DEED OF LEASE

THIS DEED OF LEASE MADE ON THIS 2 nd DAY OF **JANUARY 2018,**

BETWEEN

Mr.**V.GNANAPANDIDHAN** S/o Velu aged about 48 Years residing at No.**339**, Old No-**331**, Theryenthalpatti, Kottaiyiruppu-post Thiruppthur Taluk, Sivagangai District. hereinafter Called **LESSOR** of ONE PART and

M/s. **MATHIKUMAR EDUCATIONAL TRUST**, represented by its trustee MR.**V.GNANAPANDITHAN** S/o having office at Old No. 331, New no 339, Theryenthalpatti, Kottaiyiruppu-post Thiruppthur Taluk, Sivagangai District, here in after called **LESSEE** of OTHER PART

The terms " LESSOR" which expression, unless repugnant to the subject or the context shall mean and include the heir, successors and assigns of the respective Parties.

Whereas the LESSOR is the sole and absolute owner of the Schedule mentioned property, bearing survey No **130/13A, 130/14, 130/15, 130/18,** measuring and Extent of **Acre 4 Cents 70**$^{1/2}$ land Situated at "**Kottaiyiruppu Village**" Thiruppathur Taluk, Sivagangai District Which is more fully described in the Schedule hereunder was acquired by the SETTLORS by way of Settlement Deed, dated **19.11.2014** Registered as document No **3185/2014** of n book No.1 from at the Sub Registar,**Thiruppathur**

LESSOR

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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And whereas the Lessee deliberated and discussed with the Lessor and accepted the terms and conditions imposed by the Lessor and Lessor arreed to give and lessee agreed to take the land on lease on the terms and conditions and consideration contained herein.

WHEREAS the LESSEE approached the LESSOR to grant lease of the said property for a **period** of **33 (THIRTY THREE YEARS)** YEARS for carrying on its School being run under the name and style of **SKS.PUBLIC SCHOOL CBSE.**", and WHEREAS the LESSORS agreed to do so in view of the LESSEE, being an educational institution subject to the following terms and Conditions:

NOW THIS DEED LEASE WITNESSTH AS UNDER:

1. In consideration of the rent reserved and all the lessee convenants and conditions to be reserved and performed by him the lessor hereby grants, conveys and transfers by way of lease to the lessee the land, bearing survey No **130/13A, 130/14, 130/15, 130/18,** for the terms of the 33 (Thirty three Years) Years W.e.f **2 nd day of January , 2018** on payment of rent of Rs.**100/-** (Rupees One Hundred Only) **Per Month.**

396 Month Rent Rs. 100/- = **39,600/-**

LESSOR

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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2. The lessee hereby grants with the lessor is as under:

a. The Lessee shall pay the rent aforementioned on the 7 th day of succeeding month in advance during the terms of the lease.

b. The lessee shall pay and discharge all rates, fax, assessments and impositions which become due and payable during the terms of lease.

c. The Lessee shall at times during the terms of the lease keep and maintain the land Clean. He shall carried out construction of building and necessary infrastructure for the running of educational institution.

d. The Lessee shall replace all broken fittings and fixtures by equally good substitute and shall be carried out any structural additions or alterations to the demise premises with the consent of the lessors.

e. The lessee has agreed and states that he shall allow the lessor its servant and agents at all reasonable hours to enter into the property for the purposes of instruction and supervison of the condition thereto

f if is specifically agreed by the Lessee and the demised Land shall be used by him for its Trust Activity

g The Lessee shall not assign or part with the Lease hold estate or interest therein created under this agreement and shall not sublet whether whole or in part in person and persons

h On the expirty or earlier determination of the lease the lessee shall delivery peacefull and vacant ossession to the lessors in good and conditions and repairs.

LESSOR

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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THIS LESSOR HAS AGREED WITH THE LESSEE AS UNDER

a. That the Lessors Shall pay the property tax of the land during the terms of the lease whenever some falls due

b That the Lessors shall allow the lessee on payment of the monthly rent agreed upon and perform the conditions and convenants contained in this deed of lease the leassee to hold the possessed and peaceful enjoy the said land during the terms of the lease without any interruption and distress by the lessor or any person claming under or any trust for him

It is expressly and declared by and between the parties here to that in case of non payment of rent of any month for more than two monthsor incase of breach of any of the conditions of this deed on the part of the lessee the Lease may be determined at the option of the lessors when the lessors shall be entitled to re-enter into the land and repossessed of the same with prejudice to his rights of errors outstanding against the lessee in respect of the said premises in connection with this lease deed

The Lease holder does not pay **any advance amount for this lease**

As per Section 27 of Indian Stamp act 1899 NO Service Tax

LESSOR

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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Schedule of Property

Sivagangai District Thiruppattur Taluk

Karaikudi Registration District Thiruppathur Sub-Registration Taluk

Kottaiyiruppu Village In Patta no **828**

1) Survey No **130/13A** Wet land 0.47.0 ie Acre **1** Cents **16**
2) Survey No **130/14** Wet land 0.62.5 ie Acre **1** Cents **54**
3) Survey No **130/15** Dry land 0.67.0 ie Acre **1** Cents **65** 1/2
4) Survey No **130/18** Dry land 0.14.0 ie Cents **35**

in all Total land Extent of Acre 4 Cents 70 1/2

Bounded on the

East By:- Seetha and R.Muthukrishnan land

WestBy:- S.Manicka Velu land

North By:- R.Muthukrishnan and P.Gangadevi lands

South By:- S.Kunjaram land

Include the right to go through the 40 feet wide on North to South Pathway route Lessor from Main Road to the above lease Property

LESSOR

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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In witnesses Where the Parties hereto have executed this deed of lease on the day month and year aforementioned witnesses

LESSOR

V.

