

1050/2015



தமிழ்நாடு தமிழ்நாடு TAMILNADU Janus Educational Trust N 572425
 Chennai

தமிழ்நாடு.
 வ.எண்: 3950
 நாள்: 23-6-2015
 இடம்: கிஜாமபு

V. Guruswami
 V. GURUSWAMI, B.A.
 STAMP VENDOR,
 KANCHIPURAM-2.
 L. No. 8749/C1/93



Lease Deed

This DEED of LEASE executed at Damal the 25th day of June 2015.

BETWEEN

Mrs. Anuradha Ravi W/o RAVI SUNDARAM, with PASSPORT NUMBER H9319875, aged 48 years having residence at 43B, 1st Main Road, SVS Nagar, Valasaravakkam, Chennai-600 087 hereinafter called LESSOR, which term shall include and wherever the context so admits or permits her heirs, executors, legal representatives, nominees, assignees, administrators on the ONE PART.

AND

JANUS GLOBAL SCHOOL, Keelambi village, Kancheepuram represented by Mr. S. Ravi Sundaram, S/O LATE Mr. K. Sundaram, with PASSPORT NUMBER H4634078 its Administrator and Trust member of Janus Educational Trust aged 49 years and residing at 43B, 1st Main Road, SVS Nagar, Valasaravakkam, Chennai-600 087 hereinafter called LESSEE, which term shall include and wherever the context so admits or permits, his heirs, executors, legal representatives, nominees, assignees, administrators, on the OTHER PART.

WHEREAS the LESSOR is the absolute owner of the land with survey no. 90/1, village no.21 measuring about 4 acres and 11 cents situated at Keelambi Village, Kanchipuram District.

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SCANNED

10/01/2016

35010,00
357,000
54,000
41,000

SE 16,000

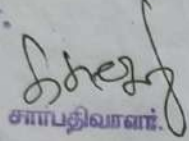
4000
100
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.....புத்தகம்.....ஆம வரூடத்திய

ஆவண எண்.....

.....தாள்களைக் கொண்டு

.....ஆவது தாள்.


சார்பதிவாளர்.



தமிழ்நாடு தமில்நாடு TAMILNADU Janms Educational Trust. N 572426



தமிழ்நாடு.
வ.நாள்: 3051
தாள்: 23-6-2015
புள்ளி: 23/7/15

Chennai. V. Guruswami

V. GURUSWAMI, B.A.
STAMP VENDOR,
KANCHIPURAM-2.
L. No. 8749/C1/98

-2-

WHEREAS the LESSEE has approached the LESSOR to take on lease a portion in the aforesaid premises, more fully described in the schedule hereunder, on yearly basis for the purposes of running a School, on the following terms and conditions.

1. The Tenancy shall be for a period of THIRTY FIVE (35 years) up to 31.5.2050 years from 1st June 2015.
2. The tenancy is for running an educational institution and shall not be used for any other commercial, domestic, function purpose, other than for the agreed purpose.
3. The LESSEE agrees to pay the yearly rent of Rs.10,000/- for the land (Rupees Ten Thousand only) as one time payment at the beginning of each financial year, From the financial year 2015-16
4. The LESSEE has agreed to pay the LESSOR a sum of Rs.50,000/-(Rupees Fifty thousand only) as advance.
5. The above said advance amount will be returned to the tenant without any interest after deducting any amount due by LESSEE towards arrears of rent or damages if any to the scheduled property at the time of handing over the vacant possession of the scheduled property.
6. Apart from the yearly rent the LESSOR shall pay any charges that local authorities may levy separately to the respective authorities as per the bills and the LESSEE shall in no way be liable for the same.
7. The LESSEE may put up any necessary structure on the land for school. When he/she hands over the land back, after the lease, he/she has agreed to take the structure or sell it to LESSOR at the price acceptable to both.

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தமிழ்நாடு தமில்நாடு TAMILNADU

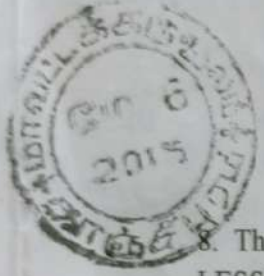
Janny Educational Trust

N 572427

தமிழ்நாடு.
No. 3952
Date: 23-6-2015
Place: Chennai

Chennai

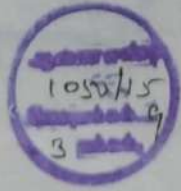
V. GURUSWAMI, B.A.
STAMP VENDOR,
KANCHIPURAM-2.
L. No. 8749/C1/95



-3-

8. The LESSOR shall always have a right to inspect the portion occupied by the LESSEE at any time.
9. The LESSEE shall obtain the necessary licenses and permission from Govt. departments and authorities for running the school. The LESSOR, as the owner of the premises, accepts to sign the documents which the government may require necessary to issue licenses to the LESSEE.
10. The LESSEE shall keep the leased portion in good tenantable condition as any prudent man would enjoy with his property.
11. The LESSEE shall not use the leased portion for any other purpose than the School nor shall sub-let the portion let out to any third party.
12. The LESSEE shall not keep or handle, or store, any objectionable or dangerous materials which are prohibited by statutory authorities. The LESSEE is further restrained from dealing with items like crackers, explosives or inflammable items in the premises.
13. The LESSEE shall not commit any default in the payment of rents and if fails to pay the rent and amenities charges within the stipulated times this agreement shall stand cancelled and the LESSEE shall vacate the premises forthwith.

