Deemed to be University**

Sl.No.	Lease Deed No.	Date of Lease Registration	Extent of Land (Acre)	Leased by	Page No
1.	643/2026 SRO, Vatluru	18.02.2026	18.545	Ganta Sriram Educational Society	1
2.	647/2026 SRO, Vatluru	18.02.2026	2.78	Korrapati Rama Nelluru	25
3.	648/2026 SRO, Vatluru	18.02.2026	2.40	Korrapati Sai Rohith	43
Total Land Leased			23.725 Acre		



INDIA NON JUDICIAL

Government of Andhra Pradesh

IN-AP66097143075064Y

e-Stamp



₹100

₹100

Certificate No. : IN-AP66097143075064Y
 Certificate Issued Date : 18-Feb-2026 10:54 AM
 Account Reference : NEWIMPACC (IV)/ apT8119403/ AP-ELR/ AP-VTR/aptirganu
 DDO Code : 04012308006 SRO VATLURU
 Unique Doc. Reference : SUBIN-APAP1811940314272481021800Y
 Purchased by : GHANTA SRIRAM EDUCATIONAL SOCIETY
 Description of Document : Article 00 Not Mentioned
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : GHANTA SRIRAM EDUCATIONAL SOCIETY
 Second Party : KORRAPATI SAI ROHITH NELLORE
 Paid By (For Whom) : GHANTA SRIRAM EDUCATIONAL SOCIETY
 Stamp Duty Amount(Rs.) : 100 (One Hundred only)



Please write or type below this line

IN-AP66097143075064Y

LEASE AGREEMENT

(BETWEEN GANTA SRIRAM EDUCATIONALSOCIETY, VISAKHAPATNAM AND RAMACHANDRA EDUCATIONAL FOUNDATION, VATLURU)

This Lease Agreement is made and executed on this 18th day of Feb, 2026, at Vatluru by and between:

Ganta Sriram Educational Society having its registered office at D.No.27-3-142/1, Road No: 4, Official Colony, Gajuwaka, Visakhapatnam-530026, represented herein by its Secretary, Sri Korrapati Sai Rohith S/o. Korrapati Venugopal, Aged about 29 years (Aadhaar Card No: 783127651025, PAN Card No: ESRPK7808B, Mobile No: 7599925555), hereinafter referred to as the "LESSOR"

AND

Ramachandra Educational Foundation having its registered office at D.No.16-151, Vatluru Village, Pedapadu Mandal, Eluru-534007, Eluru District, represented herein by its Chairman, Sri Korrapati Sai Rohith S/o. Korrapati Venugopal, Aged about 29 years (Aadhaar Card No: 783127651025, PAN Card No: ESRPK7808B, Mobile No: 7599925555), hereinafter referred to as the "LESSEE"

LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY

Secretary

LESSEE

Ramachandra Educational Foundation
Vatluru, Eluru-534007

GG 0039806904

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of 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.

643/26



Sheet Endorsement

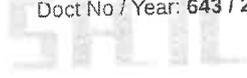
Sheet 1

Digitally Signed by:
Name: VEPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026



Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1 Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vaturu Pedapadu
Madhal Eluru



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal
Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 14:49:10 IS

LR-1-1 Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R] Ganta
Sriram Educational Society
Gajuwaka Visakhapatnam



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal
Address
16-4-1826 haranadhapuram
5th street Nellore



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Name: Korrapati Sai Rohith
Location: VATLUR
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642

WHEREAS

1. The LESSOR, Ganta Sriram Educational Society is the lawful owner and in peaceful possession of the following educational campuses, including all movable and immovable properties, situated within Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned properties, including land, buildings, and all appurtenant structures, facilities, and movable educational assets, to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-75

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

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Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name: Gangarapu Gokul Ratna
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:49:41 IS

WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House.Number-3-112 West Godavari



Digitally Signed by:
Name: Nukala Lokesh
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:10 IS

Date:
21/02/2026 14:38:19

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Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS



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Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	9317 / 2007 Eluru S.r.o	796 / 1	0.84	10.00
		796 / 2	0.86	
		796 / 3	0.79	
		796 / 4	0.76	
		797 / 1A	1.21	
		797 / 1B	1.23	
		797 / 1C	0.15	
		797 / 1D	1.32	
		797 / 2	0.66	
		798 / 1	2.18	
2	2552 / 2010 Vatluru S.r.o	795/1B1	0.50	3.84
		797/1D	1.44	
		799/1	0.17	
		800/1	1.73	
3	2799 / 2017 Vatluru S.r.o	794/2	0.85	0.85
4	2801 / 2017 Vatluru S.r.o	794/3	0.645	0.645
5	2802 / 2017 Vatluru S.r.o	794/9	0.05	0.05
6	2800 / 2017 Vatluru S.r.o	794/9	0.85	0.85
7	477 / 2021 Vatluru S.r.o	785/2B	1.31	1.31
8	4134 / 2025 Parata Vatluru S.r.o	792/4A1	1.00	1.00

LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY



Secretary

LESSE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Digitally Signed by: **Sheet 3-12**
Name: **VELUPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 14:50:49 IS**

Book No: **1** CS No / Year: **642 / 2026** Doct No / Year: **643 / 2026**

Sub-Registrar, VATLUR

Cash Receipt Details In the Form of

Desc	Online	Stamp Papers	Challanuls 41 of IS Act	Cash	Stock Holding	Total
SD	5850	100	0	0	0	5950
TD		0				0
RF	585	0	0	0	0	585
UC	500	0	0	0	0	500
TOT	6935	100	0	0	0	7035

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

Rs. 5850/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 585/- towards Registration Fees on the chargeable value of Rs. 15000/- was paid by the party through ONLINE No , 91367181232025, 91367191112025, 91367093602025 dated ,21-FEB-26,21-FEB-26,21-FEB-26

Digitally Signed by:
Name: **VELUPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 14:50:49 IS**

Date:

21st day of February, 2026

Sub-Registrar, VATLUR

Digitally Signed by:
Name: **VELUPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
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Ramaiah Educational Foundation
Vatlur, Eluru-534007

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Total Hold By Ganta Sriram Educational Society AC.18.545 cts.

Facilities: Academic blocks, administrative offices, laboratories, library, auditorium, hostels, playground, Arts & Science departments, computer centers, faculty rooms, canteen facilities and other amenities.

The above campuses include all movable and immovable assets, such as furniture, equipment, laboratory instruments, computers, vehicles, books, and utilities, which shall form part of this lease.

Clarificatory and Compliance Explanation:

This detailed description of the leased properties is incorporated to clearly establish the identity, extent, and character of the assets leased, thereby eliminating any ambiguity regarding ownership, possession, and permissible use. The inclusion of both movable and immovable assets ensures operational continuity of the educational institutions without interruption and is integral to enabling the LESSEE Trust to discharge its charitable and educational functions effectively. The comprehensive disclosure also satisfies audit, regulatory, and Income-tax requirements by demonstrating transparency and proper documentation of assets deployed for charitable purposes.

