

4708/2019

2



தமிழ்நாடு தமில்நாடு TAMILNADU

Ponnammal Educational Trust
Navaneetha Krishna Puram
4.9.2019

V 703967

M. Ramasamy
Stamp Vendor
ALANKULAM.
L.No. 11/93.

LEASE DEED

THIS LEASE DEED is executed at ALANGULAM, on this the 05th day of September, 2019;

BY

Mr.G.RAJASEKARAN, (Aadhaar Card No. 2158 7007 7980, Mobile No.9176466789) son of Mr.P.George Pandian, Hindu, aged about 51 years, residing at 9/30, (New No.9/12) Navaneetha krishnapuram, Pethanadarpati Village, Alangulam Taluk, Tirunelveli District - 627808, hereinafter referred to as the LESSOR;

For Ponnammal Educational Trust

For Ponnammal Educational Trust

k. Nagaraj
Trustee

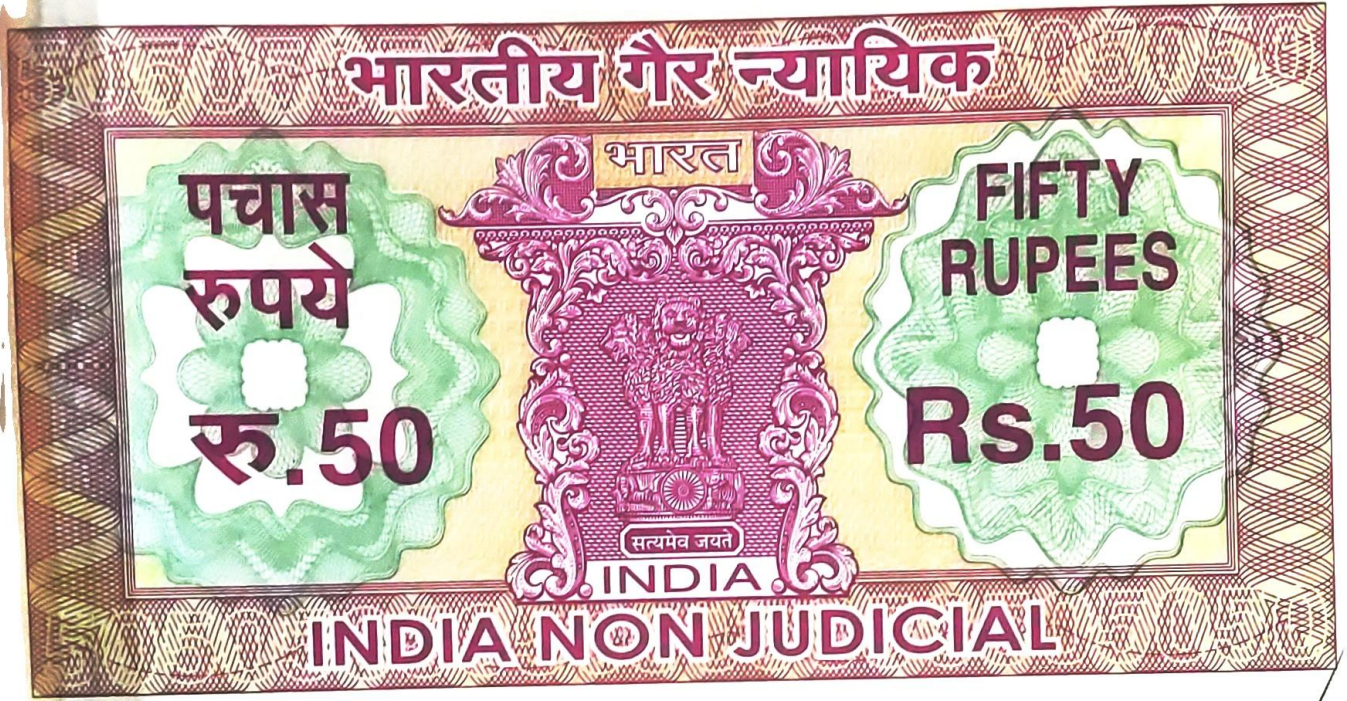
M. Ramasamy
Managing Trustee

(LESSEE)

(LESSOR)

1 புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
1 வது தாளில்
G.P. Elay
பதிவு அலுவலர்





சென்னை தமில்நாடு TAMILNADU

Ponnammal Educational Trust.
Nava neetha Krishna Puram.
4.9.2019

AR 172695

M. Ramasamy
Stamp Vendor
ALANKULAM.
L.No. 11/93.

- 2 -

TO AND IN FAVOUR OF

PONNAMMAL EDUCATIONAL TRUST, a Trust registered vide Doc.No.929/2004, before the Sub-Registrar Puraswalkam, having its Registered Office at 16A, A.K.Samy Nagar, 6th Street, Kilpauk, Chennai 600010, and having

For Ponnammal Educational Trust

k. Nagaraj
Trustee

For Ponnammal Educational Trust

M. Ramasamy
Managing Trustee

(LESSEE)

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22	தாள்களைக் கொண்டது
2	வது தாள்
	சு. சார்ஜ் பதிவு அலுவலர்



AND WHEREAS the LESSEE is now desirous of starting a CBSE School, in the name and style of "SMA National Public School (CBSE) for which purpose the LESSEE is desirous of taking additional land of an extent of 3.53 acres in S.Nos.287/1L, 287/1M, 287/1K and 286/3A, which is more fully described in the Schedule hereunder (hereinafter referred to as the SCHEDULE PROPERTY) from the LESSOR, on a **long term lease for 35 years** at a monthly rental of Re.300/- (Rupees Three Hundred only).

AND WHEREAS this Lease is entered into by the LESSEE to facilitate running the existing Matriculation and Higher Secondary School and also the proposed SMA National Public School (CBSE) in the same campus/premises on a total area of 6.73 acres of land.

AND WHEREAS the terms and conditions agreed upon between the parties hereto for the Lease of the Schedule Premises set out hereunder.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in pursuance of the above and in consideration of the rent reserved and payable as hereunder and their mutual covenants, the LESSOR hereby grants on lease and the LESSEE hereby accepts and takes on lease the Schedule Property.

1. Term

The **Lease shall be for an initial period of 35 years** and shall commence with effect **from 05.09.2019 and shall end on 05.09.2054**, with an option open to the LESSEE to extend/renew the lease as aforesaid for further periods of ten years each. In the event the LESSEE opting renewal of lease for a further ten year period, then a separate Lease Deed shall be executed by the parties hereto for such further terms as may be mutually agreed to.

For Ponnammal Educational Trust

K. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய	4708	ம் ஆவணம்
22	தாள்களைக் கொண்டது		
4	வது தாளி		
		<i>[Signature]</i>	பதிவு அலுவலர்



2. Rental

The LESSEE shall pay to the LESSOR a monthly rental of Re.300/- (Rupees Three Hundred only) in respect of the Schedule Property during the initial period of lease for 35 years. The said monthly rental shall be paid by the LESSEE on or before the 10th day of each English Calendar month succeeding the month of tenancy. At the end of the initial lease period for 35 years, if the lease is extended for a further period (s) of 10 years, the rental may be enhanced as mutually agreed to by the LESSOR and the LESSEE. No advance is paid or to be paid by the LESSEE.

