



SCHOOL LAND DETAILS

S.NO	DOCUMENT NO	LEEASE	LAND AREA SQ. FT.,	LAND AREA SQ. METER
1	2254	30 YEARS LEASE (2-7-2013 TO 01-07-2043)	5525	513
2	2255	30 YEARS LEASE (2-7-2013 TO 01-07-2043)	2951	274
3	2256	30 YEARS LEASE (2-7-2013 TO 01-07-2043)	6307	585
4	2257	30 YEARS LEASE (2-7-2013 TO 01-07-2043)	2800	260
5	000022	3 YEARS LEASE FROM (Ministry of Home Affairs (India)	48517	4507

TOTA LAND AREA

Square feet	Square meter
66100	6139



For KRM PUBLIC SCHOOL

R. O.
Authorised Signatory

Block No. 11, Shanthi Nagar, 2nd Lane, Sembium, Chennai – 600 011. Ph : 044 25594041 / 9500046188



E-mail : krmpublicschool@gmail.com



website : www.krmpublicschool.edu.in



[krmpublicschool@gmail.com](https://www.facebook.com/krmpublicschool@gmail.com)



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

9972

K. R. M. PUBLIC SCHOOL

1/7/13

88AA 536390

N. MALATHI
STAMP VENDOR
L.No: 195 / B7 / 97
No: 333, Paper Mills Road,
Perambur, Chennai - 600 011,

LEASE DEED

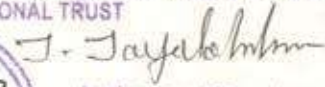
THIS DEED OF LEASE EXECUTED AT CHENNAI ON THIS^{2ND} DAY
OF JULY 2013.

KALIGI AMMAL RANGANATHAN CHETTIAR EDUCATIONAL TRUST, (PAN:- AAATK2990H), represented by Mrs.J.JAYALAKSHMI, Wife of Mr.R.Janardhanan, residing at No.18, Bharathi Road, II Street, Perambur, Chennai - 600011, hereinafter called the **LESSOR** which term shall mean and include wherever the context so admits their heirs, legal representatives, executors, administrators, and assigns;

For KRM PUBLIC SCHOOL


Correspondent

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST


Authorised Signatory



2254
BK I / 2013

2254

DOCUMENT No. 2254/2013 OF BOOK 2
CONTAINS 6 SHEETS
1 SHEETS

[Signature]
Sub Registrar

Presented in the office of the
Sub-Registrar of Sembium and
Fee of Rs 2720 Paid Between
the Hours of 11-12 on the
2nd day of July 2013

MR. THUMB



For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST

J. Jayalokshmi
Authorised Signatory

25511991

EXECUTION ADMITTED

SUB-REGISTRAR
SEMBIUM

J. Jayalokshmi

"Additions as per the recitals
of this Document"



For KRM PUBLIC SCHOOL

Correspondent

Cell no 9840912000

SUB-REGISTRAR
SEMBIUM

"Additions as per the recitals
of this Document"

CERTIFICATE UNDER SECTION 42 OF
THE STAMP ACT
E.No. 600 of 2013
I here by certify that a sum of Rs. 10500/-
Rupees Ten thousand five hundred only
has been paid in full on account of ad valorem stamp duty has
been levied under Section 41 of the Stamp
Act in respect of this instrument from
M/s. Jayalokshmi residing at Chennai

S R O. Sembium
Date: 2/7/2013
Sub Registrar and
Collector u/s 41 of
the Indian Stamp Act

DD No. 832054 dt 2/7/2013
City Union Bank Ltd

(Document)
No. 2254 Year: 2013
Page: Total:
No: 7 Page: 8

TO AND INFAVOUR OF

“K.R.M. PUBLIC SCHOOL”, at Perambur, Chennai – 600 011, represented by its Correspondent and its Authorised signatory **Mr.R.J.THAYUMANASWAMY**, (Election I.D.No.FBC1859198), Son of Mr.R.Janardhanan, residing at No.20/1, Anandavelu First Street, (Bharathi II) Perambur, Chennai – 600011, functioning at **“KALIGI RANGANATHAN J J EDUCATIONAL TRUST”**, at No.9, Anandavelu Street, Perambur, Chennai – 600011, hereinafter called the **“ LESSEE ”** which term shall mean and include wherever the context so admits the present trustees their successors in office administrators, and assigns; witnesseth as follows:

Whereas the Lessor herein is the absolute owner of the Schedule mentioned property, having purchased, under a Deed of Sale, Dated:- 09-07-2012, Registered as Document No.2056 of 2012, in the SRO, Sembium, Chennai.

And whereas the Lessor agreed to lease out the Schedule mentioned property to the Lessee Educational Trust for the purpose of running their school in the name of **“K.R.M. PUBLIC SCHOOL ”**.

And whereas the Lessee trust to safe guard the intents of the school and to avoid any unreasonable eviction by the Lessor. The Lessee have requested the Lessor for a 30 years Lease of the Schedule mentioned property.

And whereas the Lessor who is also a Trustee and actively associated with the functions of the Trust has agreed to Lease out the Schedule mentioned property for a period of 30 years commencing from this date subject to the following terms and conditions.

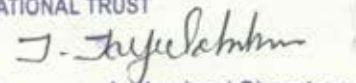
1. The monthly rent shall be at **Rs.500/- (Rupees Five Hundered only)** payable on the 05th day of every month.

2. The Lessee has paid a sum of **Rs.1,500/- (Rupees One Thousand Five Hundred only)** as advance to the Lessor on this date and the advance shall be refunded to the Lessee after the Lease period without interest.

For KRM PUBLIC SCHOOL


Correspondent

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST


Authorised Signatory



R. U. (R. SUGAN) S/O. P. A. Ramamurthy,
no. 485, Perumal Koil Street, Ch-51

A. N. A. (A. N. ABRISA) S/O. A. J. Narasimham,
no. 99/3, Patel Red, Ch-11

Registered As No. 2254 of 2013
of Book I
2nd Day of July, 2013
Sub-Registrar

2nd July 2013 Sub-Registrar
(District Registrar Card)

(Document)
No. 2254 Year: 2013
Page: Total:
No: 8 Page: 8

DOCUMENT No. 2254 2013 OF BOOK I
CONTAINS 6 SHEETS
← 2 SHEETS

Subregistrar

3. If both the parties herein agree to renew this agreement for a further period, the Lessee shall pay **10%** enhanced rent then on the prevailing rent once in every **Five Years**.

4. The period of Lease shall be **30 years** from this date.

5. The Lease is only for the running the School by the Lessee Trust.

6. The Lessor or its legal representatives shall always co-operate with the Lessee's Trust for effectually carry on the terms and conditions of this lease.

7. The Lessee trust shall regularly and promptly pay the monthly rent specified in this deed to the Lessor or its legal representatives, and if the Lessee Trust commits defaultly in the payment of the rent continuously for a period of 6 months the Lease shall be determinable by the Lessor.

8. That the Lessee paying the rent hereby reserved and observing and performing the covenants, conditions and agreements herein contained and on the Lessee's part to be observed and performed shall and may quietly and peaceable hold and enjoy the demised premises throughout the term hereby created without any interruption by the Lessors or any person or persons lawfully claiming through under or in trust for the Lessor.

9. The Lessee Trust shall not transfer the lease created under this deed to any other person and shall continue to use the same for the purpose of the Trust.

10. The Lessee trust shall not use the schedule mentioned property for any illegal or unlawful purposes or against public policy and they shall not carry on or permit to be carried on in any part of the demised premises and offensive illegal business or activity and only use the same for the objects of the Lessee Trust.

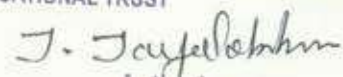
11. The Lessee Trust shall take all reasonable steps to prevent any encroachment of the demised premises or any part thereof by any person or persons and give notice to the Lessors of any threatened encroachment.

