

5998/2020

TP/94612518/2020



தமிழ்நாடு தமில்நாடு TAMILNADU 500—

R. ராமசாமி
28/9

01.09.2020



AP 293503

R. VIJAYAKUMAR
STAMP VENDOR
Narasimmapuram North
KARUR.L.No.26/97

LEASE DEED

This Lease deed executed at Karur on this 2nd day of September 2020 is made by and between

Thiru. R.Ramasamy(HUF) (Aadharr No.8314 9146 2898) son of Rasappa Gounder residing at No.1-128/9, Ram Nagar North, Vengamedu post, Andankovil East Village, Manmangalam Taluk, Karur District Hereinafter referred to as 'Lessor/LandLord' (which expression shall mean and include her legal heirs, executors, administrators, legal representatives, successors in interest, assigns etc) of the First Part:

LESSEE

LESSOR

M. Suresh Babu

MANAGER
Sree murgan Educational Trust

Ramasamy

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+ contains 21 sheets 1 Sheet
Registering Officer

M/s Sree Muragan Educational Trust, (Sri Chaitanya Techno School) (PAN: AAPTS9847Q) a registered Trust bearing Regn.No.190/2015, having its office at Plot No.23, Chari Avenue, Palavakkam, Chennai 600 041, Tamil Nadu, India represented by its Authorised Representative Mr.M.Sureshbabu (Pan No.AOZPM5676D, Mobile No.70226-02883) son of Mr.M.Sambasiva Rao, residing at Sir Chaitanya Techno School, No.3/6, Permalmalai Road, NKN Nagar, Narasothipatti, Kuranguchavadi, Salem 636004, (authorized vide trust resolution dated 18th august 2020) Hereinafter referred to as the "LESSEE" (which expression shall unless repugnant to the context meaning thereof, be deemed to mean and included all its successors in interest, executors, administrators, legal representatives, Permitted assigns etc,) Party of the Second Part;

WHEAREAS the Lessor is the absolute owner and possessor of the Vacant Land measuring an extent of 2.43-1/4 Acres by sale deed executed in favour of Lessor with Doc.No.371/2001 Dated on 31.05.2000, Comprised in Survey Nos.113/A, 114 situated at LNS Village, Karur and the building of 41602 square feet constructed thereon which is more fully described in the schedule hereunder.

WHEREAS the Lessee is running a chain of Educational institutions at various place and are looking for a building for establishing a school at Karur in Taminadu.

LESSEE

M. Suresh babu

MANAGER
Sree muragan Educational Trust

LESSOR

S. Sambasiva Rao

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WHEREAS in order to start school at Karur they have approached the Lessor expressing their intention to start Schools and Educational institutes at karur and tendered the Lessor to provide infrastructure in the schedule and which will accommodate in running the school as per required specification.

WHEREAS the Lessor has accepted the offers made by the Lessee and have accepted to Lease out the Schedule Property as per their specification on the terms and conditions detailed herein.

WHEREAS the building constructed on the schedule property is more fully described in the schedule hereunder and hereinafter referred to as the schedule premises for all purpose, The Lessor have handed over the Land and the Building constructed on the schedule Property under this deed, on the terms and conditions as hereunder:-

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. DURATION

The Lease shall be for a period 30 years, which commences from 01.06.2020 to 31.05.2050.

LESSEE

M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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Registering



2. LOCK IN PERIOD

That there shall be a lock in period of fifteen years and as such, the Lease is not terminable by the Lessee within the period and however, the Lessor is always at liberty to terminate the Lease in the event of failure on the Part of the Lessee to comply with the covenants on the part of the Lessee.

3. RENEWAL

The period of lease may be renewed by mutual consent of both parties by entering in a new terms and conditions in separate deed, which are prevailing on that day.

4. RENT

The monthly rent shall be Rs.45,000/- (Rupees Forty Five Thousand Only) for the super built up area in the Ground, the First Floor and the Second Floor of the Building and the rent shall be payable on or before 10th of every calendar month.

5. MODE OF PAYMENT OF RENT

The rent shall be paid by the Lessee through Cheque/Demand Draft/RTGS/NEFT/Pay order, Payable at Karur which should be drawn in favour of the Lessor

6. TENANCY MONTH

The tenancy month shall be the English Calendar Month commencing from 1st of each month to the 1st of succeeding month.

LESSEE

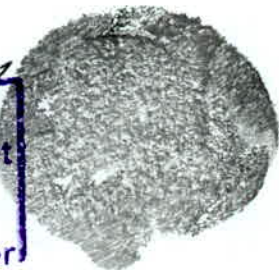
M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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7. USAGE OF THE SCHEDULE PREMISES

The Lessee shall use the built up portions only for the functioning of school or educational institutions and not for any other purposes. In case any violation, the Lessor have reserve their right to terminate the lease agreement, the same terms is applicable to the vacant space also, the Lessee shall not use the open space other than for school activities.

