

**LEASE DEED**

This deed of Lease Executed at Madurai On this 08<sup>th</sup> day of September 2023

**BETWEEN**

1. Sri.M.V.MUTHURAMALINGAM, S/o.VEERAMAKALI, residing at Iadanendal Village, Manamadurai Taluk, Sivagangai District and 2. VELAMMAL MEDICAL COLLEGE HOSPITAL & RESEARCH INSTITUTE, owned and run by Velammal Madurai Educational Trust (P.A.N.No.AAATV6606K), represented herein by its Trustee, Sri.M.V.MUTHURAMALINGAM, S/o.VEERAMAKALI, residing at Iadanendal Village, Manamadurai Taluk, Sivagangai District. Both are hereinafter called as "LESSOR"

**AND**

VELAMMAL VIDYALAYA run by VELAMMAL EDUCATIONAL TRUST represented by its Principal Tmt.BALAMURUGAN, (Aadhar No.4643 6142 3437) S/o.Suruli, and residing at 1C, Velammal Quaters, Iadanendal, Thirupuvanam, Sivagangai-630611. hereinafter called as "LESSEE"

Whereas the Lessor is the absolute Owner of the Vacant Lands admeasuring about 7 Acre 74 3/4 cents situated in Anuppanadi Village,

Madurai South Taluk, Madurai District, more fully having acquired the same as such as absolutely entitled to possess, use, sell or let on lease the whole or part of the land.

Whereas the lessor has agreed to lessee and the lessee agreed to take on lease the schedule property for the purpose of running a school and its related activities for a period of 31 years from 01.05.2023 on the following terms and conditions.

1. *[Signature]*

velammal Medical College Hospital  
& Research Institute

Chairman

2. *[Signature]*  
PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009

PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009

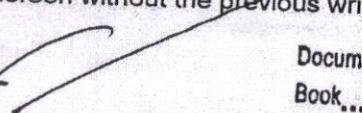
Document No. 3959 of 2023, of  
Book 1, Contains 10 Sheets  
1 Sheet

JOINT 1 SUB REGISTRAR  
(Madurai South)

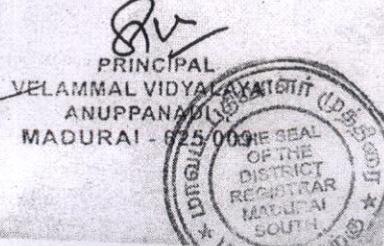


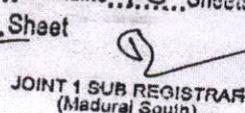
**NOW THEREFORE THIS DEED OF LEASE WITHNESSETH FOLLOWS:**

1. That in pursuance and consideration of the above said lease agreement and in consideration of the payment of advance amount of **Rs.50,000/- (Rupees Fifty Thousand Only)** the lessor do hereby admit and acknowledge the advance amount of **Rs.50,000/- (Rupees Fifty Thousand Only)**. Agreed to be paid by the lessee to the lessor at the time of inception of tenancy the said advance amount of **Rs.50,000/- (Rupees Fifty Thousand Only)** shall carry no interest and the said amount shall be returned to lessee by the lessor at the time of giving vacant possession of the schedule mentioned property and together with all rights easement and appurtenances thereto belongings to hold the land hereby demised unto lessee or the term of 31 years computed from the 01.05.2023 paying therefore the lease rent of (**Rs.1000/-**) **Rupees Thousand** per annum on or before the last day of tenth month of the succeeding year without delay or default.
2. The lessee is to use the lease-hold land for educational purposes and its related usage and connected activities only and not for any other purpose or business or commercial activities.
3. The lessee shall be at liberty to put up any permanent or temporary structure or buildings and make any alterations on the demised premises in accordance with the plans and safety measures approved by the local Municipal and other authorities from time to time during the subsistence of the terms hereby created and agreed to handover the schedule property as in the conditions it was taken at the time of lease to the lessor.
4. **Lessee's Obligation:**  
The lessee with intent to bind all persons into whomsoever possession, the demised may come, doth hereby covenant with the lessor as follows.
  - a. During the said term hereby created to pay into the lessor the said rent at the times on the days and in the manner herein before appointed for the payment thereof.
  - b. Shall also pay charges like electricity charges, water charges, and other charges demands from the government, local bodies, rates and levels on the activities carried on the demised premises by the lessee.
  - c. Not to erect or construct any structure or building regulating as may be approved by the local municipal authorities.
  - d. Not to assign, underlet, sublease, mortgage or dispose of any manner or part with possession of the demised premises or any part thereof or any interest thereon without the previous written consent and approval of the lessor.

