

BK-I/9144/2022

7P/199012130/2022



தமிழகம் தமில்நாடு TAMILNADU 11/08/2022  
ARULJOATHY PUBLIC SCHOOL  
Chennai - 117

CS 492383  
G.CHYLAJA  
STAMP VENDOR  
L.No. 9590/2/2000  
No. 52, Velachery Main Road,  
Chennai-42

### LEASE DEED

This deed of lease made at Chennai on this 12<sup>th</sup> day of August 2022,  
between

(1) Mr.A .PALVANNA NATHAN, son of N.Alagappan, (2) MRS.A.YOGESWARI, daughter of N.Alagappan (3) MR.A.DHAVAPALANI, son of MR.N. Alagappan, represented by their general power agent MR.N.ALAGAPPAN Son of Late Mr.A.Natarajan (4) MR.N.ALAGAPPAN son of Mr.A.Natarajan, all are residing at No:4, Engineer's Avenue, 20<sup>th</sup> Street, Tansi Nagar, Velachery, Chennai 600042; (vide general power of attorney deed, registered as Document Number 860 of 1995, in book 4, SRO Pallavaram, dated 14/09/1995) herein after called the lessors.



Document No. 9144 of 2022 of Book

Contains 12 Sheets 1 Sheet

Registering Officer

And

**Dr.Prof.N.Alagappan, S/O A. Natarajan,** residing at No.4, Engineer's Avenue, Tansi Nagar, Velachery, Chennai 600042, **The Author and The Managing Trustee of DHAYA JOTHY TRUST** registered as Document No.127 of 2003 in book 4, SRO PALLAVARAM, dated 19<sup>th</sup> February 2003 having registered address at No:4, Engineer's Avenue, Tansi Nagar, Velachery, Chennai-600042. **CORRESPONDENT of (ARUL JOTHY PUBLIC SCHOOL),** having address at No.6, Vallalar 3<sup>rd</sup> Cross Street, Alagappa Nagar, Old Pallavaram, Chennai – 600117, herein after called the **LEESEE.**

Whereas the lessors are the absolute owners of the premises all the piece and parcel of wet land , situated at Zamin Pallavaram Village , Item no :1 wet land new survey no: 122/6, measuring 3 cents and item No:2 in old survey No: 122/7 , New survey No: 122/6 of Zamin Pallavaram V illage measuring 58 cents, at present both the items are in New survey No: 122/6, Totally measuring 61 cents together with building electric service connection with all necessary fittings, vacant plot measuring 2470.84 sq.mtr , as per four side measurement 202.52 sq.mtr, bearing Plot no:4, Item No :3, Plot no: 1, old survey no : 120/4, new survey No : 120/10 , measuring an area of 361.76 sq.mtr and Item No:4, Survey Nos: 119/2 & 119/3 measuring an area of 253.16 sq.mt, in all totally **Measuring 3288.28 sq.mtr, situated at Zamin Pallavaram Village, Alagappa nagar, Pallavaram taluk** to run a school under the name Of **"ARUL JOTHY PUBLIC SCHOOL"** and the lessors have agreed to grant lease subject to the following terms and conditions.

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Contains 12 Sheets 2 Sheet  
Registering Officer

..3..

1. To run "ARUL JOTHY PUBLIC SCHOOL" purpose and for rent Rs. 5000 /- ( Rupees Five Thousand only) per year.
2. The lease will commence from 12.08.2022 and it shall be for the period 30 years.
3. The leesees ("ARUL JOTHY PUBLIC SCHOOL") has paid Rs.1,00,000/- (Rupees One Lakh Only) advance.
4. The leesees shall not sub let or transfer it.
5. The leesees shall not make any alteration in the premises without pervious consent of the lessor.
6. The leesees shall keep the premises in good condition.
7. The leesees shall pay MES charges as per reading of meter.
8. The leesees should give one year notice to the lessor if they vacate the premises similarly the lessor should give one year notice to the leesees .
9. On the part of the leesees there should not be any disturbance to the normal functioning of the lessor, similarly there shall not be any inconvenience to the normal functioning of the leesees from the side of the lessor.



|                                                                                                             |      |          |      |         |
|-------------------------------------------------------------------------------------------------------------|------|----------|------|---------|
| Document No.                                                                                                | 9144 | of       | 2022 | of Book |
|                                                                                                             | 2    | Contains | 12   | Sheets  |
|                                                                                                             |      |          | 3    | Sheet   |
| <br>Registering Officer |      |          |      |         |

