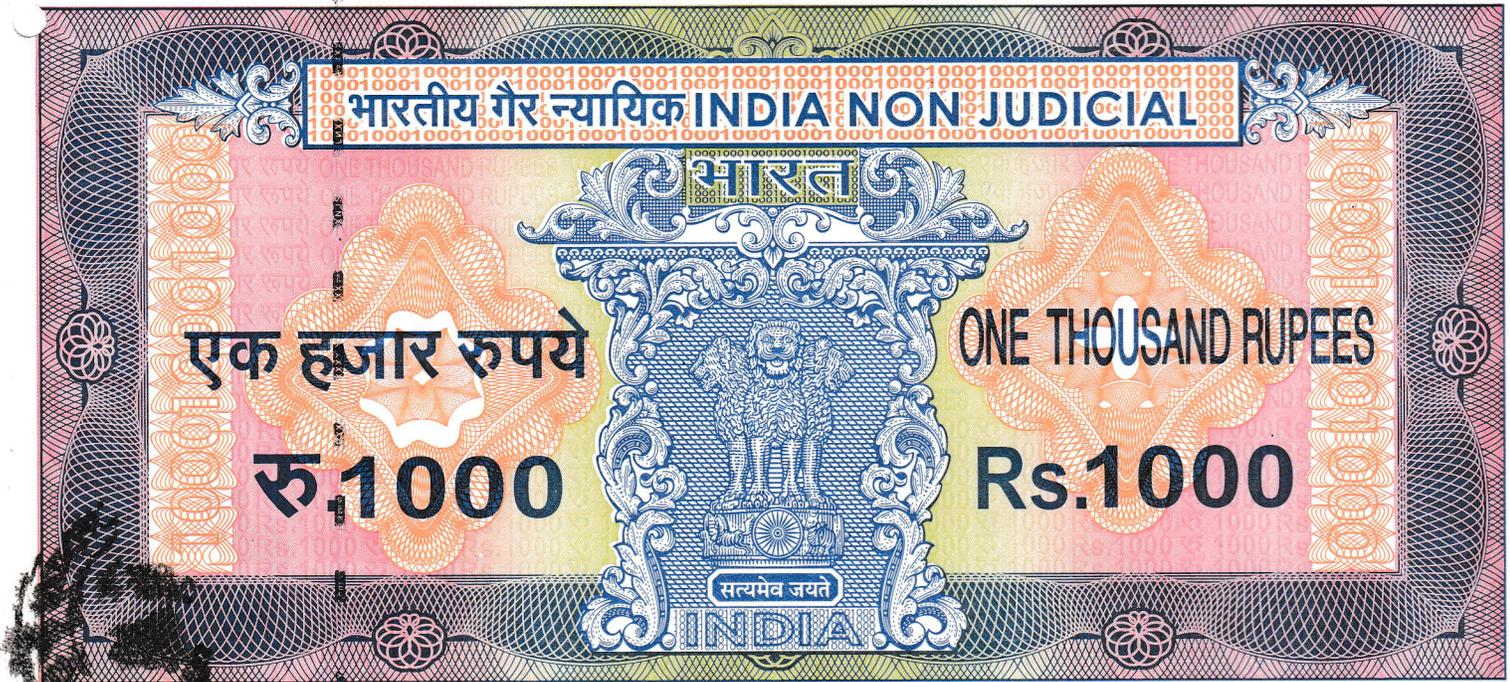


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3313  
27.6.17



தமிழ்நாடு தமில்நாடு TAMILNADU

28600  
27.6.2017

Velankanni Public School

AP 030604

J. JAYAKAR  
STAMP VENDOR  
L.NO. 17/B3/97  
ANNA NAGAR, CH - 40

**LEASE DEED**

**THIS DEED OF LEASE** executed at Chennai this the **27<sup>th</sup> day of JUNE 2017**, between **M/s. St. JOSEPH'S EDUCATIONAL SOCIETY**, Represented by its Secretary **Mr.S.SANTHANAMUTHU**, Son of Mr.S.Samuel Nadar, aged about 71 years, residing at No.1/803, 63<sup>rd</sup> Street, 10<sup>th</sup> Sector, K.K.Nagar, Chennai - 600 078, hereinafter called the '**LESSOR**' which term shall mean and include wherever the context so admits or permits include its successors in title, assigns, executors and administrators of the **ONE PART**.