3. Assurance on title

The LESSOR hereby confirms and declares that the LESSOR has a clear and marketable title to the Schedule Property and that the Schedule Property is free from any other encumbrances, lien, charges, mortgages, restrictive covenants, pending legal proceedings, acquisition or requisition proceeds, claims or any other nature whatsoever and there is no impediment to the LESSOR's granting lease of the Schedule Property to the LESSEE. The LESSOR herein shall indemnify the LESSEE against all losses, costs and damages that the LESSEE may suffer owing to any disturbance in the peaceful possession and enjoyment of the Schedule Property by the LESSEE on account of any defect in the title of the LESSOR to the Schedule Property. The LESSOR shall indemnify the LESSEE against any damages, losses etc. that the LESSEE may incur on account of any misrepresentation, or breach of the terms and conditions herein contained by the LESSOR. The parties hereto agree to do all such acts, deeds, and things as may be mutually agreed upon to secure their respective interests pertaining to the lease of the Schedule Property.

For Ponnammal Educational Trust

For Ponnammal Educational Trust

K. Magan
Trustee

[Signature]
Managing Trustee

(LESSEE)

(LESSOR)

1 புத்தகம் 2019 ம் வருத்திய 4708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
5 வது தாளில்
[Signature]
புதுவு அருவரை



4. Improvements

(a) The parties hereto agree that the LESSEE shall during the period of lease envisaged herein and with the prior written consent of the LESSEE, be entitled to put of building and other infrastructure including improvements thereof in the Schedule Property to suit the LESSEE's Trust requirements for running an Educational Institution after obtaining necessary approvals, clearance, sanctions, permits and licenses from the competent authorities for such improvements. The LESSOR shall sign all documents and forms as may be necessary for the purpose of implementation of such new construction and/or improvements as may be needed by the LESSEE. However, if required, the LESSOR may consider executing a Power of Attorney to the LESSEE to act on behalf of the LESSOR with regard to the above. All costs, expenses and charges for or in connection with the improvements shall be borne wholly by the LESSEE.

(b) The LESSEE shall obtain all such necessary approvals, licenses, etc. from the competent authorities for such constructions and improvements in the name of the LESSOR.

(c) The LESSEE shall be at liberty to equip the proposed buildings with the necessary additional amenities, equipment, fire extinguishers, motors, fans, fancy electrical fittings shades, air conditioners, name boards, and other fixtures and shall be at liberty to remove the same on the expiry of the period of Lease envisaged herein, subject to no damage being caused to the existing structures, if any and improvements in the Schedule Property, if any, while removing the same.

(d) The LESSEE shall also be empowered to approach the Electricity Board and other concerned authorities and departments for the purpose of securing Electricity, Water and Sewerage connections and other amenities. The LESSOR shall, if required, sign and execute all necessary applications for securing such connections and shall also do any further acts at the cost of the LESSEE for the said purpose.

For Ponnammal Educational Trust

k. Magu
Trustee

(LESSEE)

For Ponnammal Educational Trust


Managing Trustee

(LESSOR)

1 புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
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6 வது தாள்
புதிது அலுவலர்



(e) Upon the expiry of the term of lease contemplated herein, the LESSEE shall be at liberty to surrender any enhanced power supply or transformer that may have been obtained by the LESSEE and claim refund of the deposits made for such enhancement from the concerned authorities. In order to enable the LESSEE to effect such surrender to the concerned authorities, the LESSOR shall if necessary execute such documents as the LESSEE and the concerned authorities may require for the said purpose.

All the references in this Deed to the SCHEDULE PROPERTY shall be deemed to include the aforementioned improvements (if any).

Use of the Demised Premises

(a) The LESSEE shall use the SCHEDULE PROPERTY exclusively for educational purpose, for running an educational institution and related purpose as the SCHEDULE PROPERTY has been legally permitted to be so, and shall not use the SCHEDULE PROPERTY for any other purpose other than that for which it was leased out without the written permission of the LESSOR. The LESSEE shall obtain all necessary approvals, sanctions, permissions and licenses as may be required for carrying on such educational activities, from all concerned statutory authorities and other institutions.

(b) The LESSOR shall make available copies of all documents and records relating to the SCHEDULE PROPERTY to the LESSEE in order to enable the LESSEE to obtain the required statutory approvals, sanctions, etc. as may be necessary from time to time.

(c) The LESSEE shall have unlimited access to the SCHEDULE PROPERTY at all times (24 hours) and on all day of the week.

For Ponnammal Educational Trust

K. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1 புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
7 வது தளம்
[Signature]
புதில் ஆவணம்



(d) The LESSEE shall not cause any damages or put the Schedule Property or any part thereof to any use in a manner that causes public nuisance or annoyance.

(e) The LESSEE shall not carry on or permitted to be carried on in any part of the Schedule Property any offensive, illegal or unlawful activities.

(f) The LESSEE shall observe and confirm to all laws, rules and regulations in any way relating to the activities or establishment of the LESSEE in the Schedule Property. The LESSEE shall apply for and obtain all necessary Licenses/ Permits for the said purposes. The LESSOR shall execute all necessary "No Objection / Consent Letters as may be required by the LESSEE for the purpose of obtaining Licenses / permits/sanctions as required by the LESSEE for conducting the educational activities of the LESSEE.

7. Assignment

The LESSEE may with the prior written consent of the LESSOR which shall not be unreasonably withheld, sublease or assign the Schedule Property or any part thereof to any third party. The LESSEE undertakes to indemnify the LESSOR against any and all costs, expenses, losses, damages, claims, actions or proceedings that the LESSOR may suffer in connection with any act or omission on the part of the LESSEE.

8. Insurance

The LESSEE shall take appropriate comprehensive insurance coverage for the building and other infrastructure, electrical installations that may be put up by the LESSEE on the Schedule Property and pay the requisite premium. The Insurance Policy to cover the building and other infrastructure shall be in the name of the LESSEE. Any amounts disbursed against claims made under the insurance policy shall, during the period of lease envisaged herein, be paid to the LESSEE and the LESSOR shall not have any claim whatsoever on the same.

For Ponnammal Educational Trust

K. Magu
Trustee

(LESSEE)

For Ponnammal Educational Trust

Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்தி	4708	ம் ஆவணம்
22	நாள்செலவைக் கணக்கு		
8	வது நாள்		
			g. e. s. புதுவு அலுவலர்



9. Maintenance

The LESSEE shall during the term of lease, keep the Schedule Property hereunder and the building and other infrastructure that may be put by the LESSEE with the written permission of the LESSOR together with all roads, drains, sewers, fences, compound walls and all other appurtenances to the said property in good repair and condition.

10. Indemnity

The LESSEE shall indemnify and keep indemnified the LESSOR and covenants to defend the LESSOR against any claims, costs, expenses, damages and liabilities, whether civil or criminal arising from or pertaining to the property described in the Schedule hereunder and improvements if any made thereto. The LESSEE shall, if required by the LESSOR, execute a separate Deed of Indemnity for such purpose. By the said Deed of Indemnity the LESSEE, shall keep the LESSOR indemnified against any and all loss, costs, expenses, damages, claims, demands, actions or proceedings that the LESSOR may suffer in relation to any applications, statements or other documents that the LESSOR may execute / sign at the request of the LESSEE for electricity, water and sewerage connections and other amenities.