12. It is hereby specifically agreed that the lease hereby created shall remain in force for a period of 30 years, and after the expiry of the same the Lease may be renewed for a further period at the option of the both the parties on the terms and conditions that may be decided from time to time by separate lease deed.

For KRM PUBLIC SCHOOL


Correspondent

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST



DOCUMENT No. 201 OF BOOK
CONTAINS..... SHEETS
←..... SHEETS


Subregistrar



SCHEDULE OF THE PROPERTY

All that property, situated at 3rd Cross Street Extension, Ponnusamy Nagar, Sembium, Chennai – 600011, comprised in Old S.No.84/1B3, as per Patta T.S.No.37/1, 37/2, 37/3, 37/4 and 37/5 and Block No.11 of Sembium Village, Perambur-Purasawakkam Taluk, measuring;

- Northern Side - 76'2",
- Southern Side - 71'2",
- Eastern Side - 75'0",
- Western Side - 75'0",

In all admeasuring 5525 Sq.feet and bounded on the:-

- North by - Property belongs to Kaligi Ammal Ranganathan Chettiar Educational Trust,
- South by - Property in New T.S.Nos.32 and 38/1,
- East by - Property in New T.S.No.39,
- West by - Property belongs to Mr.R.J.THAYUMANASWAMY,

Situated within the Registration District of North Chennai and Sub-Registration District of Sembium and within the limits of Corporation of Chennai.

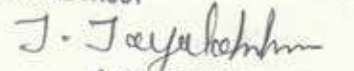
IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HEREIN SUBSCRIBED THEIR NAMES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For KRM PUBLIC SCHOOL


LESSEE


Correspondent


For KALIGI AMMAL RANGANATHAN CHETTIAR EDUCATIONAL TRUST


Authenticatory Signatory
LESSOR

WITNESSES :-

1.  (R.SUGAN) S/o. P.A. RAMANURTHY

No. 4 FS, Perambur 1st S. Street, Sundaram Nagar
Chennai - 600051

2.  (A. N. HARI) S/o. A. J. NARASIMHAN

no. 99/3, petal Road, Perambur, Chennai - 600011.


DRAFTED BY





subsequent

DOCUMENT No. 201 OF BOOK
CONTAINS SHEETS
..... SHEETS


Subregistrar



FBC1858588

Address : 20-1

W no.37 anandavelu 1st st(bharathi 2nd)

Perambur
CHENNAI - 600011

முகவரி : 20-1

ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)

பெரம்பூர்
சென்னை - 600011

Facsimile Signature of Electoral Registration Officer

வாக்காளர் பதிவு அதிகாரியின் கையொப்பத்தின்

For 005 - Perambur
Assembly Constituency

005 - பெரம்பூர்
சட்டமன்ற தொகுதி

Place : CHENNAI -12

இடம் : சென்னை 12

Date / நாள் : 27/02/2006

This card may be used as an Identity Card
under different Government Schemes.

இந்த கார்டை வெவ்வேறு அரசு திட்டங்களின் கீழ்
பெயர் அடையாளக் கார்டாகப் பயன்படுத்தலாம்.

114 / 1510

ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்திய தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை
FBC1858588



Elector's Name : Jayalakshmi

வாக்காளர் பெயர் : ஜெயலட்சுமி

Husband's Name : Janarthanan

கணவர் பெயர் : ஜனார்தனன்

Sex / பாலினம் : Female / பெண்

Age as on 1.1.2006

1.1.2006 அன்று வயது

60

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST

J. Jayalakshmi
Authorised Signatory



RAITTS

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DOCUMENT No 201 OF BOOK
CONTAINS SHEETS
~~.....~~ SHEETS

Handwritten signature

Subregistrar




ELECTION COMMISSION OF INDIA
IDENTITY CARD
 இந்திய தேர்தல் ஆணையம்
 வாக்காளர் அடையாள அட்டை
FBC1859198




Elector's Name : Thayumanasamy
வாக்காளர் பெயர் : தாயுமானசாமி
Father's Name : Janarthanan
தகப்பனார் பெயர் : ஜனார்தனன்
Sex / பாலினம் : Male / ஆண்
Age as on 1.1.2006 : 37
 1.1.2006 அன்று வயது

FBC1859198

Address : 20-1
 W no.37 anandavelu 1st st(bharathi 2nd)
 Perambur
 CHENNAI - 600011

முகவரி : 20-1
 ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)
 பெரம்பூர்
 சென்னை - 600011



 Facsimile Signature of Electoral Registration Officer
 வாக்காளர் பதிவு அதிகாரியின் எலக்ட்ரானிக் முத்திரை
 For 005 - Perambur
 Assembly Constituency O. III
 005 - பெரம்பூர் P. PERAMBUR (SC) A.C.
 சட்டமன்ற தொகுதி

Place : CHENNAI -12
இடம் : சென்னை 12
Date / நாள் : 27/02/2006

This card may be used as an Identity Card
 under different Government Schemes.
 இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ்
 அடையாள அட்டையாக பயன்படுத்தலாம்.

114 / 1511

For KRM PUBLIC SCHOOL


 Correspondent

(Document)
 No. 2254 Year: 2013
 Page: Total:
 No: 6 Page: 8

STATE PUBLIC SCHOOL

[Handwritten signature]

Principal



DOCUMENT No. 201 OF BOOK
CONTAINS SHEETS
..... SHEETS

[Handwritten signature]
Subregistrar



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு

TAMIL NADU

K.R.M. PUBLIC SCHOOL

88AA 536189

N. MALATHI
STAMP VENDOR
L.No: 195 / B7 / 97
No: 333, Paper Mills Road
Perambur, Chennai - 600 011.

LEASE DEED

THIS DEED OF LEASE EXECUTED AT CHENNAI ON THIS DAY
OF JULY 2013.

Mrs.VASANTHA GOWRI, (Election I.D.No.FBC1859180), wife of
Mr.R.Thayumanaswamy, residing at No.20/1, Anandavelu First Street, (Bharathi II)
Perambur, Chennai - 600011, hereinafter called the " LESSOR " which term shall
mean and include wherever the context so admits their heirs, legal representatives,
executors, administrators, and assigns;

For KRM PUBLIC SCHOOL

R. Mani
Correspondent



N. Malathi

2255
Bk I / 2013

Yeama

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

S.No. 601 of 2013

Whereby ~~certify~~ that a sum of Rs. 10500/- (Rupees Ten thousand five hundred only)

only on account of ~~Indian stamp duty~~ has been levied under Section 41 of the Stamp Act in respect of this instrument from

(Mrs. Vasantha Gowri residing at Chennai)

S.R.O. Sembiam

Sub Registrar and

Jacob 2/7/2013

Collector us 41 of the Indian Stamp Act

DOCUMENT No. 2255 2013 OF BOOK I
CONTAINS 6 SHEETS
6 SHEETS

(Signature)
Sub Registrar

Presented in the office of the Sub-Registrar of Sembiam and Fee of Rs. 2720 Paid Between the Hours of 11-12 on the 2nd day of July 2013

DD NO. 832053 dt: 2/7/2013.
City Union Bank Ltd.

