

10606/2015

-1-



தமிழ்நாடு தமில்நாடு TAMILNADU

AD 791730

19400 SIVANADA RAJARAM SENIOR
03/09/2015 SECONDARY SCHOOL.

Che - 59

R. MANOHAR.
STAMP VENDOR
Licence No.3/97, Dt. 30.9
No.14-A, Devarajanar str.
Vedachela Nagar,
Chengalpattu-603 001

LEASE DEED

THIS LEASE DEED ENTERED INTO AT CHENGALPATTU ON THIS 04th DAY
OF SEPTEMBER 2015

BETWEEN

M/s.SIVANANDA SARASWATHI SEVASHRAM, (PAN:AAATS0160K) duly
represented herein by its General Secretary Padmashree **Dr.S.RAJARAM**
(PAN:AFIPR8552F) aged about 62 years son of Sri.S.V.Iyer, having its registered
office at Old No.20, New No.4, Kambar Street, East Tambaram, Chennai - 600
059, hereinafter to be referred as the "**LESSOR**" of the **ONE PART**;

AND

M/s.SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL, represented
herein by its Secretary **Mrs.LAKSHMI RAJARAM** (PAN:ABKPL4431H) wife of
Dr.S.Rajaram, aged about 59 years having its registered office at Old No.20,
New No.4, Kambar Street, East Tambaram, Chennai - 600 059, hereinafter to
the referred as the "**LESSEE**" of the **OTHER PART**;

LESSEE

M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY



LESSOR

M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



தமிழ்நாடு தமிழ்நாடு TAMILNADU

AD 791731

19401
03/09/2015

SIVANANDA RAJARAM SENIOR SECONDARY
SCHOOL

cho - 59

J. MANOHAR.
STAMP VENDOR
Licence No.3/97, Dt. 30.9.97
No.14-A, Devarajanar street,
Vedachello Nagar,
Chengalpattu-603 001

The terms **LESSOR** and **LESSEE** wherever they occur, unless repugnant to the context shall mean and include themselves, their respective legal heirs, representatives, executors, successors, administrators, and assigns.

WHEREAS the **LESSOR** is the sole and absolute owner and is in possession and enjoyment of the vacant land measuring an extent of 3Acres 23Cents in NH-III, Scheme at Maraimalai Nagar, Comprised in **Survey No.360Part**, Situated at **NINNAKARAI VILLAGE**, Chengalpattu Taluk, Kancheepuram District, The LESSOR having purchased the same from **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**, represented by Senior Estate Officer, by Virtue of Sale Deed dated 17th day of February 2010, Registered as **Document No.1094 of 2010** Book-1, Registered dated :24th day of February 2010 in the office of the Joint-II Sub-Registrar, Chengalpattu and is in possession and enjoyment of the same free from all encumbrance.