11. Charges and Levies

i. The LESSEE shall pay all electricity deposits, electricity charges, water charges and sewerage charges pertaining to the Schedule Property during the tenure of this lease.

ii) The LESSOR shall pay during the term of the lease, all taxes pertaining to the Scheduled Property to the concerned authorities on time, In case the LESSEE is called to upon to pay such taxes for any reason by the concerned authorities, the LESSEE shall pay the same on behalf of the LESSOR and the LESSOR shall promptly reimburse the same to the LESSEE.

For Ponnammal Educational Trust

K. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22	தாள்களைக் கொண்டது
9	வருடாள்
	<i>[Signature]</i> பதிவு அலுவலர்



12. Inspection

The LESSEE shall permit the LESSOR or his representative / agents to enter into the Schedule Property for inspection at reasonable hours with prior intimation to the LESSEE.

Whenever the LESSOR shall enter upon and/or be present in the Schedule Property for the purposes of implementing any work thereto, the LESSOR shall take every precaution to safeguard all persons and property in the Schedule Property (including without limitation, the improvements and betterments and the LESSEE's Property) from any injury or damage that might be occasioned thereby and to minimize any interference with the LESSEE's educational activities that may be occasioned thereby.

13. Peaceful Possession

The LESSEE paying the rent shall enjoy quiet and peaceful possession of the Schedule Property during the subsistence of this Lease.

14. Sign Boards

The LESSEE shall be entitled, including for advertisement by a third party, to erect, put up, install, attach and display sign boards, neon signs, illuminated (interior or exterior) signs, etc. at appropriate places on the outer walls and external facade of the Schedule Property as it may deem fit in its sole discretion without any let, hindrance or objection from the LESSOR and/or any other person, firm or body corporate as lawfully permitted by the Statutory authorities. All taxes in respect of the signboards shall be paid by the LESSEE. Any signs installed or erected by or for the LESSEE shall remain the LESSEE's property and shall be removed by the LESSEE on the expiry or earlier termination of this Lease and the

For Ponnammal Educational Trust

K. Nagaraj
Trusted

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1	புத்தல் 2019 ம் வருடத்தி 4708 ம் ஆவணம்
22	நாள்களைக் கொண்டது
10	வருடிகள்
	<i>[Signature]</i> பதிவு ஆளுவரை



LESSEE shall repair any damage caused by such removal. The LESSOR shall ensure that the LESSEE's sign boards during the term of this lease shall never be disturbed / removed nor in any manner be blocked, except in case when such removal is temporarily required for putting up further construction and as soon as such construction activity has ceased, the sign boards shall be immediately reinstalled.

15. Subordination and Non - Disturbance

The LESSOR represents and warrants that as on this date (i) there are no mortgages or other deeds that constitute a lien or charge on the whole or any portion of the Schedule Property and (ii) there are no subsisting Agreements of any kind, which may adversely affect the Schedule Property, or any part thereof by the LESSEE. The LESSOR further represents that he has not mortgaged, alienated, exchanged, leased, created any prior/ other charges, right, title, interest, or lien in or upon or otherwise encumbered and or parted with possession of the Schedule Property and that no proceedings before any Court, Tribunal and/or Authority have been initiated or pending which may, directly or indirectly, affect the rights of the LESSEE herein.

16. Termination of Lease

The LESSEE may terminate the lease after serving at least 3 months in advance, notice in writing to the LESSOR of the LESSEE's intention to terminate the lease. The LESSOR shall not terminate the lease contemplated herein except in the event of breach by the LESSEE of any of the covenants, terms and conditions specified herein, which breach the LESSEE fails to remedy despite having received 15 days prior notice from the LESSOR of such default.

For Ponnammal Educational Trust


For Ponnammal Educational Trust

k. Magan
Trustee


Managing Trustee

(LESSEE)

(LESSOR)

புத்தல் 2019 ம் வருத்திய 4708 ம் ஆவணம்
22 நாங்கலாந் செனலடி
11 வரு நாந்

புத்தல் ஆவணம்



17. Expiry or termination of Lease

Upon the expiry / termination of this Lease, the LESSEE shall remove its officers and other employees/ agents / representatives together with the vehicles, furniture, fixtures, and fittings and all items belonging to the LESSEE and hand over quiet, peaceful and vacant possession of the Schedule Property to the LESSOR.

18. Entire Agreement - Modification

This Deed contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an Agreement in writing signed by all the parties hereto or their respective successors in interest. This Deed shall be deemed to have been made at Alankulam and it is specifically agreed that Courts at Tenkasi alone shall have jurisdiction.

19. Arbitration

The parties hereto agree that any dispute arising in connection with this lease shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The Arbitrator shall be a person mutually agreed upon between the parties hereto.

For Ponnammal Educational Trust

k. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய	4708	ம் ஆவணம்
22	தாள்களைக் கொண்டது		
12	வது தாளில்		
			g. elu புதுவு அலுவலர்



20. Notices

- 13 -

All notices and communications to the parties hereto shall be addressed as follows:

Lessor

Thiru. G.Rajasekaran
No.9/30 (new No.9/12)
Navaneethakrishnapuram
Pethanadarpatti Village
Alangulam Taluk, Thirunelveli District

Lessee

Ponnammal Educational Trust
Registered Office
16A, A.K.Samy Nagar,
6th Street, Kilpauk, Chennai 600010

All such notices and communications shall be deemed to be served on the parties hereto if despatched by Registered Post with Acknowledgement Due to the addresses cited above.

For Ponnammal Educational Trust


k. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust


Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22	தாள்களைக் கொண்டது
13	வது தாள்த்
	 புத்தக அலுவலர்



SCHEDULE OF PROPERTY LEASED

All that piece and parcel of land admeasuring 3.53 acres, being the aggregate of the following extents, situated at Poolangulam Village, Alankulam Taluk, Tirunelveli District, Tamil Nadu:

<u>S.No.</u>	<u>Extent (hectares & ares)</u>
287/1L	0.13.0
287/1M	0.18.5
287/1K	0.51.5
286/3A	0.60.5

	1.43.5 (i.e. 3.53 acres)

the said land bounded on the
North by : Land belonging to the LESSOR
South by: Land belonging to the LESSOR
East by : Land belonging to the LESSOR
West by : Land belonging to the LESSOR

situated within the Registration District of Tenkasi and Sub-Registration of Alangulam.

For Ponnammal Educational Trust

K. Nagaraj
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருத்திய 4708 ம் ஆவணம்
22	சுள்ளணைக் கொண்டு
14	வரு தளி
	<i>[Signature]</i> புத்திய ஆவணம்



In Witness Whereof the LESSOR and the LESSEE have signed this Lease Deed on the day, month and year first above written.

For Ponnammal Educational Trust

For Ponnammal Educational Trust


k. Magan
Trustee

Managing Trustee

(LESSEE)

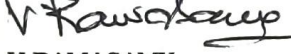
(LESSOR)

Witnesses:

1. Signature : 
Name : G. R. RAJKUMAR
Father's Name : Mr. Rajasekaran. G
Address : No. 9/12 Navaneethakrishnapuram

: Alangulam Taluk

(Driving Licence No. TN76 20130011803)

2. Signature : 
Name : V. RAMASAMY
Father's Name : Mr. Vellaichamy. A
Address : No. 10 Viswabrahmin Street

: Palayamkottai.