LEFT THUMB



(Signature)

Additions as per the recitals of this Document

EXECUTION ADMITTED BY

LEFT THUMB



SUB-REGISTRAR
SEMBIUM

(Signature)

9444076811

LEFT THUMB



For KRM PUBLIC SCHOOL

(Signature)

Correspondent

Cell No. 98409 12000

SUB-REGISTRAR
SEMBIUM

Additions as per the recitals of this Document

(Document)
No. 2255 Year: 2013
Page: 7 Total: 8
Page: 8

TO AND INFAVOUR OF

“K.R.M. PUBLIC SCHOOL”, at Perambur, Chennai – 600 011, represented by its Correspondent and Authorised signatory **Mr.R.J.THAYUMANASWAMY**, (Election I.D.No.FBC1859198), Son of Mr.R.Janardhanan, residing at No.20/1, Anandavelu First Street, (Bharathi II) Perambur, Chennai – 600011, functioning at **“KALIGI RANGANATHAN J J EDUCATIONAL TRUST”**, at No.9, Anandavelu Street, Perambur, Chennai – 600011, hereinafter called the **“LESSEE”** which term shall mean and include wherever the context so admits the present trustees their successors in office administrators, and assigns; witnesseth as follows:

Whereas the Lessor herein is the absolute owner of the Schedule mentioned property, having purchased, under a **Deed of Sale, Dated:- 30-08-2012**, Registered as **Document No.2563 of 2012**, in the **SRO, Sembium**, Chennai from N.Gajalakshmi and others.

And whereas the Lessor agreed to lease out the Schedule mentioned property to the Lessee Educational Trust for the purpose of running their school in the name of **“K.R.M. PUBLIC SCHOOL ”**.

And whereas the Lessee trust to safe guard the intents of the school and to avoid any unreasonable eviction by the Lessor. The Lessee have requested the Lessor for a 30 years Lease of the Schedule mentioned property.

And whereas the Lessor who is also a Trustee and actively associated with the functions of the Trust has agreed to Lease out the Schedule mentioned property for a period of 30 years commencing from this date subject to the following terms and conditions.

1. The monthly rent shall be at **Rs.500/- (Rupees Five Hundered only)** payable on the 05th day of every month.

Manjula S.

For KRM PUBLIC SCHOOL

R.J. Thayumanaswamy
Correspondent



R. S. (R. S. UHAN) SLO. P. A. RAMASWAMY, NO. A 55,
PERUMAL KOIL STREET SUNDARAM NAGER, CHENNAI - 600 051

A. N. A. (A. N. HARISH) SLO. A. J. NARAYANAN, NO. 99/3, PATEL ROAD
CHENNAI - 600 011.

Registered As No. 2255 of 2013
of Book
2nd Day of July 2013
Sub-Registrar

2nd July 2013 Sub-Registrar
(District Registrar Card)

(Document)
No. 2255 Year: 2013
Page: Total:
No: 6 Page: 8

DOCUMENT No. 2255 2013 OF BOOK 5
CONTAINS 6 SHEETS
2 SHEETS

SubRegistrar

2. The Lessee has paid a sum of **Rs.1,500/- (Rupees One Thousand Five Hundred only)** as advance to the Lessor on this date and the advance shall be refunded to the Lessee after the Lease period without interest.

3. If both the parties herein agree to renew this agreement for a further period, the Lessee shall pay **10%** enhanced rent then on the prevailing rent once in every **Five Years**.

4. The period of Lease shall be **30 years from this date**.

5. The Lease is only for the running the School by the Lessee Trust.

6. The Lessor or its legal representatives shall always co-operate with the Lessee's Trust for effectually carry on the terms and conditions of this lease.

7. The Lessee trust shall regularly and promptly pay the monthly rent specified in this deed to the Lessor or its legal representatives, and if the Lessee Trust commits defaultly in the payment of the rent continuously for a period of 6 months the Lease shall be determinable by the Lessor.

8. That the Lessee paying the rent hereby reserved and observing and performing the covenants, conditions and agreements herein contained and on the Lessee's part to be observed and performed shall and may quietly and peaceable hold and enjoy the demised premises throughout the term hereby created without any interruption by the Lessors or any person or persons lawfully claiming through under or in trust for the Lessor.

9. The Lessee Trust shall not transfer the lease created under this deed to any other person and shall continue to use the same for the purpose of the Trust.

10. The Lessee trust shall not use the schedule mentioned property for any illegal or unlawful purposes or against public policy and they shall not carry on or permit to be carried on in any part of the demised premises and offensive illegal business or activity and only use the same for the objects of the Lessee Trust.

11. The Lessee Trust shall take all reasonable steps to prevent any encroachment of the demised premises or any part thereof by any person or persons and give notice to the Lessors of any threatened encroachment.

Manantra

For KRM PUBLIC SCHOOL

[Signature]
Correspondent



DOCUMENT No. 201 OF BOOKS
CONTAINS..... LABELS
..... SHEETS


Subregistrar



12. It is hereby specifically agreed that the lease hereby created shall remain in force for a period of 30 years, and after the expiry of the same the Lease may be renewed for a further period at the option of the both the parties on the terms and conditions that may be decided from time to time by separate lease deed.

SCHEDULE OF THE PROPERTY

All that Property, situated at 3rd Cross Street Extension, Ponnusamy Nagar, Sembium, Chennai – 600011, comprised in Old S.No.84/1B3, as per Patta T.S.No.37/1, 37/2, 37/3, 37/4 and 37/5 and Block No.11 of Sembium Village, Perambur – Purasawalkam Taluk, measuring;

- Northern Side - 37'4",
- Southern Side - 37'4",
- Eastern Side - 79'4- 1/2",
- Western Side - 78'9",

In all admeasuring **2951 Sq.feet** and bounded on the:-

- North by - Property in New T.S.No.34,
- South by - Property belongs to Mr.R.J.Thayumanaswamy,
- East by - Property belongs to **KALIGI AMMAL RANGANATHAN CHETTIAR EDUCATIONAL TRUST,**
- West by - Property in New T.S.Nos.36 and 32,

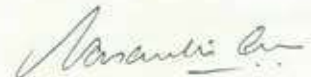
Situated within the Registration District of North Chennai and Sub-Registration District of Sembium and within the limits of Corporation of Chennai.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HEREIN SUBSCRIBED THEIR NAMES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

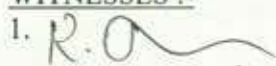
For KRM PUBLIC SCHOOL

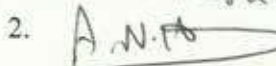
LESSEE


Correspondent


LESSOR

WITNESSES :-

1.  (R. SUGAN) S/o. P. A. Ramaswamy Ths
435, Perumal Rail Street, Ch-51

2.  A. N. A.
S/o. A. J. Narasimhan
no. 99/3, Patel Road
Ch-11

DRAFTED BY





DOCUMENT No. 201 OF BOOK
CONTAINS. SHEETS
← SHEETS


Subregistrar



FBC1659180

Address : 20-1
W no.37 anandaveilu 1st st(bharathi 2nd)
Perambur
CHENNAI - 600011

முகவரி : 20-1
ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)
பெரம்பூர்
சென்னை - 600011

Facsimile Signature of Election Registration Officer
வாக்காளர் பதிவு அதிகாரியின் கையெழுப்ப முத்திரை
For 005 - Perambur E.R.O. & Z.O. III
Assembly Constituency PERAMBUR (SC) A.C.
005 - பெரம்பூர்
எட்டமன்ற தொகுதி

Place : CHENNAI -12
இடம் : சென்னை 12
Date / நாள் : 27/02/2006

This card may be used as an Identity Card
under different Government Schemes.
இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ்
பெயர்வரை அட்டையாக பயன்படுத்தலாம்
114 71512



ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்திய தேர்தல் ஆணையம்
வாக்காளர் அட்டையான அட்டை
FBC1859180



Elector's Name : Vasanthagowri
வாக்காளர் பெயர் வசந்தகௌரி
Husband's Name Thayumanasamy
கணவர் பெயர் தாயுமானசாமி
Sex / பாலினம் Female / பெண்
Age as on 1.1.2006
1.1.2006 ஆன்று வயது : 34