**"VELANKANNI PUBLIC SCHOOL"**, at **R-10, 1<sup>st</sup> Block, Phase II, Muthamizh Nagar**, Kodungaiyur, Chennai - 600 118, Represented by its Correspondent **Mr.S.SANTHANAMUTHU**, Son of Mr.S.Samuel Nadar, aged about 71 years, residing at No.1/803, 63<sup>rd</sup> Street, 10<sup>th</sup> Sector, K.K.Nagar, Chennai - 600 078, hereinafter called the '**LESSEE**' which expression shall mean and include wherever the context so admits or permits include its successors in title, assigns, executors and administrators of the **OTHER PART WITNESSETH**.

For **VELANKANNI PUBLIC SCHOOL**

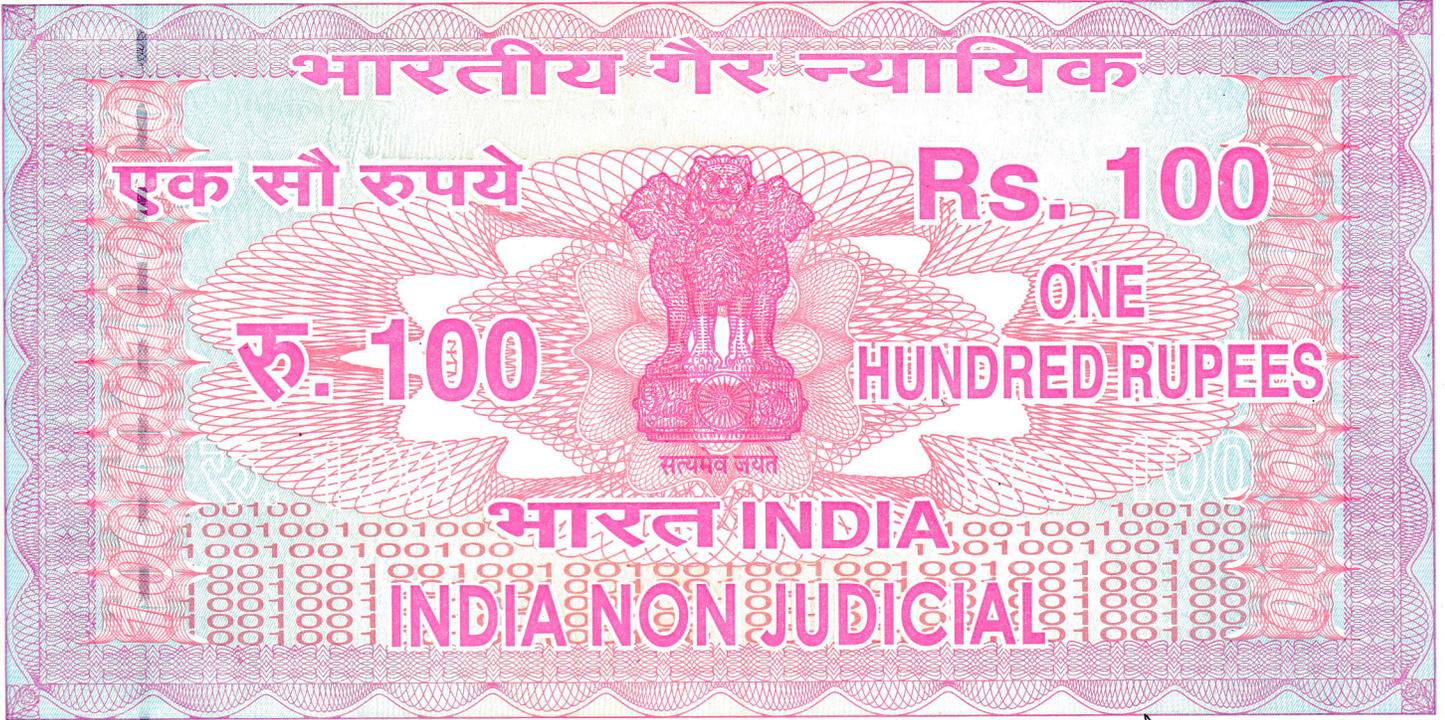
Correspondent

( Document )

