

4915 | 2024



தமிழ்நாடு தமில்நாடு TAMILNADU

17-10-2024

சாதினாள்
உலா சிவசுமார்

EH 821441

S. பரப்பகரா
ஸ்டாம்ப வெண்டர்
பையர்நத்தம்.
L. எண்: 5515/ஆ-1/2010-3

LEASE AGREEMENT

This LEASE AGREEMENT DEED executed at PAPPIREDDIPATTI on this the 24th day of OCTOBER 2024

BETWEEN

"KRISHNAA GROUP" (Registration No: FR/Dharmapuri/165/2010)having registered office at MOLAYANUR POST, PAPPIREDDIPATTI TALUK, DHARMAPURI DT., PIN-636904 represented by its Present Managing Partner Dr. T.PALANISAMY (KRISHNAA GROUP) (AADHAR No: 2179 7520 9811) (Cell No: 9442306822) S/O THIRUMA GOUNDER residing at Boothanatham Village, Menasi Post, Pappireddipatti Taluk, Dharmapuri District., PIN-636904, Tamil Nadu State, and

LESSORS.

For KRISHNAA GROUP

Managing Partner

LESSEE.

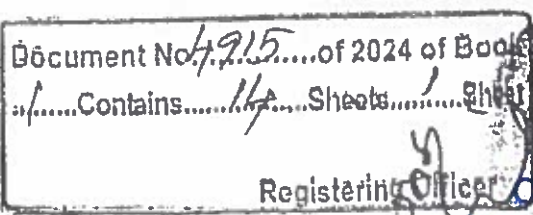
Dheeran Chinnamalai Charitable
MOLAYANUR (P.C
Pappireddipatti (Tk) Dharmapuri
Pin: 636 904

For SHRI BALAJI GROUP

Managing Partner

PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,

Document No. 4915 of 2024 of Book
Contains 14 Sheets



Registering Officer CORRESPONDENT
SREE VETRI VIKAS SCHOOL
- Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

24-9

CORRESPONDENT
SREE VETRI VIKAS SCHOOL
C Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt - 636904

"SRI BALAJI GROUP "(Registration No: FR/Dharmapuri/164/2010) having registered office at MOLAYANUR POST, PAPPIREDDIPATTI TALUK, DHARMAPURI DT., PIN-636904 represented by its Managing Partner Mr.C.RAJARAJACHOLAN (SRI BALAJI GROUP) (AADHAAR No: 9419 5489 8898) (Cell No: 9486597736) son of CHINNALAGAN residing at B. Pallipatti Post, Pappireddipatti Taluk, Dharmapuri Dt., PIN 636905 Tamil Nadu State both parties collectively known as parties of the First Part

AND

SREE VETRI VIKAS SCHOOL an educational institution proposed to be started and run by "DHEERAN CHINNAMALAI CHARITABLE TRUST", having its registered office at 2/1656, Molayanur Post, Pappireddipatti Taluk, Dharmapuri Dt, PIN- 636904 Tamil Nadu State, represented by its Trustee V.NAINAN (AADHAAR No: 6796 4921 1978) (Cell No: 9489746032) aged about 72 years Son of VELLAI GOUNDER, residing at Molayanur Post, Pappireddipatti Taluk, Dharmapuri District herein after called the party of the SECOND PART

The word FIRST PART and SECOND PART shall wherever the context so mean and include their executors, administrators, transferees, successors-in-interest, legal representatives and assigns:


Whereas the FIRST PART namely "KRISHNA GROUP" and "SRI BALAJI GROUP" acquired land as per sale Deed Document No: 3772/2011 Book No.1 and sale deed Document No:4761/2024 Book No.1 in the file of Pappireddipatti Sub-Register Office herein are the absolute owners of the properties more fully described in the schedules hereunder.

LESSORS

For. KRISHNAA GROUP


Managing Partner

LESSEE


Dheeran Chinnamalai Charitable
MOLAYANUR (P
Pappireddipatti (Tk) Dharmapuri
Pin: 636 904

For SHRI BALAJI GROUP

Managing Partner


PRINCIPAL

SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

Document No. 4915 of 2024 of Book
.....Contains..... 14 Sheets..... 2 Sheets
Registering Office


CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

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Whereas the party of the SECOND PART namely SREE VETRI VIKAS SCHOOL, an educational institution proposed to be started and run by "DHEERAN CHINNAMALAI CHARITABLE TRUST", Molayanur Post & Village, Pappireddipatti (TK) have expressed the desire to take on LEASE under the schedule mentioned property owned absolutely by the parties of the FIRST PART referred above for a period of 33 years on the terms and conditions for running the said educational institution purposes only as set forth below for which the parties of the FIRST PART herein have given their consent thereto.

