

9713/2018



தமிழ்நாடு
தமிழ்நாடு
23446
03/12/18

M/S SREE MURAGAN EDUCATIONAL
TRUST
TAMILNADU

BH 679445
எஸ். குமார்

முத்தியார்த்தன் விருப்பமையாள்
உரிமம் எண்: 178/ஆ/7/97
204/86, சஞ்சீவிராயன் கோவில் தெரு
மகன்மலை-21. 9176741787

LEASE DEED

THIS LEASE DEED executed at Chennai on this 4th day of December 2018 is made by AND between Mr. J.Durai S/o Mr.V. Jayaraman, aged about 55 years and and (2) Mrs.D.Prema, W/o Mr.J.Durai aged about 51 years both residing at No.17, EB Colony 3rd Street, Adambakkam, Chennai-600 088 in the same address. Hereinafter referred to as the "LESSORS" (which expression shall unless repugnant to the context mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, assigns etc) of the **FIRST PART**;

J.Durai
D.Prema

For SREE MURAGAN EDUCATIONAL TRUST

Document No. 9713 of 2018 of Book
I Contains 17 Sheets 1 Sheet

Registering Officer



AND

M/s SREE MURAGAN EDUCATIONAL TRUST, a registered Trust bearing Regn.No.190/2015, having its office at Plot No. 23, Chari Avenue, Palavakkam, Chennai 600 041, Tamil Nadu, INDIA., represented by its Authorized Signatory of the Trust **Mr. HARIBABUJAMPANI**,(AGM) S/o Raghuramaiah, Aged 33 Years and residing at Flat No C-2, x20, Rioshlaom, x Block ,5th Street, Anna Nagar- 600040. Hereinafter referred to as the "**LESSEE**" (which expression shall unless repugnant to the context meaning thereof, be deemed to mean and include all its successors in interest, executors, administrators, legal representatives, Permitted assigns etc.,) Party of the Other Part;

WHEREAS, the Lessor is the absolute owners and possessors of vacant land, measuring an extent of 1.52 acres, Comprised in Survey Nos.142/2A, 142/2B. Which is more fully described in the schedule here under by virtue Sale Deed Document No.843/2004 and file of the Sub Registrar Office Pallavaram.

WHEREAS the Lessee have experience in running schools (Sri Chaitanya Techno Schools) and Educational Institutes.

WHEREAS the Lessee having branches at Andhra Pradesh/ Karnataka now they intend to start school at Chennai.

WHEREAS in order to start school at Chennai they have approached the Lessor expressing their intention to start Schools and Educational Institutes at Chennai and tendered the Lessor to provide infrastructure in the schedule land which will accommodate in running the school as per required specification.

[Signature]
D-prema

For SREE MURAGAN EDUCATIONAL TRUST			
Document No.	9713	of	2018
Contains	12	Sheets	2
Registering Officer			

[Signature]
Authorized Signatory

[Stamp]
SUB REGISTRAR
OFFICE OF THE
PALLAVARAM

WHEREAS the Lessor has accepted the offer made by the Lessee and has accepted to Lease out the Schedule Property as per their specification on the terms and conditions detailed herein.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. DURATION

The Lease shall be for a period 30 years, which commences from 1st of November 2018 to 01st November 2048. The Lessor agrees to develop the schedule property as per the approved plan and specifications.

2. LOCK IN PERIOD

That there shall be a lock in period of Nine Years and as such, the Lease is not terminable by the Lessor within that period and however, the Lessee is always at liberty to terminate the Lease in the event of failure on the part of the Lessor to comply with the covenants on the part of the Lessor.

3. RENEWAL

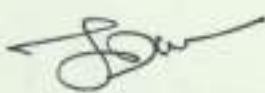
The period of lease may be renewed by mutual consent of both parties by entering in to a new terms and conditions, which are prevailing on that day and same will be registered.