1.   
Document No. 3959 of 2023 of  
Book 1..... Contains 10 Sheets

Velammal Medical College Hospital  
& Research Institute



2.   
JOINT 1 SUB REGISTRAR  
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PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009

Chairman

HOWEVER THE ABOVE RESTRICTION WILL not apply in the case of the lessee availing any loan from any Nationalized bank or from the Punjab National Bank, on the securities of its lease hold rights in the property, the loan being for construction of school buildings and other related structures & also for purchase of equipment, furnitures, lab material etc which go hand running of an educational institution.

The lessee can without the prior or consent of the lessor mortgage the lease hold rights in the demised premises in favour of the bank as security and if for any reason the approval of the lessor is also considered necessary, the lessor shall not refuse to give his consent to the bank for the lessee to create mortgage over its lease hold rights for the purpose as stated supra.

- e. In the event of the lessee not paying the monthly rents consecutively for 6 months or in the event of the lessee committing breach of the terms for the lease, the lessor shall be entitled to terminate the lease by giving notice of Termination of lease even if the 31 year's period had not run out.

#### 5. Lessor's Obligation:

- a. To pay all rates, taxes, charges, cesses, impositions,
- b. The lessor permits the lessee to apply in the latter's own name and its own cost for approval of the buildings plan and seek approval from any authority for purpose of the school activity in and on the demised premises during the currency of lease.
- c. The lessee paying the rents hereby reserved and performed the covenants hereinbefore mentioned shall and may peacefully enjoy the demised premises, for the said term of lease without any let or hindrance from the lessor or any person claiming under the lessor.
- d. The demised land is free from all encumbrances, charges and from all defaults in title and in case of any loss or damage being suffered by the lessee in consequence thereof the lessor shall indemnify the lessee.

1.

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Document No. 3959 of 2023 of  
Book 1 Contains 12 Sheets  
3 Sheet

JOINT 1 SUB REGISTRAR  
(Madurai South)

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PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009



6. The lessee shall not use the demised premises for any immoral or illegal activities or purposes prohibited by law in the event of the lessee committing breach of the above express stipulation the lessor.
7. The termination notice mentioned in the event of the condition and stipulation shall mean a written notice sent by the lessor or on his behalf to the lessee by Registered Post Acknowledgement Due and the Lease shall stand terminated at the expiry of 60 days from the date of such notice and lessor shall have the right of re-entry on the demised premises.

SCHEDULE

Shall be entitled to terminate the lease and enter upon the demised premises without reference to the 31 year's period.

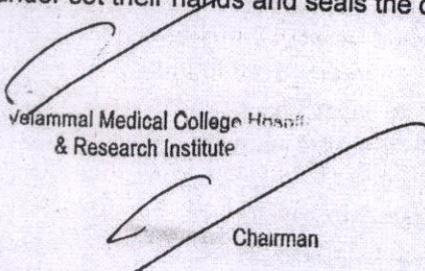
**ALL THAT PIECE AND PARCEL OF THE LAND** measuring in Survey No.56/9 to an extent of 90 cents, Survey No.57/3 to an extent of 54 cents, Survey No.57/4 to an extent of 22 cents, Survey No.57/5 to an extent of 28 1/2 cents, Survey No.76/4 to an extent of 30 cents out of 60 cents, Survey No.75/1B to an extent of 62 cents, Survey No.75/10 to an extent of 49 1/2 cents, Survey No.75/11 to an extent of 25 cents, Survey No.75/12 to an extent of 23 1/2 cents, Survey No.75/13A to an extent of 37 cents, Survey No.75/13B to an extent of 37 cents, Survey No.75/13C to an extent of 37 cents, Survey No.57/8B to an extent of 86 1/4 cents

Survey No. 76/1 to an extent of 34 cents, Survey No. 76/3 to an extent of 42 cents, Survey No. 75/2 to an extent of 27 cents, Survey No. 75/3-Part (East Side) to an extent of 14 cents, Survey No. 75/4 to an extent of 26 cents, Survey No. 75/9 to an extent of 32 cents, Survey No. 76/2-Part (South Side) to an extent of 18 cents

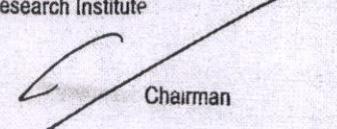
all together to be an extent of **7 Acre 74-3/4 cents** in **Anuppanadi Village**, Madurai South Taluk, Madurai District situated within the registration district of **Madurai South Registration Sub District of Joint-I.**

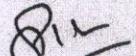
IN WITNESS WHERE OF THE LESSOR AND LESSEE VELAMMAL VIDYALAYA have hereunder set their hands and seals the day and year first above written.