8. DEDUCTION OF TDS

That the Lessee shall deduct TDS at the prevailing rate as per income tax laws from monthly rent payable to the Lessor and provide the Lessor with necessary TDS Certificate in the prescribed form within 15 days from the end of the financial year.

9. PAYMENT OF GST

The Lessee shall be liable for payment of incidental Service tax/GST/or any other taxes as are incidental to payment of rent as and when is required to pay.

10. ELECTRICITY AND WATER CHARGES

The Lessee shall pay the electricity and water consumption charges as per bill to the concerned authority and maintain the bills and receipts for record purpose, and hand over the same at the time of handing over the schedule property to the Lessor.

LESSEE

LESSOR

M. Suresh Babu
MANAGER
Sree Muragan Educational Trust

[Signature]

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11. REPAIRS AND MAINTENANCE OF THE SCHEDULE PREMISES

That as the lease is for a specific purpose and requirement, the Lessee are liable to make minor repair and maintenance at their cost and expenses. In case any major damages, which caused under unavoidable circumstances, the Lessor are liable to repair the same at their cost and expenses within a reasonable time without causing any inconvenience to the Lessee to run the school.

12. STRUCTURAL ALTERATIONS

The Lessee shall be at liberty to make such internal alterations to suit the requirements of the Lessee at their cost but with prior written approval of the Lessor. However, the Lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule premises.

13 ACQUISITION

In case, any portion of the open area or built up area of the schedule Premises is compulsorily acquired by the Government or public authority the Lessor alone shall be entitled to the compensation which is payable by the authorities concerned and the Lessee shall have no claim in that regard. However, in case of such acquisition, the rate of rent shall be reduced on the built up area if any portion Building is been acquired, no reduction will be made in rent on the open area that is reduced at the premises.

LESSEE

LESSOR

M. Suresh Babu

MANAGER

Sree Muragan Educational Trust

[Signature]

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14. STAMP DUTY, REGISTRATION AND LEGAL CHARGES

The stamp duty and registration charges in respect of this Lease deed, or any Lease deed which is entered between the two parties for the purpose of CBSE affiliation, shall be borne by the Lessee, also the legal fee, registration charges or any other charges incurred at the time of registration including the costs, charges and expenses of lawyers etc., incurred for the same, shall be borne by the Lessee.

15. PEACEFUL ENJOYMENT

In consideration of the rent herein agreed and all payments as payable to the Lessor and being payable by the Lessee regularly and other terms and conditions and covenants cast on the Lessee being observed and performed by the Lessee, the Lessee shall peacefully enjoy the schedule premises during the lease period without any interruption by the Lessor.

16. SUB-LETTING

The Lessee shall not be entitled to sub-let, assign or otherwise part with the possession of the whole or any part of the schedule premises. However, the Lessee shall be at liberty to accommodate its sister concerns in the schedule premises with due and proper advance intimation to the Lessor but the obligation to comply with the terms of this Lease deed shall be that of the Lessee alone and the sister concern shall have no relationship with the Lessor.

LESSEE

M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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17. PAYMENT OF RATES, TAXES ETC

The Lessor shall pay, within the appropriate time, any taxes and charges with respect to the schedule premises payable to any statutory or local authority or Government or any local authority so as to avoid any disturbance to the Lessee.

18. INSPECTION OF THE SCHEDULE PREMISES

The Lessee shall allow the Lessor to inspect the schedule premises to ascertain that it is being used according to the terms of the lease deed and the covenants, as and when it is required for the Lessor to inspect the schedule premises within reasonable hours of the day.

19. SIGNAGE

That the Lessee is permitted to put up sign boards on any part of the school premises pertaining to the school to be run by the Lessee and shall be entitled to put up any boarding but with a prior consent of the Lessor in writing.

20 DETERMINATION OF LEASE

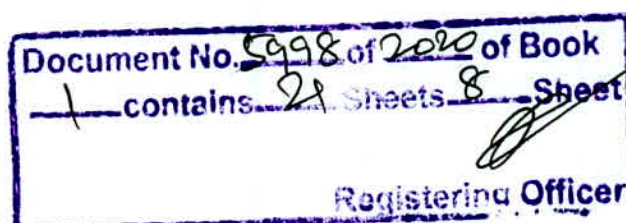
a) The Lease shall expire automatically at the end of the period of lease as specified in this deed.

