

LEASE DEED

This deed of Lease Executed at Madurai On this 08th day of September 2023

BETWEEN

1. **Sri.M.V.MUTHURAMALINGAM, S/o.VEERAMAKALI**, residing at ladanendal 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 ladanendal Village, Manamadurai Taluk, Sivagangai District. Both are hereinafter called as "LESSOR"

AND

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

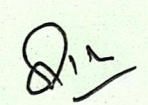
Whereas the Lessor is the absolute Owner of the Vacant Lands admeasuring about 7 Acre 74 $\frac{3}{4}$ cents situated in Anuppanadi Village,

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. 
velammal Medical College Hospital
& Research Institute

Chairman

2. 
PRINCIPAL
VELAMMAL VIDYALAYA
ANUPPANADI
MADURAI - 625 009

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Book 1 Contains 10 Sheets
1 Sheet


JOINT 1 SUB REGISTRAR
(Madurai South)



NOW THEREFORE THIS DEED OF LEASE WITNESSETH FOLLOWS:

1. That in pursuance and consideration of the above and 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 alternations 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.

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2.

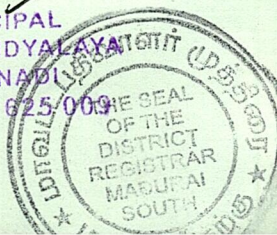
Velammal Medical College Hospital
& Research Institute

Chairman

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JOINT 1 SUB REGISTRAR
(Madurai South)

PRINCIPAL
VELAMMAL VIDYALAYA
ANUPPANA
MADURAI - 625 009



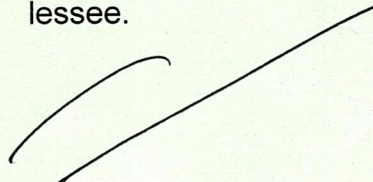
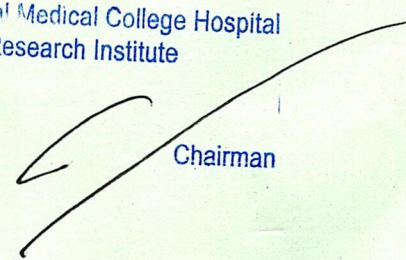
HOWEVER THE ABOVE RESTRICTION WILL not apply in the case of the lessee availing any loan from any Nationalized bank or from the Punjab National Bank, on the securities of its lease hold rights in the property, the loan being for construction of school buildings and other related structures & also for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

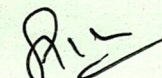
The lessee can without the prior or consent of the lessor mortgage the lease hold rights in the demised premises in favour of the bank as security and if for any reason the approval of the lessor is also considered necessary, the lessor shall not refuses to give his consent to the bank for the lessee 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 peremises, for the said term of lease without any let or hindrance from the lessor or any preson 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. 
2. 
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JOINT 1 SUB REGISTRAR
(Madurai South)



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.**

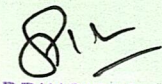
ALL THAT PIECE AND PARCEL OF THE LAND measuring in Survey No.56/9 to an extent of 90 cents, Survey No.57/3 to an extent of 54 cents, Survey No.57/4 to an extent of 22 cents, Survey No.57/5 to an extent of 28 ½ cents, Survey No.76/4 to an extent of 30 cents out of 60 cents, Survey No.75/1B to an extent of 62 cents, Survey No.75/10 to an extent of 49 ½ cents, Survey No.75/11 to an extent of 25 cents, Survey No.75/12 to an extent of 23 ½ 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 86¼ 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. 
2. 
Velammal Medical College Hospital
& Research Institute
Chairman


PRINCIPAL
VELAMMAL VIDYALAYA
ANUPPANADI
MADURAI - 625 009

Witness:

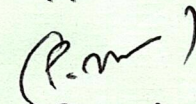
1. S. Slayy. S/o, Shanmugavel, 3/270 E, Rajaman, Rager mad-9

2. Karikaly S/o, malayarayan, anuppanadi, mad-9

Document No. 3959 of 2023 of
Book... Contains 10 Sheets
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தயாரித்தவர் :




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

JOINT 1 SUB REGISTRAR
(Madurai South)




भारत सरकार
GOVERNMENT OF INDIA



முத்துராமலிங்கம் வீரமகாலி
Muthuramalingam Veeramahali
 பிறந்த நாள்/ DOB: 15/10/1947
 ஆண் / MALE



6154 6922 2767


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

| | |
|--|--|
| <p>முகவரி: தலைநகர் / தாய் பெயர்: வீரமகாலி, 2/27, மெயின் ரோடு, லாடானந்தல், திருப்புவனம், லாடானந்தல், சிவகங்கை, தமிழ் நாடு - 630811</p> | <p>Address: S/O: Vaeramahali, 2/27, MAIN ROAD, LADANENTHAL, THIRUPUVANAM, Ladanental, Sivaganga, Tamil Nadu - 630811</p> |
|--|--|

6154 6922 2767

MERA AADHAAR, MERI PEHACHAN

1.