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 15,000/-

**** Rent no enhance in lease period**

Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



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Date:Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Certification of Registration

Registered as document no. 643 of 2026 of Book-1 and assigned the identification number 1 - 525 - 643 - 2026 for Scanning on 21-FEB-26.

Digitally Signed by:
Name:VELPURI SSV KRISHNA RAO
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 14:50:49 IS
Registering Officer
VATLUR
VELPURI SSV KRISHNA RAO



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Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Ganta Sriram Educational Society) a nominal annual lease Rent of Rs.15,000/- (Rupees Fifteen Thousand only) for the entire leased property (18.54.1/2 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of March each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Ganta Sriram Educational Society).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handover after completion of the lease as where it is possession of the date of commencement of lease.

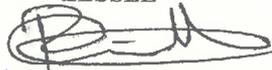
LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY



Secretary

LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

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Location: VATLUR
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Sub-Registrar, VATLUR



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Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

7. Execution

Sri. Korrapati Sai Rohith, Managing Trustee of Ganta Sriram Educational Society is hereby authorized by the Board of Trustees of Ganta Sriram Educational Society to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

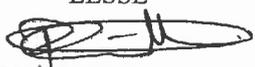
8. Lease of Academic, Administrative, and Operational Control

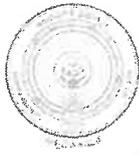
The lease of land, buildings, and associated movable and immovable assets, the LESSOR (Ganta Sriram Educational Society) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE

Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 6-12

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Digitally Signed by:
Name: VEPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

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Rajadharma Education Foundation
VATLUR

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.
- d) Amendment of the agreement of any
 - o If there is any requirement for the amendment of any clause in the lease agreement, the same will be done accordingly with consent of both parties and by way of the resolution, the same will be amended upon mutual agreement.

11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

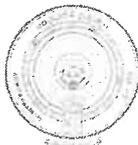
13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both lesser and lessee

LESSOR
For GANTA SRIRAM EDUCATIONAL SOCIETY


Secretary

LESSEE


Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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14. After expiring of the lease period the lessee is required to delivery back the possession on of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
796 / 1	0.84
796 / 2	0.86
796 / 3	0.79
796 / 4	0.76
797 / 1A	1.21
797 / 1B	1.23
797 / 1C	0.15
797 / 1D	1.32
797 / 2	0.66
798 / 1	2.18
795/1B1	0.50
797/1D	1.44
799/1	0.17
800/1	1.73
794/2	0.85
794/3	0.645
794/9	0.05
794/9	0.85
785/2B	1.31
792/4A1	1.00
Total	18.545

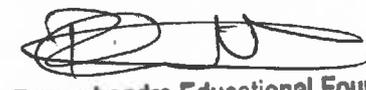
LESSOR

For GANTA SRIRAM EDUCATIONAL SOCIETY



Secretary

LESSEE



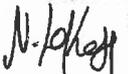
Ramachandra Educational Foundation
Vatluru, Eluru-534007

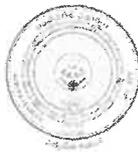
Witnesses:

1.



2.





Sheet Endorsement

Digitally Signed by:
Name: VELLURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Ramesh Babu Educational Foundation
Vatlur - 523407



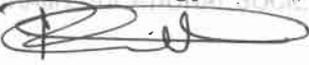
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వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాస్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థి పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాస్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము/ము.

For GANTA S.



Secretary

వ్రాయించుకున్న వారి డిక్లరేషన్



Ramachandra Educational Foundation
Vatluru, Eluru-534007

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాస్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్థిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్థిని యెవ్వరికి బదలాయింపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము /ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్థిని గురించి యెద్దియైన దస్తావేజు వ్రాయించి నేను రిజిస్ట్రరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

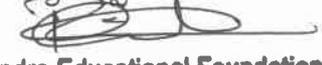
“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యక్రంతమైనది కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

For GANTA SRIRAM EDUCATIONAL SOCIETY

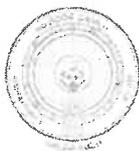


Secretary

కార్యనిర్వాహకుడు



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

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Doct No / Year: 643 / 2026

Sub-Registrar, VATLUR

Ramachandra Educational Foundation
Vatnur, Vatnur-524007



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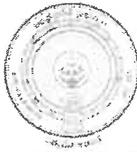


RORIB Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పిడిపాడు		గ్రామం: VAILURU, వట్లూరు		Khatata No:: 2620			
క్రమ సంఖ్య	వట్లూరు గ్రామ పంచాయతీ	లింగము (స్త్రీ/పురుషుడు/ ఇతరులు)	తండ్రి పేరు	భాగం నింబులు	సర్వే నెం/ నం దివిజన్ నంబరు	చూచి వివరణ	విస్తీర్ణం	వట్లూరుకు ఏ విధంగా సంక్రమించింది/ పాగు చేశారు	మ్యూజింగ్ ఆమోదించిన తేదీ
1	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి	3	రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	785-26	వట్లూరు	1.3100		Mar 9 2023
2	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి		రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-2	వట్లూరు	0.8500		Apr 6 2023
3	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి		రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-3	వట్లూరు	0.8450		Mar 9 2023
4	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి		రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	794-9	వట్లూరు	1.7000		Mar 9 2023
5	ముండా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ వారి		రామచంద్రా కారతక అనం ఇంజనీరింగ్	2620	800-1	వట్లూరు	1.7300		Jun 26 2025

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి, 21/02/2026 2:45 pm తేదినా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.



Sheet Endorsement

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Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

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ROR1b Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పెదపాడు		గ్రామం: VATLURU, వట్లూరు		Khata No:: 300008			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/పురుషుడు/ఇతరులు)	రండ్రి/ చర్చ పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నెంబరు	భూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	మ్యులేషన్ ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-1	పట్టా	0.8400	కొనుగోలు	---
2	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-2	పట్టా	0.8600	కొనుగోలు	---
3	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-3	పట్టా	0.7900	కొనుగోలు	---
4	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	796-4	పట్టా	0.7700	కొనుగోలు	---
5	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1a	పట్టా	1.2100	కొనుగోలు	---
6	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1b	పట్టా	1.2300	కొనుగోలు	---
7	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1c	పట్టా	0.1500	కొనుగోలు	---
8	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	797-1d	పట్టా	2.2600	కొనుగోలు	---
9	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	798-1	పట్టా	2.1800	కొనుగోలు	---
10	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	799-1	పట్టా	0.1700	కొనుగోలు	---
11	శ్రీ రామ చంద్ర ఇంజనీరింగ్ కాలేజ్	---	కాలేజ్	300008	800-2	పట్టా	1.5000	కొనుగోలు	---

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,21/02/2026 2:47 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc.under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.



