

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

6653

18-62609

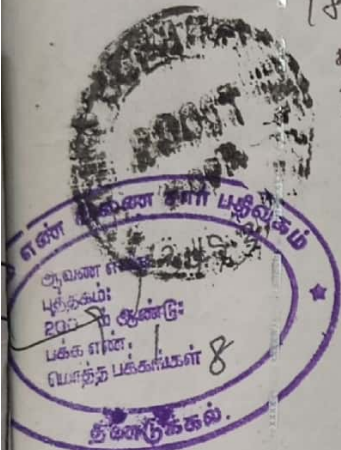
சிறீ கந்தன் சூப்பிரமணியன் பிள்ளை
தாதுகொண்டி குரல்
சிறீ கந்தன்.

S. R. சத்தியமூர்த்தி

உடம்பு வெண்டர்

U. No. 1627/B1/88-2

திருச்சூர் - தமிழ்நாடு



-1-

LEASE DEED

This indenture made this Nineteenth day of June Two Thousand Nine, between Thiru K.S. Ramanathan, S/o, K.S. Subramanian Pillai, Plot No.47, Kumaragam, Chitra Kala Colony, Thirunagar, Madurai-625 006 as the sole Trustee of the property and as the lessor with expression shall, unless excluded by or repugnant to the context, include his heirs, executors, administrators, legal representatives and assings on one party and Dindigul Om Shanthi Socio.Educational Trust represented by its Managing Trustee Cum Correspondent Dr. E.N. Palanisamy, S/o Thiru. Nanjappa Gowender, 16, Vivekananda Nager, Dindigul-624001 its heirs, executors, administrators, legal representative and assigns hereinafter referred as lessee on the second part witnesseth.

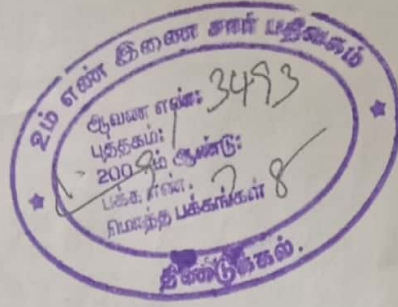
Lessor

Lesee

[Signature of Lessor]

[Signature of Lesee]

3493
2009



புத்தகம் 2009ம் ஆண்டின்
3493 ம் எண் ஆவணம்
தாள்களைக் கொண்டது
1ம் தாள்
இணை சார் பதிவாளர் D



2009 ஆம் ஆண்டு ஜூன் திங்கள் 19
ம் நாள் பகல் 12.1 மணிகளுக்கிடையில்
திண்டுக்கல் 2ம் எண் இணை சார்பதிவாளர்
அலுவலகத்தில் தாக்கல்செய்து கட்டணம்
ரூபாய் 5000+100 செலுத்தியவர்.

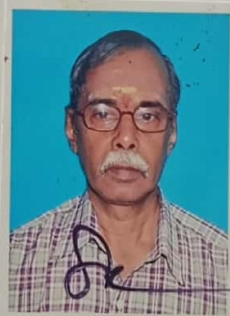
இடது பெருவிரல்



[Handwritten signature]

2ம் இணை சார் பதிவாளர்
திண்டுக்கல்

எழுதிக் கொடுத்ததாக
ஒப்புக்கொண்டவர்.
இடது பெருவிரல்



[Handwritten signature]

2ம் இணை சார் பதிவாளர்
திண்டுக்கல்

S/o. K.S. Subramanian Pillai
Plot NO.47, Kumaragam
Cibarakala Colony,
Thirunagar, Madurai
Driving Licence No. TN/58/
0004236 verified.

எழுதி வாங்கியதாக
ஒப்புக்கொண்டவர்.
இடது பெருவிரல்



[Handwritten signature]

2ம் இணை சார் பதிவாளர்
திண்டுக்கல்

S/o. Nanjappa Gowender
16, Vivekananda Nagar, Din
Driving Licence No. F/TN/05
001725/2003 verified. Aksh
vidyalaya charitable trust



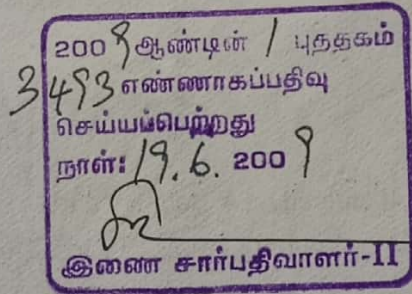
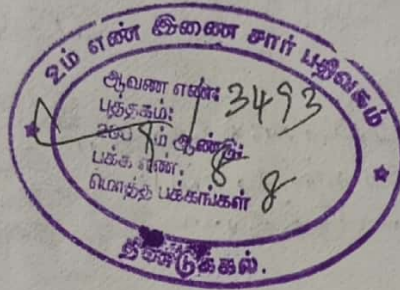
இன்னொரு குறித்தவர்