2.


Velammai Medical College Hospital
& Research Institute

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Chairman


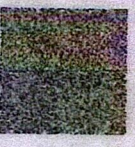




JOINT 1 SUB REGISTRAR
(Madurai South)

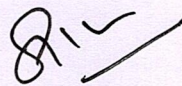

இந்திய அரசாங்கம்
 Government of India

 பாலமுருகன் சுருளி
 Balamurugan Suruli
 பிறந்த நாள்/DOB: 20/11/1973
 ஆண்/ MALE


4643 6142 3437
 VID : 9183 9467 5798 8261
எனது ஆதார். எனது அடையாளம்

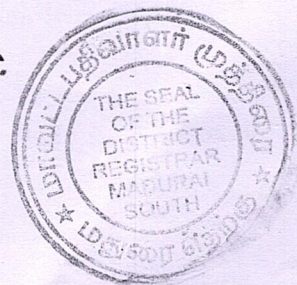

Unique Identification Authority of India
ஆதார்
 முகவரி:
 தலை / தாய் பெயர்: சுருளி, 1சி, வேலம்மாள்
 குடியிருப்பு, லாடனேந்தல், திருப்புவளம்,
 லாடனேந்தல், சிவகங்கை,
 தமிழ் நாடு - 630611




Address:
 S/O: Suruli, 1C, VELAMMAL QUATERS,
 LADANENTHAL, THIRUPUVANAM,
 Ladanendal, Sivaganga,
 Tamil Nadu - 630611
4643 6142 3437
 VID : 9183 9467 5798 8261
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 (Madurai South)



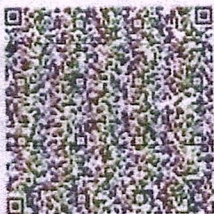
இந்திய சர்க்கார்
Government of India

இந்திய அடையாள அமைதி ஆணைப்பகுதி
Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 0651/10459/68068



To
 இளங்கோவன் S
 Elangovan S
 C/O Shanmugavel
 NO 3 / 270 E
 RAJAMAN NAGAR
 Chinthamani
 Madurai Tamil Nadu - 625009
 9597442210

Signature Not Verified
 Signature is not verified because the Aadhaar number is not linked to the PAN card.



உங்கள் ஆதார் எண் / Your Aadhaar No. :
2160 2880 5414
 VID : 9148 9720 9691 5874
 எனது ஆதார், எனது அடைபாள்


இந்திய சர்க்கார்
Government of India

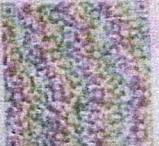
இளங்கோவன் S
 Elangovan S
 பிறந்த நாள்/DOB: 07/04/1996
 ஆண் / MALE

2160 2880 5414
 VID : 9148 9720 9691 5874
 எனது ஆதார், எனது அடைபாள்

ಭಾರತ ಸರ್ಕಾರ
GOVERNMENT OF INDIA



ಕರ್ನಾಟಕ M
 ಕುರಿಕಲ್ ಮಠ / Year of Birth
 ಆಂಡ / Male



7458 7670 3011

ಆದಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

KariKala

ಭಾರತೀಯ ಅಡಿಯಾಯ್ತು ಅಧಿಕಾರ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ವಿಳಾಸ: S/O Maliyasara
 #1271, 5th cross 9th A main,
 Near Sai fast food,
 Srinivasanagar B S K 1st stage,
 Bangalore South,
 Banashankari, Bangalore,
 Karnataka, 560050

ವಿಳಾಸ: S/O Maliyasara
 #1271, 5th cross 9th A main,
 Near Sai fast food,
 Srinivasanagar B S K 1st stage,
 Bangalore South,
 Banashankari, Bangalore,
 Karnataka, 560050

180 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
 Bangalore-560 050

S. S. Jayo

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JOINT 1 SUB REGISTRAR
 (Madurai South)





தமிழ்நாடு அரசு
பதிவுத்துறை
ஒப்புக்கைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

| | |
|-----------------------------|-------------------------------------|
| சார்பதிவாளர் அலுவலகப் பெயர் | 1 எண் இணை சார்பதிவாளர் மதுரை தெற்கு |
| விண்ணப்ப எண் | S01LANDVV202309088549932 |
| பரிவர்த்தனை எண் | REG202309085687142 |
| பரிவர்த்தனை நாள் | 08/09/2023 |

விண்ணப்ப விவரங்கள்

| | |
|--------------------------|---|
| விண்ணப்பதாரர் பெயர் | BALA MURUGAN |
| சேவை வகை | சார்பதிவாளர் அலுவலகத்தில் ஆவணப் பதிவு (புதியது) |
| முத்திரைத்தீர்வை (₹) | 3240/- |
| பதிவுக் கட்டணம் (₹) | 810/- |
| கணினிக் கட்டணம் (₹) | 700/- |
| குறுந்தகடுக் கட்டணம் (₹) | 100/- |
| ஆவண எழுத்தர் நலநிதி (₹) | 10/- |