LESSEE

M. Suresh Babu
MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]



b) This lease may be terminated by mutual consent of both parties by giving prior intimation of 6 months after the lock in period is over, the case the Lessee wants to vacate, it shall be as per the terms and conditions reduced herein above.

c) The Lessee has requested the Lessor to enter into a 30 Years registered Lease deed and thus the Lessee hereby undertakes to pay all the registration charges and stamp duties and undertake other registration expenses. The Lessee also assures the Lessor that the Trust will not misuse the 30 years lease deed against the Lessor in any manner in the court of Law.

d) The Lessor may terminate this lease, if the Lessee default in discharging any obligations imposed under this deed including non-payment of rent for any to consecutive months or on violation of any of the terms and conditions of this lease agreement.

21. SUPER BUILT UP AREA

The build up area shall include the Staircase, balconies, corridors, fire safety hose piping, AC wiring, Generator wiring, false ceiling (Office and principal room) and toilets. Build up area is totally measuring 41602 Square feet in the Ground, the first Floor and the Second Floor of the building, Approx, which includes, the staircase area, balconies, corridors, Office Room in South West etc.,

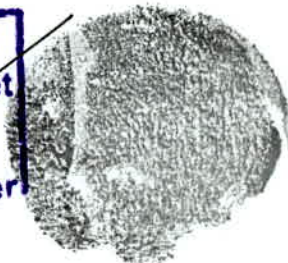
LESSEE

M. Suresh Babu
MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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22. INSURANCE

The Lessee shall be liable to obtain adequate value of all risks insurance in respect of the schedule Premises and its assets, in case any damages to the building on the negligent act on the part of the Lessee, for which the Lessor is not liable in any manner. The Lessee had to take all suitable measures to safeguard the building and as well the furniture and fixtures.

23. MISCELLANEOUS

a) **Notice:** Any notice required to be served upon either parties shall be sufficiently served if sent by registered post acknowledgement due at the address first given above.

b) **Modifications:** The terms of this lease deed shall not be altered or added to and nor shall anything be omitted there from except by means of a supplementary deed in writing duly signed by both the Parties hereto.

c) **Waiver:** Failure of either party to exercise promptly any right here in granted or to require strict performance of any obligation undertaken herein, shall not be deemed as waiver of such right or of the right to demand subsequent performance of any and all obligations herein undertaken by respective parties.

LESSEE

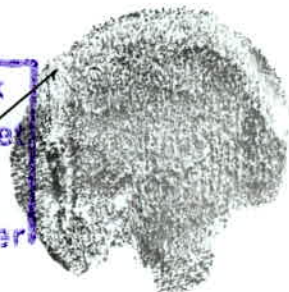
M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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d) Variation: The Lessor and the Lessee hereto acknowledge that the agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this deed between the parties shall be valid only if it is in writing and signed by the persons authorized.

e) Costs: Each party shall bear their own legal costs if any, connected with this transaction and with this lease deed. However, in respect of the registration of the lease deed, the charges of such registration and expenses shall be borne by the Lessee.

f) The Custody of Original Lease deed: The Original deed shall be with the Lessor and the copy of the same will be furnished to the Lessee.

g) Building: That the building is a RCC structure on the Ground floor, First Floor and Second floor.

24. JURISDICTION

The Courts at Karur alone shall have the jurisdiction.

LESSEE

M. Suresh Babu
MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

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SCHEDULE OF PROPERTY

Karur Registration District, Karur West SRO, Karur Taluk, LNS Village, All the piece and portion of land with building, measuring an full extend of 2.43 ¼ Acres, with 41602 Sq.ft R.C.C. Terraced building in the Ground, First and Second Floor, comprised in Survey Nos.113/A & 114, bearing Patta No. 122 is bounded by:

North by : **S.F.No.111&112**
South by : **S.F.No.124,123,121**
East by : **S.F.No.113/B & 98**
West by : **S.F.No.115**

Situated with in the District of **Karur**

In Witness Where of the **LESSORS** and **LESSEE** have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

LESSEE

M. Suresh Babu

MANAGER

Green Muragan Educational Trust

LESSOR

[Signature]

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Entire Extent with the right of pathway in the land in S.F.NO. 124/2 and with mamool pathway rights etc., With a RCC terraced building constructed in it with Ground Floor, First Floor, Second Floor and with compounds and Basket Ball Ground and other infrastructures in the above said Land.

LESSEE

M. Suresh babu

MANAGER
Sree Muragan Educational Trust

LESSOR

[Signature]

Witness

1. *K. Rajendran* K.Rajendran S/o. Kandasamy No.1/513-1,
Rainbow Nagar, Andankovil East, Aathur Post, Karur.