LESSEE
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY

LESSOR
M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



INDIA

FIVE HUNDRED
RUPEES

500

500

INDIA

10 751731

தமிழ்நாடு அரசு

SIVANANDA EASTERN SECTOR

1941

20/10/2015

2015

2015

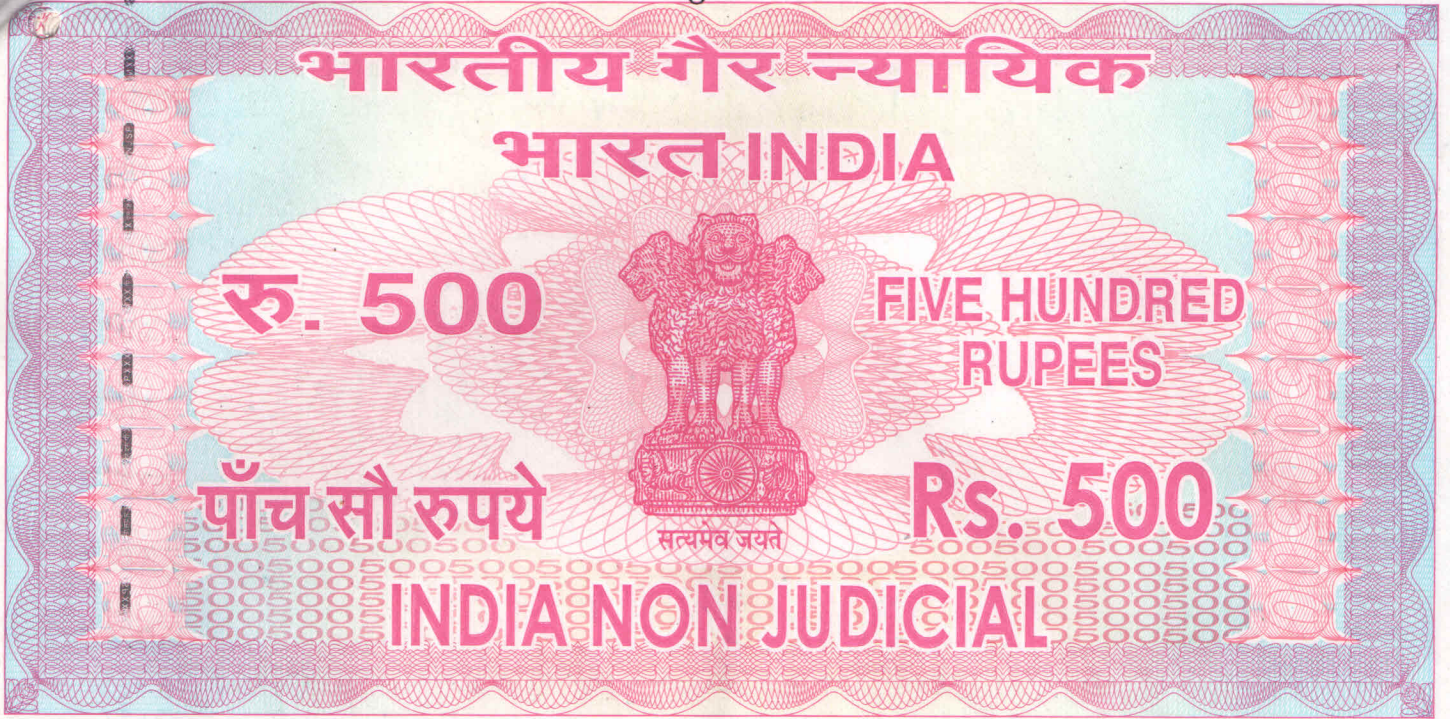
The terms lessor and lessee shall mean and include respectively their respective legal heirs, representatives, executors, administrators, assigns and assigns.

WHEREAS the lessor is the sole and absolute owner and is in possession and enjoyment of the vacant land measuring an extent of 3.42 acres situated in NH-11, 3rd ward of Villanagar North, Chennai City, Tamil Nadu; and whereas the lessor having purchased the same from CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, Chennai, on 20.10.2010, the value of the land being Rs. 1,00,00,000/- (Rupees One Crore only) as per the valuation of 2010 in the office of the Joint B & B Officer, Chennai and is in possession and enjoyment of the same.

புத்தகம் 2015 வருடம்
ஆவணம் 13 தாள்களை
கொண்டது 2 தாள்

2எண் இணை சார்பதிவாளர்
செங்கற்பட்டு





தமிழ்நாடு தமில்நாடு TAMILNADU

AD 791732

19402 SIVANANDA RAJARAM SENIOR
03/09/2015
SECONDARY SCHOOL

Che-59

R. MANOHAR.
STAMP VENDOR
Licence No.3/97, Dt. 30.9.07
No.14-A, Devarajanar str.
Vedachela Nagar,
Chengalpattu-603 001

The **LESSOR** have agreed to grant and the **LESSEE** have agreed to take the **DEMISED PREMISES** on lease for a continuous period of **33 years** for running their School in the name and style of **SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL** and to maintain the same as the **SCHOOL** of the **LESSEE**.

3) The **LESSOR** and the **LESSEE** have mutually decided to reduce the terms and conditions of the lease by way of these presents.

NOW THEREFORE THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS

That in pursuance of the above said premises and in consideration of the lease rentals agreed to be reserved herein, the **LESSOR** hereby grants on lease and the **LESSEE** hereby takes on lease the **DEMISED PREMISES** as per the terms and conditions mentioned below:-

LESSEE
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY

LESSOR
M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



INDIA

FIVE HUNDRED
RUPEES

500

500

500

INDIA NON JUDICIAL

AD 391332

தமிழ்நாடு என்ஐஎஸ் தமிழ்நாடு

19402 SIVANANDA KATAPAM SENIOR

SECONDARY SCHOOL

CW-22

THE LESSOR have agreed to grant to the LESSEE have agreed to take the
THE LESSOR have agreed to lease for a continuous period of 33 years for running
their School in the name and style of SIVANANDA KATAPAM SENIOR
SECONDARY SCHOOL and to maintain the same as the SCHOOL of the LESSEE.
The LESSOR and the LESSEE have mutually decided to reduce the terms
and conditions of the lease up to the way of these provisions.