IM



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தமிழ்நாடு TAMILNADU Jannu Educational Trust
 சட்டகம் 3954
 ச.எண்: 236-2015
 கட்டிடம்: 236
 Chennai V. Guruswami
 AD 746736
 V. GURUSWAMI, B.A.
 STAMP VENDOR,
 KANCHIPURAM-2.
 L. No. 8749/C1/98

-5-
SCHEDULE

All piece and part of land in survey no.90/1, village no.21 situated at Keelambi Village, Kanchipuram District measuring a total of about 4 acres & 11 cents.

WITNESS

1. Sankaranarayanan s/o V.K. Arumugam
 20 Narayandekkara othayadai st, Kanchipuram-2.

Adi
 LESSOR

2. Jayaraman s/o RAVI SUNDARAM

[Signature]
 LESSEE

NO43B, 1st MAIN ROAD, This Deed Prepared by:-
 SVS NAGAR, T. Balasubramaniyan,
 VALASARAVAKKAM, District document writer,
 License No B-3088/84/KCP,
 CHENNAI - 87 Thirupukuzhi Madura Baluchetty chatram.





V. SURESWAMI, S.I.
STATE VENDOR
KANCHIPURAM-2
P. NO. 64/10/100

RECEIVED

Handwritten text in Tamil, including the name 'சுப்பிரமணியம்' (Sudhramanyam) and other illegible characters.

பத்தகம்.....ஆம் வருடத்தி

எ எண்.....

.....தாள்களைக் கொண்டது.

ஆவது தாள்.

[Handwritten Signature]
சார்பதிவாளர்.





தமிழ்நாடு TAMILNADU

ச.நா.நா. 3953
வ.நா.நா. 236-2015
கு.நா. 2015

Jayms Educational Trust

Chennai

AD 746735

V. GURUSWAMI, S.A.
STAMP VENDOR,
KANCHIPURAM-2.
C. No. 8749/C1/95

-4-

14. The LESSOR shall issue stamped receipt for the rents received from the LESSEE.
15. The LESSEE shall keep the schedule mentioned properly let out in good and tenantable condition and in the event any damages caused to the property the same shall be set right by the LESSEE at their own cost in the event of vacating the portion under their occupation.
16. In the event of LESSEE intending to vacate the portion let out under this deed of lease they must give two months notice to the LESSOR
17. This lease agreement may be renewed for a further period at the option of the LESSOR through a separate registered Lease Deed on the terms and conditions they may be mutually agreed upon, at that time, provided the parties here to have carried out the terms and conditions herein before reserved. In the absence of renewal, the tenant shall vacate the portion, peacefully and quietly at the expiry of the period agreed upon two months notice from either side terminates this agreement.
18. The LESSOR can terminate the tenancy agreement without giving notice to the LESSEE, if the LESSEE fails on payment of rent or commit breach of any terms and conditions stated in this agreement.

[Handwritten signature]



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Registered in the Office of Sub-Registration
on 25/06/2015 by
Left Thumb

RECEIVED
STAMP VERIFIED
KANCHIPURAM
TAMIL NADU

Handwritten text, possibly a name or date, in blue ink.

Faint, mostly illegible text, likely bleed-through from the reverse side of the page.

.....கம்.....ஆம் வருடத்தி
.....எண்.....
.....தூள்களைக் கொண்டது.
.....ஆவது தூள்.

[Handwritten Signature]
சாப்பிவாள



1050/2015/BK1

Presented in the Office of Sub-Registrar of Thamal and fee of Rs. 4150 paid between hours of 12 and 4 on 25/06/2015 by

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Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



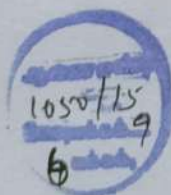
Additions As per the recitals of the document

Claim Admitted by

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Additions As per the recitals of the document

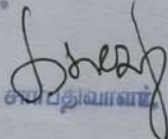


Name : 1
20.11.20

செவ்வியல்

2
செவ்வியல்

புத்தகம்.....ஆம் வருடத்தி
புலன எண்.....
.....தாள்களைக் கொண்டது.
.....ஆவது தாள்.


செவ்வியல்



by
[Signature]

Name : 1 A. Iankumaran S/o V. K. Arumugam
20. Tharamandakkara othavadi st, Kanchipuram. 2

2
[Signature]

Name : 2 AVINASH. K. R S/o RAVI SUNDARAM
NO 43B, 1st MAIN ROAD, SUS NAYAR, VALASARAVAKKAM,
CHENNAI - 87

25th day of June 2015

[Signature]

Sub-Registrar
க. கமலாட்சி,
சார்பதிவாளர்,
தூமல்.

Thamal

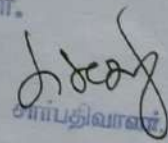
Registered as No 1050 of 2015 of Book I

Date : 25/06/2015

[Signature]
Sub-Registrar Thamat
க. கமலாட்சி,
சார்பதிவாளர்,
தூமல்.



.....புத்தகம்.....ஆம் வருடத்திய
ஆவண எண்.....
.....தாள்களைக்கொண்டது.
.....ஆவது தாள்.


செப்பதிவாளர்