

1780/2017.



தமிழ்நாடு தமில்நாடு TAMILNADU

No. 9953

14.7.2016

S. Chandraiah
Hosur

LEASE DEED

BE 850542

M. Balasundaram
Stamp Vendor
Licence No: 22/2009/KGI
Hosur, Tamilnadu

**THIS AGREEMENT OF LEASE IS ENTERED INTO ON THIS 28TH DAY
OF APRIL 2017 AT DENKANIKOTTA**

BETWEEN

Sri. S. CHANDRAIAH, S/o. Late. Subramaniam, aged about 54 years,
residing at Plot No. 303, Sipcot Housing Colony, Near State Bank of
India, Mookandapalli, Hosur - 635 126, Krishnagiri District.

ID : PAN : AEJPC0888D, Mobile : 9500200065

(Hereinafter called "the LESSOR") which expression shall unless the
context otherwise, requires, include his legal heirs, successors, agents,
representatives, and assigns of the **FIRST PART.**

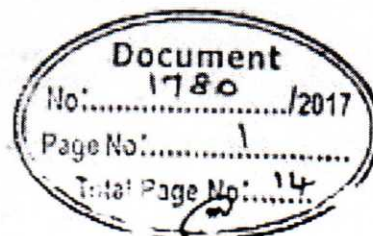
LESSEE

For **AVS MAHANIDHI EDUCATIONAL TRUST**

S. Chandraiah
TRUSTEE

LESSOR

S. Chandraiah



R.H.
PRINCIPAL
GURUKULAM GLOBAL RESIDENTIAL SCHOOL
Arasakuppam (Village),
Denkanikottai (Taluk),
Krishnagiri Dt - 635 107. (T.N.)

" AND "

M/s. AVS MAHANIDHI EDUCATIONAL TRUST, Represented by its Founder & Chairman, **Sri. S. CHANDRAIAH**, S/o.Late.Subramaniam, aged about 54 years, having Office at III Floor, "AVS Towers", Opposite Taluk Office, Hosur - 635 109, Krishnagiri District

(Hereinafter called "the **LESSEE**") which expression shall unless the context otherwise, requires its successors, nominees, representatives, and assigns of the **SECOND PART**.

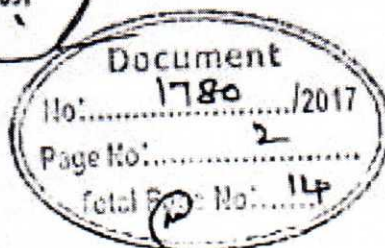
Whereas, the Schedule Mentioned Properties belongs to the Lessor by way of Sale Deed dated 22.12.2016, registered as document No.6243/2016, registered before the Office of the Sub Registrar, Denkanikotta. The Lessor is in absolute, uninterrupted, legal and lawful possession and enjoyment of the schedule mentioned Properties by exercising all rights of ownership. In recognition of possession and enjoyment of the schedule mentioned properties, the revenue authorities have also granted separate and exclusive pattas in his name under Patta Nos.6122, 6124 & 6125 respectively. Thus the Lessor has derived good, valid, clear and marketable title to the schedule mentioned properties. And thus the Lessor is legally and lawfully capable of execution of this Lease Deed in favour of the Lessee.

Whereas, the Lessee required the scheduled Properties for the purpose of running an Educational Institution. The Lessee wanted the schedule mentioned properties for running the educational institutions, colleges imparting knowledge. The Lessor has earlier executed a lease deed dated 06.02.2017, registered as Document No.374/2017, registered before the Office of the Sub Registrar, Denkanikotta which commenced on 06.02.2017 for a period of 30 years.

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**LESSOR**

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Arasakuppam (Village),
Denkanikottai (Taluk),
Krishnagiri Dt - 635 107. (T.N.)