THE AGREEMENT OF LEASE WITH THE FOLLOWING

That in pursuance of the above said provisions and in consideration of the
lease money agreed to be received herein, the LESSOR have granted to
the LESSEE hereby lease on lease the PREMISED PREMISES for the
terms and conditions mentioned below.

புத்தகம் 2015 வருடம்
10000 ஆவணம் 12 தாள்களை
கொண்டது 3 தாள்கள்

2௪௭௭ இணை சார்பதிவாண்
செங்கற்பட்டு





தமிழ்நாடு தமில்நாடு TAMILNADU

19403
03/09/2015

SIVANANDA RAJARAM SENIOR
SECONDARY SCHOOL

Ch-59

AD 791733

R. MANOHAR,
STAMP VENDOR
Licence No.3/97, Dt. 30
No.14-A, Devarajanar
Vedachela Nagar,
Chengalpattu-603 001

- 1) The lease is for a period of 33 Year (Thirty Three years) from 04.09.2015 to 03.09.2048 (Both Days inclusive hereinafter referred to as "LEASE PERIOD" for running the school of the name and the style of **SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL**.
- 2) The lease shall be renewed, on mutually acceptable terms and conditions, by registering another lease deed.
- 3) This lease shall expire and come to an end by efflux of time on 03.09.2048. However either party is entitled to notify in writing their intention of determining the lease or continuance or termination of the lease arrangement by giving six months advance notice to either party.

LESSEE

M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY

LESSOR

M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



INDIA

500
RUPEES

500

RS. 500

₹ 500

INDIA

870

AD 791733

சுவிதர்டு சர்வதேச தாமிரநாடு

2011/12 SIVANANDA PADI/RAM 251102

19403

SECONDARY SCHOOL

200/2007

06-22

The lease is for a period of 33 years (Thirty Three years) from 04.09.2013 to 03.09.2048 (Thirty Days inclusive hereinafter referred to as "LEASE PERIOD" for running the school of the name and the style of SIVANANDA PADI/RAM SECONDARY SCHOOL.

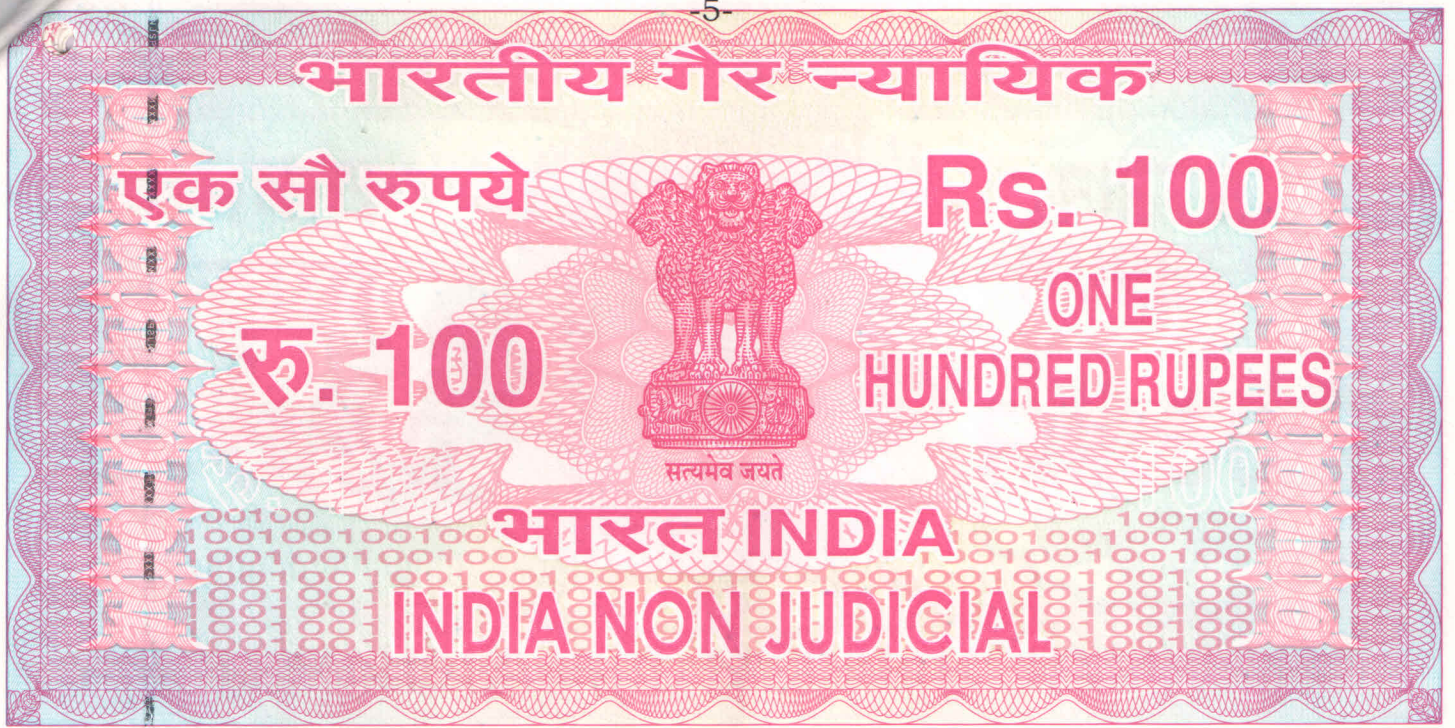
The lease shall be renewed on mutually acceptable terms and conditions, by executing another lease deed.