(Document)
No. 2255 Year: 2013
Page: Total:
No: 5 Page: 8



DOCUMENT No. 201 OF BOOK
CONTAINS..... SHEETS
~~.....~~ SHEETS

Subregistrar





ELECTION COMMISSION OF INDIA
IDENTITY CARD
 இந்திய தேர்தல் ஆணையம்
 வாக்காளர் அடையாள அட்டை
FBC1859198



Elector's Name : Thayumanasamy
வாக்காளர் பெயர் : தாயுமானசாமி
Father's Name : Janarthanan
தகப்பனர் பெயர் : ஜனார்தனன்
Sex / பாலினம் : Male / ஆண்
Age as on 1.1.2006 : 37
 1.1.2006 அன்று வயது

FBC1859198

Address : 20-1
 W no.37 anandavelu 1st st(bharathi 2nd)
 Perambur
 CHENNAI - 600011
 முகவரி : 20-1
 ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)
 பெரம்பூர்
 சென்னை - 600011


 Facsimile Signature of Electoral Registration Officer
 வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை
 For 005 - Perambur
 Assembly Constituency O. III
 005 - பெரம்பூர் P. PERAMBUR (SC) A.C.
 சட்டமன்ற தொகுதி

Place : CHENNAI -12
இடம் : சென்னை 12
Date / நாள் : 27/02/2006
 This card may be used as an Identity Card under different Government Schemes.
 இந்த அடையாள அட்டை பலவேறு திட்டங்களின் கீழ் அடையாள அடையாள பயன்படுத்தலாம்.

114 / 1511

For KRM PUBLIC SCHOOL


 Correspondent



THE PUBLIC SCHOOL

[Handwritten signature]
Commissioner



DOCUMENT No. 201 OF BOOK
CONTAINS SHEETS
SHEETS

[Handwritten signature]
Subregistrar



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



295
27/13

no/
K.R.M. PUBLIC SCHOOL

88AA 555849

N. MALATHI
STAMP VENDOR
L.No: 195 / B7 / 97
No: 333, Paper Mills Road,
Perambur, Chennai - 600 011.

LEASE DEED

THIS DEED OF LEASE EXECUTED AT CHENNAI ON THIS^{2ND} DAY
OF JULY 2013.

KALIGI AMMAL RANGANATHAN CHETTIAR EDUCATIONAL TRUST, (PAN:- AAATK2990H), represented by **Mrs.J.JAYALAKSHMI**, (Election I.D.No.FBC1858588) Wife of Mr.R.Janardhanan, residing at No.18, Bharathi Road, II Street, Perambur, Chennai – 600011, hereinafter called the **LESSOR** which term shall mean and include wherever the context so admits their heirs, legal representatives, executors, administrators, and assigns;

For KRM PUBLIC SCHOOL

[Signature]
Correspondent
No: 1



KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST

[Signature]
Authorised Signatory

2256
A/E/2013

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CERTIFICATE UNDER SECTION 41 OF THE INDIAN STAMP ACT

S No. 602 of 2013

There by certifying that a sum of Rs. 10500/- Ten thousand five hundred only.

DOCUMENT No. 2256 OF BOOK 2013
CONTAINS 6 SHEETS
1 SHEETS

only on account of Section 41 of the Stamp Act levied under Section 41 of the Stamp Act in respect of this instrument from Mrs. Jayalakshmi residing at Chennai.

Subregistrar

R. O. Sembiam

Sub Registrar and

Date 2/7/2013

Collector us 41 of the Indian Stamp Act

DD NO. 832052 dt: 2/7/2013
City union Bank Ltd

Presented in the office of the Sub-Registrar of Sembiam and Fee of Rs. 2720 Paid Between the Hours of 11-12 on the 2nd day of July 2013

(Document)
No. 2256 Year: 2013
Page: Total:
No: 7 Page 8

LEFT THUMB



For KALIGAMMAL RANGANATHAN CHETTIAR EDUCATIONAL TRUST

J. Jayalakshmi
Authorised Signatory

255/1991

EXECUTION ADMITTED BY

LEFT THUMB



SUB-REGISTRAR SEMBIUM

J. Jayalakshmi

"Additions as per the recitals of this Document"

LEFT THUMB



For KRM PUBLIC SCHOOL

R. O. Sembiam
Correspondent

cell no. 9840912000

SUB-REGISTRAR SEMBIUM

"Additions as per the recitals of this Document"

TO AND INFAVOUR OF

“K.R.M. PUBLIC SCHOOL”, at Perambur, Chennai – 600 011, represented by its Correspondent and Authorised signatory **Mr.R.J.THAYUMANASWAMY**, (Election I.D.No.FBC1859198), Son of Mr.R.Janardhanan, residing at No.20/1, Anandavelu First Street, (Bharathi II) Perambur, Chennai – 600011, functioning at **“KALIGI RANGANATHAN J J EDUCATIONAL TRUST”**, at No.9, Anandavelu Street, Perambur, Chennai – 600011, hereinafter called the **“LESSEE”** which term shall mean and include wherever the context so admits the present trustees their successors in office administrators, and assigns; witnesseth as follows:

Whereas the Lessor herein is the absolute owner of the Schedule mentioned property, having purchased, under a **Deed of Sale, Dated:- 30-08-2012**, Registered as **Document No.2564 of 2012, in the SRO, Sembium**, Chennai from N.Gajalakshmi and others.

And whereas the Lessor agreed to lease out the Schedule mentioned property to the Lessee Educational Trust for the purpose of running their school in the name of **“K.R.M. PUBLIC SCHOOL ”**.

And whereas the Lessee trust to safe guard the intents of the school and to avoid any unreasonable eviction by the Lessor. The Lessee have requested the Lessor for a 30 years Lease of the Schedule mentioned property.

And whereas the Lessor who is also a Trustee and actively associated with the functions of the Trust has agreed to Lease out the Schedule mentioned property for a period of 30 years commencing from this date subject to the following terms and conditions.

1. The monthly rent shall be at **Rs.500/- (Rupees Five Hundered only)** payable on the 05th day of every month.

For KRM PUBLIC SCHOOL



Correspondent

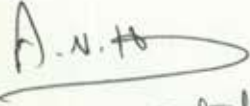
For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST


Authorised Signatory



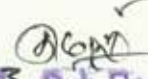
IDENTIFIED BY

R.  (R. SUGAN) S/O. P.A. RAMAMURTHY, NO. 435,
PERUMAL KOIL STREET, SUNDERAM NAGER, CHENNAI - 600051

A.N.H.  (A.N. HARIHAR) S/O. A.J. NARAYANAN, NO. 92/3
PALAR ROAD, CHENNAI - 600051

Registered As No. 2256 of 2013
of Book
2nd Day of July 2013

Sub-Registrar

2nd July 2013 
Sub-Registrar
(District Registrar Card)

(Document)
No. 2256 Year: 2013
Page: Total:
No: 8 Page: 8

DOCUMENT No. 2256 2013 OF BOOK I
CONTAINS 6 SHEETS
2 SHEETS


Subregistrar

2. The Lessee has paid a sum of **Rs.1,500/- (Rupees One Thousand Five Hundred only)** as advance to the Lessor on this date and the advance shall be refunded to the Lessee after the Lease period without interest.

3. If both the parties herein agree to renew this agreement for a further period, the Lessee shall pay **10%** enhanced rent then on the prevailing rent once in **every Five Years.**

4. The period of Lease shall be **30 years** from this date.

5. The Lease is only for the running the School by the Lessee Trust.

6. The Lessor or its legal representatives shall always co-operate with the Lessee's Trust for effectually carry on the terms and conditions of this lease.

7. The Lessee trust shall regularly and promptly pay the monthly rent specified in this deed to the Lessor or its legal representatives, and if the Lessee Trust commits default in the payment of the rent continuously for a period of 6 months the Lease shall be determinable by the Lessor.