4. RENT

The rate of rent shall be Rs.75,000/- (Rupees Seventy Five Thousand Only) for the schedule premises and the rent shall be payable on or before 10th of every calendar month

5. MODE OF PAYMENT OF RENT

The rent shall be paid by the Lessee through Cheque/Demand Draft/RTGS/NEFT/Pay order, payable at Chennai which should be drawn in favor of the Lessor.


D. preme

For SREE MURAGAN EDUCATIONAL TRUST

Document No. 9713 of 2018 of 2018
I Contains 17 Sheets 3 30

6. TENANCY MONTH

The tenancy month shall be the English Calendar Month commencing from 1st of each month to the 1st of succeeding month.

7. USAGE OF THE SCHEDULE PREMISES

The Lessee shall use the built up portion only for the functioning of School or educational institutions and not for any other purposes, in case any violation, the Lessor have reserve their right to terminate the lease agreement, the same terms is applicable to the vacant space also, the Lessee shall not use the open space other than school activities.

8. DEDUCTION OF TDS

That the Lessee shall be at liberty to deduct TDS as per income tax laws from monthly rent payable to the Lessor and provide the Lessor with necessary TDS Certificate in the prescribed form within 15 days from the end of the financial year. The lessee has to deduct the TDS in rent payable, as per the ratio detailed hereunder.

9. PAYMENT OF GST

The Lessee shall be liable for payment of incidental GST to payment of rent as and when is required to pay.

10. ELECTRICITY AND WATER CHARGES

The Lessee shall pay the electricity and water consumption charges as per bill to the concerned authority and maintain the bills and receipts for record purpose, and hand over the same at the time of handing over the schedule property to the Lessor.


D. Prema

For SREE MURAGAN EDUCATIONAL TRUST


Authorized Signatory

Document No. 9713 of 2018 of English
1 Contains 17 Sheets 4 Sheet



11. REPAIRS AND MAINTENANCE OF THE SCHEDULE PREMISES

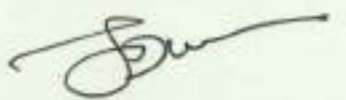
That as the lease is for a specific purpose and requirement, for their requirement and purpose. The Lessee is liable to make minor repair and maintenance at their cost and expenses. In case any major damages, which caused under unavoidable circumstances, the Lessor are liable to repair the same at their cost and expenses within the reasonable time without causing any inconvenienced to the Lessee to run the school.

12. STRUCTURAL ALTERATIONS

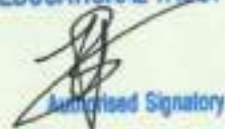
The Lessee shall be at liberty to make such internal alterations to suit the requirements of the Lessee at their cost but with prior written approval of the Lessor. However, the Lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule premises.

13. ACQUISITION

In case, any portion of the open area or built up area of the schedule premises is compulsorily acquired by the Government or public authority, the Lessor alone shall be entitled to the compensation which is payable by the authorities concerned and the Lessee shall have no claim in that regard. However, in case of such acquisition, the rate of rent shall be reduced on the built up area if any portion of Building is been acquired, no reduction will be made in rent on the open area that is reduced at the premises.


D-Prema

For SREE MURAGAN EDUCATIONAL TRUST


Authorised Signatory

Document No. 9713 of 2018 of Book
1 Contains 17 Sheets 5 Sheet


Authorised Officer



14. STAMP DUTY, REGISTRATION AND LEGAL CHARGES

The stamp duty and registration charges in respect of this Lease Deed, or any Lease Deed which is entered between the two parties for the purpose of CBSE affiliation, shall be borne by the Lessee, also the legal fee, registration charges or any other charges incurred while the time of registration including the costs, charges and expenses of lawyers etc... incurred for the same, shall be borne by the Lessee.