DRAFTED BY:



S. Kanthasamy, B.Com., B.L., Advocate (Roll No: Ms.548/2012)

S/o K. Sudalaimuthu, Agaram, Kidarakulam -Post,

Veerakeralampudur -Taluk, Tirunelveli - District

1. பிப்ரவரி 2019 ம் ஆண்டு 4708 ம் ஆகஸ்ட்
22 சிவசுப்பிரமணியன்
15 சிவசுப்பிரமணியன்
S. Kanthasamy





இந்திய அடையாள அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India
Government of India

புகைப்பட எண் / Enrolment No.: 1093/25002/09166

To: G Rajasekaran
(ஜா இராஜசேகரன்)
S/O George Pandian
16-A, A.K Samy Nagar, 6th Street
Kilpauk S O
Chennai
Tamil Nadu - 600010
Mobile: 9444066789

Date: 18/11/2011

Ref. No: 00002732-00121585-00094168-



UA 07887090 6 IN

உங்கள் ஆதார் எண்: / Your Aadhaar No. :

2158 7007 7980

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
GOVERNMENT OF INDIA

ஜா இராஜசேகரன்
G Rajasekaran
பிறந்தவருடம் / Year of Birth: 1966
ஆண்பால் / Male

2158 7007 7980




ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For Ponnammal Educational Trust

For Ponnammal Educational Trust

k. Nagar
Trustee

Managing Trustee

[LESSEE]

[LESSOR]

புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்

22 தாள்களைப் கொண்டது

16 வது தாள்

அ.ஜெய்
புது ஆணவன்



இந்திய தேர்தல் ஆணையம்
 வாக்காளர் அடையாள அட்டை
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CDW2254647



வாக்காளர் பெயர் : ராஜசேகரன்
 Elector's Name : Rajasekaran
 கணவர் பெயர் : ஜார்ஜ்பாண்டியன்
 Husband's Name : Georgepandian
 பாலினம் / Sex : பெண் / Female
 1.1.2006 அன்று வயது : 40
 Age as on 1.1.2006

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முகாம் 12
 நவநீதிகுண்டைபுரம் மேல்,
 பெத்தநாடாப்பட்டி-1
 பெத்தநாடாப்பட்டி (ஊ)
 திருநெல்வேலி - 627808

Address : 12
 Navaneetha Krishnapuram
 PETHANADARPATTI-1
 Pethanadarpatthi
 Tirunelveli - 627808

வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை
 Facsimile Signature of Electoral Registration Officer
 For 217 - ஆலங்குளம்
 சட்டமன்ற தொகுதி

217 Alangulam
 Assembly Constituency
 இடம் : தென்காசி
 Place : Tenkasi
 நாள் / Date : 16/03/2007

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

For Ponnammal Educational Trust

K. Nagaraj
 Trustee

[LESSEE]

For Ponnammal Educational Trust

M. S. S. S.
 Managing Trustee

[LESSOR]

புத்தம் 2019 ம் வருடத்தி் 4708 ம் ஆவணம்
 22 தாள்களைக் கொண்டது
 17 வது தாள்
 P. S. S. S. S.
 பி. எஸ். எஸ். எஸ். எஸ்.



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1092/26291/05258

To
ரா மகேஸ்வரி
R Mageswari
W/O Rajasekaran
NO 9/12 MAIN ROAD
NAVANEEDAKRISHNAPURAM
Pethanadarpatti
Pethanadarpatti
Tirunelveli
Tamil Nadu 627808

05/05/2013
34766805



MN347668056FT



உங்கள் ஆதார் எண் / Your Aadhaar No.

8997 1661 3616

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

ரா மகேஸ்வரி
R Mageswari
தந்தை : காளபெருமாள்
Father : KALAPERUMAL
பிறந்தவருடும் / Year of Birth : 1968
பெண்பால் / Female

8997 1661 3616

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For Ponnammal Educational Trust

K. Mageswari
Trustee

[LESSEE]

1 புத்தகம் 2019 ம் வருடத்திய 4708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
18 வது தாள்

[Signature]
பதிவு அலுவலர்

For Ponnammal Educational Trust

[Signature]
Managing Trustee

[LESSOR]



19-



மாண்புமிகு பொதுச் சான்றுகளுக்கான அமைச்சு

18/12/2013

TN76 20130011803
G R RAJKUMAR
RAJASEKARAN G

18/12/2013

Address:
N NO 9/12, NAVANEETHA KRISHNAPURAM
PETHANADAR PATTI, ALANKULAM
TNV 627808
Phone No:
VAIGAI DRIVER TRAINING CENTRE
Date: 06/04/1994



G R Rajkumar

Signature of the Trustee

For Ponnammal Educational Trust

For Ponnammal Educational Trust

K. Nagaraj
Trustee

Managing Trustee

[LESSEE]

[LESSOR]

1 புத்தகம் 2019 ம் வது த்திய 4708 ம் ஆவணம்
 22 தாள்களைக் கொண்டது
 19 வது தாளில்
 சி. சி. சி.
 புத்திய அலுவலர்





भारत सरकार

வேராமசாமி
V Ramasamy

பிறந்த நாள் / DOB : 04/04/1953

ஆண் / MALE

9175 8349 1818

- 20 -



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

(மு.வா.)
S/O .A வெங்கைச்சாமி, வயது
24 ஆம் ஆண்டு 10, விஸ்வபிராமின்
தெரு, பாளையங்கோட்டை,
பாளையங்கோட்டை,
திருச்செங்கை, தமிழ்நாடு,
627002

Address:
S/O A Vellaichamy, NO 24D N
10, VISWABRAHMIN STREET
Palayankottai, Palayankottai,
Tirunelveli, Tamil Nadu, 627002



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 00

ஆதார - சாதாரண மனிதனின் அதிகாரம்

V Ramasamy

For Ponnammal Educational Trust

For Ponnammal Educational Trust

k. Moogan
Trustee

Managing Trustee

[LESSOR]

[LESSOR]

புத்தகம் 2019 ம் வருடத்து 4708 ம் ஆவணம்
22 துள்ளலகைக் கோவிலு
20 வரு துள்
புது சிவசுவாமி



R/ஆலங்குளம்/புத்தகம்-1/4708/2019

2019 ஆம் ஆண்டு செப்டம்பர் மாதம் 05ம் தேதி முப 1121 மணியளவில் ஆலங்குளம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,560/- செலுத்தியவர்

இடது பெருவிரல்



K. Mager

சுடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



K. Mager

சுடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



K. Mager

சுடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

1. K. Ramasamy திரு ராமசாமி த/பெ வெள்ளைச்சாமி 10 விஸ்வபிராமின் தெரு, பானையங்கோட்டை, திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627002

2. G.R. Rajkumar திரு ராஜ்குமார் த/பெ ராஜசேகரன் 9/12 நவந்தகிருஷ்ணபுரம், பெத்தநாடாரபட்டி-1, ஆலங்குளம், திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627808

2019 ஆம் ஆண்டு செப்டம்பர் மாதம் 5ம் நாள்

1 புத்தகம் 2019 ம் வருடத்திய #708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
21 வது தாள்

சு. ஜி. பதிவு அலுவலர்



சு. ஜி. கோமதி அ
சார்பதிவாளர்
ஆலங்குளம்

R/ஆலங்குளம்/புத்தகம்-1/4708/2019

R/ஆலங்குளம்/புத்தகம்-1/4708/2019 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள் 05/09/2019

