P 58/2021

1383/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

AY 371334

18 FEB 2021

CHAITANYA NAMALA
Chennai-600043

A. VALLIMANAVALAN (S
06 / CH (S) / 2008 Dt. 19-11-2(
West Tambaram, Chennai - 4
Cell: 9840388492

TP/100197135/2021

LEASE DEED

THIS LEASE DEED executed at Tambaram on this 19th day of February 2021 by AND between **Mr. S.K.ABDUL KHADER,** S/o. Mr. S.Kaja Mohideen, aged about 72 years and residing at No.4/479, 3rd South Main Road, Sri Kapaleeswarar nagar, Neelankarai, Injambakkam, Chennai – 600 115, **(AADHAR NO: 7901 2260 3929) (PAN: AFIPA6314C)** in the same address (Hereinafter referred to as the **"LESSOR"** (which expression shall unless repugnant to the context mean and include all his heirs, executers, administrators, legal representatives, successors-in-interest, assigns etc) of the **FIRSTPART.**

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1
Contains 2 Sheets 1 Sheet

Registering Officer

TP/100197135/2021

AND

M/s SREE MURAGAN EDUCATIONAL TRUST, a registered Trust bearing Regn.No.190/2015, having its office at Plot No. 23, Chari Avenue, Palavakkam, Chennai 600 041, Tamil Nadu, INDIA., represented by its Authorized Signatory of the Trust, **Mr.CHAITANYA NAMALA, (AGM)** S/o Mr Prakashrao, Aged 40 Years and residing at Flat No 17B, E1 Jain Green Acres Dharga Road, Zameen Pallavaram Chennai 600 043, **(AADHAR NO: 7973 1163 7502)** authorized vide Trust resolution dated 10th February 2021. (Hereinafter referred to as the **"LESSEE"** (which expression shall unless repugnant to the context meaning thereof, be deemed to mean and include all its successors in interest, executors, administrators, legal representatives, Permitted assigns etc.) Party of the Other Part;

WHEREAS the Lessor is the absolute owner and possessor of vacant land, measuring an extent of Acre 1.48 ½ cents, Comprised in Survey No.267/2 as per patta No.11612 in terms of registered sale deed dated 02.12.1972 in document No.4069/1972 on the file of the SRO, Tambaram and in terms of the sale deed dated 07.12.1972 in document No.4110/1972 on the file of the SRO, Tambaram, measuring to an extent of Acre 0.35 cents, thereby the Lessor is holding to the total extent of Acre 1.83 ½ cents in Survey No.267/2, Old Perungalathur Village, Tambaram Taluk, Chengalpattu District, out of which the Lessor agreed to lease the land measuring to an extent of Acre **1.50** cents alone to the Lessee through the current indenture.

WHEREAS the Lessee have experience in running schools (Sri Chaitanya Techno Schools) and Educational Institutes.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 2 Sheet
Registering Officer

TP/100197135/2021

WHEREAS the Lessee having branches at Andhra Pradesh/ Karnataka now they intend to start school at Chennai.

WHEREAS in order to start school at Tambaram, Perungalathur Village, Tambram Taluk, Chengalpattu District, they have approached the Lessor expressing their intention to start Schools and Educational Institutes at Tambaram and tendered the Lessor to provide infrastructure in the schedule land which will accommodate in running the school as per required specification.

WHEREAS the Lessor has accepted the offer made by the Lessee and has accepted to Lease out the Schedule Property as per their specification on the terms and conditions detailed herein.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. DURATION

The Lease shall be for a period 15 years, which commences from 10th day of February 2021 to 10th February 2036. The Lessor agrees to develop the schedule property as per the approved plan and specifications.

2. RENEWAL

The period of lease may be renewed by mutual consent of both parties by entering into a new terms and conditions, which are prevailing on that day and same will be registered, by separate fresh leasedeed.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book
1 Containing 27 Sheets 3 Sheet
Registering Officer

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

TP/100197135/2021

3. ADVANCE:

The rental advance shall be Rs.75,000/- (Rupees seventy five thousand only) being one month rent for the schedule property and the advance amount is paid by the Lessee to the Lessor on this date of agreement and the Lessor shall return the advance amount to the Lessee without computing any interest for the same at the time of the Lessee vacating and handing over the vacant possession of the schedule property to the Lessor.