1. ~~m~~ Cm. Thangavel S/o Amuthachari,
C. A. V. Cotton mill Ltd, Vaelamalur

2. Cr. Angam S/o. V. Gessary Gubbi
(Gubbi)

200 9 ம் ஆண்டு திங்கள் 19 ம் நாள்

இணைச் சார்பதிவாளர் II



புத்தகம் 2009 ம் ஆண்டின்
3493 ம் எண் ஆவணம்
தாள்களைக் கொண்டது
6 2 ம் தாள்

இணைச் சார்பதிவாளர் II

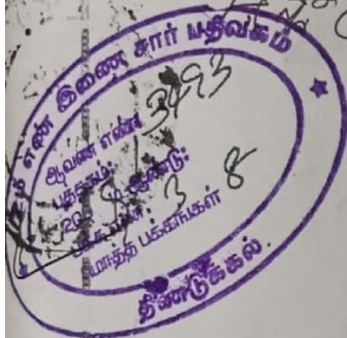


தமிழ்நாடு தமில்நாடு TAMILNADU

6615

17-6-2009

சின்னம் சென்னை சூழ்ச்சாலைக்கு கொடுக்கப்பட்டுள்ளது.
சின்னம் சென்னை சூழ்ச்சாலைக்கு கொடுக்கப்பட்டுள்ளது.
சின்னம் சென்னை சூழ்ச்சாலைக்கு கொடுக்கப்பட்டுள்ளது.



Rs. 500.

K 771789

S.R. Srinivasan

S.R. சத்தியமூர்த்தி

U. Dia. No. 1627/B1/88-2

தமிழ்நாடு - தமிழ்நாடு

-3-

The lessor has agreed to extend the lease period for a further period of Twenty Nine years from 19th June 2009. If the lessor and lessee are agreeable, the lease can be renewed for a further period on the terms and conditions mutually negotiated and acceptable at the appropriate time.

The lessee shall pay an advance of Rs.10,000 (Rupees Ten Thousand only). Out of this 10,000/- a sum of Rs. 5000/- is paid to the lessor Sri K. S. Ramanathan this day the 19th June 2009 and the other Rs.5000/- shall be paid before 20.07.2009.

Lessor

[Signature]

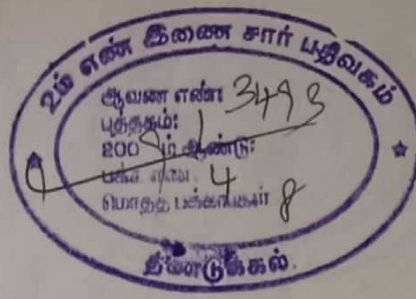
Lessee

[Signature]

புத்தகம் 2009 ம் ஆண்டின்
3493 ம் எண் ஆவணம்
6 தாள்களைக் கொண்டது
3 ம் தாள்

இணை சார் பதிவாளர் II





The Lessor and lessee agreed that this sum of Rs.10,000/- shall not bear any interest during the period of lease and the same shall be returned by the lessor to the lessee at the termination of the lease at the end of 29 years or any earlier year if the lessee desires or at a later date if both the lessor and lessee mutually agree to extend the period and after vacating the premises.

The revised rate of rent shall be Rs.2,400/-(Rupees Two Thousand four hundred only) per month effective from 19-06-2009 and the monthly rent is payable on or before 10th day of succeeding month. The rent has to be enhanced once in three years from 19-06-2009 at the rate of Rs.200/-pre month each three years.

The lessee hereby covenants with lessor as follows:

1. To continue to pay the monthly rents in a manner aforesaid to pay charges in respect of electricity, water consumption, phone charges etc., on the premises so far as they pertain to the lessee. The lessor shall reimburse the property tax due to panchayat/Municipality promptly when it is paid by the lessee.
2. The lessor, lessee & other tenants of the property shall have the right to use the well and entrance commonly without disturbance to each other.
3. To yield up the premises to the lessor at the expiry or sooner on termination of tenancy in good condition after taking away their assets viz the sheds etc. constructed by them, without any damage to the property in any way. The floor of the property should be levelled evenly as before at the beginning of first lease period. All rubbish foundation stones etc. should be removed by lessees at their cost.