1.

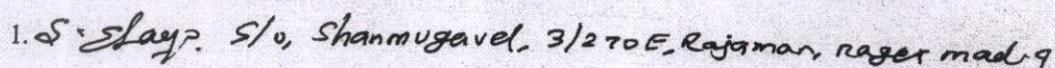
  
Velammal Medical College Hospital  
& Research Institute

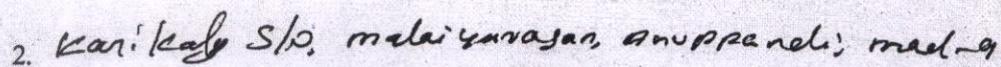
2.

  
Chairman

  
PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009

Witness:

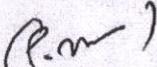
1.  S/o, Shanmugavel, 3/270 E, Rajam, rager mad. 9

2.  Karikayal S/o, malayavarajan, anuppanadi, mad. 9

Document No. 3959 of 2023 of  
Book 1, Contains 10 Sheets

தயாரித்தவர் : ..... Sheet (1)

JOINT 1 SUB REGISTRAR  
(Madurai South)

  
(P.ராஜகோபால், M.A.B.L.) Advocate, Enrolment No. MS364/2007,  
No.7B, மீனாட்சியம் சந்து, துமகூலிப்பட்டி, ரோடு, மதுரை-1.

**PRINCIPAL**  
**VELAMMAL VIDYALAYA**  
**ANUPPANADI**  
**MADURAI - 625 009**





Document No. 3959 of 2023 of  
Book 1 Contains 10 Sheets  
Sheet 1

JOINT 1 SUB REGISTRAR  
(Madurai South)

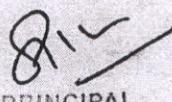
1.   
Velammal Medical College Hospital  
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Chairman

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VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009





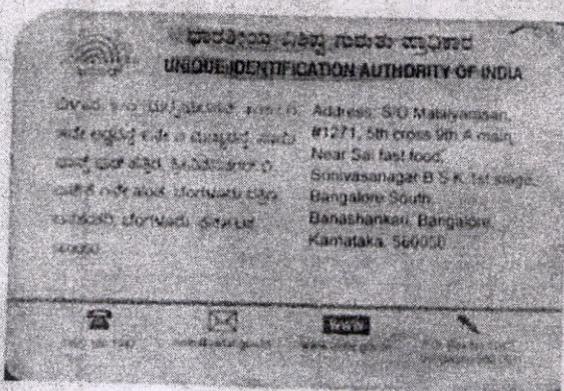
  
 PRINCIPAL  
 VELAMMAL VIDYALAYA  
 ANUPPANADI  
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Document No. 395 of 2023 of  
 Book 1 Contains 10 Sheets  
 6 Sheet

JOINT 1 SUB REGISTRAR  
(Madurai South)

  
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 ANUPPANADI  
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VELAMMAL VIDYALAYA  
ANUPPANADI  
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Document No. 3959 of 2023 of  
Book 1 Contains 12 Sheets  
1 Sheet

JOINT 1 SUB REGISTRAR  
(Madurai South)





தமிழ்நாடு அரசு  
பதிவுத்துறை  
ஒப்புகைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

சார்பதிவாளர் அலுவலகப் பெயர்  
விண்ணப்ப எண்  
பரிவர்த்தனை எண்  
பரிவர்த்தனை நாள்

1 எண் இணை சார்பதிவாளர் மதுரை தெற்கு  
S01LANDVV202309088549932  
REG202309085687142  
08/09/2023

விண்ணப்ப விவரங்கள்

விண்ணப்பதாரர் பெயர்  
சேவை வகை  
முத்திரைத்தீர்வை (₹)  
பதிவுக் கட்டணம் (₹)  
கணினிக் கட்டணம் (₹)  
குறுந்தகடுக் கட்டணம் (₹)  
ஆவண எழுத்தர் நலநிதி (₹)