LESSEE

For MATHIKUMAR EDUCATIONAL TRUST

V.

Trustee/For

Witnesses

1 S. [illegible] S/o Shanmugam V.O.C. Road, Karaikudi
(ALAGU) D/L NO TN63Z 2002/0001824)

2 G. HARIRAMAN S/o R. Gurusamy. (T.P.R.) Tiruppattur
(G. HARI RAMAN) (D/L NO TN63 0003544.)

Prepared by

I. சகாய சுதாகர், M.M.M., B.L.,
அட்வகேட்
திருப்பத்தூர்-630 211
Enrl.No.MS 1546/2003

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இந்திய அரசாங்கம்
Government of India

ஞானபண்டிதன்
Gnanapandidhan



பிறந்த நாள் / DOB: 06/06/1969

ஆண்பால் / Male

4700 3346 3645

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்
வேலு, 339, தேரேந்தல்பட்டி
கோட்டையிருப்பு
கோட்டையிருப்பு, சிவகங்கை
திருப்பத்தூர், தமிழ்நாடு
630211

Address: S/O: Velu, 339,
THERYENTHALPATTI,
Kottaiyiruppu, Kottaiyiruppu,
Sivaganga, Tirupathur, Tamil
Nadu, 630211

4700 3346 3645

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இந்திய அரசாங்கம்
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Unique Identification Authority of India

முகவரி: தந்தை/தாய் பெயர்
வேலு 339 தேரேந்தல்பட்டி
கோட்டையிருப்பு
கோட்டையிருப்பு சிவகங்கை
திருப்பத்தூர் தமிழ்நாடு
630211

Address: S/O: Velu, 339,
THERYENTHALPATTI,
Kottaiyiruppu, Kottaiyiruppu,
Sivaganga, Tirupathur, Tamil
Nadu, 630211

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For MATHIKUMAR EDUCATIONAL TRUST

Trustee/For

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India Driving Licence(Tamilnadu)

Exam ? DOI 15/07/2002

TN63Z20020001824
ALAGU S
SHANMUGAM

426, BHARATHIYAR NAGAR
EB SOUTH PURAM
V.O.C ROAD KARAIKUDI

18.08.1957



End.No. : TN63Z/DLR/0001029/2015 23/03/2015 1:00:02 PM

Licensed to drive throughout India vehicles of the following descriptions
LMV 15/07/2002 TN63Z

Non-Transport Veh. valid upto 05/03/2019
Transport Veh. Valid Upto 27/03/2018
Prev.Dt.Exp.Date : 27/03/2015
Authorised to Drive Transport Vehicle vide Badge No
4815 Dt.28/03/2003 TN63Z

5.2956

23/3

23/3/15

S. [signature]

India Driving Licence (Tamilnadu)

TN63 20130003544
G HARIRAMAN
04-04-1974

17-05-2013

GURUSAMY

13/1/7 A PUTHU THERU
THIRUPPATHUR
SIVAGANGAI-DT

Licensed to drive / validity :
MCWG/03-04-2024 (NT)

SIGNATURE OF HOLDER

RTO
SIVAGANGAI

ISSUING AUTHORITY

G. HARIRAM

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தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சிவகங்கை வட்டம் : திருப்பத்தூர்

வருவாய் கிராமம் : கோட்டையிருப்பு பட்டா எண் : 828

உரிமையாளர்கள் பெயர்

1. வேலு சோவை மகன் ஞானபண்டிதன்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
130	10	0 - 16.00	2.00	--	--	--	--
130	13A	0 - 47.00	5.81	--	--	--	--
130	12A	0 - 26.50	3.27	--	--	--	--
130	14	0 - 62.50	7.75	--	--	--	--
130	17	--	--	0 - 12.00	0.34	--	--
130	15	--	--	0 - 67.00	1.34	--	--
130	1B	--	--	1 - 53.50	4.25	--	--
130	18	--	--	0 - 14.00	0.28	--	--
		1 - 52.00	18.83	2 - 46.50	6.21		

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 23/23/054/00828/80418 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-01-2018 அன்று 08:17:18 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 2 of 2018

I hereby certify that a sum of Rs. 1600 (Rupees One thousand Six hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Gnanapandidhan residing at Thanjavanthalpatti

Signature of SUB REGISTRAR &

Thiruppathur- (Karaikudi)
Collector
Date:03/01/2018

Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUB REGISTRAR of Thiruppathur- (Karaikudi) and fee of Rs. 580 paid between hours of 11 and 12 on 03/01/2018 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

Identified by

T S	Name : Alagu	S/o Shanmugam	Karaikudi
C. HARIRAM	Name : Hariraman	S/o Gurusamy	Thiruppathur

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3rd day of January 2018

SUB REGISTRAR Thiruppathur- (Karaikudi)

Registered as No 13 of 2018 of Book I

Date : 03/01/2018 SUB REGISTRAR Thiruppathur- (Karaikudi)

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