Sheet Endorsement

Book No: 1

CS No / Year: 642 / 2026

Doct No / Year: 643 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:50:49 IS

Sub-Registrar, VATLUR



Generated On: 21/02/2026 14:38:19



ROR1b Report

జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU , పెదపాడు		గ్రామం: VATLURU , వట్లూరు		Khata No.: 3507			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/ పురుషుడు/ఇతరులు)	తండ్రి/ భర్త పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నెంబరు	భూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	మ్యుటీషన్ ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	గంటా శ్రీరామ్ ఎడ్యుకేషనల్ సొసైటీ	--	సెక్టరీ కృష్ణాపాటి సాయి రోహిత్	3507	795-1B1	మూగాణి	0.4400	బహుమనము	Jul 25 2024

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,21/02/2026 2:47 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

The information contained made available through this web site is for information only and cannot be utilised as certified / authenticated copy for producing in any court or for enforcing any legal claims etc.under the existing relevant Acts / Rules framed by the Government of Andhra Pradesh in this context.

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Sheet Endorsement

Sheet **12-12**

Book No: **1**

CS No / Year: **642 / 2026**

Doct No / Year: **643 / 2026**

Digitally Signed by:
Name: **VELLAPURI SSV KRISH**
Location: **VATLUR**
Reason: **endorsementSign**
Date: **Sat Feb 21 14:50:49 IS**

Sub-Registrar, VATLUR



Generated On: **21/02/2026 14:38:19**





INDIA NON JUDICIAL



Government of Andhra Pradesh

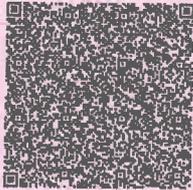
IN-AP67302185967070Y

e-Stamp

₹100

100₹100₹100

Certificate No. : IN-AP67302185967070Y
 Certificate Issued Date : 21-Feb-2026 01:54 PM
 Account Reference : NEWIMPACC (IV)/ ap18119403/ AP-ELR/ AP-VTR/aptirganu
 DDO Code : 04012308006 SRO VATLURU
 Unique Doc. Reference : SUBIN-APAP1811940316618881007376Y
 Purchased by : KORRAPATI RAMA NELLURU
 Description of Document : Article 00 Not Mentioned
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : KORRAPATI RAMA NELLURU
 Second Party : Not Applicable
 Paid By (For Whom) : KORRAPATI RAMA NELLURU
 Stamp Duty Amount(Rs.) : 100 (One Hundred only)



Please write or type below this line

LEASE AGREEMENT

(BETWEEN KORRAPATI RAMA WIFE OF KORRAPATI VENUGOPAL AND RAMACHANDRA EDUCATIONAL FOUNDATION, VATLURU)

This Lease Agreement is made and executed on this 21th day of Feb, 2026, at Vatluuru by and between:

Korrapati Rama W/O. Korrapati Venugopal, Aged about 52 years (Aadhaar Card No: 701755993352, PAN Card No.AAMPR7494R, Mobile No:7893933779), Residing at Door No.16-4-1826, Krishna Avenue, 5th street, Harinadhapuram, Nelluru city, S.P.S.R Nellur District Hereinafter referred to as the "LESSOR"

AND

Ramachandra Educational Foundation having its registered office at D.No.16-151, Vatluuru Village, Pedapadu Mandal, Eluru District, represented herein by its Chairman, Sri Korrapati Sai Rohith S/o. Korrapati Venugopal, Aged about 29 years (Aadhaar Card No: 783127651025, PAN Card No: ESRPK7808B, Mobile No: 7599925555), hereinafter referred to as the "LESSEE"

LESSOR

K. Rama

LESSEE

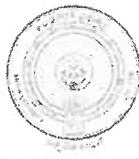
[Signature]

Ramachandra Educational Foundation 0039806950
Vatluuru, Eluru-534007

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamp.com or using e-Stamp Mobile App of 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.

647/26



Sheet 1-9

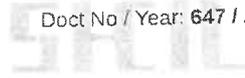
Sheet Endorsement

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026



Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vatloru
Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal



Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:57:22 IS

LR-999-1

Aadhaar No: XXXXXXXX3352



Name
Korrapati Rama
Aadhaar Name
Korrapati Rama
Relation Name
W/O Korrapati
Venugopal



Address
16/4/1826 HARANADHA
PURAM FIFTH STREET
Nellore



Digitally Signed by:
Name: Korrapati Rama
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:56:42 IS

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Ramachandra Educational Foundation
Vatloru - 504007



653

WHEREAS

1. The LESSOR, Korrapati Rama W/O. Korrapati Venugopal is the lawful owner and in peaceful possession of the following Schedule land of immovable properties, situated at Vatluru village, R.S No.794/1, 794/9, within the jurisdiction of Vatluru S.R.O Pedapadu Mandal. Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned property, including land and all to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	3131 / 2023 Vatluru s.r.o	792/4A2	2.78	2.78

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

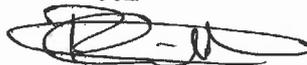
3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-9

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name: Gangarapu Gokul Ra
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:58:12 IS

WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House Number-3-112 West Godavari



Digitally Signed by:
Name: Nukala Lokesh
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 14:58:54 IS

Date:
21/02/2026 14:46:24

Sub-Registrar, VATLUR
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS



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Kannada Language Educational Foundation
Kannada Language

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 3, 000/-

**** Rent no enhance in the lease period**

Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Korrapati Rama) a nominal annual lease Rent of Rs.3,000/- (Rupees Three thousand six hundred only) for the entire leased property (2.78 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of MARCH each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Digitally Signed by: Sheet 3-9
Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

Cash Receipt Details in the Form of

Desc	Online	Stamp Papers	Challan/s 41 of IS Act	Cash	Stock Holding	Total
SD	1100	100	0	0	0	1200
TD		0				0
RF	360	0	0	0	0	360
UC	500	0	0	0	0	500
TOT	1960	100	0	0	0	2060

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

Rs. 1100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360/- towards Registration Fees on the chargeable value of Rs. 90000/- was paid by the party through ONLINE No , 91373057072025, 91373029512025, 91373083052025 dated ,21-FEB-26,21-FEB-26,21-FEB-26

Date:

21st day of February, 2026

Digitally Signed by:
Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR

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Name: VELPURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 IS

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Vatlur, Email-234007

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5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Korrapati Rama).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handed over after completion of the lessee as where it is position of the date of commencement of lease.

Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

7. Execution

Sri. Korrapati Rama W/o. Korrapati Venugopal to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

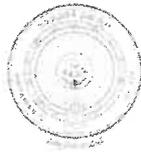
LESSOR

K. Rama.

LESSE

R. S. Rohith

Ramachandra Educational Foundation
Vaturu, Eluru-534007



Sheet Endorsement

Sheet 4-9

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISHNA
Location: VATLUR
Reason: endorsement
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR

Certification of Registration

Registered as document no. 647 of 2026 of Book-1 and assigned the identification number 1 - 525 - 647 - 2026 for Scanning on 21-FEB-26.