ஆலங்குளம்

சு. அ. அ. அ.
சு. அ. அ. அ.
ஆலங்குளம்

1 புத்தகம் 2019 ம் வருடத்திப 4708 ம் ஆவணம்
22 தாள்களைக் கொண்டது
22 வது தாள்

சு. அ. அ. அ.
பதிவு அலுவலர்



4707/2019



தமிழ்நாடு தமில்நாடு TAMILNADU

V 703966

Ponnammal Educational Trust -
Navaneetha Krishna Puram
4.9.2019

M. Ramasamy
Stamp Vendor
ALANKULAM.
L.No. 11/93.

LEASE DEED

THIS LEASE DEED is executed at ALANGULAM, on this the 05th day of September, 2019;

BY

Mr.G.RAJASEKARAN (Aadhaar Card No.2158 7007 7980 - Mobile No.9176466789), son of Mr.P.George Pandian, Hindu, aged about 51 years, residing at 9/30, (New No.9/12) Navaneethakrishnapuram, Pethanadarpati Village, Alangulam Taluk, Tirunelveli District - 627808, hereinafter referred to as the LESSOR;

For Ponnammal Educational Trust

For Ponnammal Educational Trust

K. Nagaraj
Trustee

M. Ramasamy
Managing Trustee

(LESSEE)

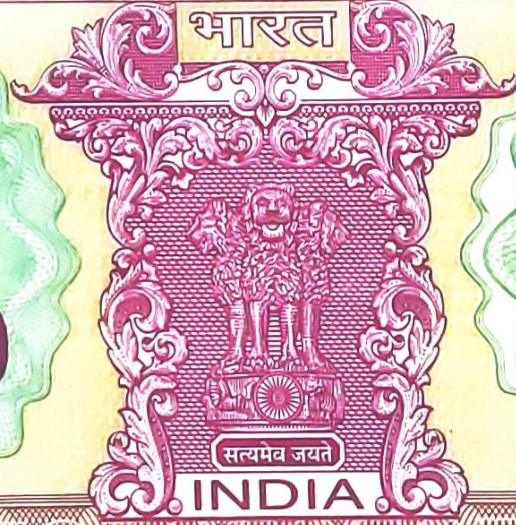
(LESSOR)

1	புத்தகம் 2019 ம் வருத்தி 4707	ம் ஆவணம்
19	தாள்களைக் கொண்டது	
1	வது தாள்	சு. உய்ய பதிவு ஆவணம்



भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



தமிழ்நாடு தமில்நாடு TAMILNADU

Ponnammal Educational Trust -
Nava neetha Krishna Puram
4.9.2019

AR 172694

M. Ramasamy
Stamp Vendor
ALANKULAM.
L.No. 11/93.

- 2 -

TO AND IN FAVOUR OF

PONNAMMAL EDUCATIONAL TRUST, a Trust registered vide Doc.No.929/2004, before the Sub-Registrar Puraswalkam, having its Registered Office at 16A, A.K.Samy Nagar, 6th Street, Kilpauk, Chennai 600010, and having

For Ponnammal Educational Trust

K. Nagaraj
Trustee

(LESSEE)

For Ponnammal Educational Trust

M. Ramasamy
Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய 4707 ம் ஆவணம்
19	தானகணக்க கொண்டு
2	வது தரம்

M. Ramasamy
முதல் அங்குலம்



Administrative Office at Navaneetha Krishnapuram, Petha Nadar Patti Post, Alankulam Taluk, Tirunelveli District 626808, represented herein by its Trustee Mrs. R.Mageswari, (Aadhaar Card No. 8997 1661 3616, Mobile No. 9176666789) wife of G.Rajasekaran, Hindu, aged about 49 years, residing at No.9/30, (New No.9/12) Navaneethakrishnapuram, Pethandarpatti Village, Alangalaum Taluk, Tirunelveli District - 627808, duly authorised vide Board Resolution dated 16.04.2018, hereinafter referred to as the LESSEE.

The terms LESSOR and LESSEE shall wherever the context so permits or requires mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS the LESSOR is the absolute owner of inter alia land of an extent of 1.70 acres, comprised in S.No.289/1E, situated at Poolangulam Village, Alankulam Taluk, Tirunelveli District, Tamil Nadu, having purchased the same vide a Sale Deed dated 31.01.2011, registered as Document No.666 of 2011, in the office of the Sub-Registrar Alankulam.

AND WHEREAS the LESSEE is now desirous of starting a CBSE School, in the name and style of "SMA National Public School (CBSE)" for which purpose the LESSEE is desirous of taking additional land of an extent of 99 cents (out of an extent of 1.70 acres) comprised in S.No.289/1E (part) which is more fully described in the Schedule hereunder (hereinafter referred to as the SCHEDULE PROPERTY) from the LESSOR, on a long term lease for 35 years at a monthly rental of Re.300/- (Rupees Three hundred only).

AND WHEREAS the terms and conditions agreed upon between the parties hereto for the Lease of the Schedule Premises set out hereunder.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in pursuance of the above and in consideration of the rent reserved and payable as hereunder and their mutual covenants, the LESSOR hereby grants on lease and the LESSEE hereby accepts and takes on lease the Schedule Property.

For Ponnammal Educational Trust

✓

K. Mageswari
Trustee


(LESSEE)

For Ponnammal Educational Trust

✓


Managing Trustee

(LESSOR)

1	புத்தயம் 2019 ம் வருடத்தி	4707	ம் ஆவணம்
19	தூண்டணைக் கோண்டி		
3	வது தூள்		
			பதிவு அலுவலர்



1. Term

- 4 -

The Lease shall be for an initial period of 35 years and shall commence with effect from 05.09.2019 and shall end on 05.09.2054 with an option open to the LESSEE to extend / renew the lease as aforesaid for further periods of ten years each. In the event the LESSEE opting renewal of lease for a further ten year period, then a separate Lease Deed shall be executed by the parties hereto for such further terms as may be mutually agreed to.

2. Rental

The LESSEE shall pay to the LESSOR a monthly rental of Re.300/- (Rupees Three hundred only) in respect of the Schedule Property during the initial period of lease for 35 years. The said monthly rental shall be paid by the LESSEE on or before the 10th day of each English Calendar month succeeding the month of tenancy. At the end of the initial lease period of 35 years, if the lease is extended for a further period (s) of 10 years, the rental may be enhanced as mutually agreed to by the LESSOR and the LESSEE. No advance is paid or to be paid by the LESSEE.

3. Assurance on title

The LESSOR hereby confirms and declares that the LESSOR has a clear and marketable title to the Schedule Property and that the Schedule Property is free from any other encumbrances, lien, charges, mortgages, restrictive covenants, pending legal proceedings, acquisition or requisition proceeds, claims or any other nature whatsoever and there is no impediment to the LESSOR's granting lease of the Schedule Property to the LESSEE. The LESSOR herein shall indemnify the LESSEE against all losses, costs and damages that the LESSEE may suffer owing

For Ponnammal Educational Trust

K. Magesh
Trustee

2

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

2

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்தில் 4707 ம் அடிப்படையில்
19	தாள்களைக் கொண்டது
4	வது தாளில்
	<i>[Signature]</i> பதிவு அலுவலர்



to any disturbance in the peaceful possession and enjoyment of the Schedule Property by the LESSEE on account of any defect in the title of the LESSOR to the Schedule Property. The LESSOR shall indemnify the LESSEE against any damages, losses etc. that the LESSEE may incur on account of any misrepresentation, or breach of the terms and conditions herein contained by the LESSOR. The parties hereto agree to do all such acts, deeds, and things as may be mutually agreed upon to secure their respective interests pertaining to the lease of the Schedule Property.