For **ST. JOSEPH'S EDUCATIONAL SOCIETY**

No. 3313 Year: 2017

Signature



தமிழ்நாடு தமில்நாடு TAMILNADU

BM 009043

Velankanni Public School

J. JAYAKAR  
STAMP VENDOR  
L.NO. 17/B3/97  
ANNA NAGAR, CH - 40

/ 2 /

Whereas the LESSOR is the absolute owner the property of Land with Building situated in sanctioned plan of MUDP - I, **Plot No. R-10, 1<sup>st</sup> Block,** Phase II, **Muthamizh Nagar,** Kodungaiyur, Chennai - 600 118, measuring total extents 41 Grounds and 1467 sq.ft., of Land with building thereon, Comprised in **Survey No.100/3B1 Part of Kodungaiyur Village,** Perambur Taluk, Chennai District, having purchased the same as Vacant Land from Tamilnadu Housing Board, through Deed of Sale, Dated. 23.11.2001, Registered on 12.03.2002, in Book 1, as **Document No.1668 of 2002,** in the S.R.O of Sembium (now S.R.O.Madhavaram) and put up the structure thereon, since then onwards the Lessor is in possession and enjoying the same.

WHEREAS the Lessee had agreed to take on Lease and the Lessor had agreed to Lease **1.529 Acres** of Land and Building out of aforesaid total extents measuring 41 Grounds and 1467 sq.ft., of Land and Building, which is morefully described in the schedule hereunder and hereinafter referred to as the SAID PROPERTY for a period of **32 years** from the date of this agreement on a monthly rent of **Rs.50/- (Rupees Fifty Only).**

For VELANKANNI PUBLIC SCHOOL

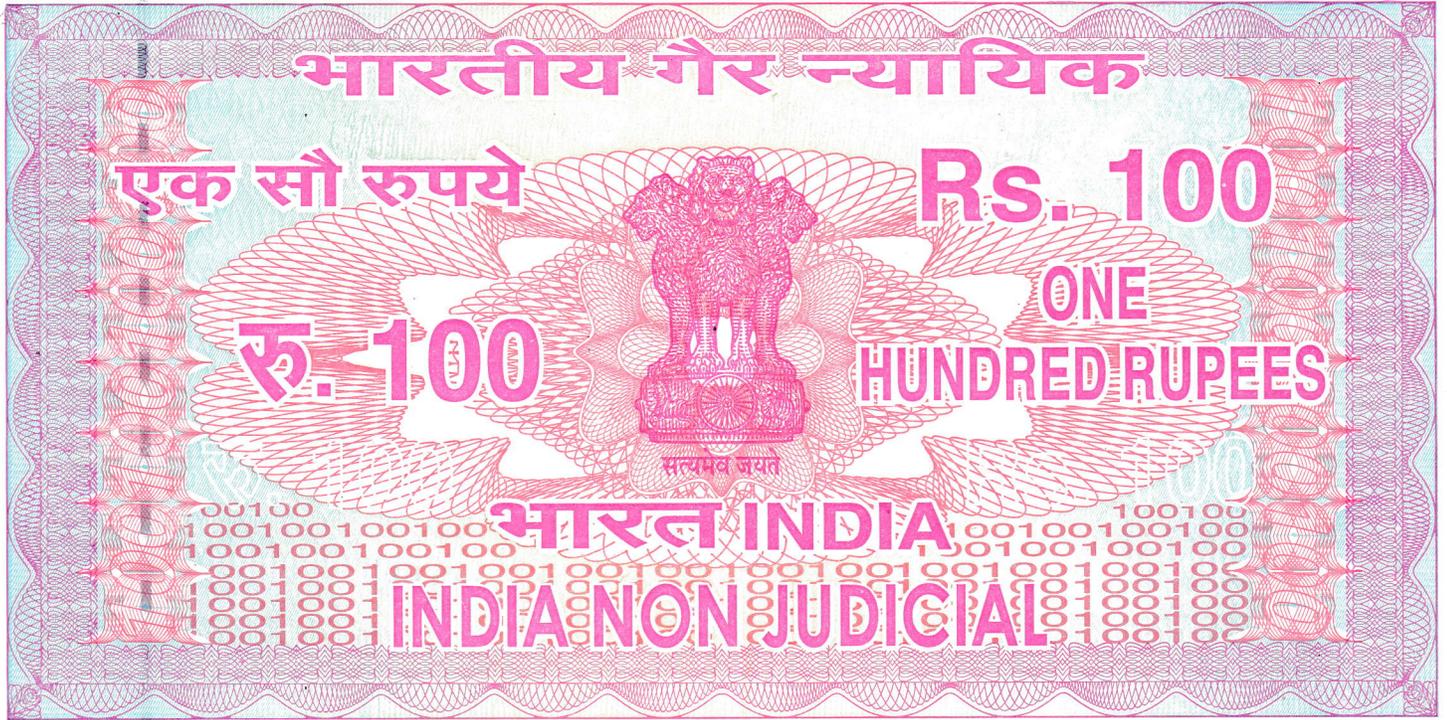
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For ST. JOSEPH'S EDUCATIONAL SOCIETY