Whereas the parties of the FIRST PART and the party of the SECOND PART desire to reduce the terms and conditions of the Lease agreement into writing as it is considered essential to record the terms and conditions of intended LEASE Agreement.

LESSORS.

For. KRISHNAA GROUP

Managing Partner


For SHRI BALAJI GROUP

Managing Partner

LESSEE.


Dheeran Chinnamalai Charitable Trust
MOLAYANOUR (P.O)
Pappireddipatti (Tk) Dharmapuri (Dt)
Pin: 636 904

Document No. 4915 of 2024 of Book
... Contains ... 14 ... Sheets ... 2 ... Sheet
Registering Officer


PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904


CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

6000x33

51
792

R
198

NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

1. The party of the SECOND PART shall pay a yearly rent of Rs. 6000/- (Rupees Six thousand Only) to each of the Parties of FIRST PART, for the said property from 24.10.2024 to 24.10.2057.
2. The Parties of FIRST PART have not received any advance amount for the under mentioned property.
3. The party of the SECOND PART covenants to pay the above on or before the 5th day of every succeeding English Calendar year to the Parties of FIRST PART
4. It is agreed that the tenancy shall be for a period of THIRTY THREE (33) years commencing from 24th OCTOBER 2024 onwards till 24.10.2057
5. The Parties of FIRST PART do not have any objection to put up new buildings, School Class Rooms and other infrastructure facilities etc. in the scheduled properties by the party of the SECOND PART. The party of the SECOND PART has agreed to pay Panchayat Tax, obtain Water connection etc. and the parties of the FIRST PART agree to sign the necessary documents.
6. The party of the SECOND PART shall have no power to sub-let the said rental premises to other persons except with the approval of the parties of the First Part.
7. The party of the SECOND PART shall pay the electricity charges in respect of his occupation directly to the concerned authorities as applicable from time to time.


LESSORS.

For KRISHNAA GROUP


Managing Partner

For SHRI BALAJI GROUP



Managing Partner


 LESSEE.

Dheeran Chinnamalai Charitable Trust
MOLAYANUR (P.O)
Pappireddipatti (Tk) Dharmapuri (D.
Pin: 636 904

Document No. 4915 of 2024 of BCO
Contains 16 Sheets 4 Sheet

Registering Officer


PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt.


CORRESPONDENT
SREE VETRI VIKAS SCHOOL
- Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

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8. Any disputes arising out of or related to this Lease Deed shall be resolved through amicable negotiations between the parties. In case such negotiations fail, the dispute shall be referred to a Board of Arbitration whose award shall be binding.
9. Either party may terminate this lease by giving Twelve months written notice to the other party. Upon termination, the Lessee shall vacate the land and hand over peaceful possession to the Lessor.
10. Any amendments to this Lease Deed shall be in writing and signed by both parties.
11. IN WITNESS WHEREOF, both parties have signed this Lease Deed on the day and year first written above

LESSORS.


For KRISHNAA GROUP

Managing Partner


For SHRI BALAJI GROUP

Managing Partner

LESSEE.


Dheeran Chinnamalai Charitable Trust
MOLAYANUR (P.O)
Pappireddipatti (Tk) Dharmapuri (Dt)
Pin: 636 904

Document No. 4915 of 2024 of Books
.....Contains..... 16 Sheets 5
Registering Officer


PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt - 636904


CORRESPONDENT
SREE VETRI VIKAS SCHOOL
- Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

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SCHEDULE OF PROPERTY

Dharmapuri Registration Dist. Pappireddipatti Sub Registration Dist.
Pappireddipatti Tk., Molayanur village

1. Survey No. 95/7 Dry 0.46.5 in this 0.90 cents

Boundaries

East : Sri Balaji Group and Krishna Group lands
West : Rajendran land
North : Sri Balaji Group and Krishna Group lands
South : Survey No. 95/1 pathway and Sri Balaji Group and
Krishna Group lands

inthis above 0.90 cents (Ninety cents) land only

2. Survey No. 95/9 Dry 0.31.0 in this 0.27 1/2 cents

Boundaries

East : Sri Balaji Group and Krishna Group lands
West : Survey No. 95/8 PWD land
North : Sri Balaji Group and Krishna Group lands
South : Survey No. 95/7 Sri Balaji Group and
Krishna Group lands

inthis above 0.27 1/2 cents (Twenty Seven and half cents) land only

LESSORS.