15. PEACEFUL ENJOYMENT

In consideration of the rent herein agreed and all payments as payable to the Lessor and being payable by the Lessee regularly and other terms and conditions and covenants as cast on the Lessee being observed and performed by the Lessee, the Lessee shall peacefully enjoy the Schedule premises during the lease period without any interruption by the Lessor.

16. SUB-LETTING

The Lessee shall not be entitled to sub-let, assign or otherwise part with the possession of the whole or any part of the schedule premises. However, the Lessee shall be at liberty to accommodate its sister concerns in the schedule premises with due and proper advance intimation to the Lessor but the obligation to comply with the terms of this Lease Deed shall be that of the Lessee alone and the sister concern shall have no relationship with the Lessor.

17. PAYMENT OF RATES, TAXES ETC

The Lessor shall pay, within the appropriate time, any taxes and charges with respect to the Schedule premises payable to any statutory or local authority or Government or any local authority so as to avoid any disturbance to the Lessee.

For SREE MURAGAN EDUCATIONAL TRUST

[Signature]

N. Prema

Document No. 9713 of 2018 of Book 17

[Signature]
Authorized Signatory



18. INSPECTION OF THE SCHEDULE PREMISES

The Lessee shall allow the Lessor to inspect the schedule premises to ascertain that it is being used according to the terms of the lease deed and the covenants, as and when it is required for the lessor to inspect the schedule premises within reasonable hours of the day.

19. SIGNAGE:

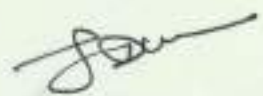
That the Lessee is permitted to put up sign boards on any part of the school premises pertaining to the school to be run by the Lessee and shall be entitled to put up any hoarding but with a prior consent of the Lessor in writing.

20. DETERMINATION OF LEASE

a) The Lease shall expire automatically at the end of the period of lease as specified in this deed.

b) This lease may be terminated by mutual consent of both parties by giving prior intimation of 6 Months after the lock in period is over, in case the Lessee wants to vacate, it shall be as per the terms and conditions reduced herein above.

c) The Lessee has requested the Lessor to enter into a 30 years registered Lease deed and thus the Lessee hereby undertakes to pay all the registration charges and stamp duties and undertake other registration expenses. The Lessee also assures the Lessor that the Trust will not misuse the 30 years lease deed against the Lessor in any manner in the court of law.


D. Prema

For SREE MURAGAN EDUCATIONAL TRUST


Authorized Signatory

Document No. 9713 of 2018
1 Contains 17 Sheets 7



d) The Lessor may terminate this lease, if the Lessee default in discharging any obligations imposed under this Deed including non-payment of rent for any two consecutive months or on violation of any of the terms and conditions of this lease agreement.

21. SUPER BUILT UP AREA:

The built up area shall include the staircase, balconies, corridors and toilets. Built up area: is totally measuring 45,000 Sq.Ft in the Ground, the First Floor and the Second Floor of the Building, Approx, which includes, the staircase area, balconies, corridors, Office Room in South West etc...

22. INSURANCE

The Lessee shall be liable to obtain adequate value of all risks insurance in respect of the Schedule Premises and its assets, in case any damages to the building on the negligent act on the part of the Lessee, for which, the Lessor is not liable in any manner. The Lessee has to take all suitable measures to safe guard the building and as well the furniture and fixtures.

23. MISCELLANEOUS

a) **Notice:** Any notice required to be served upon either parties shall be sufficiently served if sent by registered post acknowledgement due at the address first given above.

b) **Modifications:** The terms of this lease Deed shall not be altered or added to and nor shall anything be omitted there from except by means of a Supplementary Deed in writing duly signed by both the parties hereto.

For SREE MURAGAN EDUCATIONAL TRUST


D - prema


Authorized Signatory

Document No. 9713 of 2018 of Book
1 Contains 17 Sheets 8 Sheet

c) **Waiver:** Failure of either party to exercise promptly any right here in granted or to require strict performance of any obligation undertaken herein, shall not be deemed as waiver of such right or of the right to demand subsequent performance of any and all obligations herein undertaken by respective parties.

d) **Variation:** The Lessor and the Lessee hereto acknowledge that the agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this deed between the parties shall be valid only if it is in writing and signed by the persons authorized.