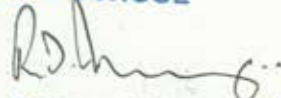
8. That the Lessee paying the rent hereby reserved and observing and performing the covenants, conditions and agreements herein contained and on the Lessee's part to be observed and performed shall and may quietly and peaceably hold and enjoy the demised premises throughout the term hereby created without any interruption by the Lessors or any person or persons lawfully claiming through under or in trust for the Lessor.

9. The Lessee Trust shall not transfer the lease created under this deed to any other person and shall continue to use the same for the purpose of the Trust.

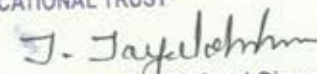
10. The Lessee trust shall not use the schedule mentioned property for any illegal or unlawful purposes or against public policy and they shall not carry on or permit to be carried on in any part of the demised premises and offensive illegal business or activity and only use the same for the objects of the Lessee Trust.

11. The Lessee Trust shall take all reasonable steps to prevent any encroachment of the demised premises or any part thereof by any person or persons and give notice to the Lessors of any threatened encroachment.

For **KRM PUBLIC SCHOOL**


Correspondent

For **KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST**


Authorised Signatory



DOCUMENT No..... 201 OF BOOK
CONTAINS..... SHEETS
←..... SHEETS

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Subregistrar



12. It is hereby specifically agreed that the lease hereby created shall remain in force for a period of 30 years, and after the expiry of the same the Lease may be renewed for a further period at the option of the both the parties on the terms and conditions that may be decided from time to time by separate lease deed.

SCHEDULE OF THE PROPERTY

All that Property, situated at 3rd Cross Street Extension, Ponnusamy Nagar, Sembium, Chennai – 600011, comprised in Old S.No.84/1B3, as per Patta T.S.Nos.37/1, 37/2, 37/3, 37/4 and 37/5 and Block No.11 of Sembium Village, Perambur-Purasawalkam Taluk, measuring;

Northern Side	-	81'5",
Southern Side	-	76'2",
Eastern Side	-	80'9",
Western Side	-	79'4-½",

In all admeasuring 6307 Sq.feet and bounded on the:-

North by	-	Property in New T.S.No.34,
South by	-	Property belongs to Kaligi Ammal Ranganathan Chettiar Educational Trust,
East by	-	Property in New T.S.No.39
West by	-	Property belongs to Mrs.Vasanth Gowri,

Situated within the Registration District of North Chennai and Sub-Registration District of Sembium and within the limits of Corporation of Chennai.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HEREIN SUBSCRIBED THEIR NAMES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For KRM PUBLIC SCHOOL

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST

LESSEE

Correspondent

Authorised Signatory

WITNESSES :-

1. R. SUGAN (R-SUGAN) S/o. P.A. Ramamurthy
4/5, Perambur (Coil) Street, Ch-51

2. A.N.H. S/o. A.J. NARASIMHAN

(A.N.HARISH)
99/3, Patel Road
Ch-11

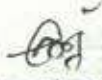
DRAFTED BY



K.S. RAJASEKAR, M.A., B.L.,
Advocate,

No: 340-A/1, Paper Mills Road,

DOCUMENT No.....201 OF BOOK
CONTAINS.....SHEETS
..... SHEETS


Subregistrar



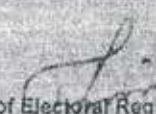

ELECTION COMMISSION OF INDIA
IDENTITY CARD
 இந்திய தேர்தல் ஆணையம்
 வாக்காளர் அடையாள அட்டை
FBC1859198



Elector's Name : Thayumanasamy
வாக்காளர் பெயர் : தாயுமானாமி
Father's Name : Janarthanan
தகப்பனார் பெயர் : ஜனார்தனன்
Sex / பாலினம் : Male / ஆண்
Age as on 1.1.2006
 1.1.2006 அன்று வயது : 37

FBC1859198


Address : 20-1
 W no.37 anandavelu 1st st(bharathi 2nd)
 Perambur
 CHENNAI - 600011
 முகவரி : 20-1
 ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)
 பெரம்பூர்
 சென்னை - 600011


 Facsimile Signature of Electoral Registration Officer
 வாக்காளர் பதிவு அதிகாரியின் எலக்ட்ரானிக் முத்திரை
 For 005 - Perambur
 Assembly Constituency O. III
 005 - பெரம்பூர் PERAMBUR (SC) A.C.
 உடமன்ற தொகுதி

Place : CHENNAI -12
இடம் : சென்னை 12
Date / நாள் : 27/02/2006
 This card may be used as an Identity Card under different Government Schemes.
 இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ் அடையாள அட்டையாக பயன்படுத்தலாம்.

114 / 1511

For KRM PUBLIC SCHOOL


 Correspondent



IN THE DISTRICT COURT OF
WEST BENGAL
Subordinate Judge
at
Howrah

DOCUMENT No. 201 OF BOOK
CONTAINS. SHEETS
SHEETS



[Signature]
Subregistrar



FBC1858588

Address : 20-1

W no.37 anandavelu 1st st(bharathi 2nd)

Perambur
CHENNAI - 600011

முகவரி : 20-1

ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)

பெரம்பூர்
சென்னை - 600011

Facsimile Signature of Electoral Registration Officer

வாக்காளர் பதிவு அதிகாரியின் கையெழுத்துப்பதிவுகள்

For 005 - Perambur Assembly Constituency

005 - பெரம்பூர்
சட்டமன்ற தொகுதி

Place : CHENNAI -12

இடம் : சென்னை 12

Date / நாள் : 27/02/2006

This card may be used as an Identity Card
under different Government Schemes.

இந்த கார்டை வெவ்வேறு அரசு திட்டங்களின் கீழ்
அடையாள அட்டையாகப் பயன்படுத்தலாம்.

114 / 1510

ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்திய தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை
FBC1858588



Elector's Name : Jayalakshmi

வாக்காளர் பெயர் : ஜெயலக்ஷ்மி

Husband's Name : Janarthanan

கணவர் பெயர் : ஜனார்தனன்

Sex / பாலினம் : Female / பெண்

Age as on 1.1.2006

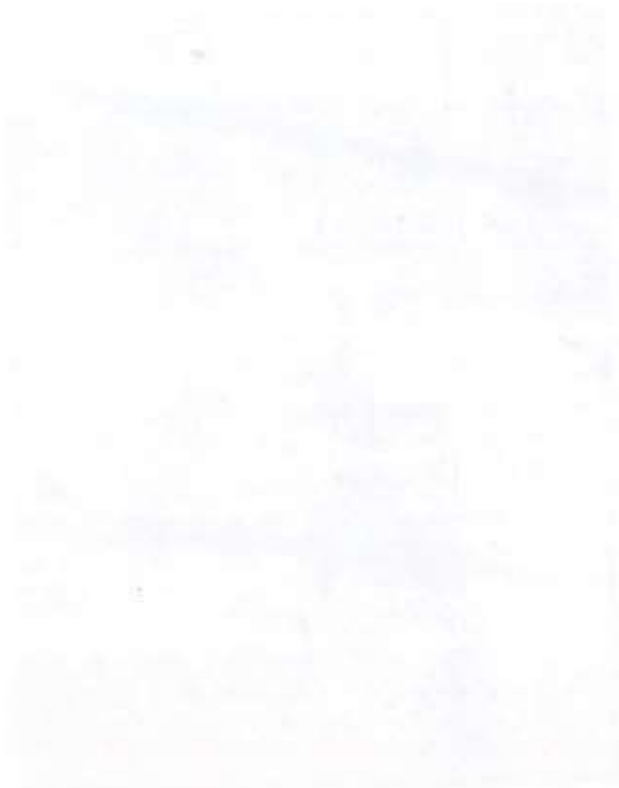
1.1.2006 அன்று வயது

60

For KALIGI AMMAL RANGANATHAN CHETTIAR
EDUCATIONAL TRUST

J. Jayalakshmi
Authorised Signatory

(Document)
No. 2256 Year: 2013
Page: Total:
No: 5 Page: 8



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D. [unclear]



DOCUMENT No. 201 OF BOOK
CONTAINS. SHEETS
..... SHEETS

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Subregistrar

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு சமீலநாடு TAMIL NADU

K.R.M. PUBLIC SCHOOL

88AA 555837

N. MALATHI
STAMP-VENDOR
L.No: 195 / B7 / 97
No: 333, Paper Mills Road,
Perambur, Chennai - 600 011.

20
02.07.13

LEASE DEED

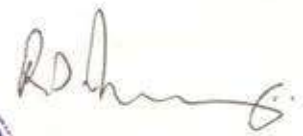
THIS DEED OF LEASE EXECUTED AT CHENNAI ON THIS^{2ND} DAY OF JULY 2013.