4. Improvements

(a) The parties hereto agree that the LESSEE shall during the period of lease envisaged herein and with the prior written consent of the LESSOR, be entitled to put up building and other infrastructure including improvements thereof in the Schedule Property to suit the LESSEE's Trust requirements for running an Educational Institution after obtaining necessary approvals, clearance, sanctions, permits and licenses from the competent authorities for such improvements. The LESSOR shall sign all documents and forms as may be necessary for the purpose of implementation of such new construction and/or improvements as may be needed by the LESSEE. However, if required, the LESSOR may consider executing a Power of Attorney to the LESSEE to act on behalf of the LESSOR with regard to the above. All costs, expenses and charges for or in connection with the improvements shall be borne wholly by the LESSEE.

(b) The LESSEE shall obtain all such necessary approvals, licenses, etc. from the competent authorities for such constructions and improvements in the name of the LESSOR.

(c) The LESSEE shall be at liberty to equip the proposed buildings with the necessary additional amenities, equipment, fire extinguishers, motors, fans, fancy electrical fittings shades, air conditioners, name boards, and other fixtures and shall be at liberty to remove the same on the expiry of the period of Lease envisaged herein, subject to no damage being caused to the existing structures, if any and improvements in the Schedule Property, if any, while removing the same.

For Ponnammal Educational Trust

K. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1 புத்தம் 2019 ம் வருத்தி 4707 ம் ஜவணம்
19 துள்ளலாள் பொண்டி
5 வது தளம்
[Signature]
பதிவு செய்தவர்



(d) The LESSEE shall also be empowered to approach the Electricity Board and other concerned authorities and departments for the purpose of securing Electricity, Water and Sewerage connections and other amenities. The LESSOR shall, if required, sign and execute all necessary applications for securing such connections and shall also do any further acts at the cost of the LESSEE for the said purpose.

(e) Upon the expiry of the term of lease contemplated herein, the LESSEE shall be at liberty to surrender any enhanced power supply or transformer that may have been obtained by the LESSEE and claim refund of the deposits made for such enhancement from the concerned authorities. In order to enable the LESSEE to effect such surrender to the concerned authorities, the LESSOR shall if necessary execute such documents as the LESSEE and the concerned authorities may require for the said purpose.

All the references in this Deed to the SCHEDULE PROPERTY shall be deemed to include the aforementioned improvements (if any).

Use of the Demised Premises

(a) The LESSEE shall use the SCHEDULE PROPERTY exclusively for educational purpose, for running an educational institution and related purpose as the SCHEDULE PROPERTY has been legally permitted to be so, and shall not use the SCHEDULE PROPERTY for any other purpose other than that for which it was leased out without the written permission of the LESSOR. The LESSEE shall obtain all necessary approvals, sanctions, permissions and licenses as may be required for carrying on such educational activities, from all concerned statutory authorities and other institutions.

(b) The LESSOR shall make available copies of all documents and records relating to the SCHEDULE PROPERTY to the LESSEE in order to enable the LESSEE to obtain the required statutory approvals, sanctions, etc. as may be necessary from time to time.

(c) The LESSEE shall have unlimited access to the SCHEDULE PROPERTY at all times (24 hours) and on all days of the week.

For Ponnammal Educational Trust

K. Nagaraj
Trustee

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSEE)

1 பிப்ரவரி 2019 ம் வருடத்தில் 4707 ம் குவாட்ரட்
19 சூன் 2019 ம் வருடத்தில்
6 வருடங்களுக்கு
[Signature]
பிப்ரவரி 2019

(LESSOR)



(d) The LESSEE shall not cause any damages or put the Schedule Property or any part thereof to any use in a manner that causes public nuisance or annoyance.

(e) The LESSEE shall not carry on or permitted to be carried on in any part of the Schedule Property any offensive, illegal or unlawful activities.

(f) The LESSEE shall observe and confirm to all laws, rules and regulations in any way relating to the activities or establishment of the LESSEE in the Schedule Property. The LESSEE shall apply for and obtain all necessary Licenses/ Permits for the said purposes. The LESSOR shall execute all necessary "No Objection / Consent Letters as may be required by the LESSEE for the purpose of obtaining Licenses / permits/sanctions as required by the LESSEE for conducting the educational activities of the LESSEE.

7. Assignment

The LESSEE may with the prior written consent of the LESSOR which shall not be unreasonably withheld, sublease or assign the Schedule Property or any part thereof to any third party. The LESSEE undertakes to indemnify the LESSOR against any and all costs, expenses, losses, damages, claims, actions or proceedings that the LESSOR may suffer in connection with any act or omission on the part of the LESSEE.

8. Insurance

The LESSEE shall take appropriate comprehensive insurance coverage for the building and other infrastructure, electrical installations that may be put up by the LESSEE on the Schedule Property and pay the requisite premium. The Insurance Policy to cover the building and other infrastructure shall be in the name of the LESSEE. Any amounts disbursed against claims made under the insurance policy shall, during the period of lease envisaged herein, be paid to the LESSEE and the LESSOR shall not have any claim whatsoever on the same.

For Ponnammal Educational Trust

K. Magan
Trustee

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSEE)

(LESSOR)

1 புத்தம் 2019 ம் வரு. ந்திய 4707 ம் ஆவணம்
19 தள்ளுவதால் மாண்பு
7 வரு. ந்திய
[Signature]
புதிவு அலுவலர்



9. Maintenance

- 8 -

The LESSEE shall during the term of lease, keep the Schedule Property hereunder and the building and other infrastructure that may be put by the LESSEE with the written permission of the LESSOR together with all roads, drains, sewers, fences, compound walls and all other appurtenances to the said property in good repair and condition.

10. Indemnity

The LESSEE shall indemnify and keep indemnified the LESSOR and covenants to defend the LESSOR against any claims, costs, expenses, damages and liabilities, whether civil or criminal arising from or pertaining to the property described in the Schedule hereunder and improvements if any made thereto. The LESSEE shall, if required by the LESSOR, execute a separate Deed of Indemnity for such purpose. By the said Deed of Indemnity the LESSEE, shall keep the LESSOR indemnified against any and all loss, costs, expenses, damages, claims, demands, actions or proceedings that the LESSOR may suffer in relation to any applications, statements or other documents that the LESSOR may execute / sign at the request of the LESSEE for electricity, water and sewerage connections and other amenities.

11. Charges and Levies

i. The LESSEE shall pay all electricity deposits, electricity charges, water charges and sewerage charges pertaining to the Schedule Property during the tenure of this lease.

ii) The LESSOR shall pay during the term of the lease, all taxes pertaining to the Scheduled Property to the concerned authorities on time, In case the LESSEE is called to upon to pay such taxes for any reason by the concerned authorities, the LESSEE shall pay the same on behalf of the LESSOR and the LESSOR shall promptly reimburse the same to the LESSEE.

For Ponnammal Educational Trust

K. Nagaraj
Trustee

(LESSEE)

For Ponnammal Educational Trust

Managing Trustee

(LESSOR)

1	முத்தகம் 2019 ம் வருடத்தின் 4707 ம் ஆவணம்
19	நாள்/திகதி
8	வருடிகள்
	சு. சுவாமிநாதன் முதுகுடி



12. Inspection

The LESSEE shall permit the LESSOR or his representative / agents to enter into the Schedule Property for inspection at reasonable hours with prior intimation to the LESSEE.