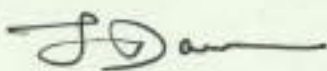
e) **Costs:** Each party shall bear their own legal costs if any, connected with this transaction and with this lease deed. However, in respect of the registration of the lease deed, the charges of such registration and expenses shall be borne by the Lessee.

f) **The Custody of Original Lease Deed:** The original deed shall be with the Lessor and the copy of the same will be furnished to the Lessee.

G) **Building:** That the building is a RCC structure on the Ground floor, First floor and Second Floor.

25. JURISDICTION:

The Courts at Chennai alone shall have the jurisdiction.



D. Prema

For SREE MURAGAN EDUCATIONAL TRUST



Authorized Signatory

Document No. 9713 of 2018 of Book
1 Contains 17 Sheets 9 Sheets



SCHEDULE OF PROPERTY

All that piece and portion of Vacant Land, measuring to an full extent of 1.52 Acres in the site located at Old No.14, New No.1, 200 ft Road, Radial Road, Zameen Pallavaram, Chennai-600 043, Zameen Pallavaram Village, bounded on the

Item No.1, Old Survey No.142/2, New Survey No.142/2B

North by : Property belonging to Kittappa
South by : Property in Survey No.142/3A
East by : Mukkavadukal
West by : Property belonging to Mr.Kalyaraman

Item No.2 Old Survey No.142/2, New Survey No.142/2A

North by : Canal
South by : Property in Item No.1 Above
East by : Property in Item No.3 Above
West by : Property belonging to Mr.Kalyanaraman

Item No.3 Old Survey No.142/2, New Survey No.142/2A

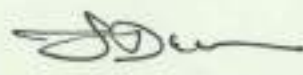
North by : Canal
South by : Property in Item 1 Above
East by : Canal
West by : Property in Item 3 Above

Situated within the Registration District of Chennai South and Sub Registration District of Pallavaram.

Witnesses:-

1. D. Mary (D. MANIKANDAN)
S/O: J. DURAI
17, EB COLONY 3RD STREET
ADAMBAKKAM, (H-58)

2. (Chaitanya . N.)
S/o Prakash Rao . N
17B, E1, Jain green Acres
Jameen pallavaram
Chennai-43

1. 
2. D. Prema
LESSORS

For SREE MURAGAN EDUCATIONAL TRUST


LESSEE
Authorized Signatory

Drafted by:

Document No. 9713 of 2018 of Area
I Contains 17 Sheets to


Ch. DEVAHAI
Advocate
39, Add. ...
H. G. ...

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 8262 of 2018

I hereby certify that a sum of ₹ 12,74,400/- (Rupees Twelve Lakh Seventy Four Thousand Four Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜெ துரை residing at கதவுள ண் 17 ஈபி காலனி 3வது தெரு ஆதம்பாக்கம், Chennai, Tamil Nadu, India, 600088.

Sub Registrar: Pallavaram
Date: 04/12/2018

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

SUB REGISTRAR
PALLAVARAM

Presented in the office of the Sub Registrar of Pallavaram and fee of ₹ 20,240/- paid at 12:36 PM on the 04/12/2018 by

Left Thumb



[Signature]
9840076035

Additions as per recitals of document

Execution admitted by
Left Thumb



[Signature]

Additions as per recitals of document

Execution admitted by
Left Thumb



[Signature]
9840076035

Document No. 9713 of 2018 of Book

Contains 17 Sheets 11 Shs

[Signature]
Registrar Officer



Claim admitted by
Left Thumb



9591998962

Additions as per recitals of document

Identified By

1. *D. Mani*
2. *City*

Mr. D MANIKANDAN Son of DURAI DOOR NO 17 E B COLONY 3RD STREET
ADAMBAKKAM, Chennai, Tamil Nadu, India, 600088.