கமலக்காடு தமிழ்நாடு TAMILNADU

BM 009044

Velankanni Public School

J. JAYAKAR  
STAMP VENDOR  
L.NO. 17/B3/87  
ANNA NAGAR, CH-48

/ 3 /

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

The LESSEE has agreed to take on LEASE AND LESSOR has agreed to lease the SAID PROPERTY for a period of **32 years** from the date of this agreement on a monthly rent of **Rs.50/- (Rupees Fifty Only)**.

The LESSEE has paid a sum of **Rs.5,000/- (Rupees Five Thousand Only)** as Security Deposit, which is refundable at the termination of the Lease to the Lessor and on delivery of vacant possession of the SAID PROPERTY in good and tenantable condition. The said amount shall not carry any interest.

The payment of monthly rent will be calculated from the date of the Lessor handing over possession of the SAID PROPERTY i.e. on **27.06.2017**.

THE LESSEE hereby covenant with LESSOR as follows:-

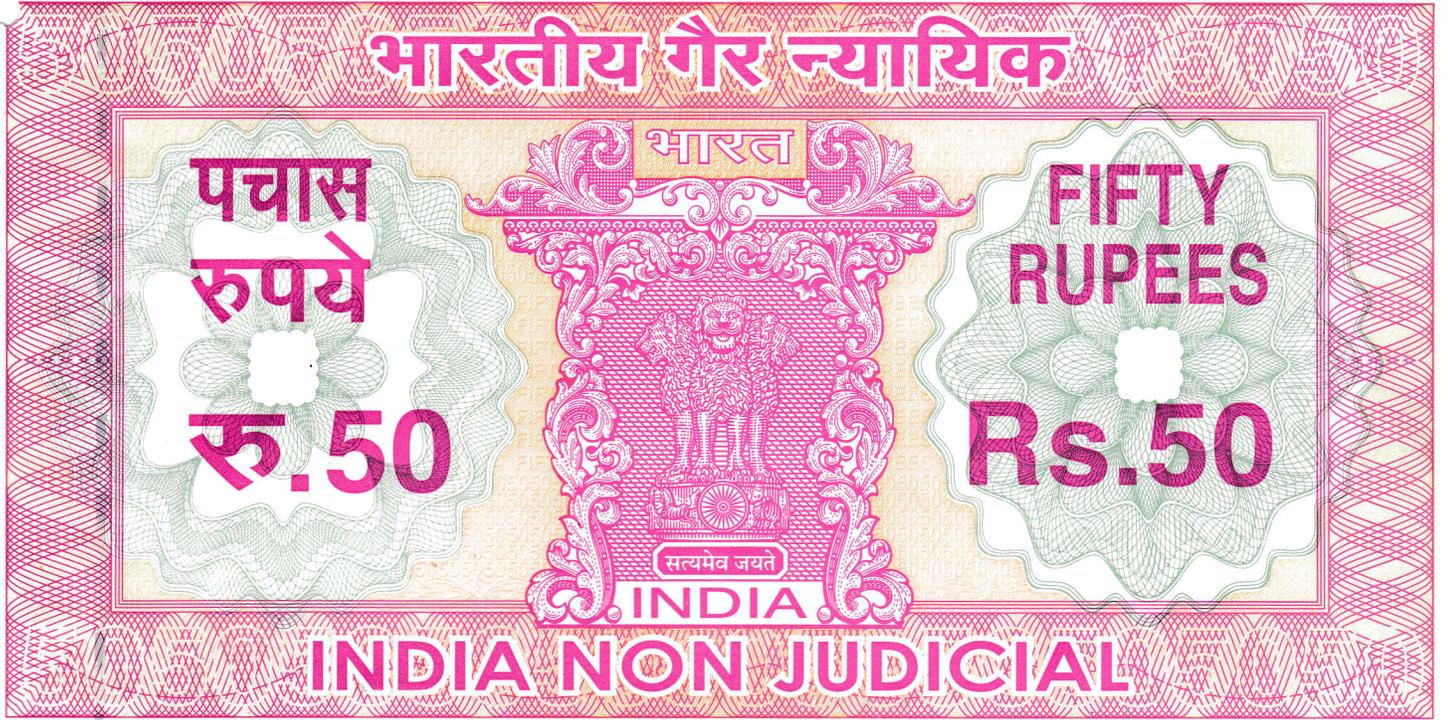
1. To pay the rent of **Rs.50/- (Rupees Fifty Only)**, hereby reserved on or before the 10 th day of the month following for which it is due.
2. To use the SAID PROPERTY for the sole purpose of running a school in the name of "**VELANKANNI PUBLIC SCHOOL**" and shall not use it for any other purpose without obtaining specific consent from the Lessor.