தொகை செலுத்திய விவரங்கள்

| | |
|----------------------------|-------------------|
| வங்கியின் பெயர் | பாரத ஸ்டேட் வங்கி |
| வங்கிக்குறிப்பு எண் | IK0CLBIFV3 |
| பணம் செலுத்திய விதம் | இணைய வழி |
| செலுத்தப்பட்ட தொகை (₹) | 4860/- |
| தொகை செலுத்தும் நிலைப்பாடு | வெற்றி |
| தொகை செலுத்திய நாள் | 08/09/2023 |

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்

1800 102 5174

மின்னஞ்சல் முகவரி

helpdesk@tnreginet.net

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JOINT 1 SUB REGISTRAR
(Madurai South)

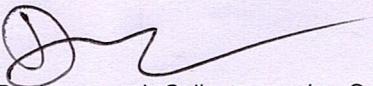


CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899


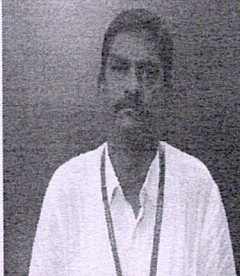


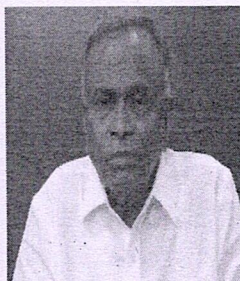
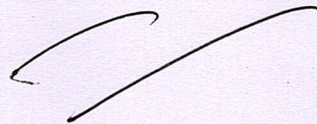
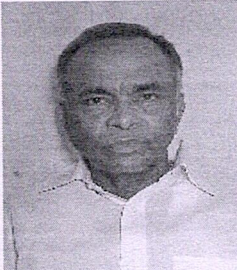

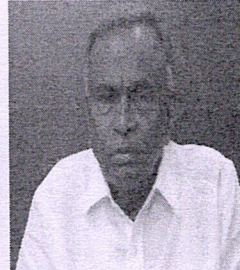
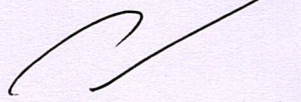
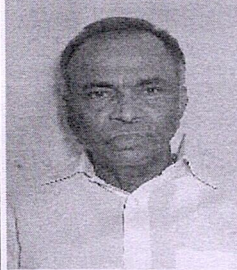
S.No 2455 of 2023

I hereby certify that a sum of ₹ 3,240/- (Rupees Three Thousand Two Hundred and Fourty 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 QUATERS, LADANENTHAL, THIRUPPUVANAM,, Sivagangai, Tamil Nadu, India, 630511.


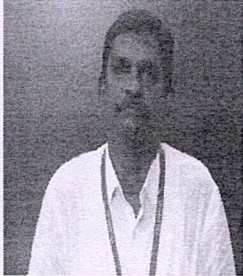
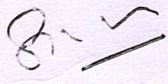
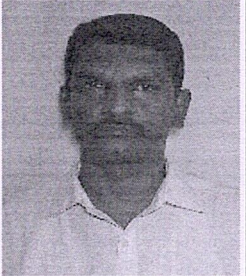
Sub Registrar: Madurai South Joint I
Date: 08/09/2023


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

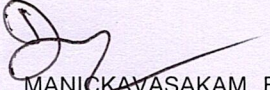
Presented in the office of the Sub Registrar of Madurai South Joint I and fee of ₹ 1,620/- paid at 03:57 PM on the 08/09/2023 by

| | | |
|---|--|---|
| <p>Left Thumb</p>   |  Additions as per recitals of document | |
| <p>Execution admitted by Left Thumb</p>   |  Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. 3959 of 2023 of UKC:175608411621f244b86bd6111a86b08bcf0 (Details from UIDAI): Muthuramalingam Veeramahali S/O Veeramahali, 15-10-1947, xxxxxxxx2767) JOINT 1 SUB REGISTRAR (Madurai South) |  |
| <p>Execution admitted by Left Thumb</p>   |  Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. UKC:786152715a7f6805f3413e8e12649d99d4ce7b THE SEAL DISTRICT REGISTRAR MADURAI SOUTH |  |

R/Madurai South Joint I/Book-1/3959/2023

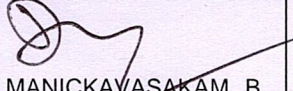
| | | |
|---|---|---|
| | <p>(Details from UIDAI : Muthuramalingam Veeramahali S/O: Veeramahali, 15-10-1947, xxxxxxxx2767)</p> | |
| <p>Claim admitted by Left Thumb</p>   |  <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No.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

8th 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
10 Sheet

JOINT 1 SUB REGISTRAR
(Madurai South)