Whenever the LESSOR shall enter upon and/or be present in the Schedule Property for the purposes of implementing any work thereto, the LESSOR shall take every precaution to safeguard all persons and property in the Schedule Property (including without limitation, the improvements and betterments and the LESSEE's Property) from any injury or damage that might be occasioned thereby and to minimize any interference with the LESSEE's educational activities that may be occasioned thereby.

13. Peaceful Possession

The LESSEE paying the rent shall enjoy quiet and peaceful possession of the Schedule Property during the subsistence of this Lease.

14. Sign Boards

The LESSEE shall be entitled, including for advertisement by a third party, to erect, put up, install, attach and display sign boards, neon signs, illuminated (interior or exterior) signs, etc. at appropriate places on the outer walls and external facade of the Schedule Property as it may deem fit in its sole discretion without any let, hindrance or objection from the LESSOR and/or any other person, firm or body corporate as lawfully permitted by the Statutory authorities. All taxes in respect of the signboards shall be paid by the LESSEE. Any signs installed or erected by or for the LESSEE shall remain the LESSEE's property and shall be removed by the LESSEE on the expiry or earlier termination of this Lease and the LESSEE shall repair any damage caused by such removal. The LESSOR shall ensure that the LESSEE's sign boards during the term of this lease shall never be disturbed / removed nor in any manner be blocked, except in case when such removal is temporarily required for putting up further construction and as soon as such construction activity has ceased, the sign boards shall be immediately reinstalled.

For Ponnammal Educational Trust

For Ponnammal Educational Trust

K. Magan
Trustee

[Signature]
Managing Trustee

(LESSEE)

(LESSOR)

1	புத்தகம் 2019 ம் வருக்திய	4707	ம் ஆவணம்
19	தாள்களைக் கொண்டு		
9	வது தளம்		
		<i>[Signature]</i>	பரிசீலி ஆவணம்



15. Subordination and Non - Disturbance

The LESSOR represents and warrants that as on this date (i) there are no mortgages or other deeds that constitute a lien or charge on the whole or any portion of the Schedule Property and (ii) there are no subsisting Agreements of any kind, which may adversely affect the Schedule Property, or any part thereof by the LESSEE. The LESSOR further represents that he has not mortgaged, alienated, exchanged, leased, created any prior/ other charges, right, title, interest, or lien in or upon or otherwise encumbered and or parted with possession of the Schedule Property and that no proceedings before any Court, Tribunal and/or Authority have been initiated or pending which may, directly or indirectly, affect the rights of the LESSEE herein.

16. Termination of Lease

The LESSEE may terminate the lease after serving at least 3 months in advance, notice in writing to the LESSOR of the LESSEE's intention to terminate the lease. The LESSOR shall not terminate the lease contemplated herein except in the event of breach by the LESSEE of any of the covenants, terms and conditions specified herein, which breach the LESSEE fails to remedy despite having received 15 days prior notice from the LESSOR of such default.

17. Expiry or termination of Lease

Upon the expiry / termination of this Lease, the LESSEE shall remove its officers and other employees/ agents / representatives together with the vehicles, furniture, fixtures, and fittings and all items belonging to the LESSEE and hand over quiet, peaceful and vacant possession of the Schedule Property to the LESSOR.

For Ponnammal Educational Trust

K. Magan
Trustee

(LESSEE)

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்தி 4707 ம் ஆவணம்
19	தள்ளுபடி செய்தல்
10	வது தள்ளுபடி
	<i>[Signature]</i> பதிவு அலுவலர்



18. Entire Agreement - Modification

This Deed contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an Agreement in writing signed by all the parties hereto or their respective successors in interest. This Deed shall be deemed to have been made at Alankulam and it is specifically agreed that Courts at Tenkasi alone shall have jurisdiction.

19. Arbitration

The parties hereto agree that any dispute arising in connection with this lease shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The Arbitrator shall be a person mutually agreed upon between the parties hereto.

20. Notices

All notices and communications to the parties hereto shall be addressed as follows:

Lessor

Thiru. G.Rajasekaran
No.9/30 (new No.9/13)
Navaneethakrishnapuram
Pethanadarpatti Village
Alangulam Taluk, Thirunelveli District

Lessee

Ponnammal Educational Trust
Registered Office
16A, A.K.Samy Nagar,
6th Street, Kilpauk, Chennai 600010

All such notices and communications shall be deemed to be served on the parties hereto if despatched by Registered Post with Acknowledgement Due to the addresses cited above.

For Ponnammal Educational Trust

K. Magu
Trustee

For Ponnammal Educational Trust

[Signature]
Managing Trustee

(LESSEE)

(LESSOR)

1	புத்தகம் 2019 ம் வருடத்திய	4707	ம் ஆவணம்
19	துவாக்கணக் கொண்டது		
11	வருடிகள்		
		<i>[Signature]</i>	புதில் அலுவலர்



- 12 -

SCHEDULE OF PROPERTY LEASED

All that piece and parcel of land admeasuring 99 cents out of an extent of 1.70 acres, comprised in S.No.289/1E (part), situated at Poolangulam Village, Alankulam Taluk, Tirunelveli District, Tamil Nadu, the said land bounded on the

North by : SH -39 (State Highway)

South by : Land in S.No.289/3A

East by : Remaining land belonging to the Lessor

West by : Land in S.Nos.289/1B2 and 289/1C

situated within the Registration District of Tenkasi and Sub-Registration of Alangulam.

In Witness Whereof the LESSOR and the LESSEE have signed this Lease Deed on the day, month and year first above written.

For Ponnammal Educational Trust

K. Magu
Trustee

For Ponnammal Educational Trust

M. S.
Managing Trustee

(LESSEE)

(LESSOR)

Witnesses:

1. Signature : *[Signature]*
Name : G.R.RAJKUMAR
Father's Name : Mr. Rajasekaran.G
Address : No.9/12 Navaneethakrishnapuram
: Alangulam Taluk

(Driving License No.TN76 20130011803)

2. Signature : *V. Ramasamy*
Name : V.RAMASAMY
Father's Name : Mr.Vellaichamy. A
Address : No.10 Viswabrahmin Street
: Palayamkottai.