Mr.R.J.THAYUMANASWAMY, (Election I.D.No.FBC1859198), Son of Mr.R.Janardhanan, residing at No.20/1, Anandavelu First Street, (Bharathi II) Perambur, Chennai - 600011, hereinafter called the "**LESSOR**" which term shall mean and include wherever the context so admits their heirs, legal representatives, executors, administrators, and assigns;

For KRM PUBLIC SCHOOL


Correspondent

(Document)
No. 2257 Year: 2013
Page: 1 (Total: 7)
No: 1



2257
2/7/2013

Scanned

VERIFICATION UNDER SECTION 41 OF THE STAMP ACT

S.No. 603 of 2013

DOCUMENT NO. 2257 2013 OF BOOKS
CONTAINS 5 SHEETS
1 SHEETS

Issued by authority that a sum of Rs. 10500/-
Reported Ten thousand five hundred only.
only on account of Indian stamp duty has
been levied under section 41 of the Stamp
Act in respect of this instrument from
Thiru. Thayumanaswamy, Chennai

(S. Lord) Subregistrar

O. Sembiam

(S. Lord) Sub Registrar and
Collector u/s 41 of
the Indian Stamp Act

2/7/2013

DD No. 832051 dt. 2/7/2013
City Union Bank Ltd

Presented in the office of the
Sub-Registrar of Sembiam and
Fee of Rs. 2720 Paid Between
the Hours of 11-12 on the
2nd day of July 2013

LEFT THUMB



(Signature)

"Additions as per the recitals
of this Document"

SUB-REGISTRAR
SEMBIAM

Cell no 9840912000

EXECUTION ADMITTED-BY

LEFT THUMB



For KRM PUBLIC SCHOOL

(Signature)
Correspondent

(Document)
No. 2257 Year: 2013
Page: 6 Total: 7
Page: 7

"Additions as per the recitals
of this Document"

TO AND INFAVOUR OF

"K.R.M. PUBLIC SCHOOL", at Perambur, Chennai - 600 011, represented by its Correspondent and Authorised signatory **Mr.R.J.THAYUMANASWAMY**, (Election I.D.No.FBC1859198), Son of Mr.R.Janardhanan, residing at No.20/1, Anandavelu First Street, (Bharathi II) Perambur, Chennai - 600011, functioning at **" KALIGI RANGANATHAN J J EDUCATIONAL TRUST"**, at No.9, Anandavelu Street, Perambur, Chennai - 600011, hereinafter called the **"LESSEE"** which term shall mean and include wherever the context so admits the present trustees their successors in office administrators, and assigns; witnesseth as follows:

Whereas the Lessor herein is the absolute owner of the Schedule mentioned property, having purchased, under a **Deed of Sale, Dated:- 09-07-2012**, Registered as **Document No.2055 of 2012**, in the **SRO, Sembium**, Chennai from N.Gajalakshmi and others.

And whereas the Lessor agreed to lease out the Schedule mentioned property to the Lessee Educational Trust for the purpose of running their school in the name of **"K.R.M. PUBLIC SCHOOL "**.

And whereas the Lessee trust to safe guard the intents of the school and to avoid any unreasonable eviction by the Lessor. The Lessee have requested the Lessor for a 30 years Lease of the Schedule mentioned property.

And whereas the Lessor who is also a Trustee and actively associated with the functions of the Trust has agreed to Lease out the Schedule mentioned property for a period of 30 years commencing from this date subject to the following terms and conditions.

1. The monthly rent shall be at **Rs.500/- (Rupees Five Hundered only)** payable on the 05th day of every month.

For KRM PUBLIC SCHOOL


Correspondent





IDENTIFIED By:

R.P. (R. SUGAN) S/O. P.A. Ramamurthy, No. 475,
Peshwa Bhai Street, Sunderam Nagar, Chennai 600051

A.N.H. (A. N. PARISHA) S/O. A. J. Narasimhan, No. 99/3
Patel Road, Chennai-600051

Registered As No. 2257 of 2013
of Book
2nd Day of July 2013
Sub-Registrar

2nd July 2013 Sub-Registrar
(District Registrar Card)



(Document)
No. 2257 Year: 2013
Page: 7 Total: 7
No: 7 Page: 7

DOCUMENT No. 2257 OF BOOK 5
CONTAINS 5 SHEETS
2 SHEETS

Subregistrar



2. The Lessee has paid a sum of **Rs.1,500/- (Rupees One Thousand Five Hundred only)** as advance to the Lessor on this date and the advance shall be refunded to the Lessee after the Lease period without interest.

3. If both the parties herein agree to renew this agreement for a further period, the Lessee shall pay **10%** enhanced rent then on the prevailing rent once in every **Five Years**.

4. The period of Lease shall be **30 years** from this date.

5. The Lease is only for the running the School by the Lessee Trust.

6. The Lessor or its legal representatives shall always co-operate with the Lessee's Trust for effectually carry on the terms and conditions of this lease.

7. The Lessee trust shall regularly and promptly pay the monthly rent specified in this deed to the Lessor or its legal representatives, and if the Lessee Trust commits defaultly in the payment of the rent continuously for a period of 6 months the Lease shall be determinable by the Lessor.

8. That the Lessee paying the rent hereby reserved and observing and performing the covenants, conditions and agreements herein contained and on the Lessee's part to be observed and performed shall and may quietly and peaceably hold and enjoy the demised premises throughout the term hereby created without any interruption by the Lessors or any person or persons lawfully claiming through under or in trust for the Lessor.

9. The Lessee Trust shall not transfer the lease created under this deed to any other person and shall continue to use the same for the purpose of the Trust.

10. The Lessee trust shall not use the schedule mentioned property for any illegal or unlawful purposes or against public policy and they shall not carry on or permit to be carried on in any part of the demised premises and offensive illegal business or activity and only use the same for the objects of the Lessee Trust.

11. The Lessee Trust shall take all reasonable steps to prevent any encroachment of the demised premises or any part thereof by any person or persons and give notice to the Lessors of any threatened encroachment.

For KRM PUBLIC SCHOOL


Correspondent





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CONTAINS..... SHEETS
← SHEETS


Subregistrar



12. It is hereby specifically agreed that the lease hereby created shall remain in force for a period of 30 years, and after the expiry of the same the Lease may be renewed for a further period at the option of the both the parties on the terms and conditions that may be decided from time to time by separate lease deed.