Digitally Signed by:
Name: VELPURI SSV KRISHNA
Location: VATLUR
Reason: endorsement
Date: Sat Feb 21 15:00:26 IS

VELPURI SSV KRISHNA RAO



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This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

8. Lease of Academic, Administrative, and Operational Control

The lease of land, immovable asset, the LESSOR (Korrapati Rama) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.

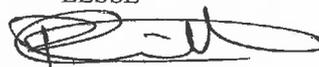
11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

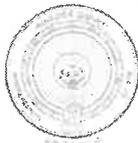
LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 5-9

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

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Name: VELUPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:00:26 IS

Sub-Registrar, VATLUR



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12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both LESSOR and lessee

14. After expiring of the lease period the LESSEE is required to delivery back the possession of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
792/4A2	2.78
Total Extant	2.78

LESSOR

K-dana.

LESSE

[Signature]

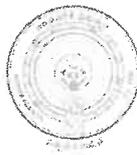
Ramachandra Educational Foundation
Vatluru, Eluru-534007

Witnesses:

1. *[Signature]*

2. *[Signature]*

Drafted by :- *[Signature]*
Vatluru



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Name: VELLURI SSV KRISHA
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:26 15

Book No: 1

CS No / Year: 653 / 2026

Doct No / Year: 647 / 2026

Sub-Registrar, VATLUR

Digitally signed by VELLURI SSV KRISHA
DN: cn=VELLURI SSV KRISHA, o=VATLUR

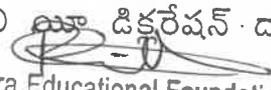


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వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన టైటిల్ డీడ్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థి పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాన్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము.


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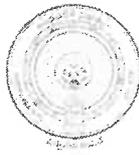
వ్రాయించి యిచ్చిన వారి డిక్లరేషన్

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్తిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్తిని యెవ్వరికి బదలాయింపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్తిని గురించి యెద్దిధమైన దస్తావేజు వ్రాయించి నేను రిజిస్టరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యక్రాంతమైనది కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

కార్యనిర్వాహకుడు

K-Dana .



Sheet Endorsement

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Rama Sankar Foundation
103



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Adangal Report

జిల్లా: Eluru, ఏలూరు			మండలం: PEDAPADU, పెదపాడు					గ్రామం: VAILURU, వట్లూరు					Survey No:: 792-4a2		
క్రమ సంఖ్య	సర్వే నెం	పూర్తి విస్తీర్ణం	సాగుకు పనికి రాని విస్తీర్ణం	సాగుకు పనికి వచ్చు విస్తీర్ణం	భూమి స్వభావం	శిస్తు (రూ.)	భూమి వివరణ	జల ధారము	ఆయకట్టు విస్తీర్ణం	ఖాతా నెంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారుని పేరు (తండ్రి/భర్త పేరు)	అనుభవదారుని విస్తీర్ణం (ఎకరాలు-సింట్లు)	అనుభవ క్రమం	రిమార్కులు
1	792-4a2	2.7800	0.0000	0.0000	చిట్టా	0.00	మట్టి	స్వంతమేరుపేరు	2.7800	301445	కొర్రపాటి రమ్య (మయగోపాల్)	కొర్రపాటి రమ్య (వేణుగోపాల్)	2.7800	15	ఈ సర్వే నెంబర్ తవ్వకానికి గాంధీ డి.కె.ఆర్. సైటింగ్ చేయబడలేదు

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి, 21/02/2026 11:42 am తేదీనా ద్వారా ప్రింట్ చేయబడినది.

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Ramachandra Educational Foundation
Vatturu, Eluru-534007

P. K. Rao



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ఆంధ్ర ప్రదేశ్ విద్యా అధికారి
ఆంధ్ర ప్రదేశ్ విద్యా అధికారి



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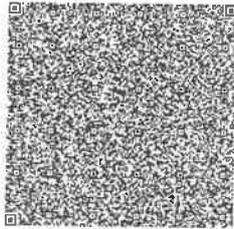
భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 1027/28935/03465

To
కొర్రపాటి రమ
Korrapati Rama
W/O: Korrapati Venugopal
16/4/1826
FIFTH STREET
KRISHNA AVENUE
HARANADHA PURAM
Nellore
Nellore Andhra Pradesh - 524001
7893933779

Signature valid



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7017 5599 3352

VID : 9111 6947 5582 1795

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



కొర్రపాటి రమ
Korrapati Rama
పుట్టిన తేదీ/DOB: 12/02/1974
లింగం/ GENDER: FEMALE

Issue Date: 02/08/2013

7017 5599 3352

VID : 9111 6947 5582 1795

నా ఆధార్, నా గుర్తింపు



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Government of India



సమాచారము / INFORMATION

- ఆధార్ అనేది గుర్తింపు రుజువు, పౌరసత్వానికి కాదు.
- ఆధార్ ప్రత్యేకమైనది మరియు సురక్షితమైనది.
- సురక్షిత QR కోడ్/ఆఫ్లైన్ XML/ఆఫ్లైన్ ప్రమాణీకరణను ఉపయోగించి గుర్తింపును ధృవీకరించండి.
- ఆధార్ లెటర్, PVC కార్డ్, ఇ ఆధార్, ఎం ఆధార్ వంటి అన్ని రకాల ఆధార్ లు సమానంగా చెల్లుబాటు అవుతాయి. 12 అంకెల ఆధార్ నంబర్ స్థానంలో వర్చువల్ ఆధార్ ఐడెంటిటీ (VID)ని కూడా ఉపయోగించవచ్చు.
- కనీసం 10 సంవత్సరాలకు ఒకసారి ఆధార్ ను అప్డేట్ చేయండి.
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర ప్రయోజనాలు/సేవలను పొందడంలో ఆధార్ మీకు సహాయపడుతుంది.
- మీ మొదటి నంబర్ మరియు ఈ-మెయిల్ ఐడీని ఆధార్ లో అప్డేట్ చేసుకోండి.
- ఆధార్ సేవలను పొందేందుకు స్మార్ట్ ఫోన్లలో ఎం ఆధార్ యాప్ ను డౌన్లోడ్ చేసుకోండి.
- భద్రతను నిర్ధారించడానికి లాక్/అన్లాక్ ఆధార్/బయోమెట్రిక్స్ ఫీచర్ని ఉపయోగించండి.
- ఆధార్ ను అభ్యర్థించే సంస్థలు తగిన సమ్మతిని పొందవలసి ఉంటుంది.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

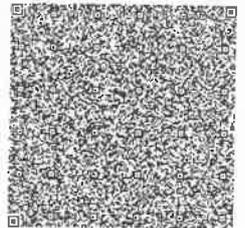


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Unique Identification Authority of India