Mr. NAMALA CHAITANYA Son of NAMALA PRAKASH RAO 11/5/348 FLAT NO
510 ARUN APTS REDHILLS KHAIRATABAD HYDERABAD, Andhra Pradesh, India,
500004.

4th day of December 2018

[Signature]

SULTHAN ALAUDEEN

Sub Registrar

Pallavaram

**SUB REGISTRAR
PALLAVARAM**

Registered as Number R/Pallavaram/Book-1/9713/2018.

Date: 04/12/2018
Pallavaram



[Signature]

SULTHAN ALAUDEEN

Sub Registrar

**SUB REGISTRAR
PALLAVARAM**

Document No. 9713 of 2018 of Book
1 Contains 17 Sheets 12 Sheet

[Signature]
Registering Officer




இந்திய சர்க்கார்
 Government of India


 பெயர்: ச. சுவாமி
 உயர்வு: 1.80m
 பிறந்த நாள்: 18/07/1963
 பாலினம்: MALE



6515 0616 0019

உயர்வு: 1.80m உயர்வு: 1.80m உயர்வு: 1.80m


Unique Identification Authority of India

Address:
 S/O: S. Jayaraman, 17, PR. 106 AMY
 SRD STREET, Adambakkam,
 Kanchipuram
 Tamil Nadu - 606008

பெயர்: ச. சுவாமி
 உயர்வு: 1.80m உயர்வு: 1.80m உயர்வு: 1.80m
 பிறந்த நாள்: 18/07/1963
 பாலினம்: MALE

6515 0616 0019


Document No. 9713 of 2018
Contains 17 Sheets 134 Pages

Registering Officer



இந்திய அமைச்சு
Government of India



பெயர்
D. Prem
பிறந்த நாள்/DOB: 25.08.1987
பால்: FEMALE



8186 5292 3520

உறுதிப்படுத்தல்: உறுதிப்படுத்தல்: உறுதிப்படுத்தல்



Unique Identification Authority of India

Address:
W/O: J. Durai, 17, EB COLONY 3RD
STREET, Adambakkam,
Vandhavaram,
Tamil Nadu - 600088

புகார்:
புகார் குறித்து, 17, எஃப்
கோலனி 3வது தெரு, அடம்பக்கம்,
வந்தவாரம்,
தமிழ்நாடு - 600088

8186 5292 3520

Document No. 9713 of 2018
D-Prem I Contains 17 Sheets 14 of 14

Registering Officer





भारत सरकार
Government of India



एस्टेब्लिशमेंट
Department of Posts

Post Office Identity Card



नाम / Name : HARE BADU J

पता / Address : DOOR NO 1206 B-BLOCK KQ
SIGNATURE CITY
ADAYALAMPATTU CHENNAI
600095



कार्ड धारक के हस्ताक्षर
Signature of the card holder

Issuing Authority
(Sr. PMP/MDy, CPM)

AVADI CAMP HEAD POST OFFICE 600054

Card No. : TKL-AVC-00482-17

Date of Issue : 06/05/2017

Date of Birth : 06/06/1962

Identification Mark : MOLE ON RIGHT PART OF CHEST

Height :

Blood Group : O+

Telephone :

Mobile : 9591988962

The residence of the holder physically verified

This card is only a proof of address of the holder and valid upto 31/03/2021

Document No. 9713 of 2018 of Block
1 Contains 17 Sheets 15 Stamps

Registering Officer



[Handwritten signature]



இந்திய அரசாங்கம்
Government of India

புலனாய்வாளர்
D. Manikandan



புகார் எண் / ID: 123456789
தேதி: 15/08/2018

3727 2782 6595



எனது ஆதாரம், எனது அடையாளம்

20



இந்திய அடையாளம் அங்கீகரிக்கப்பட்ட அமைப்பு
Unique Identification Authority of India