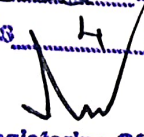


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### SCHEDULE OF PROPERTY

All the piece and parcel of wet land, situated at Zamin Pallavaram Village, Item No :1, wet land New survey No: 122/6, measuring 3 cents and Item No:2 in old survey No: 122/7, New survey No: 122/6 of Zamin Pallavaram Village measuring 58 cents, at present both the items are in New survey no: 122/6, totally measuring 61 cents together with building electric service connection with all necessary fittings, vacant plot measuring 2470.84 sq.mtr, as per four side measurement 202.52 sq.mtr, bearing Plot No:4, Item no :3, Plot No: 1, old survey No: 120/4 New survey No : 120/10, measuring an area of 361.76 sq.mtr and item No:4, survey Nos: 119/2 & 119/3 measuring an area of 253. 16 sq.mtr, in all totally measuring 3288.28 sq.mtr, situated at Zamin Pallavaram Village, Alagappa nagar, Pallavaram taluk, within the registration district of CHENNAI – SOUTH and sub registration district of PALLAVARAM.



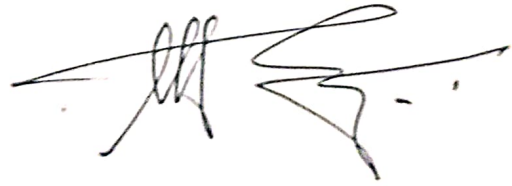
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| Document No.                                                                         | 9144 | of     | 2022 | of Book |
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| Registering Officer                                                                  |      |        |      |         |

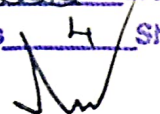


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|                                                                                                             | 2    | Contains | 12   | Sheets  |
|                                                                                                             |      |          | 4    | Sheet   |
| <br>Registering Officer |      |          |      |         |



This property lies within the municipal limits of PALLAVARAM.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNATURE THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. P. Jothy Alagappan

Mr. JOTHY ALAGAPPAN

S/o. Palvanna Nathan

NO:4, engineer's avenue,  
20<sup>th</sup> street, Tansi nagar,  
Velachery, Chennai 600042

LESSOR  
(AS SELF AND POWER AGENT)

2. Mrs. KAVITHA PALVANNA NATHAN

Mrs. KAVITHA PALVANNA NATHAN

W/o. Palvanna Nathan

NO:4, engineer's avenue,  
20<sup>th</sup> street, Tansi nagar,  
Velachery, Chennai 600042

LEESEE

S. SENTHIL KUMAR M.A., LLB  
Advocate  
Enroll No. Ms 63/2020  
No. 1/14, Pillaiyer Kovil Street,  
Velachery, Chennai - 600 042.  
Mobile : 9790883673



Document No. 9144 of 2022 of Book  
I Contains 12 Sheets 15 Sheet  
Registrar Officer



## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6844 of 2022

I hereby certify that a sum of ₹ 2,950/- (Rupees Two Thousand Nine Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. அழகப்பன் residing at NO:4, engineer's avenue, 20th street, Tansi nagar, Velachery, Chennai, Tamil Nadu, India, 600042.

Sub Registrar: Pallavaram  
Date: 12/08/2022

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

**SUB REGISTRAR  
PALLAVARAM**



Document No. 9144 of 2022 of Book  
Presented in the office of the Sub Registrar of Pallavaram and fee of ₹ 3,250/- paid at 03:36 PM on the  
12/08/2022 by  
Contains 15 Sheets 6 Sheets

Left Thumb



Additions as per recitals of document

Registering Officer

Execution admitted by  
Left Thumb

Additions as per recitals of document

Execution admitted by  
Left Thumb

Additions as per recitals of document

9444301870

Claim admitted by  
Left Thumb



*[Signature]*

Additions as per recitals of document

Identified By Witness 1  
Left Thumb



*[Signature]*  
.. 6382624232

Mrs. KAVITHA Wife of PALVANNA NATHAN No.4,  
engineers avenue, 20th street, Tansi nagar,  
Velachery, Chennai, Tamil Nadu, India, 600042.  
Identity of the person verified through Consent  
based AADHAAR Authentication using Thumb  
Impression with UIDAI reference No. :  
UKC:201976460bc8ce7d6449b48111b1b257447e71  
(Details from UIDAI : Kavitha Palvanna Nathan  
W/O: Palvanna Nathan, 29-05-1979, xxxxxxxx6272)