విరునామా:
W/O: కొర్రపాటి వేణుగోపాల్, 16/4/1826, ఫిఫ్త్ స్ట్రీట్,
కృష్ణా అవెన్యూ, హరనాధ పురం, నెల్లూరు, నెల్లూరు,
ఆంధ్ర ప్రదేశ్ - 524001

Address:
W/O: Korrapati Venugopal, 16/4/1826, FIFTH
STREET, KRISHNA AVENUE, HARANADHA
PURAM, Nellore, Nellore,
Andhra Pradesh - 524001



7017 5599 3352

VID : 9111 6947 5582 1795



1947



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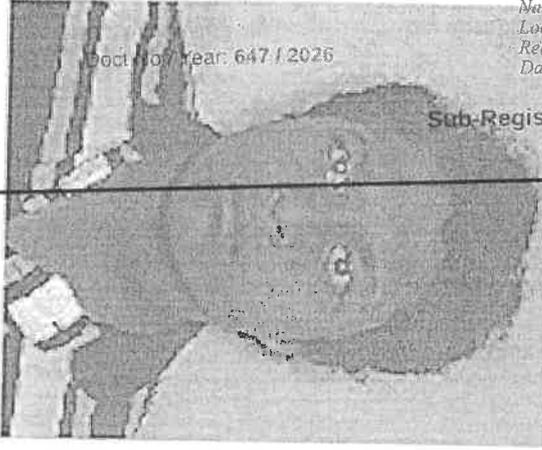
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Name: VEI/PUNJ/S...
Location: VATLUR
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Sub-Registrar, VATLUR



బొరట ప్రభుత్వం

Government of India

కోర్రపాటి సాయి రోహిత్

Korrapati Sai Rohith

పుట్టిన తేదీ/DOB: 28/02/1997

పురుషుడు/ MALE

7831 2765 1025

VID : 9186 2545 6013 5016

నా ఆధార్, నా గుర్తింపు



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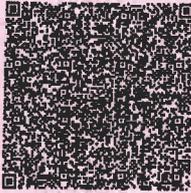
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e-Stamp

₹100

100 ₹ 100 ₹ 100 ₹ 100

Certificate No. : IN-AP66091893386235Y
Certificate Issued Date : 18-Feb-2026 10:46 AM
Account Reference : NEWIMPACC (IV)/ ap18119403/ AP-ELR/ AP-VTR/aptirganu
DDO Code : 04012308006 SRO VATLURU
Unique Doc. Reference : SUBIN-APAP1811940314260163740367Y
Purchased by : KORRAPATI SAI ROHITH NELLORE
Description of Document : Article 00 Not Mentioned
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : KORRAPATI SAI ROHITH NELLORE
Second Party : Not Applicable
Paid By (For Whom) : KORRAPATI SAI ROHITH NELLORE
Stamp Duty Amount(Rs.) : 100 (One Hundred only)



Please write or type below this line

IN-AP66091893386235Y

LEASE AGREEMENT

(BETWEEN KORRAPATI SAI ROHITH SON OF KORRAPATI VENUGOPAL AND RAMACHANDRA EDUCATIONAL FOUNDATION, VATLURU)

This Lease Agreement is made and executed on this 18th day of Feb, 2026, at Vatluru by and between:

Korrapati Sai Rohith S/O. Korrapati Venugopal, Aged about 29 years (Aadhaar Card No:78312795 1025, PAN Card No.ESRPK7808B, Mobile No:7599925555), Residing at Door No.16-4-1826, Krishna Avenue, 5th street, Harinadhapuram, Nelluru city, S.P.S.R Nellur District. hereinafter referred to as the "LESSOR"

AND

Ramachandra Educational Foundation having its registered office at D.No.16-151, Vatluru Village, Pedapadu Mandal, Eluru District, represented herein by its Chairman, Sri Korrapati Sai Rohith S/o. Korrapati Venugopal, Aged about 29 years (Aadhaar Card No: 783127651025, PAN Card No: ESRPK7808B, Mobile No: 7599925555), hereinafter referred to as the "LESSEE"

LESSOR

LESSEE

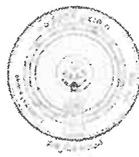
**Ramachandra Educational Foundation
 Vaturu, Eluru-534007**

GG 003980690

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of 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.

648/26



Sheet Endorsement

Sheet 1-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VEDUPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, VATLUR along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 0/- paid between the hours of 2PM and 3PM on the 21st day of February, 2026

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

Aadhaar Details

FingerPrint

Sign

LE-1-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith [R]
Ramachandra Educational
Foundation Vatloru Pedapadu
Madnal Eluru



Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal

Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:01:24 IS

LR-909-1

Aadhaar No: XXXXXXXX1025



Name
Korrapati Sai Rohith
Aadhaar Name
Korrapati Sai Rohith
Relation Name
S/O Venugopal



Address
16-4-1826 haranadhapuram
5th street Nellore



Digitally Signed by:
Name: Korrapati Sai Rohith
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:00:58 IS

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654

WHEREAS

1. The LESSOR, Korrapati Sai Rohith S/O. Korrapati Venugopal is the lawful owner and in peaceful possession of the following Schedule land of immovable properties, situated at Vatluru village, R.S No.794/1, 794/9, withinm the jurisdiction of Vatluru S.R.O Pedapadu Mandal. Eluru District, Andhra Pradesh.
2. The LESSEE, Ramachandra Educational Foundation, is an educational Trust established with the objective to provide quality education and has proposed to establish a "Deemed-to-be University" in the name and style of "Ramachandra -Deemed to be University".
3. The LESSOR has agreed to lease the below mentioned property, including land and all to the LESSEE for the purpose of establishing and operating the proposed Deemed-to-be University.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Description of the Properties Leased

The properties leased by the LESSOR to the LESSEE under this agreement are described as follows:

Land Details in Vatluru

S. No.	Document No	R.S. No.	Area in Acres.	Total area in Acre
1	419 / 2026 Vatluru S.r.o	794-1A 794-9	1.40 1.00	2.40

2. Purpose of the Lease

The properties and facilities described herein are leased exclusively for:

The establishment, development, and functioning of the proposed Ramachandra - Deemed-to-be University (Proposed).