For VELANKANNI PUBLIC SCHOOL

(Document)

No. 3313 Year: 2017

For ST. JOSEPH'S EDUCATIONAL SOCIETY



தமிழ்நாடு தமில்நாடு TAMILNADU



Velankanni Public School -

AV 553155  
J. JAYAKAN  
STAMP VENDOR  
L.No. 17/B3/97  
ANNA NAGAR, CH-40

/ 4 /

3. To pay the charges for the electricity / Water charges consumed on the SAID PROPERTY.
4. To keep the SAID PROPERTY in good and tenantable condition subject to reasonable wear and tear.
5. To permit the LESSOR or its representative to enter upon the SAID PROPERTY or any part thereof for the purpose of viewing the conditions of the SAID PROPERTY provided that the LESSOR shall intimate in writing the LESSEE well in advance of its intentions to inspect the SAID PROPERTY.
6. The LESSEE at his own cost shall effect repairs, white wash, paint and colour wash inside of the SAID PROPERTY as and when they deem it necessary.
7. Not to sublet wholly or in part the SAID PROPERTY except with the prior written permission of the LESSOR.
8. To surrender and deliver vacant possession of the SAID PROPERTY to the LESSOR at the expiry of the LEASE or the extended period of lease.

For VELANKANNI PUBLIC SCHOOL

( Document )

No. 3213 Year: 2017

ST. JOSEPH'S EDUCATIONAL SOCIETY

9. In course of occupation of the SAID PROPERTY if any damage is caused to the building will fully by the LESSEE during the period of tenancy the LESSEE shall be liable to damage and such amount of damage will be recovered from the security deposit except for normal wear and tear.

10. If the LESSEE keeps any arrears of Electricity charges or any other charges due at the time of delivery of vacant possession, the same shall be deducted from the Security Deposit.

**THE LESSOR HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:**

1. On the LESSEE paying the rent hereby reserved and observing all covenants therein contained, the LESSEE may hold and enjoy the SAID PROPERTY during the said term of **32 years** from the date of this agreement.

2. On default of payment of monthly rent for three months or consecutively the LESSOR shall be at liberty to terminate the LEASE at once not with standing the period of **32 YEARS** stipulated above and the LESSEE shall deliver the vacant possession forthwith.

3. If any dispute or difference of opinion shall arise between the Lessor and the Lessee touching any clause, matter or thing herein contained in this lease or of the rights, duties or liabilities or any part hereunder then in every such case the dispute and difference shall be referred to arbitrations in accordance with provision of the Indian Arbitration Act or any modifications or statutory re-enactment there-of for the time being in force in India.

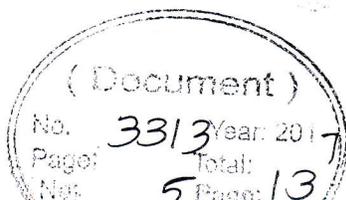
4. Lessor shall pay all the public taxes.