2. *G. Perumal* G.Perumal S/o.Ganesan No.10/207(3), T.V.K.Nagar,
Old Munsif Court Back, Dharmapuri.

DRAFTER BY:-

[Signature]
K. SENKOTTAYAN, B.A., B.L.,
Advocate, (Enrol. No. MS656/09),
No.7A South Madavilagam Street,
Karur - 1.

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ABSTRACT.

1. Monthly Rent Rs. 45,000/- * 360 Months - Rs. 1,62,00,000/-
2. Advance Amount - Rs. Nil.

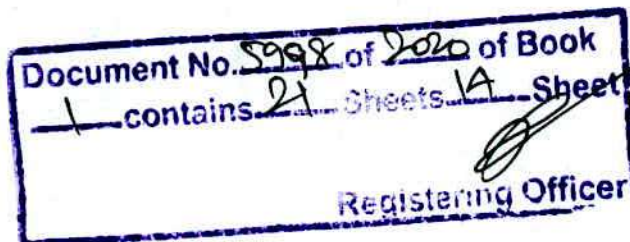
LESSEE

LESSOR

M. Suresh Babu

Chamasamy

MANAGER
Sree Muragan Educational Trust





SREE MURAGAN EDUCATIONAL TRUST

Regd. No. 190/2015/IV

Plot No. 23, Chari Avenue, Palavakkam, Chennai - 600 041, Tamil Nadu, India

Extracts of the minutes of the meeting of trustees of the trust held on Tuesday 18th August 2020 at 11.00 am at Office Plot No: 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 081

Authorisation for the execution and to register the lease deed at Karur Tamilnadu (Kaur campus): The members were informed that the Trust has executed lease agreement with Mr. R. Ramasamy, for the property bearing Survey Nos.113/A, 114 measuring an extent of 2.43-1/4 Acres situated at LNS Village, Karur, building consisting of Ground+2 floors with total plinth area of 41602 sq.fts for a lease period of 30 years, w.e.f 01.06.2020.

The members were also informed that it is advisable to provide authorization to authorized person for execution and to register the lease deed and represent the Trust in the Registrar of Assurances wherever necessary.

It was further informed that it is suggested to provide authorization to Mr.M.Sureshbabu S/o. Mr. M. Sambasiva Rao, residing at Sri Chaitanya Techno School, No.3/6, Permalmai Road, NKN Nagar, Narasothipatti, Kuranguchavadi, Salem 636004 to execute and to register the lease deed and represent the Trust in the Registrar of Assurances wherever necessary.

"Resolved that the approval of members be and is hereby accorded to provide authorization to Mr.M.Sureshbabu S/o. Mr. M.Sambasiva Rao residing at Sri Chaitanya Techno School, No.3/6, Permalmai Road, NKN Nagar, Narasothipatti, Kuranguchavadi, Salem 636004, to execute and to register the lease deed and represent the Trust in the Registrar of Assurances for the registration of the lease deed on behalf of the trust, for the property bearing Survey Nos.113/A, 114 measuring an extent of 2.43-1/4 Acres situated at LNS Village, Karur building consisting of Ground+2 floors with total plinth area of 41602 sq.fts for a lease period of 30 years, w.e.f 01.06.2020 with the trust.

Further Resolved that Mr. M. Sureshbabu is hereby authorized to sign the above said lease deed and other required documents on behalf of the Trust in the office of Registrar of Assurances.

Further Resolved that anyone trustee be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the trust."

// Certified True Copy//

For Muguran Educational Trust

Chandaya Sankar
Trustee

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : கரூர்

வட்டம் : கரூர்

வருவாய் கிராமம் : எல்.என்.சமுத்திரம்

பட்டா எண் : 122

உரிமையாளர்கள் பெயர்

1. ராசப்பகவுண்டர்

மகன்

ராமசாமி

-

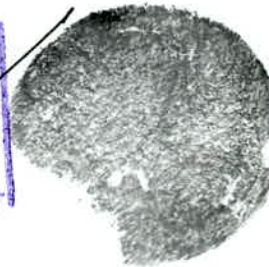
புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
113	A	--	--	0 - 49.00	24.20	--	--	----- 30-08-2001
114	-	--	--	0 - 49.50	24.40	--	--	----- 30-08-2001
98	-	--	--	0 - 86.00	42.40	--	--	----- 30-08-2001
				1 - 84.50	91.00			

குறிப்பு2 :



1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 14/01/025/00122/10535 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-09-2020 அன்று 04:35:53 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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R/மேலக்கருர்/புத்தகம்-1/5998/2020