Promoting higher education, research, and societal development in accordance with the objectives of the Ramachandra Educational Foundation

Clarificatory and Compliance Explanation:

This clause expressly restricts the use of the leased premises to educational and allied charitable purposes only. The Parties consciously exclude any commercial or profit-oriented usage so as to remain fully compliant with Section 2(15) of the Income-tax Act, 1961. The restriction also aligns with UGC, AICTE, and other regulatory frameworks governing higher educational institutions, thereby ensuring that the leased assets are deployed solely in furtherance of public benefit and not for private gain.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 2-9

Digitally Signed by:
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Sub-Registrar, VATLUR

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0273



Name
Gangarapu Gokul Ratna



Address
3-98 PEDAPADU MANDALAM
PANCHAYATHI OFFICE STREET West
Godavari



Digitally Signed by:
Name:Gangarapu Gokul Ratna
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:01:55 IS

WT - 2

Aadhaar No: XXXXXXXX4082



Name
Nukala Lokesh



Address
House.Number-3-112 West Godavari



Digitally Signed by:
Name:Nukala Lokesh
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:02:26 IS

Date:
21/02/2026 14:50:39

Sub-Registrar, VATLUR
Name:VELUPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS



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3. Lease Tenure

The lease shall be valid for a period of 30 years, commencing from the date of execution and registration of this agreement.

Details of Lease-Period:

From	To	Period	Rent Per Year
18-02-2026	16-02-2056	30 Years	Rs. 3, 600/-

** Rent no enhance in lease period

Upon mutual consent, the lease will be revoked and may be renewed or extended for such further period(s) with a fresh lease deed registered as may be agreed upon in writing by both parties.

Clarificatory and Compliance Explanation:

The long-term tenure of 30 years is deliberately structured to provide institutional stability, regulatory certainty, and academic continuity, which are essential prerequisites for the establishment and sustainable operation of a Deemed-to-be University. The tenure supports long-term planning, infrastructure investment, accreditation processes, and faculty development, while remaining consistent with charitable governance norms. Renewal is made subject to mutual consent and prevailing law, ensuring flexibility without compromising compliance.

4. Lease Consideration

In consideration of this lease, the LESSEE (Ramachandra Educational Foundation) shall pay to the LESSOR (Korrapati Sai Rohith) a nominal annual lease Rent of Rs.3,600/- (Rupees Three thousand six hundred only) for the entire leased property (2.40 Acres), as a symbolic payment to full fill the legal requirements of a valid lease.

The said amount shall be payable in the month of MARCH each year during the lease term.

The LESSEE shall, in addition, be responsible for all operational, maintenance, and statutory costs associated with the properties.

The lease remains charitable and non-profit in intent, serving exclusively for educational and institutional development purposes.

Clarificatory and Compliance Explanation:

The Parties consciously agree that the lease consideration is nominal and symbolic in nature, taking into account that both the LESSOR and the LESSEE are public charitable trusts operating exclusively for educational purposes. The consideration structure reflects the charitable intent of the arrangement and the fact that the LESSEE undertakes full financial responsibility for the operation, maintenance, statutory compliances, staffing, infrastructure upgrades, and institutional development of the leased properties. This clause is incorporated to ensure compliance with Sections 11 and 12 of the Income-tax Act, 1961, and it is expressly clarified that no trustee or specified person derives any direct or indirect benefit within the meaning of Section 13 of the said Act.

LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Digitally Signed by: **Sheet 3-9**
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Sub-Registrar, VATLUR

Cash Receipt Details In the Form of

Desc	Online	Stamp Papers	Challanu/s 41 of IS Act	Cash	Stock Holding	Total
SD	1280	100	0	0	0	1380
TD		0				0
RF	200	0	0	0	0	200
UC	500	0	0	0	0	500
TOT	1980	100	0	0	0	2080

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

Rs. 1280/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 200/- towards Registration Fees on the chargeable value of Rs. 3600/- was paid by the party through ONLINE No , 91367182392025, 91367191522025, 91367173312025 dated ,21-FEB-26,21-FEB-26,21-FEB-26



Date:

21st day of February, 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

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Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS



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5. Ownership and Maintenance

The ownership of all leased properties shall remain vested with the LESSOR (Korrapati Sai Rohith).

The LESSEE (Ramachandra Educational Foundation) shall have the right to use, maintain, and develop the properties for the purpose of the University during the lease period.

The LESSEE shall bear all costs related to repairs, maintenance, utilities, security, insurance, and improvements during the tenure of the lease. And the premises will be handed over after completion of the lessee as where it is position of the date of commencement of lease.

Clarificatory and Compliance Explanation:

This clause clearly demarcates ownership and possession, ensuring that the LESSOR retains absolute title over the leased properties while granting limited possessory rights to the LESSEE strictly for educational use. The assumption of all maintenance and operational expenses by the LESSEE constitutes application of income towards charitable purposes and reinforces the non-commercial nature of the lease. This structure safeguards against any inference of transfer of ownership or diversion of charitable assets.

6. Rights and Obligations

1. The LESSEE shall not mortgage, sub-lease, or transfer any portion of the property without the written consent of the LESSOR.
2. The LESSEE shall use the premises solely for educational and research purposes related to the proposed Deemed-to-be University.
3. The LESSOR shall not interfere in the day-to-day academic, administrative, or operational activities of the University.

Clarificatory and Compliance Explanation:

The restrictions and obligations set out herein are intended to preserve the Integrity of the leased assets and ensure that they are utilized only for the stated charitable objectives. The non-interference obligation of the LESSOR is incorporated to preserve the functional autonomy of the LESSEE, which is essential for regulatory compliance, academic independence, and fiduciary governance.

7. Execution

Sri. Korrapati Sai Rohith S/o. Korrapati Venugopal to sign, execute, and register this lease agreement and all related documents on behalf of the LESSOR.

Sri. Korrapati Sai Rohith, Managing Trustee of Ramachandra Educational Foundation is similarly authorized to execute and accept this lease deed on behalf of the LESSEE.

Clarificatory and Compliance Explanation:

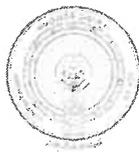
LESSOR



LESSEE



Ramachandra Educational Foundation
Vaturu, Eluru-534007



Sheet Endorsement

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name:VELPURI SSV KRISH
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Certification of Registration

Registered as document no. 648 of 2026 of Book-1 and assigned the identification number 1 - 525 - 648 - 2026 for Scanning on 21-FEB-26.

Digitally Signed by:
Name:VELPURI SSV KRISHNA RAO
Location:VATLUR
Reason:endorsementSign
Date:Sat Feb 21 15:03:03 IS

Registering Officer
VELPURI SSV KRISHNA RAO
VATLUR



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This clause evidences proper corporate and fiduciary authorization by the respective Boards of Trustees and ensures that the execution of this Agreement is legally binding, transparent, and compliant with trust governance principles.

8. Lease of Academic, Administrative, and Operational Control

The lease of land, immovable asset, the LESSOR (Korrapati Sai Rohith) hereby lease out the LESSEE (Ramachandra Educational Foundation) full and exclusive academic, administrative, managerial, and operational control over the following Institutions located within the leased campuses:

This lease of control expressly includes, but is not limited to, the following rights for the entire duration of the 30-year lease period:

Clarificatory and Compliance Explanation

This lease of operational control is made solely for educational purposes and is intended to enable the effective functioning of the institutions and to facilitate the establishment of the proposed Ramachandra Educational Society Deemed-to-be University.