For **VELANKANNI PUBLIC SCHOOL**

  
Correspondent

For **ST. JOSEPH'S EDUCATIONAL SOCIETY**

  
Secretary



**SCHEDULE OF THE PROPERTY**

All that piece and parcel of Land with Building situated in sanctioned plan of MUDP - I, **Plot No. R-10, 1<sup>st</sup> Block**, Phase II, **Muthamizh Nagar**, Kodungaiyur, Chennai - 600 118, measuring **1.529 Acres** of Land and Building out of total extents measuring 41 Grounds and 1467 sq.ft., of Land with building thereon, Comprised in **Survey No.100/3B1 Part** of **Kodungaiyur Village**, Perambur Taluk, Chennai District and bounded on the:

North by : Kodungaiyur First Main Road,  
South by : Remaining part of lessor land and building,  
East by : Plot No.1/667 and B type plots  
West by : Private Land,

measuring **1.529 Acres** of Land with building as per plan marked green in colour annexed herewith, situated within the Registration District of North Chennai and Sub Registration District of Madhavaram.

In witness whereof the parties have put their signatures hereunder on the day and the year first above written.

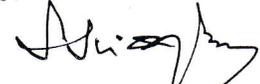
**WITNESSES:-**

1.  S/o M. C. Somasundaram  
S. MUTHUSEL PANDIAN  
Plot No. 6, Vishal Nagar, Mannalshi St.  
Kundrathur, Ch-69
2. V. Thamil Selvan.  
S/o Venkateshwaran.  
No. 8/32 Hk St,  
Vijayaragapuram, Ct. 93.

**DRAFTED BY:**

  
**S.K. YOKESI KIRAN, B.A.M.L.,**  
Advocate, Enroll No.3290,  
No. 13, Cuddappah Rengaiah Street,  
Periamet, Chennai-600003.  
Mobile No.99410 50505.

For **ST. JOSEPH'S EDUCATIONAL SOCIETY**

  
**LESSOR.** Secretary

For **VELANKANNI PUBLIC SCHOOL**

  
**LESSOR.** Representative

TAMIL NADU HOUSING BOARD  
SITES & SERVICES SCHEME

KODUNGAIYUR PHASE - II

BLOCK NO. 1

PLOT NO. 10

EXTENT:

GDS - 41 - SQ. FT. 1629

Nil

Scale: one inch = 66' 0"

SURVEY NO.: 300 III PAK 1

VILLAGE: KODUNGAIYUR

TALUK: ...

DISTRICT: ...

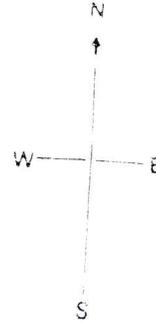
TYPE:

667  
1/240

88' ROAD  
279' 0"

666

850' 0"  
B-TYPE



PRIVATE

297' 0"

For ST. JOSEPH'S EDUCATIONAL SOCIETY

Handed over by:

*J. Annalal*

Date: 24/4/2017

HEAD SURVEYOR,

T. N. H. B.

Secretary

Taken over by:

*Secretary*  
24/4/191

237' 0"  
CHANNEL

108' 0"

Prepared by:

*J. Annalal*  
23/4/191  
SURVEYOR  
Sites & Services Division III  
Madras Circle  
Madras-101.

*J. Annalal*  
23/4/191  
HEAD SURVEYOR  
Sites & Services Division III  
Madras Circle  
Madras-101

EXECUTIVE ENGINEER  
Sites & Services Division III  
Madras Circle  
A.A. Nagar. (west) Madras-101.