For KRISHNAA GROUP


Managing Partner

For SHRI BALAJI GROUP

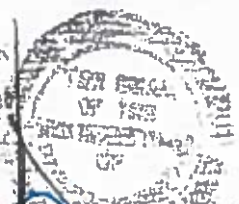

Managing Partner


LESSEE.


Dheeran Chinnamalai Charitable T
MOLAYANOUR (P.O)
Pappireddipatti (Tk) Dharmapuri (D.)
Pin: 636 904

Document No. 4915 of 2024 of Book
...Contains... 14... Sheets 6... Sheet

Registering Officer




PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

CORRESPONDENT
SREE VETRI VIKAS SCHOOL
- Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

3. Survey No. 95/16 Dry 0.96.5 in this 0.87 1/2 cents

Boundaries

- East : Survey 95/16 Sri Balaji Group and Krishna Group lands
West : Survey No. 95/7, 95/9 Sri Balaji Group and Krishna Group lands
North : Survey 95/16 Sri Balaji Group and Krishna Group lands
South : Survey No. 96/1A Sri Balaji Group and Krishna Group lands

inthis above 0.87 1/2 cents (Eighty Seven and half cents) land only

LESSORS

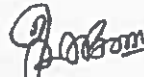
For KRISHNAA GROUP


Managing Partner

For SHRI BALAJI GROUP

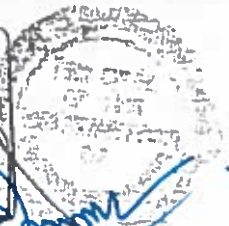

Managing Partner

LESSEE


Dheeran Chinnamalai Charitable Trust
MOLAYANOUR (P.C)
Pappireddipatti (Tk) Dharmapuri Dt
Pin: 636 904

Document No. 7915 of 2024 of Book
1 Contains 14 Sheets 7 Sheet

Registering Officer




PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

CORRESPONDENT
SREE VETRI VIKAS SCHOOL
- Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

Total 2.05 Acres land with all pathway and easements rights also

In witness where or the parties that is the lessors and the lessee have set their hands on the day and the year first above written.

LESSORS.

LESSEE.

For KRISHNAA GROUP

[Signature]
Managing Partner

For SHRI BALAJI GROUP

[Signature]
Managing Partner

[Signature]

Dheeran Chinnamalai Charitable
MOLAYANOUR (P.O)
Pappireddipatti (Tk) Dharmapuri
Pin: 636 904

WITNESSES

- [Signature]* Kani s/o Kandhasamy 2/583 Bommidi Via, Menasi Village & Post Pappireddipatti Taluk Dharmapuri District (Aadhaar No. 3721 1451 3541)
- [Signature]* Prathap s/o Lakshmanan 2/610 Deeran Chinnamalai Nagar Menasi Village & Post Pappireddipatti Taluk Dharmapuri District (Aadhaar No. 6341 1246 3372)

DOCUMENT ATTESTED BY :



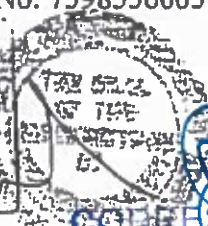
[Signature]

V.S.Raman, Document Writer,
1079 T.V.K Nagar Kozhimekkanur Village
Pappireddipatti Po., Dharmapuri Dt.
Licence No. B.99/DMP/1984 Mobile No. 7598556665

[Signature]

PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

Document No. 4915 of 2024 of Book
Contains 14 Sheets & 8 Sheets
Registering Officer



[Signature]
CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

R/பாப்பிரெட்டிப்பட்டி/புத்தகம்-1/4915/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 4077

மோனையானூர், மோழையானூர், பாப்பிரெட்டிப்பட்டி, தர்மபுரி, தமிழ்நாடு, இந்தியா, 636904-ல் வசிக்கும் திரு ஞானன் என்பவரிடமிருந்து ₹ 7,820/- (ரூபாய் ஏழாயிரத்து எண்ணூற்று இருபது மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : பாப்பிரெட்டிப்பட்டி
நாள்: 24/10/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு
41ன் படி ஆட்சியர்