SCHEDULE OF THE PROPERTY

All that property, situated at 3rd Cross Street Extension, Ponnusamy Nagar, Sembium, Chennai – 600011, comprised in Old S.No.84/1B3, as per Patta T.S.No.37/1, 37/2, 37/3, 37/4 and 37/5 and Block No.11 of Sembium Village, Perambur – Purasawalkam Taluk, measuring;

- Northern Side - 37'4",
- Southern Side - 37'4",
- Eastern Side - 75'0",
- Western Side - 75'0",

In all admeasuring 2800 Sq.feet and bounded on the:-

- North by - Property belongs to Mrs.Vasanth Gowri,
- South by - Property in New T.S.Nos.32 and 38/1,
- East by - Property belongs to Kaligi Ammal Ranganathan Chettiar Educational Trust,
- West by - Property in New T.S.Nos.36 and 32,

Situated within the Registration District of North Chennai and Sub-Registration District of Sembium and within the limits of Corporation of Chennai.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HEREIN SUBSCRIBED THEIR NAMES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For KRM PUBLIC SCHOOL

LESSEE

[Signature]
Correspondent

[Signature]
LESSOR

WITNESSES :-

1. *[Signature]* s/o. P.A. Ramamurthy,
43/5, Perumal Koil Street, Ch-51
2. *[Signature]* s/o. J. Narayanasan
99/3, Patel Road,
Ch-11

DRAFTED BY

[Signature]



DOCUMENT No.....201 OF BOOK
CONTAINS.....SHEETS
~~.....~~ SHEETS


Subregistrar




ELECTION COMMISSION OF INDIA
IDENTITY CARD
 இந்திய தேர்தல் ஆணையம்
 வாக்காளர் அடையாள அட்டை
FBC1859198




Elector's Name : Thayumanasamy
 வாக்காளர் பெயர் : தாயுமானாமி
Father's Name : Janarthanan
 தகப்பனர் பெயர் : ஜனார்தனன்
Sex / பாலினம் : Male / ஆண்
Ago as on 1.1.2006 : 37
 1.1.2006 அன்று வயது

FBC1859198

Address : 20-1
 W no.37 anandavelu 1st st(bharathi 2nd)
 Perambur
 CHENNAI - 600011

முகவரி : 20-1
 ஆனந்தவேலு 1வது தெரு (பாரதி 2வது தெரு)
 பெரம்பூர்
 சென்னை - 600011



 Facsimile Signature of Electoral Registration Officer
 வாக்காளர் பதிவு அதிகாரியின் எலக்ட்ரானிக் முத்திரை
 For 005 - Perambur
 Assembly Constituency. O. III
 005 - பெரம்பூர் PERAMBUR (SC) AC
 #பட்டமறை தொகுதி

Place : CHENNAI -12
 இடம் : சென்னை 12
Date / நாள் : 27/02/2006

This card may be used as an Identity Card
 under different Government Schemes.
 இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ்
 அடையாள அட்டையாக பயன்படுத்தலாம்.

114 / 1511

For KRM PUBLIC SCHOOL


 Correspondent



SCHOOL

[Signature]

DOCUMENT No. 201 OF BOOK
 CONTAINS SHEETS
 SHEETS



[Signature]
 Subregistrar





महाराष्ट्र MAHARASHTRA

2017

SK 925137

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००३
- 6 SEP 2017
सक्षम अधिकारी

श्रीमती. एस. वि. मसूरकर

LEASE AGREEMENT

THIS LEASE AGREEMENT IS EXECUTED AT MUMBAI, THIS THE
18th DAY OF SEPTEMBER 2017 .

By And Between

SHRI. UTPAL CHAKRABORTY, ASSISTANT CUSTODIAN OF ENEMY
PROPERTY, MUMBAI (hereinafter called as the "LESSOR") of the ONE
PART.

AND

M/S. KALIGI RANGANATHAN J.J. EDUCATIONAL TRUST, No.9,
Anadavelu Street, Perambur, Chennai - 600 011, represented by Thiru R.J.
THAYUMANASWAMY, Secretary & Trustee (Hereinafter called as the
"LESSEE") of the OTHER PART.

For KALIGI RANGANATHAN JJ
EDUCATIONAL TRUST

Managing Trustee

18 SEP 2017

18 SEP 2017

000022

नोडल अफिसर -

परिष्कारण शाखा



मुख्य शिक्षक सेवानिवृत्ति

मुद्रांक विभाग सेवानिवृत्ति

मुद्रांक विभाग सेवानिवृत्ति

मुद्रांक विभाग सेवानिवृत्ति

Handwritten signature

मुद्रांक विभाग सेवानिवृत्ति

परवाना क्रमांक : 200000000000

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मुद्रांक विभाग सेवानिवृत्ति

WHEREAS the Lessor is the owner of an immovable property being vacant land bearing **T.S.No.32/1 (Part), Block No.11, of Sembiam Village, Perambur Purasawalkam Taluk, Chennai District, measuring an extent of 17 Grounds 1743 sq.ft. and passage measuring extent of 2 Grounds 1174 sq.ft.**

Whereas:

A] That the immovable property comprising of vacant land bearing T.S.No.32/1(Part), Block No.11, of Sembiam Village, Perambur Purasawalkam Taluk, Chennai District, measuring an extent of 17 Grounds 1743 sq.ft and passage measuring extent of 2 Grounds 1174 sq.ft. is an enemy property vested in the Lessor.

B] That in order to preserve and manage the Enemy property vested in him/her the Lessor is fully seized, possessed and sufficiently entitled and authorised to lease out the said enemy property.

C] The Lessor entered into a lease agreement on the **8th day of September, 2017** in respect of the schedule mentioned property with the lease for a period of three years.

D] Even though the agreement of lease was entered into by the Lessor with the Lessee on the **18th day of September, 2017**, the lease period will be effective from **09.09.2017**.

E] There is no rental dues from the Lessee for the earlier Lease period in respect to the said land and also no conditions of Lease was violated by the Lessee. The Lessor has decided to extend the Lease for a further period of three years; this Agreement of Lease is being entered into with effect from **09.09.2017** for a period of three years.

F] Accordingly, the Lessor and Lessee have decided to execute this Lease Deed in respect of the said Premises covering a period of three years with effect from **09.09.2017**, on the terms and conditions said forth herein. This period of three years shall hereinafter be referred to as " Lease Period"

For **KALIGI RANGANATHAN JJ**
EDUCATIONAL TRUST


Managing Trustee



NOW IT IS HEREBY MUTUALLY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. GRANT OF LEASE AND RENT

That the Lessor does hereby grant in favour of the Lessee, right to use the said property being a vacant land bearing T.S.No.32/1 (Part), Block No.11, of Sembiam Village, Perambur Purasawalkam Taluk, Chennai District, measuring an extent of 17 Grounds 1743 sq.ft., and passage measuring extent of 2 Grounds 1174 sq.ft., at an annual rent of **Rs.5,37,600/- (Rupees Five Lakhs Thirty Seven Thousand Six Hundred Only)** and the same shall be paid by the Lessee to the Lessor on the 1st week of every year during the lease period, failing which 12% penal interest will be charged every month for delay in payment of annual rent.

2. MODE OF PAYMENT

The Annual Rent shall be paid through Demand Draft drawn in favour of Custodian of Enemy Property for India payable at Par Mumbai or deposited ON LINE to the State Bank of India, Main Branch ,Mumbai Account No. 30402127235 and receipt of the said payment deposited ON LINE shall immediately be sent to this office on regular basis for record.

3. TERM

The Lease Deed shall be valid for a period of 03 years w.e.f. **09.09.2017** commencing from **09.09.2017** and terminating on **08.09.2020**, for using it for commercial purpose.

4. FRESH AGREEMENT/ HANDING BACK POSSESSION

On expiry of the Lease Period, either a fresh Lease Deed shall be executed by the parties hereto on fresh terms and conditions or the Lessee shall immediately hand over vacant peaceful physical possession of the said Premises on "**AS IS WHERE IS BASIS**" to the Lessor, in good condition subject to normal wear and tear.

5. TAXES, ELECTRICITY AND WATER CHARGES

The Lessee shall bear and pay all taxes, charges for electricity and water consumed as per the respective sub meters' readings during the Lease Period and such additional period during which the Said Premises is used by the Lessee and other levies (inclusive of Property Tax) in respect of the Said Premises to the concerned authorities. Such payments shall be made directly to the concerned authorities, under intimation to the Lessor, from time to time and always keep lessor secured indemnified against the same.