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2020ம் ஆண்டு வரிசை எண் 1759

Kuranguchavadi, Salem, கருர், தமிழ்நாடு, இந்தியா, 636004-ல் வசிக்கும் திரு SURESHBABU என்பவரிடமிருந்து ₹ 6,48,000/- (ரூபாய் ஆறு இலட்சத்து நூற்பத்தெட்டாயிரம் மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : மேலக்கருர்
நாள்: 02/09/2020

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு
41ன் படி ஆட்சியர்

2020 ஆம் ஆண்டு செப்டம்பர் மாதம் 02ம் தேதி பி.ப. 03:38 மணியளவில் மேலக்கருர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 20,410/- செலுத்தியவர்.

இடது பெருவிரல்



M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



M. Suresh Babu

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



M. Suresh Babu

MANAGER
Sree Muragan Educational Trust

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி



R/மேலக்கருர்/புத்தகம்-1/5998/2020

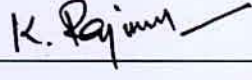
இன்னாரென்று திருபித்தவர்கள்

1.



திரு PERUMAL த/பெ GANESAN 10/267(3) tvk nagar., கருர், தமிழ்நாடு, இந்தியா, 639001

2.



திரு RAJENDRAN த/பெ KANDASAMY 1/513-1 Rainbow Nagar, Athur post., கருர், தமிழ்நாடு, இந்தியா, 639001

2020 ஆம் ஆண்டு செப்டம்பர் மாதம் 2ம் நாள்

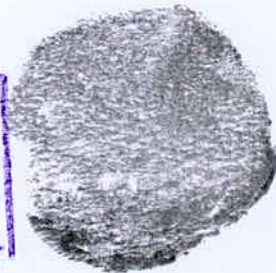
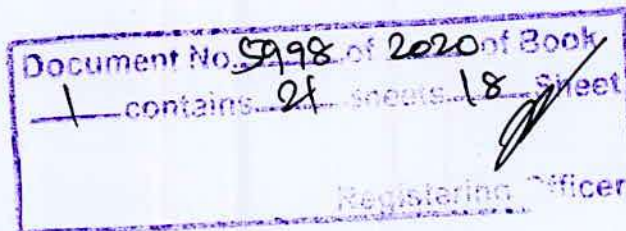
செல்வபாலமுருகன் ராமலிங்கம்
சார்பதிவாளர்
மேலக்கருர்

R/மேலக்கருர்/புத்தகம்-1/5998/2020 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 02/09/2020

மேலக்கருர்

செல்வபாலமுருகன் ராமலிங்கம்
சார்பதிவாளர்



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 <p>भारत सरकार GOVERNMENT OF INDIA</p>  <p>సురేష్ బాబు ముప్పరాజు Suresh Babu Mupparaju పుట్టిన తేదీ/DOB: 06/06/1982 పురుషుడు/ MALE Mobile No: 9964487888</p>  <p>6123 0506 0977</p> <p>నా ఆధార్ నా గుర్తింపు</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA</p> <p>చిరునామా: S/O ముప్పరాజు సాంబశివరావు, 1-50, ఎస్ జె పి పి స్కూల్, కత్రపాడు, కత్తపాడు, గుంటూరు, ఆంధ్ర ప్రదేశ్ - 522017</p>  <p>Address: S/O Mupparaju Sambasivarao, 1- 50, opp Z P P H school, katrapadu, Katrapadu, Guntur, Andhra Pradesh - 522017</p>  <p>1947 1800 300 1947</p> <p>help@uidai.gov.in www.uidai.gov.in</p> <p>P.O. Box No. 1947, Bengaluru-560 001</p> <p>Generation Date: 29/09/2017</p>
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 ரா ராமசாமி R Ramasamy பிறந்த நாள் / DOB : 03/06/1958 ஆண் / MALE 8314 9146 2898	முகவரி: S/O மு ராசாப்ப கவுண்டர், 1/128-9 ,ராம் நகர் வடக்கு ஆண்டாங் கோவில் கிழக்கு கிராமம், சேலம் பைபாஸ் ரோடு, கரூர், கரூர், தமிழ் நாடு, 639006 Address: S/O M Rasappa Gounder, 1/128-9 ,ram nagar north, andan kovil east village ,salem bye pass road, Karur, Karur, Tamil Nadu, 639006
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ரெய்னோ நகர், ஆதூர் அஞ்சல்,
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முன்சிபு தீர்மானம் பின்பற்றும், ஆதூர், தருமபுரம்,
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M. Suresh babu
MANAGER
Sree murugan Educational T

LESSOR

[Signature]

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