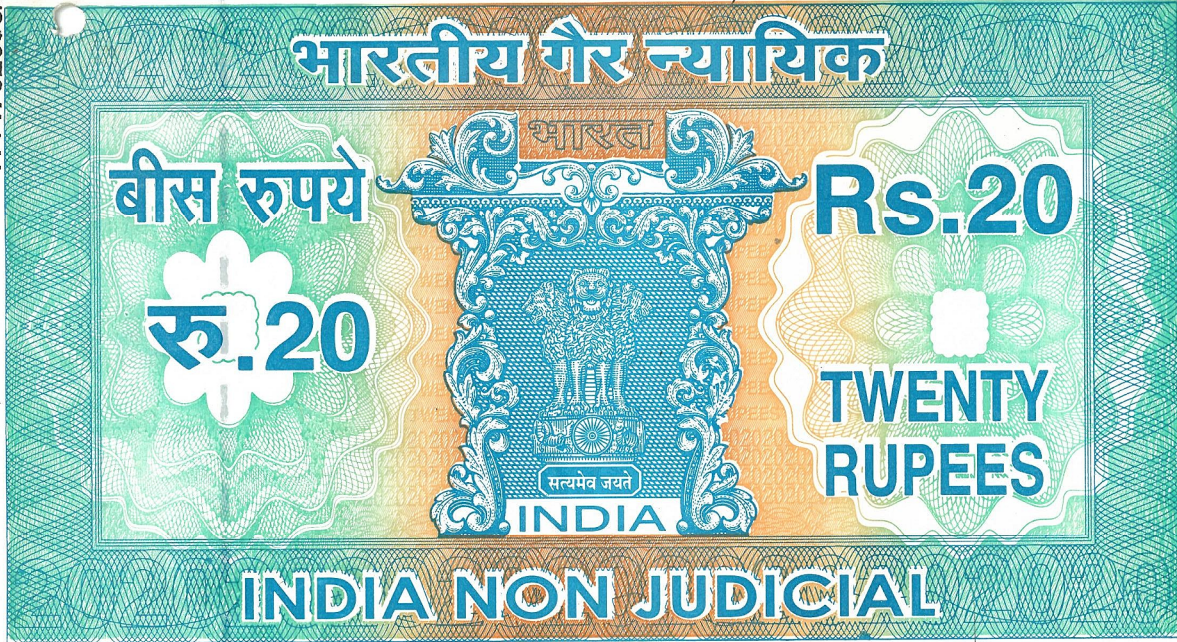


2343/2018

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தமிழ்நாடு தமில்நாடு TAMIL NADU


19538  
23-3-2018Our Lady School  
of ExcellenceJ. JAYAKAR  
STAMP VENDOR  
LNO. 17/133/97  
ANNANAGAR, CH-40

46AB 376580

**LEASE DEED**

**THIS DEED OF LEASE** executed at Chennai on **.16<sup>th</sup>** day of **APRIL 2018**, between **THIRUVOTTIYUR AUXILIUM SOCIETY**, formerly THE SALESIAN SISTERS' SOCIETY (India), (Name of Society changed vide Certificate of Registration of Societies, Chennai, Dt.16.4.1974, S.No.124 of 1974,, a Society registered under the Societies Registration Act, XXI of 1860 and having its Registered Office at No.955, Thiruvottiyur High Road, Thiruvottiyur, Chennai - 600 019 and represented herein by **Sr.A.MARY MARGARET (Aadhar No.7156 4121 8795)**, D/o.Mr.Amalnathan, aged about 57 years, residing at Auxilium Provincial House, Salesian Sisters, No.4/288, Madurai Main Road, Manikandam, Tiruchirapalli - 620 012, 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**.