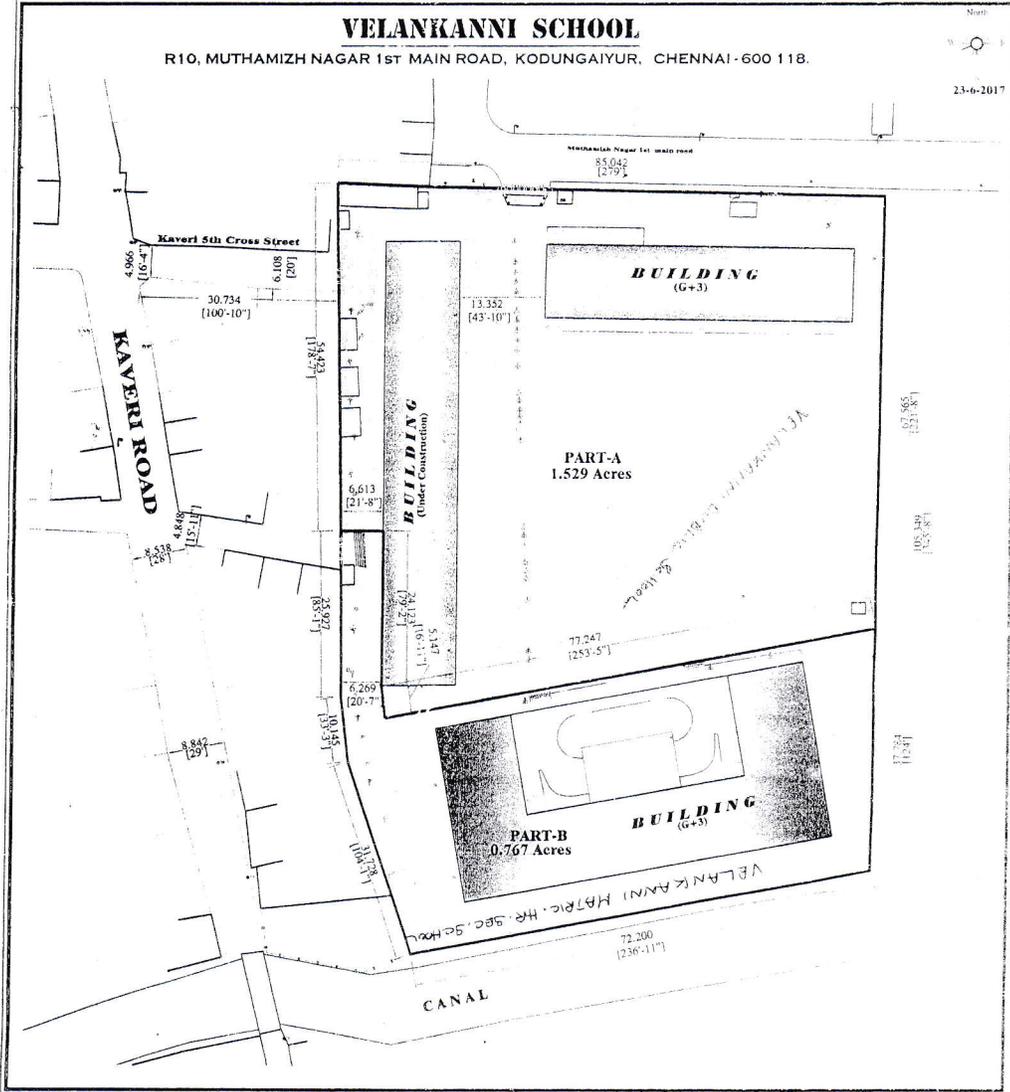
For VELANKANNI PUBLIC SCHOOL

*Correspondent*  
Correspondent



For ST. JOSEPH'S EDUCATIONAL SOCIETY

*Secretary*  
Secretary



For **VELANKANNI PUBLIC SCHOOL**

*[Signature]*  
**Correspondent**

For **ST. JOSEPH'S EDUCATIONAL SOCIETY**

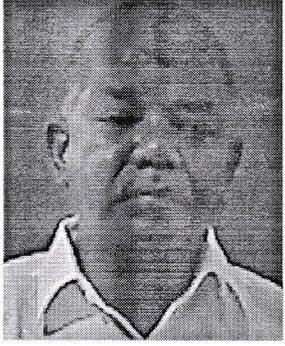
*[Signature]*  
**Secretary**

( Document )  
No. 3312 dated 20th

3313/2017/BK1

Presented in the Office of SUB REGISTRAR of Madhavaram and fee of Rs. 435 paid between hours of 3 and 4 on 27/06/2017 by