This lease shall expire and come to an end by efflux of time on 03.09.2048. However, either party is entitled to notify to writing their intention of terminating the lease or renunciation or forfeiture of the lease arrangement by giving six months advance notice to other party.

I புத்தகம் 2015 வருட
10606 ஆவணம் 13 தாள்களை
கொண்டது 4 தாள்கள்

2எண் இணை சார்பதிவு
செய்துள்ளது





தமிழ்நாடு தமில்நாடு TAMILNADU

BA 028753

19404 SIVANANDA RAJARAM SENIOR
03/09/2015 SECONDARY SCHOOL

R. MANOHAR.
STAMP VENDOR
Licence No.3/97,Dt. 30-9-97
No.14-A, Devarajanar street,
Vedachela Nagar,
Chengalpattu-603 001

Ch-59

The lease shall be one of "Tenancy at will". The **LESSOR** shall also have the right to terminate the lease, in the event of breach of any of the covenant herein by the **LESSEE** and fails to rectify and continue to do so for thirty (30) days after written notice issued by the **LESSOR** in respect thereof.

- 4) The lease rental for the **DEMISED PREMISES** is fixed @ **Rs.100/- (Rupees.One Hundred only) per month**, for a period of **396 Months (Three Hundred and Ninety Six Months)**, payable on or before 5th of the succeeding English Calender month without any delay or default. Lease rent is subject to TDS and any other statutory deductions as applicable from time to time. The lease Rent will be commenced from **04th day of September 2015.**