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 24ம் தேதி பி.ப. 04:37 மணியளவில் பாப்பிரெட்டிப்பட்டி சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 2,490/- செலுத்தியவர்

இடது பெருவிரல்



Dheeran
Dheeran Chinnaimalai Charitable Trust
MOLAYANUR (PO.)
Pappireddipatti (Tk.)
Dharmapuri (Dt.)-636 904

கூடுதல் விவரங்கள் ஆவண வாசகத்தில்
உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



For. KRISHNA GROUP
Krishna
Managing Partner

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற
வழி இந்த நபரின் அடையாளம் விரல் ரேகை
மூலம் ஆதார் ஆணையத்துடன்
சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:044761e70c254881d248bda4ba23094db40479
(Details from UIDAI : T Palanisamy S/O: Thirumagoundar,
03-03-1958, xxxxxxxx9811)



எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



For SHRI BALAJI GROUP
Balaji
Managing Partner

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற
வழி இந்த நபரின் அடையாளம் விரல் ரேகை
மூலம் ஆதார் ஆணையத்துடன்

சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:044772931f0c124854e61a22a667e831d111



PRINCIPAL

SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

1 / 2

Registering Officer




CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

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R/பாப்பிரெட்டிப்பட்டி/புத்தகம்-1/4915/2024

	S/O: Chinnezhagan, 20-05-1960, xxxxxxxx8868)	
<p>எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்</p>  	<p>சின்னசாமி Dheeran Chinnamalai Charitable Trust MOLAYANUR (P.O.) Pappireddipatti (Tk.) *சம்மதத்தின்படி சட்ட ஆதார அங்கீகரிக்கப்பட்ட ஒரு வழி இந்த நபரின் அடையாளம் விரல் சேகை மூலம் ஆதார ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:887726e4b0deb46d154c818530a5060d8007ef (Details from UIDAI : Nalinan Vellaiyagounder S/O: Vellaiya Gounder, 20-07-1948, xxxxxxxx1878)</p>	

2024 ஆம் ஆண்டு அக்டோபர் மாதம் 24ம் நாள்

சரவணன் பொ சார்பதிவாளர் பாப்பிரெட்டிப்பட்டி

R/பாப்பிரெட்டிப்பட்டி/புத்தகம்-1/4915/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

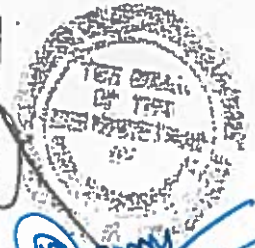
நாள்: 24/10/2024
பாப்பிரெட்டிப்பட்டி

சரவணன் பொ சார்பதிவாளர்



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Registering Officer



PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904



W9R2+WHP,
Menasi-Pappireddipatti Rd,
Lat: 11.940672, Long: 78.351810
24 Oct, 24, 03:05 PM, Thursday

30.15° 298 NE

For KRISHNA GROUP
Managing Partner

[Signature]
Dheeran Chinnamalai Charitable
MOLAYANOOR (P.O)
Pappireddipatti (Tk) Dharmapuri (D
Pin: 636 904