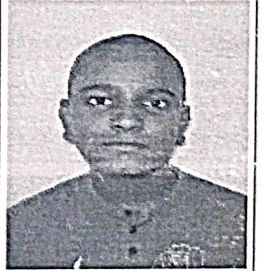


Identified By Witness 2  
Left Thumb



.. P-Jothy Alagappa  
.. 9444929222

Mr. JOTHY ALAGAPPAN Son of PALVANNA  
NATHAN No.4, engineers avenue, 20th street, Tansi  
nagar, Velachery, Chennai, Tamil Nadu, India,  
600042.  
Identity of the person verified through Consent  
based AADHAAR Authentication using Thumb  
Impression with UIDAI reference No. :  
UKC:388161b70ac8d5bdda48d2a27facb6eecb9172  
(Details from UIDAI : Jothy Alagappan S/O:  
Palvanna Nathan, 12-12-2001, xxxxxxxx3273)



12<sup>th</sup> day of August 2022

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I Contains 12 Sheets 7 Sheet

*[Signature]*  
Registering Officer



*[Signature]*  
Senthilkumar Chinnamuthu  
Sub Registrar  
Pallavaram

**SUB REGISTRAR  
PALLAVARAM**

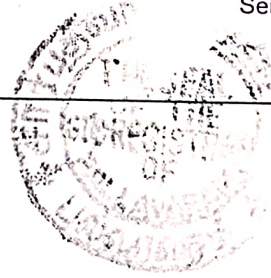
Registered as Number R/Pallavaram/Book-1/9144/2022.

Date: 12/08/2022  
Pallavaram



Senthilkumar Chinnamuthu  
Sub Registrar

**SUB REGISTRAR**  
PALLAVARAM



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Registering Officer





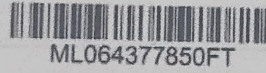
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இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No.: 1111/63785/31651

To  
அழகப்பன்  
Alagappan  
S/O: Natarajan  
NO 4 TANSI NAGAR 20TH STREET  
VELACHERRY  
Velachery  
Velacheri  
Chennai Chennai  
Tamil Nadu 600042  
9444301870

20/01/2014  
106437785



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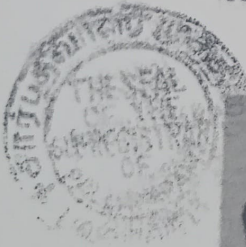


Document No. 9144 of 2014  
Contains 12 Sheets of Book  
Registering Officer

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**2684 0092 4887**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India



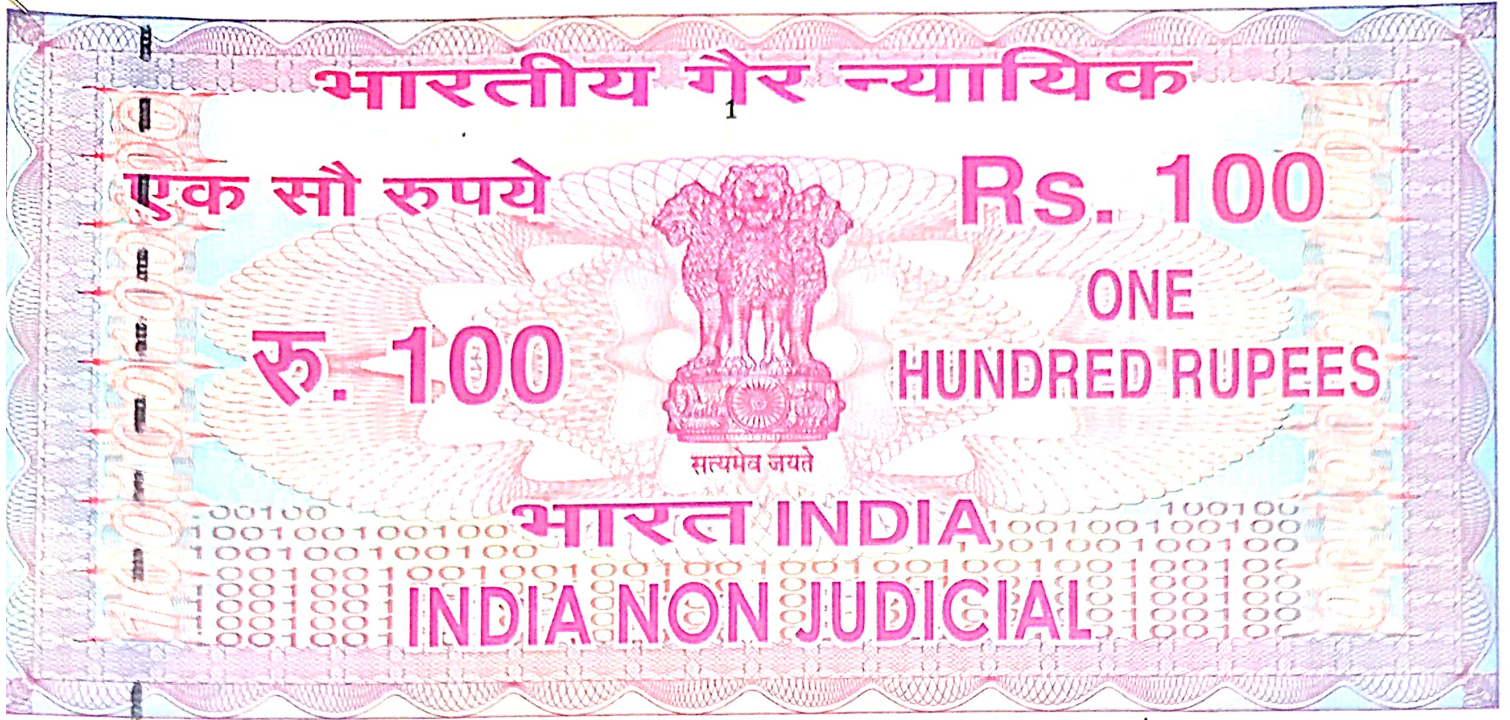
அழகப்பன்  
Alagappan  
பிறந்த நாள் / DOB : 20/04/1944  
ஆண்பால் / Male