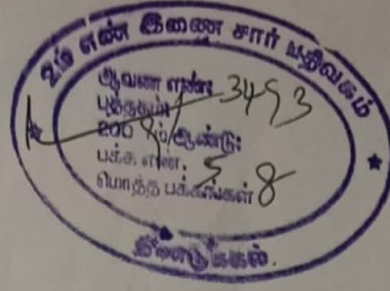
Lessor

Lessee



புத்தகம் 200 ம் ஆண்டின்
3493 ம் எண் ஆவணம்
6 தாள்களைக் கொண்டது
4 ம் தாள்
இணை சார் பதிவாளர் II





-5-

4. The lessee shall not sublet whole or part of the property. Any act done by the lessee in contravention of the aim ie. running of the school shall be deemed against the spirit of the lease deed.

5. The lessee shall not utilise the leased property for any other purpose other than conducting the school. In case it has to be utilised for any other purpose not connected with the conduct with the conduct of the school the lessee should obtain necessary permission from the lessor. The lessor has got full discretion to consider such request on its merits and demerits.

6. In case of need, the lessee may apply for additional phone, electricity and water tap at their cost and subject to previsions of the lease deed.

The lessor convenats with the lessee as follows:

It is mutually agreed between the parties that if the lessor or lessee is desirours of vacating the premises before the expiry of this lease period each of them is at liberty to do so by giving three months notice and further rent from the date of vacating , need not be paid for the unexpired portion of this lease period.

The lease property located at S.No. 167/6, 167/7-B at Kurumbapatti village, Dindigul District.

Any other terms and conditions which are not covered in the earlier lease deed or in this deed shall be decided by mutual consultations and discussions.

Lessor

Lesee





புத்தகம் 2009ம் ஆண்டின்
3493 ம் எண் ஆவணம்
6 தாள்களைக் கொண்டது
5 ம் தாள்
இணை சார் பதிவாளர் II



3453
66
புத்தகம் 200⁹ ம் ஆண்டின்
ம் எண் ஆவணம்
தாள்களைக் கொண்டது
ம் தாள்

இணை சார் பதிவாளர் D



CERTIFICATE OF LAND

File No. **4213-19/A1**

Date.....**2019**

Certified that land admeasuring **2.60Acre** (Area 10521.83 Sq.meters) situated in **167/7B2,167/6A** at **Kurumbapatty Village, Dindigul West Taluk, Dindigul District, Tamilnadu** fully described in the schedule mentioned hereafter, is owned by **S.Ramanathan** son of **K.S.Subramaniya Pillai** in terms of the judgement delivered in the Court of the Subordinate Judge of Dindigul under Original Suit No.17 of 1962 dated 27.03.1963 and dated 24.05.1963. The entire land is in possession of the owner **S.Ramanathan** under **Patta No 224**. It is certified that said entire land comprises of a single plot of land.

It is certified that the owner of the land has leased the said land / building to **Dindigul Om Shanthi Socio Educational Trust represented by its Managing Trustee Cum Correspondent Thiru. E.N.Palanisamy, S/o-Nanjappa Gounder** (Lessee) vide lease deed dated **19/06/2009** for a period of **29** years, duly registered on **19/06/2009** at Book No **10** on page **1 to 8** of **3493 / 2009** in the Sub- Register Office No.2, Dindigul and the entire land is in possession of the lessee. There is a renewal clause in the Lease Deed and the lease can be renewed for **18.06.2038**.

It is further certified that **Om Shanthi Higher Secondary School, Thadicombu Road, Kurumba Patti Village, Dindigul-Taluk (West) Dindigul District - 624001, Tamil Nadu** is located on the said plot of land. No other educational institute/s is running and no commercial or any other activity is being carried out on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **2.60 Acres** (10521.83 Sq.meters) situated in **167/6, 167/7B** {New Survey No. **167/7B2, 167/6A** at **Thadicombu Road, Kurumba Patti Village, Dindigul - Taluk (West) Dindigul District - 624001, Tamil Nadu** and bounded as follows:

North by: **Government womens Arts college.**

West by: **M.V.M Muthaiah Pillai Govt. Girls Arts and Science College properties.**

East by: **R.S, Shanmugam and Balasubramaniam Thayammal properties.**

South by: **Dr. Sokkayan and Chithambara Villas Buildings and vacant site.**



Talsildar
DINDIGUL (WEST)