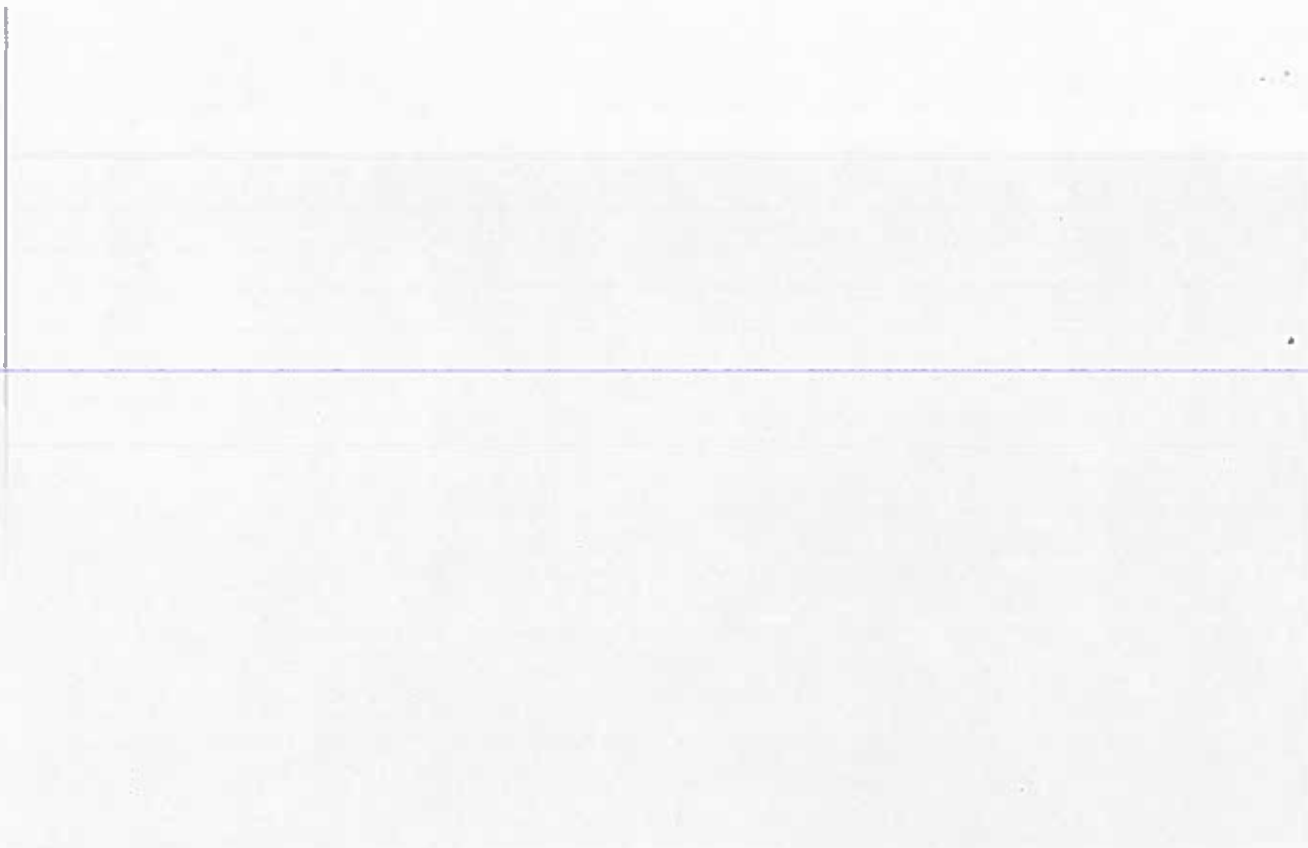
For SHRI BALAJI OFF
[Signature]
Managing Partner

Document No. 4915 of 2024 of Book
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Registering Officer



[Signature]
PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904

[Signature]
CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt -636904



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இந்திய அரசாங்கம்

Unique Identification Authority of India
Government of India

பதிவு அட்டையளம் / Enrollment No 2007/13518/19263

To
Nainan Vellaiyagounder
நனையன் வெள்ளையன்
S/O Vellaiya Gounder
592
KATTUKOTTAI
MOLAYANUR
Molayanur
Mems. Dharmapuri
Tami Nadu 636904