**2684 0092 4887**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

*[Handwritten signature]*



தமிழ்நாடு தமிழ்நாடு TAMILNADU



011762  
MAR 2018

ARUL JOATHY  
PUBLIC SCHOOL

BP 431892  
P. லாஸர் (SV)  
1/213, 8வது தெரு, விடுதலை நகர்  
க. குளத்தூர், சென்னை-600 129.  
L-9581/அ1/2000 :98414 55145

AFFIDAVIT

I N.Alagappan son of, age 75(years), President of Secretary of the Dhaya Jothy trust running the Arul Jothy Public School do hereby solemnly affirm and sincerely state as follows:

- That Dhaya Jothy Trust is a registered trust under the trust act
- That the Dhaya Jothy Trust is of Non-Proprietary Character.
- That no member of the school committee is related to each other.
- That the school is run as a community service and not as a business and that commercialization does not take place in the school in any shape whatsoever.
- That no part of income from the institution shall be diverted to any individual in the trust registered under section of their companies act, 1956 School Management Committee or to any other person. The savings, if any after meeting the recurring and non-recurring expenditure and contributions to developmental, depreciation and contingency funds may be further utilized for promoting the school.

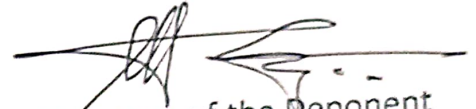


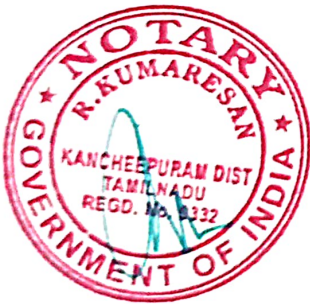
R. KUMARESAN, B.A.B.L.,  
ADVOCATE  
NOTARY & COMMISSIONER OF OATHS  
Regd. No. 9332, Govt. of India  
No.7, 1st Floor, 2nd Main Road, New Colony,  
Chromepet, Chennai - 44. Cell: 984006722

- That school is not paying any charges towards using name, motto, logo or any other non-academic activities in any other institution, organization or body organization.
- That the school will not open classes under CBSE pattern particularly class IX/X/XI/XII and will not use CBSE name in any manner without obtaining affiliation.

(In case of school's application under switch over category please include the following)

- That State pattern classes IX to XII running prior to the affiliation of CBSE would be sponsored at State Board Examination & State Pattern Classes IX to XII will be closed in a phased manner & State Pattern Class IX to XII will not be opened on conferring upon Affiliation from CBSE.

  
Signature of the Deponent



*R. Kumaresan*  
9/13/18  
**R. KUMARESAN, B.A.B.L.,**  
ADVOCATE  
NOTARY & COMMISSIONER OF OATHS  
Regd. No. 9332, Govt. of India  
No.7, 1st Floor, 2nd Main Road, New Colony,  
Chromepet, Chennai - 44. Cell: 9840067502