முகவரி: தலைநகர், புதுச்சேரி
பெருந்தாள், 17, எம். சி. சாலை, புதுச்சேரி
அடையாளம், அடையாளம்
அதிகாரம், தலைநகர், புதுச்சேரி

Address: S/O: J. Durai
House/Bldg./Apt.: 17, Street/
Road/Lane: EM COLONY
3RD STREET, Vilegar Town/
City: Adambakkam, District:
Kancheepuram, P.O.:
Adambakkam, State: Tamil
Nadu, Pin/Code: 600088

3727 2782 6595



1547

india@uaa.gov.in

www.aa.gov.in

Document No. 9713 of 2018 of 3000
1 Contains 17 Sheets 16 Shown

Registering Officer

D. Mani





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాధి ప్రమాణిక / Enrolment No.: 1171/00185/10591

To: Namala Chaitanya
(నామల చైతన్య)
S/O Namala Prakash Rao
11-5-348 Flat No 510 Anun Apts
New Hills
Opp Naluru Hospital
A C Secnds
Wardahabent
Hyderabad
Andhra Pradesh - 505004
Mobile: 9889154578

Date: 15/11/2011

Ref. No : 00000696-00111787-00085359



UA 07373754 2 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7973 1163 7502

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



నామల చైతన్య
Namala Chaitanya
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

7973 1163 7502



ఆధార్ - సామాన్యని హక్కు

(Signature)

Document No. 9713 of 2018 of Book
1 Contains 17 Sheets 17 Sheets

(Signature)

Registering Officer



25000

25000

INDIA NON JUDICIAL

25000

25000

25000

5164
26/12/2004

Rs 25000/-

03DD 256316

A. T. VIJAYAKUMAR,
L. No. 1481/2004.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88

J. துரை

D. ப்ரேமா

18-88
ததது லிக்கிரயப் பத்திரம்

2004-ஆம் ஆண்டு, மார்ச் மாதம், 1-ந் தேதி, சென்னை 600 088, ஆதம்பாக்கம், E.B. காலனி, 3-வது தெரு, பிளாட் 17-ம் எண் விலாசத்தில் வசிக்கும் காலஞ்சென்ற ஜெயராமன் அவர்களின் குமார் கமர் 41 வயதுள்ள திரு. J. துரை -1, (வருமான வரி நிரந்தர கணக்கு எண் ADVPD 9571B) மேற்படி முகவரியில் வசிக்கும் மேற்படி J. துரை அவர்களின் மனைவி கமர் 35 வயதுள்ள திருமதி D. பிரேமா -2 (வருமான வரி நிரந்தர கணக்கு எண் AGLPP 361Q) ஆகிய இருவருக்கும்,

சென்னை 600 001, ஏழு கிணறு, சமயவரதம்மன் கோயில் தெரு, 1-ம் எண் விலாசத்தில் வசிக்கும் லேட் முகமது யூசப் அவர்களின் குமார் கமர் 40 வயதுள்ள திரு. M. நாரதீன்-1 மேற்படி முகவரியில் வசிக்கும் மேற்படி நாரதீன் அவர்களின் மனைவியும், லேட் முகமது யூசப் அவர்களின் மருமகனான கமர் 37 வயதுள்ள திருமதி பரிதா பேகம்-2, மேற்படி முகவரியில் வசிக்கும் திரு. காசிம் அவர்களின் குமாரரும் லேட் முகமது யூசப் அவர்களின் மருமகனான கமர் 44 வயதுள்ள திரு. கே. கலிஜா-3, மேற்படி முகவரியில் வசிக்கும் மேற்படி கே. கலிஜா

J. Durai

D. Prema

M. Saraswathi

M. Deshprajnan

DOCUMENT

843/2004