J. Jayakar

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| Document No.   | 2343     | of | 2018   | of Book |
| Σ  | Contains | 17 | Sheets | 1 Sheet |
| <div style="text-align: right;"> <br/> Registering Officer </div> |          |    |        |         |



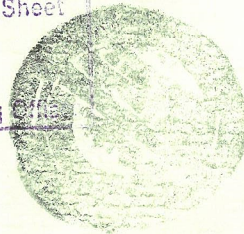
/ 2 /

AND

"OUR LADY SCHOOL OF EXCELLENCE", having its Land and Building, premises bearing at No.955, Thiruvottiyur High Road, Thiruvottiyur, Chennai - 600 019, represented by **Sr.MARGARET MARY (Aadhar No.9357 8502 3165)**, D/o.Mr.Sebastian, residing at No.955, Arch Bishop Louis Mathias Home, Thiruvottiyur High Road, Thiruvottiyur, Chennai - 600 019, 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.**

*S. Sebastian**Sr. Margaret*

|                          |          |    |        |         |       |
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| Document No.             | 2843     | of | 2018   | of Book |       |
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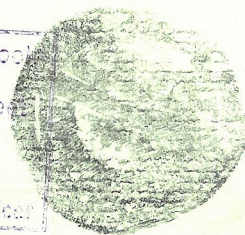


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WHEREAS the LESSOR has decided to operate a school in the name & style " **OUR LADY SCHOOL OF EXCELLENCE**" AND WHEREAS it is required by the **CENTRAL BOARD OF SECONDARY EDUCATION** that it allot sufficient land and building for the operation of the above said school, has therefore decided to lease the property more fully described in the schedule mentioned below to the above named LESSEE for a period of **30 years** commencing from **28<sup>th</sup> March 2018** to **28<sup>th</sup> March 2048**.

*Sr. Margaret J**Sr. Margaret J*

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| Document No.        | 2243     | of | 2018   | of Book |
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WHEREAS the Lessor is the absolute owner of larger extent of schedule mentioned property having been purchased by the Lessor from Mr.G.V.Shanmugam & Others, through Deed of Sale, Dt.03.04.1962, Registered in Book 1, as **Document No.1021 of 1962**, in the S.R.O.Sembium (now S.R.O.Thiruvottiyur), since then onwards the Lessor is in possession and enjoying the same.

AND WHEREAS the LESSOR has therefore agreed to give on lease and the lessee has agreed to take on lease the part of aforesaid larger extent of Land and Building, premises bearing Door No.955, **Thiruvottiyur High Road**, Kaladipet, Chennai - 600 019, measuring an extent **1.487 Acres (i.e.,64757 sq.ft.,)** out of 4 Acres 22 Cents, of Land and Superstructure thereon, Comprised in **Survey No.229 Part, as per Patta T.S.No.7/2, BlockNo.5, Ward J, Thiruvottiyur Village**, Thiruvottiyur Taluk, Thirvallur District, which is morefully described in the schedule hereunder and hereinafter referred to as the SAID PROPERTY for a period of **30 years** from the date of this agreement on a monthly rent of **Rs.50/- (Rupees Fifty Only)**.

**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 **30 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 **28<sup>th</sup> March 2018**.

*S. Mangalath*

*S. Mangalath*

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| Document No. <u>2343</u> of <u>2018</u> of Book   |
| <u>I</u> Contains <u>17</u> Sheets <u>4</u> Sheet |
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**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<sup>th</sup> 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 " **OUR LADY SCHOOL OF EXCELLENCE**" and shall not use it for any other purpose without obtaining specific consent from the Lessor.
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.
9. In course of occupation of the SAID PROPERTY if any damage is caused to the building willfully by the LESSEE during the period of tenancy the LESSEE shall be liable to indemnify the 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.

*B. Rangaut.1**Si. Margant St*

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**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 **30 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 notwithstanding the period of **30 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.