19/12/2013

KL831352689FT
63135268



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6796 4921 1978

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

நனையன் வெள்ளையன்
Nainan Vellaiyagounder
பிதா வெள்ளையன்
Father VELLAIYAGOUNDAR

பிறப்பு தேதி DOB 20/07/1948
ஆண் Male

6796 4921 1978




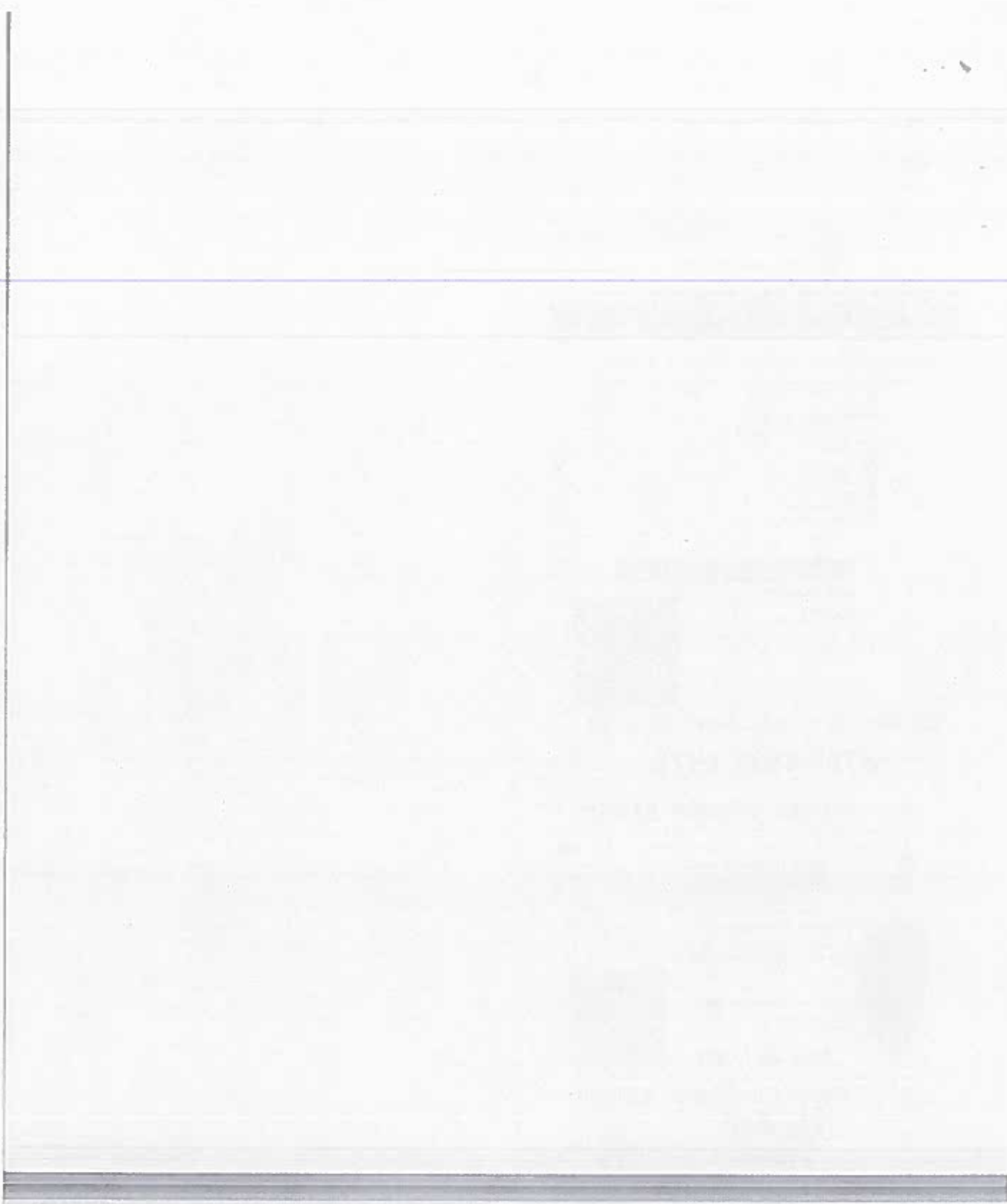

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

திரு. சின்னமலை
Chinnamalal Charitable Trust
MOLAYANUR (P.O)
Pappireddipatti (Tk) Dharmapuri (Dt)
Pin: 636 904.

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PRINCIPAL
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dt - 636904


CORRESPONDENT
SREE VETRI VIKAS SCHOOL
Molayanur Po,
Pappireddipatti Tk,
Dharmapuri Dt - 636904



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भारत सरकार
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To
இயற்றி
L Prathyap
LAKSHMANAN C
ZBZP
DHEERAN, CHINNAMALI NAGAR
Menasi Post
VTC Menasi
PO Menasi,
District Dharmapuri,
State Tamil Nadu,
PIN Code 636904,
Mobile 8012783214

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No
6341 1246 3372
VID : 9103 2006 6133 6200

பெயர் & எண் / Enrolment No
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0000/00258/21837


भारत सरकार


பெயர் &
Kan K
பிறந்த நாள்/DOB 16/02/1973
ஆண் / MALE
Mobile No 9442689664

3721 1451 3541
VID 9103.4391 9033 2413

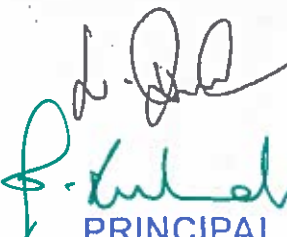
எனது
எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

மேயர்:
S/O கந்தசாமி, 2/583, காமாட்சி வழி, பிளாக்
மெனசி, தருமபுரி,
தமிழ்நாடு - 636904
Address :
S/O Kandhasamy, 2/583, BOMMIDI VIA,
MFNASI, Menasi, Dharmapuri,
Tamil Nadu - 636904

3721 1451 3541
VID 9103 4391 9033 2413

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