LESSEE
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY

LESSOR
M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



FIFTY
RUPEES

RS.50

INDIA

INDIAN NON JUDICIAL

IN 051758

தமிழ்நாடு ராஜ்யம்

STAMP VENDOR
M. MANOHARAN
No. 1-A, Desai Street,
Chennai-600 001

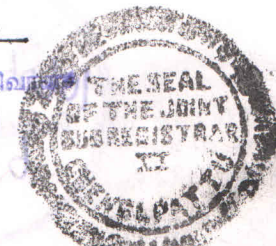
RECORD NO. 2000
SIVANANDA RAO

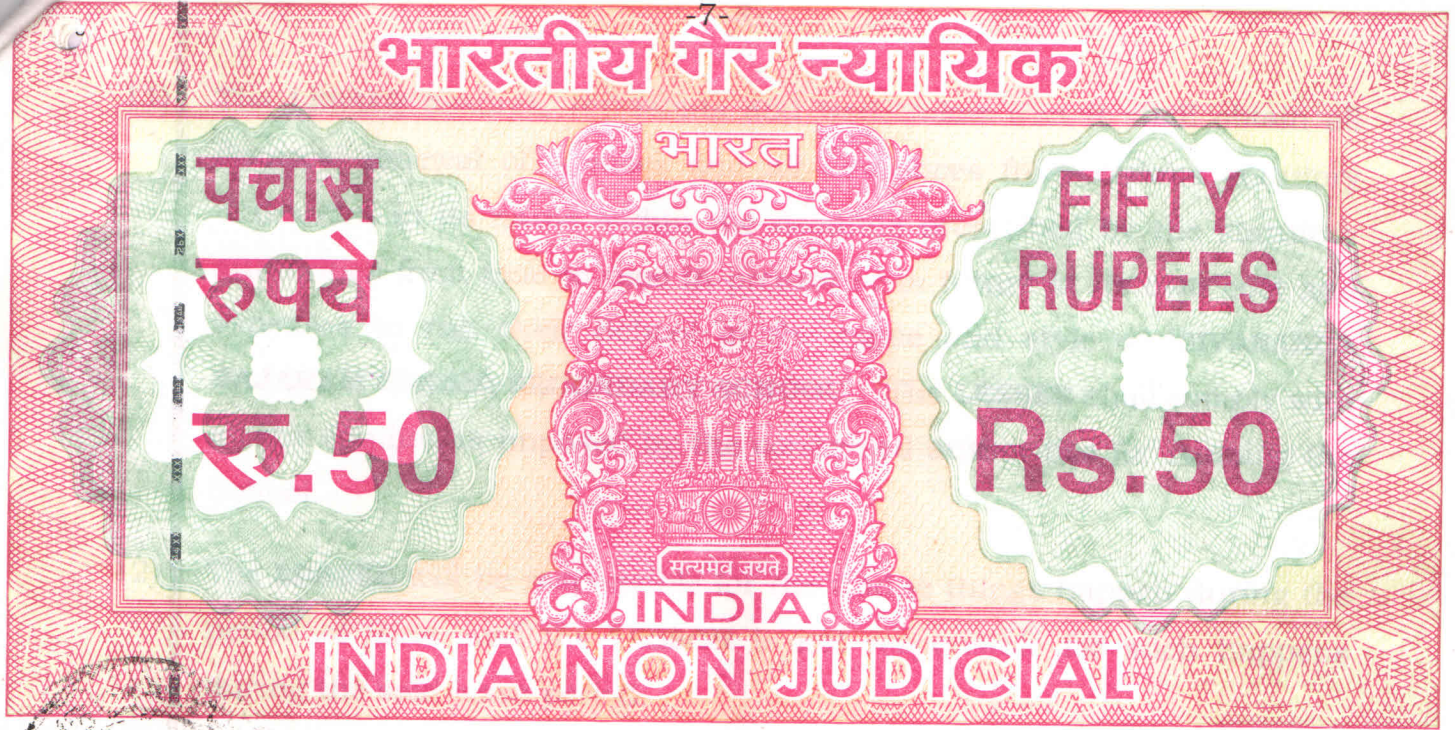
1947

Ch-24

புத்தகம் 2015 வருடம்
10606 ஆவணம் 13 தாள்களை
கொண்டது 6 தாள்

2எண் இணை சார்பதிவரை
செங்கற்பட்டு





தமிழ்நாடு தமில்நாடு TAMILNADU

19406 SIVANANDA RAJARAM SENIOR

43/09/2015

SECONDARY SCHOOL

Che-59

AN 051729

R. MANOHAR.

STAMP VENDOR

Licence No.3/97, Dt. 30.9.97

No.14-A, Devarajandar street,
Vedachela Nagar,
Chengalpattu-603 001

- 8) The **LESSEE** paid a sum of **Rs.1,000/- (Rupees One Thousand only)** by way of Cash to the **LESSOR** being "Interest Free Security Deposit" at the time of execution of these presents. The **LESSOR** do hereby admit and acknowledge the receipt of the said Interest free security deposit.
- 9) The said Security Deposit shall refundable by the **LESSEE** to the **LESSOR** simultaneously on the day of termination of the lease, after adjusting any arrears of lease rentals/water charges/electricity charges etc., and any other outstanding to any authorities.
- 10) The **LESSEE** shall pay the electricity charges, water charges, maintenance charges, if any, etc., and appropriate levy charges in respect of the **DEMISED PREMISES** during the tenure of lease period.