1 Left Thumb



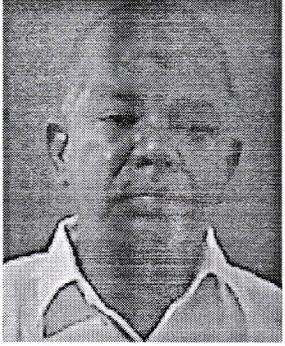
*[Handwritten Signature]*

Additions As per the recitals of the document

9840928119

Execution Admitted by

1 Left Thumb

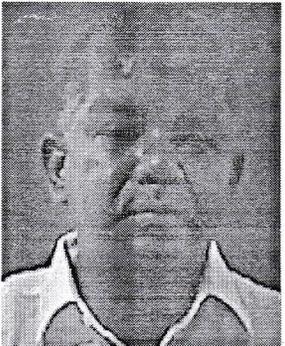


*[Handwritten Signature]*

Additions As per the recitals of the document

Claim Admitted by

1 Left Thumb



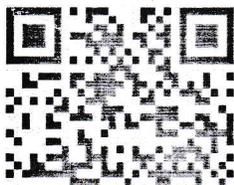
*[Handwritten Signature]*

Additions As per the recitals of the document

Identified by

1 *[Handwritten Signature]*

Name : MUTHUVEL PANDIAN S/o M.c Somasundaram, Plot No: 6,  
Meenakshi St, Vishal Nagar, Kundrathur  
Ch-69



2 V. Thamil Selvan Name: THAMILSELVAN V S/o Venkatahalam No. 12/32, Hk D  
Ujayaagarapuram, Ch. 93

27th day of June 2017



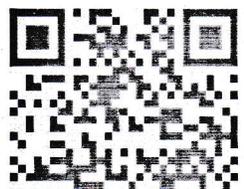
SUB REGISTRAR

Madhavaram

Registered as No 3313 of 2017 of Book I

Date : 27/06/2017

SUB REGISTRAR Madhavaram



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No. 3313 Year: 2017  
Page: Total:  
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இந்திய அரசாங்கம்

Government of India

பதிவு அடையாளம் / Enrollment No.: 1111/88029/02283

To  
சந்தனமுத்து சா  
Santhanamuthu S  
S/O: Samuel Nadar  
18 3RD STREET  
UDAYA NAGAR  
Porur  
Porur  
Ambattur Tiruvallur  
Tamil Nadu 600116  
9840174402

13/01/2014  
101085895



ML010858955FT



உங்கள் அடையாள எண் / Your Aadhaar No. :

**5758 0958 4175**

- சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India



சந்தனமுத்து சா  
Santhanamuthu S  
பிறந்த நாள் / DOB : 09/03/1946  
ஆண்பால் / Male



**5758 0958 4175**

அடையாள எண் - சாதாரண மனிதனின் அதிகாரம்

*Handwritten signature*



भारत सरकार  
GOVERNMENT OF INDIA

முத்துவேல்பாண்டியன் சோ  
Muthuvel Pandian S  
பிறந்த நாள்/ DOB: 07/04/1971  
ஆண் / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:  
தந்தை / தாய் பெயர்:  
சோமசுந்தரம், 6, மீனாட்சி  
தெரு, விஷால் நகர்,  
மணிகண்டன் நகர்,  
குன்றத்தூர், காஞ்சிபுரம்,  
தமிழ் நாடு - 600069

Address:  
S/O: Somasundharam, 6,  
MEENAKSHI STREET, VISHAL  
NAGAR, MANIKANDAN NAGAR,  
KUNDRATHUR, Kancheepuram,  
Tamil Nadu - 600069

2220 4440 1591

*[Handwritten signature]*

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120



இந்திய அரசாங்கம்

Government of India

தமிழ்செல்வன் வெங்கடாசலம்  
Thamil Selvan Venkatachalam



பிறந்த நாள்: DOB: 04/06/1976  
ஆண்பால் / Male



4200 9539 2023

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்  
Unique Identification Authority of India

முகவரி: S/O. வெங்கடாசலம், 12/32  
4வது தெரு பூ வியாராகவபுரம்  
சாலிகிராமம், சாலிகிராமம்  
சாலிகிராமம், சென்னை, தமிழ் நாடு  
600093

Address: S/O:  
Venkatachalam, 12/32, 4TH  
STREET NEW  
VIJAYARAGAVAPURAM,  
SALIGRAMAM, Saligramam,  
Saligramam, Chennai, Tamil  
Nadu, 600093

4200 9539 2023

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

V. Thamil selvan.