: 3 :

Whereas, the department is insisting on 99 years lease of the schedule mentioned properties for giving permissions to the Lessee to run the college and other institutions. Therefore, the Lessee has requested the Lessor to execute a lease for a period of 99 years and the Lessor has also agreed for the same. And hence the Lessee has agreed to take the same on a annual rental basis for a period of 99 years, commencing from 28.04.2017 on the rents hereinafter provided and the Lessor has accepted the said offer on the terms and conditions as follows :-

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS

1. In pursuance of the agreement between the parties and the mutual covenants hereinafter contained, the Lessor leased unto the Lessee the undermentioned schedule mentioned properties, to hold the same on tenancy for a period of 99 years commencing from 28.04.2017, the Lessee paying there for to the Lessor a lease amount of Rs.3000/- (Rupees Three Thousand Only) per year till the end of 99 years. The lessee is entitled to use this registered lease deed for all other collateral purposes.
2. The Lessee shall run the educational institutions and colleges on the premises hereby demised.
3. The Lessee hereby agrees to the following covenants
 - a) To pay the rent in the above said manner.
 - b) To pay all taxes, cess, impositions, assessments, dues and duties payable in respect of the demised premises thereon to the Government of Tamilnadu or the Municipal Corporation or any other local authority or public body.

LESSEE

For AYS MAHANIDHI EDUCATIONAL TRUST

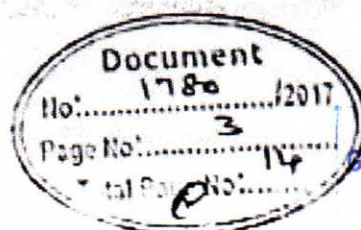
TRUSTEE

LESSOR

B.H.

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: 4 :

c) To permit the Lessor or its authorized agent or agents to enter the demised premises at all convenient times for inspection of the land.

d) To insure and to keep insured the building constructed on the demised premises against the loss or damages by fire, earthquake, riot or affray with an insurance company approved in writing by the Lessor.

c) Not to use the demised premises or any part thereof for any illegal purpose.

d) To pay the Electrical charges during the entire period of tenancy. The additional power connection may be obtained in the name of the Lessor by depositing the required amounts.

4. The Lessor hereby agrees to the following covenants

a) The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the demised premises and is having full power and absolute authority to demise unto the Lessee the demised premises.

b) The Lessee shall peacefully and quietly hold, possess and enjoy the demised premises, during the term of lease without any interruption, disturbance, claims or demand whatsoever by the Lessor or any person or persons claiming under them, subject however, the Lessee paying the said monthly rent in the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on his part to be observed and performed.

c) The Lessee has no right to sub lease, transfer or assignment of the demised premises without the consent of the Lessor.

LESSEE

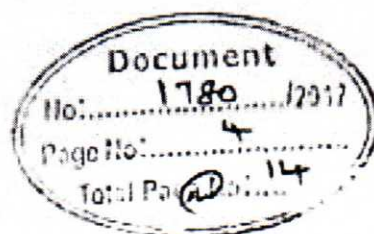
For AYS MAHANIDHI EDUCATIONAL TRUST

S. Chelvi
TRUSTEE

LESSOR

S. Chelvi

B.H



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d) The Lessor has agreed to pay the properties tax to the demised premises to the concerned departments.

5. It is hereby agreed that if default is made by the Lessee in payment of the rent for any three months or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the Lessee, then on each such default, the Lessor shall be entitled in addition to or in the alternative to any other remedy that may be available to it at its discretion, to terminate the lease and eject the Lessee from the premises demised and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the Lessor to the Lessee of its intention to terminate the lease and to take possession of the demised premises but if the arrears of rents are paid or the Lessee comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the Lessor shall not be entitled to take possession of the said premises.

6. AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

a) On the expiry of the term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on its part to be observed and performed, the Lessee will have the option to renew the lease of the demised premises for a further period provided it gives a notice to the effect in writing by registered post to the Lessor of its intention to do so at least three calendar months before the termination of the present lease; provided that the Lessor and Lessee shall enter into separate terms and conditions.