LESSEE

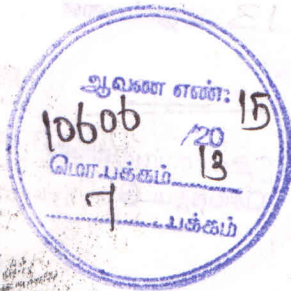
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

SECRETARY

LESSOR

M/s SIVANANDA SARASWATHI SEVASHRAM,

GENERAL SECRETARY



புத்தகம் 2015 வருடம்
10606 ஆவணம் 13 தாள்களை
கொண்டது 7 தாள்

2. எண் இணை சார்பதிவாளர்
செங்கற்பட்டு



- 11) The **LESSEE** assures, represents and undertakes that it shall obtain all licenses, renewal of licenses and all clearances from various statutory authorities in its name within the deadline prescribed by the statutory authorities from time to time in present or in future at its own cost and expenses to run their School in the name and style of "**SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL**". The **LESSEE** shall comply with all the conditions imposed by the concerned authorities for running the School.
- 12) The **LESSEE** will be responsible for the undue things happen during the period of lease and the **LESSOR** is not responsible for such happens during the said lease period.
- 13) The **LESSOR** shall not be responsible for any damage that may happen to the person or property whatsoever of the **LESSEE**, their agents, servants, visitors, invites and other persons using the **DEMISED PREMISE** for the time being by fire, rain, floods, leakage, bursting of water or electric wire castings or tubes or other installation in or about the leased premises or by the giving way of any portion or portions of the flooring walls roof ceiling or any other part of the building or from any cause whatsoever. The **LESSEE** shall liable to obtain adequate value all risks insurance for its assets inside the **DEMISED PREMISES** including its materials, employees and staff against all risks and threats with Third Party coverage.
- 14) The **LESSEE** is full responsible for their staffs/servants/workers.
- 15) The **LESSEE** hereby undertakes to take necessary precaution steps for their staffs/servants/workers/students during the period of lease.
- 16) The **LESSEE** during the LEASE PERIOD shall keep the DEMISED PRMISES in good and tenable condition.

LESSEE
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

[Signature]
SECRETARY

LESSOR
M/s SIVANANDA SARASWATHI SEVASHRAM,
GENERAL SECRETARY



புத்தகம் 8015 வருடம்
10606 ஆவணம் 13 தாள்களை
கொண்டது 8 தாள்

2 எண் இணை சார்புதிவாண்
செய்தபட்டு



- 17) The **LESSEE** shall allow the **LESSOR** and/or **LESSOR** agents/servants/representatives to enter into the **DEMISED PREMISES** at any time to inspect the same.
- 18) The **LESSEE** shall have no authority to sub-let whole or any part or the **DEMISED PREMISES** to any person without the specific written permission of the **LESSOR**.
- 19) The change of use of the **DEMISED PREMISES** for any other purpose for which it is let out would result in termination of the lease with immediate effect without any notice.
- 20) The **LESSEE** shall not make any acts, deeds or things, which is forbidden by Law and use the **DEMISED PREMISES** for such purpose, against which any criminal prosecution could lie or shall entitle the **LESSOR** to determine the tenancy and lay claim for damages, if any, arising out the same.
- 21) The **LESSEE** shall hand over possession of the **DEMISED PREMISES** to the **LESSOR** simultaneously on the day of expiry of the LEASE PERIOD or sooner on the termination of the lease by either party, in the same condition in which the **DEMISED PREMISES** was handed over by the **LESSOR** to **LESSEE**. The **LESSEE** shall be liable at their cost to make good condition and to done the repair works of any damages caused to the **DEMISED PREMISES**.
- 22) The **LESSEE** declares that they shall utilize the **DEMISED PREMISES** for running their School in the name and style of **SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL**.
- 23) The **LESSEE** shall not keep or store in or upon any part of the licensed premises petrol or any other goods of combustible, hazardous or explosive nature except goods of such nature as are required for household use and card and permitted by the Law nor to do or suffer to be done on the leased premises anything which shall invalidate or make

LESSEE
M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL

Sau Rajaram
SECRETARY



LESSOR
M/s SIVANANDA SARASWATHI SEVASHRAM,

[Signature]
GENERAL SECRETARY

5 புத்தகம் 2015 வருட
10600 ஆவணம் 13 தாள்களை
கொண்டது 9 தாள்

2எண் இணை சார்பதிவாண்
செங்கற்பட்டு



void able or increase the premium payable on the policy or policies of insurance for the time being in force in respect of the leased premises or the complex or building in which the leased premises is situated.