BALA MURUGAN  
சார்பதிவாளர் அலுவலகத்தில் ஆவணப் பதிவு  
(புதியது)  
3240/-  
810/-  
700/-  
100/-  
10/-

தொகை செலுத்திய விவரங்கள்

வங்கியின் பெயர்  
வங்கிக்குறிப்பு எண்  
பணம் செலுத்திய விதம்  
செலுத்தப்பட்ட தொகை (₹)  
தொகை செலுத்தும் நிலைப்பாடு  
தொகை செலுத்திய நாள்

பாரத ஸ்டேட் வங்கி  
IK0CLBIFV3  
இணைய வழி  
4860/-  
வெற்றி  
08/09/2023

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்

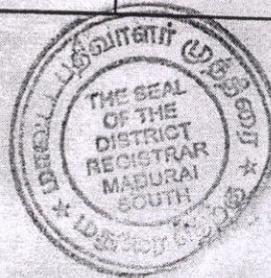
1800 102 5174

மின்னஞ்சல் முகவரி

helpdesk@tnreginet.net

Document No. 3959 of 2023  
Book 1 Contains 10 Sheets  
Sheet 1

JOINT 1 SUB REGISTRAR  
(Madurai South)



PRINCIPAL  
VELAMMAL VIDYALAYA  
ANUPPANADI  
MADURAI - 625 009

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2455 of 2023

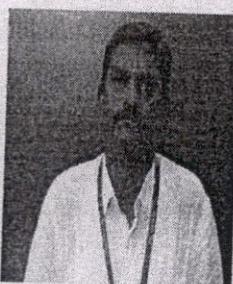
I hereby certify that a sum of ₹ 3,240/- (Rupees Three Thousand Two Hundred and Forty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. பாலமுருகன் residing at 1C, VELAMMAL QUARTERS, LADANENTHAL, THIRUPPUVANAM,, Sivagangai, Tamil Nadu, India, 630511.

Sub Registrar: Madurai South Joint I  
Date: 08/09/2023

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

Presented in the office of the Sub Registrar of Madurai South Joint I and fee of ₹ 1,620/- paid at 03:57 PM on the 08/09/2023 by

Left Thumb



8.1

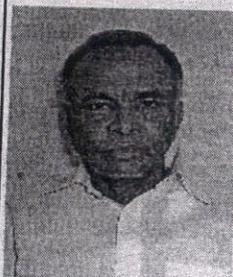
Additions as per recitals of document

Execution admitted by

### Left Thumb



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(Details from UIDAI): **M**Contains **15** Sheets  
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xxxxxxxxx2767) 



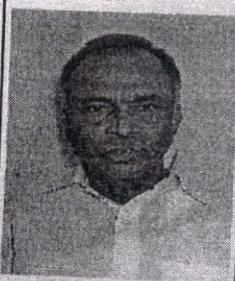
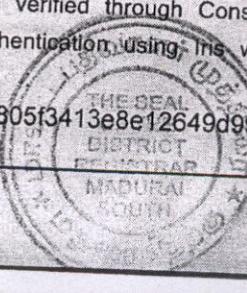
JOINT 1 SUB REGISTRAR  
(Madurai South)

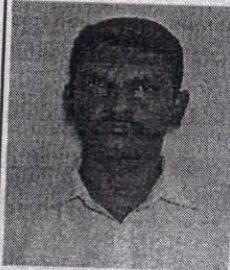
Execution admitted by  
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using, ms. with UDAN

UKC:786152715a7f6805f3413e8e12649d99d4ce7b



	<p>(Details from UIDAI : Muthuramalingam Veeramahali S/O: Veeramahali, 15-10-1947, xxxxxxxx2767)</p>	
Claim admitted by Left Thumb	<p><i>B15</i></p> <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:083256a78b99d0a9404b118cb9f44a04957412 (Details from UIDAI : Balamurugan Suruli S/O: Suruli, 20-11-1973, xxxxxxxx3437)</p>	

8<sup>th</sup> day of September 2023

  
MANICKAVASAKAM B  
Sub Registrar  
Madurai South Joint I

Registered as Number R/Madurai South Joint I/Book-1/3959/2023.

Date: 08/09/2023  
Madurai South Joint I

  
MANICKAVASAKAM B  
Sub Registrar

Document No. 3959 of 2023 of  
Book 1 Contains 10 Sheets  
1 Sheet

JOINT 1 SUB REGISTRAR  
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