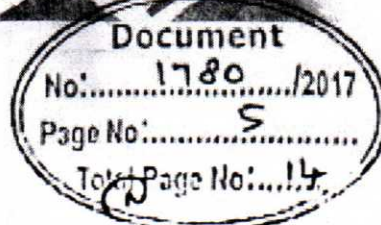
LESSEE

For AYS MAHANIDHI EDUCATIONAL TRUST

S. Senthil
TRUSTEE

LESSOR

S. Senthil



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b) On the expiry of the term hereby created or earlier determination under the provisions hereof, the Lessee will hand over the peaceful possession of the demised premises and building constructed thereon to the Lessor in a good condition.

"SCHEDULE OF PROPERTIES"

IN ARASAKUPPAM VILLAGE OF DENKANIKOTTA TALUK, attached to DENKANIKOTTA Sub Registration District and Krishnagiri Registration District of Krishnagiri District and also comes under the Village Panchayat Limits of Arasakuppam and Union Council of Kelamangalam.

1. SURVEY NUMBER : 203/2, Dry Extent Hect.0.07.5, Asst.Rs.0.21np in Ac.0.18 Cents **FULL EXTENT**, situated within the following boundaries:-

East : Land in Survey No.203/1A
West : Land in Survey No.203/3A1
North : Land in Survey No.204/1
South : Land in Survey No.199

Within these boundaries land measuring **a Total Extent of Ac.0.18 Cents.**

2. SURVEY NUMBER : 203/1A, Dry Extent Hect.0.03.65, Asst.Rs.0.10np in Ac.0.09 Cents **FULL EXTENT**, situated within the following boundaries:-

East : Land in Survey No.203/1B
West : Land in Survey No.203/2
North : Land in Survey No.204/2A
South : Land in Survey No.199

Within these boundaries land measuring **a Total Extent of Ac.0.09 Cents.**

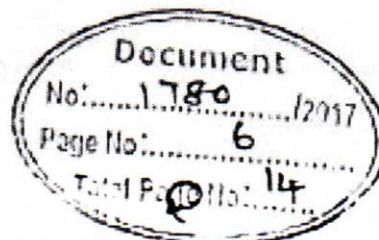
LESSEE

For AYS MAHANIDHI EDUCATIONAL TRUST

[Signature]
TRUSTEE

LESSOR

[Signature]



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3. SURVEY NUMBER : 204/1, Dry Extent Hect.0.04.5, Asst.Rs.0.06np in Ac.0.11 Cents **FULL EXTENT**, situated within the following boundaries:-

East : Land in Survey No.204/2A
 West : Land in Survey No.205
 North : Land in Survey No.204/2A
 South : Land in Survey No.203/2

Within these boundaries land measuring **a Total Extent of Ac.0.11 Cents.**

4. SURVEY NUMBER : 204/2A, Dry Extent Hect.0.11.34, Asst.Rs.0.12np in Ac.0.28 Cents **FULL EXTENT**, situated within the following boundaries:-

East : Land in Survey No.204/2B
 West : Land in Survey No.204/1 & 205
 North : Land in Survey No.206/3A
 South : Land in Survey No.203/1A

Within these boundaries land measuring **a Total Extent of Ac.0.28 Cents.**

5. SURVEY NUMBER : 206/3A, Dry Extent Hect.2.64.5, Asst.Rs.2.88np in Ac.6.53 Cents **FULL EXTENT**, situated within the following boundaries:-

East : Land in Survey No.206/3B
 West : Land in Survey No.206/2
 North : Land in Survey Nos.62 & 208
 South : Land in Survey Nos.206/2, 205 & 204/2A

Within these boundaries land measuring **a Total Extent of Ac.6.53 Cents.**

LESSEE

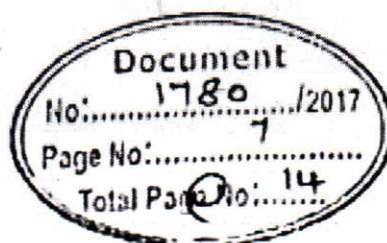
For AVS MAHANIDHI EDUCATIONAL TRUST

S. Chinn
 TRUSTEE

LESSOR

S. Chinn

R.H



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Altogether Items making a Total Extent of Ac. 7.19 Cents (SEVEN ACRES NINETEEN CENTS) is covered under this **LEASE DEED**.

