

BK-I/9144/2022

7P/199012130/2022



தமிழக அரசு TAMILNADU 11/08/2022
ARULJOATHY PUBLIC SCHOOL
Chennai - 117

CS 492383

G.CHYLAJA
STAMP VENDOR
L.No. 9590/81/2000
No. 52, Velachery Main Road,
Chennai-42

LEASE DEED

This deed of lease made at Chennai on this 12th 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, 20th 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.



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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 19th 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 3rd 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 lessee ("ARUL JOTHY PUBLIC SCHOOL") has paid Rs.1,00,000/- (Rupees One Lakh Only) advance.
4. The lessee shall not sub let or transfer it.
5. The lessee shall not make any alteration in the premises without pervious consent of the lessor.
6. The lessee shall keep the premises in good condition.
7. The lessee shall pay MES charges as per reading of meter.
8. The lessee should give one year notice to the lessor if they vacate the premises similarly the lessor should give one year notice to the lessee .
9. On the part of the lessee 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 lessee from the side of the lessor.



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	2	Contains	12	Sheets
			3	Sheet
 Registering Officer				

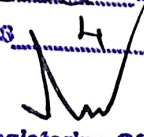


..4..

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.



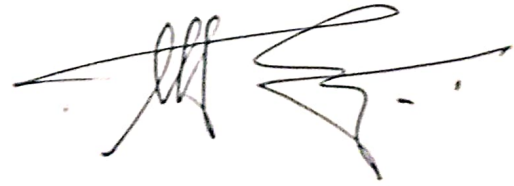
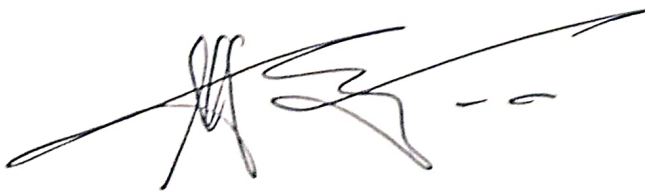
Document No.	9144	of	2022	of Book
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Registering Officer				

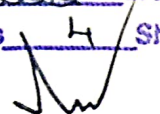


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	2	Contains	12	Sheets
			4	Sheet
 Registering Officer				



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,
20th 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,
20th 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



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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 2 Contains 15 Sheets 6 Sheets

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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



Additions as per recitals of document

Identified By Witness 1
Left Thumb



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)

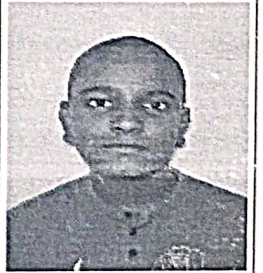


Identified By Witness 2
Left Thumb



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)



12th day of August 2022

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Registering Officer



Senthilkumar Chinnamuthu
Sub Registrar
Pallavaram

**SUB REGISTRAR
PALLAVARAM**

R/Pallavaram/Book-1/9144/2022

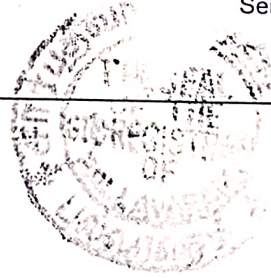
Registered as Number R/Pallavaram/Book-1/9144/2022.

Date: 12/08/2022
Pallavaram



Senthilkumar Chinnamuthu
Sub Registrar

SUB REGISTRAR
PALLAVARAM



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Registering Officer





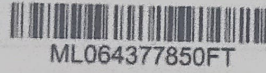
இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

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



ML064377850FT

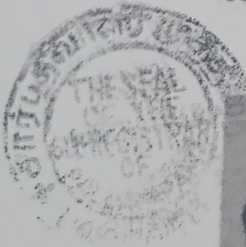


Document No. 9144 of 2014
Contains 12 Sheets of Book
Registering Officer

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)