- 24) For the purpose of running School in the name and style of **SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL.**

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant Land measuring an extent of **2Acres out of extent of 3Acres 23Cents**, NH-III, Scheme at Maraimalai Nagar, Comprised in **Survey No.360Part**, Situated at **NINNAKARAI VILLAGE**, Chengalpattu Taluk, Kancheepuram District and

BOUNDED ON THE:-

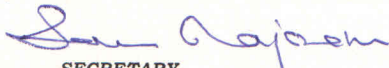
North by : Lease Land,
South by : Remaining Portion extent of 1Acre 23Cents,
East by : 40Feet Wide Road,
West by : Bus Stand.

The above property is situated within the Marimalai Nagar Township and within the Registration District of Chengalpattu and Registration Sub District of Joint-II Chengalpattu.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HAVE ENTERED INTO THIS LEASE DEED ON THE DAY MONTH AND YEARS FIRST ABOVE WRITTEN.

LESSEE

M/s SIVANANDA RAJARAM SENIOR SECONDARY SCHOOL


SECRETARY

LESSOR

M/s SIVANANDA SARASWATHI SEVASHRAM,


GENERAL SECRETARY


WITNESSES:-

R. ~~At~~ CR. Prakash JSlo E. Kawi
No. 9 Annapadma - Kancheepuram (Dy)

G.  [G. JEEVA]

8/o.p. Gounderaraj. No.3. Mariamman kut st.
Sembakkam. A-72

Drafted by :-


J. Rajendran
State Document writer
Lic No.A/96/CGL/98,
Omsakthi Documentation Centre
Chengalpattu, Mobile No.9380469928



I புத்தகம் 2015 வருடம்
10606 ஆவணம் 13 தாள்களை
கொண்டது 10 தாள்

2எண் இணை சார்பதிவாண்
செங்கற்பட்டு



Presented in the Office of SubRegistrar of Chengalpattu Joint II and fee of Rs. 730 paid between hours of 10 and 11 on 04/09/2015 by

1 Left Thumb



[Signature]

Additions As per the recitals of the document

PAV! AF1PR8552f

Execution Admitted by

1 Left Thumb



[Signature]

Additions As per the recitals of the document

1 Left Thumb



[Signature]

San Rajan

Additions As per the recitals of the document

PAV! ABKPL4431H

Identified by

1 *G. Jeeva*

Name : 1 G. JEEVA.

S/o P. Govindaraj No.3 Mariamman.

Koil Shal. Sembakkam Chennai-73



I புத்தகம் 2015 வருடம்
106006 ஆவணம் 13 தாள்களை
கொண்டது 11 தாள்

2 எண் இணை சார்பதிவாளர்
செங்கற்பட்டு



R. ~~***~~

Name : 2 R. Praveash s/o E. Ravi, NO 9 Arappally.
Kanchipuram(Dig)

4th day of September 2015

SubRegistrar
Chengalpattu Joint II

Registered as No 10606 of 2015 of Book I

Date : 04/09/2015

SubRegistrar
Chengalpattu Joint II





I புத்தகம் 2015 வருடம்
10606 ஆவணம் 13 தாள்களை
கொண்டது 12 தாள்

2 எண் இணை சார்பதிலாவது
செங்கற்பட்டு



आयकर विभाग
INCOME TAX DEPARTMENT
S RAJARAM
IYER

12/04/1952
Permanent Account Number
AFIPR8552F

Signature

भारत सरकार
GOVT. OF INDIA





பெயர் / கணக்கு எண் /PERMANENT ACCOUNT NUMBER
ABKPL4431H


பெயர் /NAME
LAKSHMI RAJARAM

தந்தை பெயர் / FATHER'S NAME
SENGANALLUR THIRUVIKARAMIYER VEN

பிறந்த தேதி /DATE OF BIRTH
08-06-1952

கையொப்பம் /SIGNATURE
S. Rajaram

வருமானவரி ஆணையர் (கணினிப் பேரறி இயக்கம்)
Commissioner of Income-Tax (Computer Operations)

S. Rajaram.