9. Bank Account Opening and Operations

The LESSEE shall open and operate bank accounts exclusively in its trust name in scheduled banks. Such accounts shall be operated only by authorized signatories of the LESSEE Trust as approved by its Board of Trustees. No trustee, representative, or office bearer of the LESSOR Society shall operate or control the bank accounts of the LESSEE Trust.

Clarificatory and Compliance Explanation

This clause is incorporated to preserve the independent legal and financial identity of the LESSEE Trust and to ensure compliance with banking regulations and Sections 11, 12, and 13 of the Income-tax Act, 1961. It prevents commingling of funds, ensures transparent audit trails, and eliminates any inference of indirect financial control or benefit.

10. Termination Clause

This lease may be terminated before its expiry only under the following circumstances:

- a) Breach of material terms of this agreement by either party, after due notice and opportunity to rectify.
- b) Misuse of property for purposes other than those stated herein.
- c) By mutual consent of both parties through a written agreement.

11. Dispute Resolution

Any disputes or differences arising out of or in connection with this agreement shall be resolved amicably between both parties in Eluru Jurisdiction only.

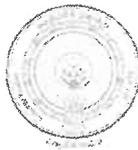
LESSOR



LESSEE



Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 5-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

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Name: VELLURI SSV KRISH
Location: VATLUR
Reason: endorsementSign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR



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12. Governing Law

This agreement shall be governed and construed in accordance with the laws of India, and the jurisdiction shall lie with the competent courts of Eluru District, Andhra Pradesh.

IN WITNESS WHEREOF, the parties hereto have executed this Lease cum Transfer Agreement on the date, month, and year first above written, in the presence of the following witnesses:

13. After expiry of the existing lease period, the lease is extendable for a further period with the mutual consent of the both LESSOR and lessee

14. After expiring of the lease period the LESSEE is required to delivery back the possession of the LESSOR in as is where condition with no modification or improvements there is to.

15. The LESSEE has not paid any advance amount to the LESSOR either refundable or non-refundable in pursuance of this lease transaction entered in between the parties in respect of scheduled lease hold property.

SCHEDULE OF LEASED PREMISES

Eluru District, Vatluru Sub-Registrar area, Pedapadu mandal, Vatluru Gram Panchayat, Vatluru

R.S. No.	Area in Acres.
794/1A	1.40
794/9	1.00
Total Extant	2.40

LESSOR



LESSEE



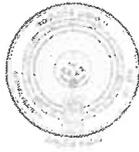
Ramachandra Educational Foundation
Vatluru, Eluru-534007

Witnesses:

1. 
2. 

Drafted by :-


Vatluru.



Sheet Endorsement

Sheet 6-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

Digitally Signed by:
Name: VELPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:03:03 IS

Sub-Registrar, VATLUR

Pranabhaara Educational Foundation
Vatnur - 515234001



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వ్రాయించుకున్న వారి డిక్లరేషన్

నాకు / మాకు యీ దస్తావేజు నందు వ్రాయించి యిచ్చిన వారు అందచేసిన. టైటిల్ డీడ్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు వగైరాలను వారు చూపించిన స్థిరాస్థి పూర్తిగా పరిశీలించుకుని వాటితో పాటు నాకు / మాకు సంబంధించిన ఆధార్ కార్డు, పాన్ కార్డు, పేమెంట్ వివరములను దస్తావేజు తయారు చేయుట కొరకు లేఖరికి అందచేయగా లేఖరిచే తయారు చేయబడిన డ్రాఫ్టును నేను / మేము వ్రాయించి యిచ్చినవారు తెలియపరచిన అంశముల ప్రకారమే దస్తావేజు తయారు చేయబడినదని యిందుమూలముగా ధృవీకరించుచున్నాము/ము. యిందు తెలియపరచిన అంశములు ఒకవేళ ఏమైనా అవాస్తవములైనచో వాటికి యీ దస్తావేజు, తయారు చేయబడిన లేఖరికి గానీ, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై / మాపై తీసుకునే యావత్తు చట్టపరమైన చర్యలకు నేను / మేము బాధ్యురాలినై / బాధ్యుడినై / బాధ్యులమై యుండగలనని/ మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము.


Ramachandra Educational Foundation
Vatluru, Eluru-534007

వ్రాయించి యిచ్చిన వారి డిక్లరేషన్

యీ దస్తావేజు తయారు చేయుట కొరకు నేను / మేము, నా / మా తాలూకు టైటిల్ డీడ్స్, ఇ.సి., ఆధార్ కార్డు, పాన్ కార్డు, స్థిరాస్థి యొక్క ఫోటో వగైరాలను వ్రాయించుకున్న వారికి అందచేసియున్నాను./ ము. వాటి ప్రకారము యీ దస్తావేజులోని షెడ్యూలు ఆస్తిని వ్రాయించుకున్న వారు పరిశీలించుకుని నా / మా మరియు వ్రాయించున్నవారు కోరిన విధముగా దస్తావేజు లేఖరి యీ దస్తావేజును తయారు చేసి యివ్వడమైనది. లోగడ నేను / మేము గాని, నా / మా వారసులు వగైరాలు గాని యీ దస్తావేజులోని ఆస్తిని యెవ్వరికి బదలాయంపు చేయలేదని ధృవీకరించుచున్నాము /ము. ఒకవేళ పై అంశములు అవాస్తవములని తెలిసినచో యీ దస్తావేజు తయారు చేసిన లేఖరికి గాని, రిజిస్ట్రేషన్ శాఖ, రిజిస్ట్రేషన్ కార్యాలయ సిబ్బందికి గాని ఏ విధమైన బాధ్యత ఉండనేరదని, అందుకు గాను నాపై/ బాధ్యులమై యుండగలనని / మని యీ డిక్లరేషన్ ద్వారా తెలియపరుచుచున్నాము / ము. రిజిస్ట్రేషన్ చట్టం 1908లో సెక్షన్ 22-బిలో నిర్దేశించిన విధముగా షెడ్యూలు దాఖలాస్థికి యీ దస్తావేజు వ్రాయించుట తప్ప లోగా షెడ్యూలు ఆస్తిని గురించి యెద్దిధమైన దస్తావేజు వ్రాయించి నేను రిజిస్టరు చేసియుండలేదు. ఇందలి అంశములకు నేను నా వారసులము బద్దులము. ఇది నా సమ్మతిన వ్రాయించి యిచ్చిన స్థిరాస్థి క్రయ/దఖలు దస్తావేజు.