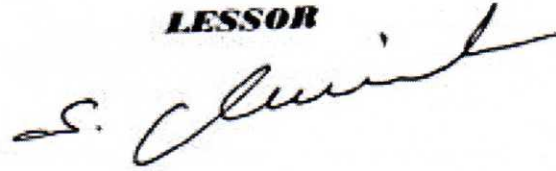
IN WITNESSES WHEREOF THE LESSOR AND LESSEE HAVE SIGNED THIS AGREEMENT OF LEASE ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED AT HOSUR.

LESSEE

For AVS MAHANIDHI EDUCATIONAL TRUST


TRUSTEE

LESSOR



WITNESSES :-

1.  S/o. Late K. Peethambaram alias
#7, Sir Nagar, Vittalaiah main Road,
Begur Hobli, Bangalore.

2.  Mathur & Narayanan Adgaralli

DRAFTED BY:-



K. ANANDA KUMAR, LL.B., M.S.W.,

Advocate & Consultant,

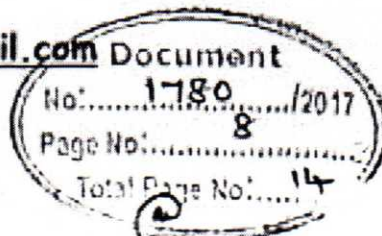
Enrolment No. 565/1994

Shirdi & Co.

ADVOCATES CONSULTANTS

Nos. G-1 & G-2, Ground Floor,
"AVS Towers", Opp Court Complex,
HOSUR - 635 109.

email : shirdiadvocates@gmail.com Document



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1780/2017/BK1

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

NO. 611 of 2017
I hereby certify that a sum of Rs. 23900/- (Rupees Twenty Three Thousand & Seven Hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from S. CHANDRAIAH residing at Hosur.

Thenkanikottai
Date: 28/04/2017



Signature of SUB-REGISTRAR & Collector
Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUB-REGISTRAR of Thenkanikottai and fee of Rs. 3225 paid between hours of 1 and 2 on 28/04/2017 by

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S. Cheluch

Additions As per the recitals of the document

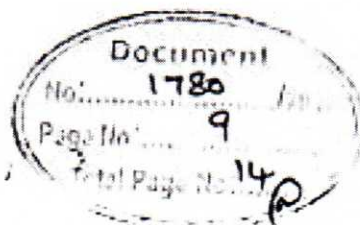
Execution Admitted by

1 Left Thumb



S. Cheluch

Additions As per the recitals of the document



Endorsement Sheet no. 1 of 2

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Denkanikottai (Taluk),
Krishnagiri Dt - 635 107. (T.N.)



S. V. V. V. V.

Signature to give the validity of the document

Identified by

[Signature]

Name : *[Name]*

[Address]

2 of

Name : *[Name]*

[Address]

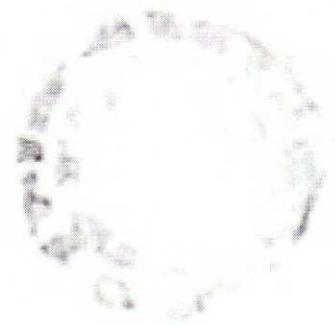
20th Day of April 2017

[Signature]
SUB-DIVISIONAL
MADRAS

Registered in the name of Govt of Tamil Nadu

Date : 20/04/2017

[Signature]
SUB-DIVISIONAL
MADRAS



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