6. USE OF PERMISES:

(i) That the lessee required this leased premises for his own use and he/she shall not use the same for any other purposes that for his own commercial purpose. The Lessor confirms that the Said Premises, grant of this Lease and subsequent use of the Said Premises by the Lessee as per the terms specified herein are in compliance with and do not violate the provisions of the Enemy Property Act, 1968 and its subsequent Guidelines issued from time to time.

If any party is responsible for any non compliance/violation, it shall be responsible for all consequences thereof including reimbursement of any expenses incurred by the other party in rectification/removal of the same.

(ii) That the lessee shall not use the leased premises or any part thereof nor permit the same to be used for illegal, immoral or improper purpose, not to cause permit of suffer or anything or adjoining premises or occupiers or may effect prejudicially to the interest of the lessor. Precaution to be taken by the lessee to abide by the rules and norms laid down by the Environment Department.

(iii) That the Lessee shall not store any article combustible or of hazardous nature over the said leased property which may expose the property to the risk of fire and other similar accidents other those necessary for his purpose for which he shall also obtain if necessary the prior permission from the concerned authorities.

(iv) The Lessor shall not be responsible for any kind of goods stored in the leased premises whether by fire, rain, leakage or bursting or any accidental giving way of any portion of such said property or by other causes whatsoever. The lessee agreed not to store such goods which causes damages to the leased premises.

(v) The leased premises should not be utilized for any religious purpose and no religious structure/place of prayer should be built thereon.

7. MODIFICATIONS, ALTERATIONS, ADDITIONS ETC.

(i) The lessee shall not make permanent construction/alteration/ modification over the said leased premises without prior written permission of the lessor, subject to the permission accorded by the lessor. The lessor reserves the right to accept or reject such request and terms and conditions as may be specified, if permission granted.

(ii) If lessee desires to do minor repairing, which are essential in nature, same can be done with the amount not exceeding and that too with the amount of two months rent, after obtaining prior approval from CEPI.



(iii) That the lessee shall take proper care of the said leased premises and keep the same in proper state from time to time during the subsistence of this agreement.

8. SUB-LEASE:

The lease is not transferable, hence, the Lessee shall not be entitled and permitted to sublet or underlet the scheduled premises without the previous consent of Lessor obtained in writing. It is hereby expressly agreed that the right for the use of the said lease premises is being granted to the lessee only and that lessee shall not assign, transfer or give on sub-lease or part thereof in any manner and the lessee is not entitled to enter into partnership to use this property. In case of finding that, the Lease Deed will be deemed terminated.

9. MAINTENANCE AND REPAIRS:

The Lessee shall use and keep the said Premises in good tenable condition. The Lessor or his duly appointed representative shall be allowed to enter the Said Premises during normal working hours in connection with any work related to the Said Premises.

10. TERMINATION

a. This Lease shall terminate on completion of the Lease Period on **08.09.2020**

b. In the event of breach by any party of the terms and conditions hereof for a continuous period of two months, the other party shall issue a notice to the defaulting party and if such breach is not rectified by the defaulting party within one month from the date of notice issued to it, the other party is then permitted to terminate this Lease.

c. Notwithstanding anything herein above contained to the contrary if the lessee fails to pay regularly the lease rent or any other charges payable to the lessor in terms thereof fails to perform and observe any of the other stipulation, conditions and covenants herein before contained or if he/she apply for an order of insolvency or, if this agreements shall come to an end by afflux then in such events the Lessor shall be entitled at any time upon happening of any events to this agreements and the lessor shall be entitled to enter in the premises and the lessee is not vested with the right to restrain the lessor.



d. In case of default in payment of rent, the lease will be deemed terminated.

e. If at any point of time when the lease agreement is in existence, it gives to a notice of this office that the landed premises has been sub-let or used for any other purpose other than the one is specified for, or the tenant whom the premises has been leased is not occupying the premises any more for irrelevant reasons, the agreement will be treated as cancelled and this office will be fully entitled to started eviction proceedings on any of these grounds.

f. The Lessee is permitted to terminate this Lease with by giving a two months' prior written notice of termination without giving any reason. The Lessee can terminate this Lease with a shorter prior written notice provided proportionate rent for the period of the two months not covered by the notice period is paid by the Lessee to the Lessor.

g. The lease may be cancelled at any time before the expiry of the said period of 03 years, if required, by Government Policy/directions or other compelling legal/administrative reasons after giving notice of 15 days,

11. ENTIRE AGREEMENT, SEVERABILITY AND WAIVER

(i) This Lease Deed contains the entire understanding, arrangement and agreement between the parties with respect to the subject matter hereof and supersedes all previous agreements and understandings between the parties.

(ii) No failure or delay by either party in exercising any right, power or privilege or part thereof under this Lease Deed shall operate as a waiver thereof nor shall any single exercise by either party of any right, power or privilege or part thereof preclude any further exercise thereof or the exercise of any other right, power or privilege.

12. FORCE MAJEURE

Neither party shall be liable to the other party for the failure or inability to fulfill any obligation / commitment under this Lease Deed or for any delay in the performance thereof to the extent that such failure or inability is due to any embargo, seizure, insurrection, war and / or continuance of war or the adoption or enactment of a law, ordinance, regulation, ruling or order, strikes or other accidents of contingencies beyond its control, acts of God like earthquake, floods, explosions etc. PROVIDED THAT the affected party is




Managing Trustee

prevented from fulfilling its obligations / commitments due to such force majeure conditions.

13. STAMP DUTY & REGISTRATION

The Stamp Duty, Registration Charges and other Charges connected with execution and registration of Lease Deed shall be borne by the Lessee. The Lessor shall assist the Lessee in completion of such formalities.

14. COUNTERPARTS

The original Lease Deed shall remain with the Lessor and copy of the original duly certified by the Lessor as "a true copy" shall be handed over to the Lessee.

15. MODE OF COMMUNICATION / SERVICE OF NOTICE

Any notice or other communication required or desired to be given by one party to the other, under this Lease Deed, shall be given in writing and shall be deemed to be given when :

- personally delivered to the authorized representative of the other Party and formal acknowledgement obtained, or
- delivered for posting by registered or certified mail, return receipt requested, to the other party at the respective addresses mentioned in the title.

The Lessee agrees to abide by the resided terms and conditions if any imposed by the Custodian of Enemy Property in future and also agrees to pay the renewed rates to be fixed by the Lessor in future.

SCHEDULE OF THE LEASED PREMISES

An immovable property being vacant land bearing T.S.No.32/1 (Part), Block No.11, of Sembiam Village, Perambur Purasawalkam Taluk, Chennai District measuring an extent of 17 Grounds 1743 sq.ft.. and passage measuring extent of 2 Grounds 1174 sq.ft. and its boundaries as follows:

North by : The Perambur Rajiv Vazhma Nagar Social Society

South by : Road

East by : Madhavaram High Road,

West by : Kaligi Ranganathan J.J. Educational Trust

Photographs of the Said Land, as it stood at the time of handing over to the Lessee for its use, are annexed hereto and shall form part of this Schedule and the Lease Deed.




Managing Trustee

IN WITNESS WHEREOF, BOTH THE PARTIES HAVE SET THEIR HANDS ON THIS DEED ON THE DATE MENTIONED ABOVE.

Signed and delivered by:

Utpal Chakraborty—
(Lessor)

Utpal Chakraborty

Asst. Custodian of Enemy Property



For KALIGI RANGANATHAN JJ
EDUCATIONAL TRUST

Managing Trustee

(Lessee)

M/S. KALIGI RANGANATHAN J.J. EDUCATIONAL TRUST



Witnesses:

1.

2.