“పత్రంలో పేర్కొన్న ఆస్తి ఇంతకు ముందు అన్యక్రంతమైనది కాదని మరియు రిజిస్ట్రేషన్ చట్టం, 1908లోని సెక్షన్ 22 బి నిబంధనలను ఉల్లంఘించినట్లు తేలితే, రిజిస్ట్రేషన్ చట్టంలోని సెక్షన్ 82 ప్రకారం నేను శిక్షార్హుడవుతానని నేను ఇందుమూలంగా ప్రకటిస్తున్నాను, 1908”

కార్యనిర్వాహకుడు





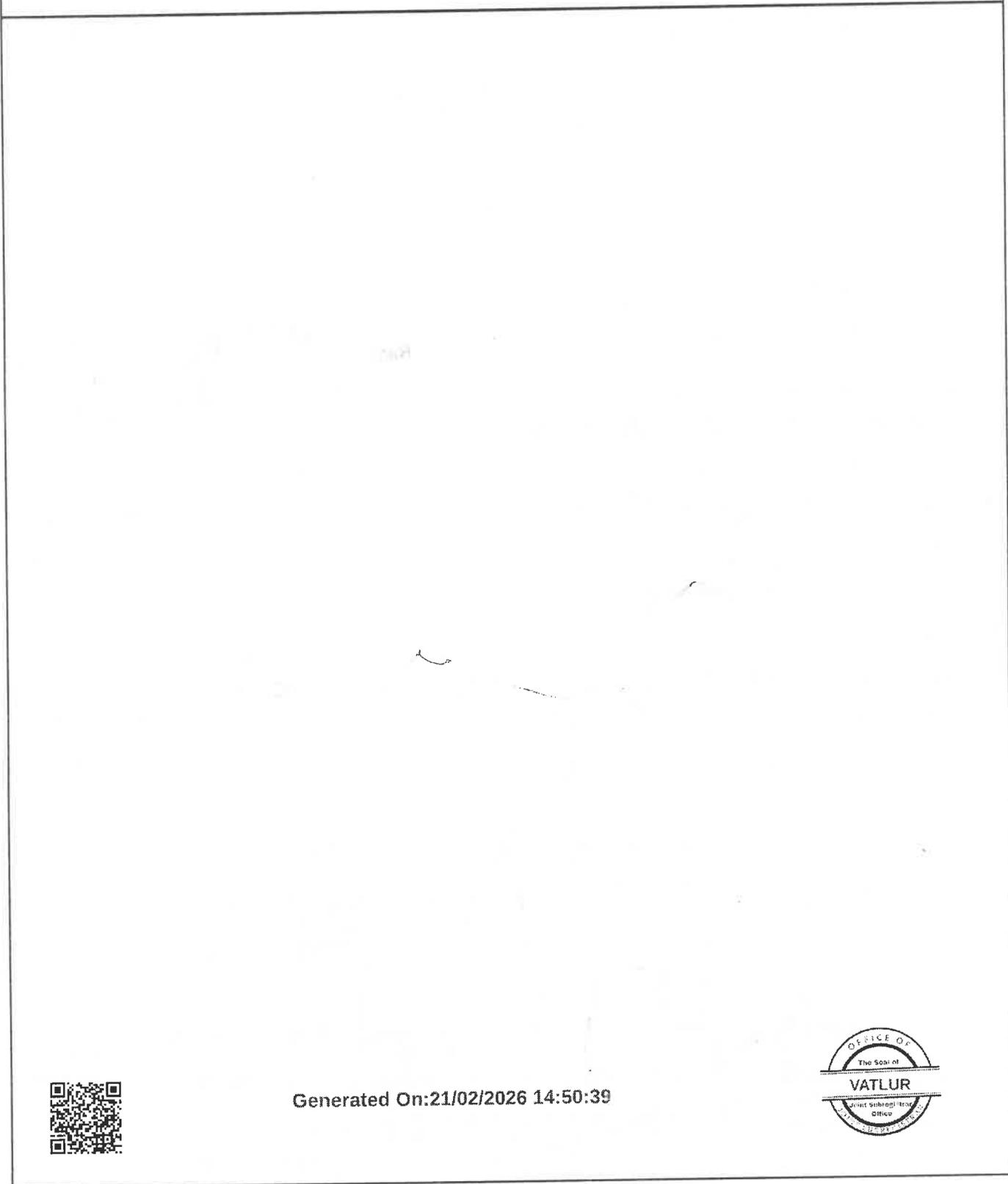
Sheet Endorsement

Sheet 7-9

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Name: VELLAPURI SSV KRISH
Location: VATLUR
Reason: endorsement Sign
Date: Sat Feb 21 15:03:03 IS

Book No: 1 CS No / Year: 654 / 2026 Doct No / Year: 648 / 2026

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ROR1b Report

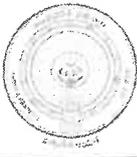
జిల్లా: Eluru - ఏలూరు		మండలం: PEDAPADU, పెదపాడు		గ్రామం: VATLURU, వట్లూరు		Khata No:: 2557			
క్రమ సంఖ్య	పట్టాదారుని పేరు	లింగము (స్త్రీ/పురుషుడు/ఇతరులు)	తండ్రి/ భర్త పేరు	ఖాతా నెంబరు	సర్వే నెం./ సబ్ డివిజన్ నంబరు	ధూమి వివరణ	విస్తీర్ణం	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు	మ్యులేషన్ ఆమోదించిన తేదీ
1	2	3	4	5	6	7	8	9	10
1	కొర్రపాటి సాయి రోహిత్	---	పణిగోపాల్	2557	794-1A	మెట్ట	1.4000	కొనుగోలు	2026-02-05
2	కొర్రపాటి సాయి రోహిత్	---	పణిగోపాల్	2557	794-9A	మెట్ట	2.0000	కొనుగోలు	2026-02-05

ఈ రెవిన్యూ రికార్డు ను మీ ధూమి వెబ్ సైట్ నుండి ,21/02/2026 2:49 pm తేదీనా ద్వారా ప్రింట్ చేయబడినది.

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మౌఖిక భూమి

Ramachandra Educational Foundation
Vatluru, Eluru-534007



Sheet Endorsement

Sheet 8-9

Book No: 1

CS No / Year: 654 / 2026

Doct No / Year: 648 / 2026

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ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFTR8989J

नाम / Name	RAMACHANDRA EDUCATIONAL FOUNDATION
निगमन/गठन की तारीख Date of Incorporation / Formation	22/01/2026
	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAFTR8989J</p> <p>नाम / Name RAMACHANDRA EDUCATIONAL FOUNDATION</p> <p>निगमन / गठन की तारीख Date of Incorporation / Formation 22/01/2026</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें। आयकर पैन सेवा इकाई, प्रोटेकन टेकनॉलॉजिज लिमिटेड पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, सेनापति बापट मार्ग, लाजर पार्ले, मुंबई 408 013</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, Protean -Gov Technologies Limited 1st Floor, Times Tower, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai-408 013 Tel: 91-20-2721 8080, e-mail: tinintd@proteantech.in tin.systems@income.gov.in pangrievance@incometax.gov.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



Sheet Endorsement

Book No: 1

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