DRAFTED BY:

[Signature]

S.Kanthasamy, B.Com., B.L., Advocate (Roll No: Ms.548/2012)

S/o K.Sudalaimuthu, Agaram, Kidarakulam -Post,

Veerakeralampudur -Taluk, Tirunelveli - District

+	புத்தகம் 2019 ம் வருடத்திய 4707 ம் ஆவணம்
19	தாள்களைக் கொண்டது
12	வது தாள்
	<i>[Signature]</i> பதிவு அலுவலர்



- 13 -



இந்திய அரசாங்கம்
भारत सरकार
Government of India

UIDAI / Enrolment No.: 1093/25002/09166

To: G Rajasekaran
(ஜி ராஜசேகரன்)
S/O George Pandian
16-A, A K Sany Nagar, 6th Street
Kodambakkam
Chennai
Tamil Nadu - 600010
Mobile: 9444266789

Date: 18/11/2011

Ref. No: 00002732-00121585-00094168



UA 07887090 6 IN

உங்கள் ஆதார் எண். / Your Aadhaar No. :

2158 7007 7980

ஆதார் - சாதாரண பணிகளின் அதிகாரம்



இந்திய அரசாங்கம்
भारत सरकार
Government of India



ஜி ராஜசேகரன்
G Rajasekaran
பிறந்த வருடம் / Year of Birth: 1966
ஆண்பால் / Male

2158 7007 7980



ஆதார் - சாதாரண பணிகளின் அதிகாரம்
For Ponnammal Educational Trust

For Ponnammal Educational Trust

k. Magan
Trustee

Managing Trustee

[LESSEE]

[LESSOR]

1 பிப்ரவரி 2019 ம் வருடத்து 4707 ம் ஆவணம்
19 பிப்ரவரி 2019
13 வது தரம்
[Signature]



இந்திய தேர்தல் ஆணையர்
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

CVN2254647



தேர்தலாளர் பெயர் ராஜசேகரன்
 Elector's Name Rajasekaran
 கணினி பெயர் ஜெ.கே.சேகரன்
 Husband's Name Georgepandian
 பாலினம் / Sex குணம் / Female
 1.1.2006 க்கான வயது 40
 Age as on 1.1.2006 40

முகவரி 13
 சைவத்திட்டு வீடு
 புதிமரத்தேடு
 தருமணி - 627009
 தேர்தல் ஆணையர்
 277
 தருமணி
 தேர்தல் ஆணையர்
 தருமணி
 தேதி: 14/03/2007
 இது ஒரு தேர்தல் ஆணையர் கார்டாகும்.
 இது கார்டு மட்டுமே உபயோகிக்கக்கூடாது.
 இது கார்டு மட்டுமே உபயோகிக்கக்கூடாது.
 This card may be used as an Identity Card
 under different Government Schemes.

For Ponnammal Educational Trust

K. Mani
Trustee

[LESSEE]

For Ponnammal Educational Trust

M. Suresh
Managing Trustee

[LESSOR]

-+ 2006 ஆகஸ்ட் 14-ம் தேதி
 19 பன்னாமல் கல்வித் திருவிளக்கு
 14 ஆகஸ்ட்
 க.மணி
 இ.சு.சேகரன்



- 16 -

- 15 -



இந்திய அரசாங்கம்
 Unique Identification Authority of India
 Government of India

பதிவு அடையாளம் / Enrollment No 1002726291/05258

To
 ரா மகேஸ்வரி
 R Mageswari
 W/O Rajasekaran
 NO 8/12 MAIN ROAD
 NAVANEEDAKRISHNAPURAM
 Pethanadarpatli
 Pethanadarpatli
 Tirunelveli
 Tamil Nadu 627808
 05/05/2013
 34766805
 MN347668056FT



உங்கள் ஆதார் எண் / Your Aadhaar No.

8997 1661 3616

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
 Government of India

ரா மகேஸ்வரி
 R Mageswari
 தந்தை காளபெருமாள்
 Father KALAPERUMAL
 பிறந்தவருடும் / Year of Birth : 1968
 பெண்பால் / Female

8997 1661 3616



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For Ponnammal Educational Trust

k. Mageswari
Trustee

For Ponnammal Educational Trust

Managing Trustee

[LESSEE]

[LESSOR]

1 பிப்ரவரி 2019 ம் வருடத்தி 4707 ம் ஆவணம்
 19 தாளகவைக் கொண்டது
 15 வசு தள்ள
 பதிவு அலுவலர்



16-

18/12/2013


TIN 76 2018011803
 G R RAJUMBAR
 RAJASEKARAN G

N NO 9 12, NAVANEETHA KRISHNAVARAM
 PETHANAIKAR PATTI, AIANKULAM
 TNV 627805

VARGA DRIVERS TRAINING CENTRE
 06/04/1994



MON 0745



For Ponnammal Educational Trust

Managing Trustee

For Ponnammal Educational Trust

k. Magesu
Trustee

[LESSEE]

[LESSOR]

1 டிசம்பர் 2013 இல் செய்து 4707 இல் உள்ளது

19 சிவசுப்பிரமணியன்

16 சிவசுப்பிரமணியன்

சிவசுப்பிரமணியன்



R/ஆலங்குளம்/புத்தகம்-1/4707/2019

ஆலங்குளம் கார்ப்பதிவாளர் அலுவலகத்தில்



भारत सरकार

வே ராமசாமி
V Ramasamy
பிறந்த நாள் / DOB : 04/04/1953
ஆண் / MALE



9175 8349 1818



भारतीय विशिष्ट पहचान प्राधिकरण
भारतीय विशिष्ट पहचान प्राधिकरण

முதலி:
S/O அ வெங்கடசாமி, என்
24th பு ஏன் 10, விஸ்வாபிராமின்
செரு, பரணவங்கோன்.
பரணவங்கோன்.
திருநெல்வேலி, தமிழ்நாடு,
627002

Address:
S/O A Vellaichamy, NO 24D N NO
10, VISWABRAHMIN STREET,
Pakayankottai, Pakayankottai,
Trunelveli, Tamil Nadu, 627002



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 051

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For Ponnammal Educational Trust

K. Megan
Trustee

[LESSOR]

For Ponnammal Educational Trust

M. S.
Managing Trustee

[LESSOR]

1 புத்தகம் 2019 ம் வருடத்திய 4707 ம் ஆவணம்
19 தூங்கவைக் கொண்டது
17 வசூதுள்
புதிவு அலுவலர்



R/ஆலங்குளம்/புத்தகம்-1/4707/2019

2019 ஆம் ஆண்டு செப்டம்பர் மாதம் 05ம் தேதி மு.ப. 11:17 மணியளவில் ஆலங்குளம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,515/- செலுத்தியவர்.

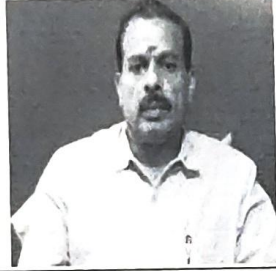
இடது பெருவிரல்



K. Hageni

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



[Handwritten signature]

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



K. Hageni

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

1. V. Ramesh Babu திரு ராமசாமி த/பெ வெள்ளைச்சாமி 10 விஸ்வபிராமின்தெரு, பானையங்கோட்டை, திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627002

2. P. R. Rajkumar திரு ராஜ்குமார் த/பெ ராஜசேகரன் 9/12 நவநீதகிருஷ்ணபுரம், பெத்தநாடாரபட்டி-1, ஆலங்குளம், திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627808

2019 ஆம் ஆண்டு செப்டம்பர் மாதம் 5ம் நாள்

1 புத்தகம் 2019 ம் வருடத்தி் 4707 ம் ஆவணம்

19 தாள்களைக் கொண்டது

18 வது தாள்

[Handwritten signature]

1/2



[Handwritten signature]
கோமதி அ
சார்பதிவாளர்
ஆலங்குளம்

R/ஆலங்குளம்/புத்தகம்-1/4707/2019

R/ஆலங்குளம்/புத்தகம்-1/4707/2019 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள் 05/09/2019
ஆலங்குளம்

சு. ஜெய்
கோபதி அ
பதிவு
ஆலங்குளம்

1 புத்தகம் 2019 ம் வருடத்திய 4707 ம் ஆவணம்
19 தாள்களைக் கொண்டது
19 வது தாள்
சு. ஜெய்
பதிவு அலுவலர்