**SCHEDULE OF THE PROPERTY**

All that piece and parcel of Land and Building, premises bearing Door No.955, **Thiruvottiyur High Road**, Kaladipet, Chennai - 600 019, measuring an extent **1.487 Acres (i.e., 64757 sq.ft.,)** out of 4 Acres 22 Cents, of Land and Superstructure thereon, Comprised in **Survey No.229 Part, as per Patta T.S.No.7/2, Block No.5, Ward J, Thiruvottiyur Village**, Thiruvottiyur Taluk, Thiruvallur District and being bounded on the :

North by : 15 Feet Wide Road,  
South by : Remaning Land of Lessor,  
East by : Remaning Land of Lessor,  
West by : Thiruvottiyur High Road,

*S. Mangaraj*

*S. Mangaraj*

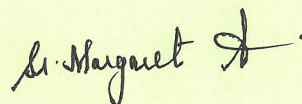
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| <i>an</i><br>Registering Officer |             |           |             |                |



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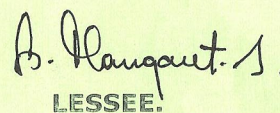
in all measuring as per Plan sketch marked "RED" in colour annexed herewith  
1.487 Acres (i.e., 64757 sq.ft.,) of Land together with superstructures thereon,  
situated within the Registration of North Chennai and Sub-Registration District of  
Thiruvottiyur.

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

WITNESSES:-

LESSOR.


1. Santiago Theresal.V  
955, T.H. Road  
Our Lady's School  
Thiruvottiyur, Chennai-19




LESSEE.

2. NGAPAK M. DEEPAK  
S/O M. ANARATHI Plot No 901  
TNHB & IRI PHASE II  
KALIVANER NARIER  
AMBUTTAI CHENNAI-58

DRAFTED BY:

  
S.K. YOKESH SRIRAM, BA.ML.,  
Advocate, Enroll No. 3290,  
No. 13, Cuddappah Rengaiyah Street,  
Periamet, Chennai-600003.  
Mobile No. 99410 50505.

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| Document No. <u>2343</u> of <u>2018</u> of Book   |
| <u>I</u> Contains <u>17</u> Sheets <u>7</u> Sheet   |
| <br>Registering Officer |



Registering Officer




## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1041 of 2018

I hereby certify that a sum of ₹ 1,032/- (Rupees One Thousand and Thirty Two only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Ms. SR MARGARET MARY residing at No.955, Arch Bishop Louis Mathias Home, Thiruvottiyur High Road, Thiruvottiyur,, Chennai, Tamil Nadu, India, 600019.

Sub Registrar: Thiruvottiyur  
Date: 16/04/2018

  
Signature of Sub Registrar and Collector under Section  
41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Thiruvottiyur and fee of ₹ 490/- paid at 11:02 AM on the 16/04/2018 by

Left Thumb



*S. Margaret S*  
9710279219

Additions as per recitals of document

Execution admitted by  
Left Thumb



*S. Margaret S*  
9790634553


Additions as per recitals of document

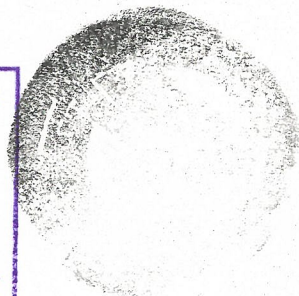
Claim admitted by  
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*S. Margaret S*

Additions as per recitals of document

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| Document No.   | 2343 | of       | 2018 | of Book        |
|  | 7    | Contains | 12   | Sheets 9 Sheet |
| <br>Registering Officer |      |          |      |                |





## R/Thiruvottiyur/Book-1/2343/2018

Identified By

1. *Santiago Theresal v.*Ms. SR SANTIAGU THERESAL V Daughter of VEDAMUTHU Auxilium Convent,  
Gandhi Nagar,, Vellore , Tamil Nadu, India, 632006.2. *M. Deepak*Mr. DEEPAK M Son of AMARNATH No.901, TNHB, Phase - 3, LIG I, Kalaivanar  
Nagar, Ambatur,, Chennai, Tamil Nadu, India, 600058.16<sup>th</sup> day of April 2018

*GOVARTHANAM A M*  
GOVARTHANAM A M  
Sub Registrar  
Thiruvottiyur

Registered as Number **R/Thiruvottiyur/Book-1/2343/2018.**

Date: 16/04/2018  
Thiruvottiyur



*GOVARTHANAM A M*  
GOVARTHANAM A M  
Sub Registrar

Document No. 2343 of 2018 of Book  
1 Contains 12 Sheets 10 Sheet  
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 Registering Officer