4. RENT

The rate of rent shall be Rs.75,000/- (Rupees Seventy Five Thousand Only) per month for the schedule premises and the rent shall be payable on or before 10th of every calendar month and there will be no increase in the monthly rent during the entire lease period of 15 years.

5. MODE OF PAYMENT OF RENT

The rent shall be paid by the Lessee through Cheque / Demand Draft/RTGS/NEFT/Pay order, payable at Chennai which should be drawn in favor of the Lessor.

6. TENANCY MONTH

The tenancy month shall be the English Calendar Month commencing from 1st of each month to the 1st of succeeding month.

7. USAGE OF THE SCHEDULE PREMISES

The Lessee shall use the built up portion only for the functioning of School or educational institutions and not for any other purposes, in case any violation, the Lessor have reserve their right to terminate the lease agreement, the same terms is applicable to the vacant space also, the Lessee shall not use the open space other than school activities.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 4 Sheet
Registering Officer

TP/100197135/2021

8. DEDUCTION OF TDS

That the Lessee shall be at liberty to deduct TDS as per income tax laws from monthly rent payable to the Lessor and provide the Lessor with necessary TDS Certificate in the prescribed form within 15 days from the end of the financial year. The lessee has to deduct the TDS in rent payable, as per the ratio detailed hereunder.

9. PAYMENT OF GST

The Lessee shall be liable for payment of GST to payment of rent as and when is required to pay.

10. ELECTRICITY AND WATER CHARGES

The Lessee shall pay the electricity and water consumption charges as per bill to the concerned authority and maintain the bills and receipts for record purpose, and hand over the same at the time of handing over the schedule property to the Lessor.

11. REPAIRS AND MAINTENANCE OF THE SCHEDULE PREMISES

That as the lease is for a specific purpose and requirement, for their requirement and purpose. The Lessee is liable to make minor repair and maintenance at their cost and expenses. In case any major damages, which caused under unavoidable circumstances, the Lessor are liable to repair the same at their cost and expenses within the reasonable time without causing any inconvenienced to the Lessee to run the school.

For SREE MURAGA EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 5 Sheet

Registering Officer

12. STRUCTURAL ALTERATIONS

The Lessee shall be at liberty to make such internal alterations to suit the requirements of the Lessee at their cost but with prior written approval of the Lessor. However, the Lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule premises.

13. ACQUISITION

In case, any portion of the open area or built up area of the schedule premises is compulsorily acquired by the Government or public authority, the Lessor alone shall be entitled to the compensation which is payable by the authorities concerned and the Lessee shall have no claim in that regard. However, in case of such acquisition, the rate of rent shall be reduced on the built up area if any portion of Building is been acquired, no reduction will be made in rent on the open area that is reduced at the premises.

14. STAMP DUTY, REGISTRATION AND LEGAL CHARGES

The stamp duty and registration charges in respect of this Lease Deed, or any Lease Deed which is entered between the two parties for the purpose of CBSE affiliation, shall be borne by the Lessee, also the legal fee, registration charges or any other charges incurred while the time of registration including the costs, charges and expenses of lawyers etc... Incurred for the same, shall be borne by the Lessee.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book 1 Contains 27 Sheets 6 Sheet

Registrar Officer

TP/100197135/2021

15. PEACEFUL ENJOYMENT

In consideration of the rent herein agreed and all payments as payable to the Lessor and being payable by the Lessee regularly and other terms and conditions and covenants as cast on the Lessee being observed and performed by the Lessee, the Lessee shall peacefully enjoy the Schedule premises during the lease period without any interruption by the Lessor.

16. SUB-LETTING

The Lessee shall not be entitled to sub-let, assign or otherwise part with the possession of the whole or any part of the schedule premises. However, the Lessee shall be at liberty to accommodate its sister concerns in the schedule premises with due and proper advance intimation to the Lessor but the obligation to comply with the terms of this Lease Deed shall be that of the Lessee alone and the sister concern shall have no relationship with the Lessor.

17. PAYMENT OF RATES, TAXES ETC

The Lessor shall pay, within the appropriate time, any taxes and charges with respect to the Schedule premises payable to any statutory or local authority or Government or any local authority so as to avoid any disturbance to the Lessee.

18. INSPECTION OF THE SCHEDULE PREMISES

The Lessee shall allow the Lessor to inspect the schedule premises to ascertain that it is being used according to the terms of the lease deed and the covenants, as and when it is required for the lessor to inspect the schedule premises within reasonable hours of the day.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1 Contains 27 Sheets 7 Sheet

Registering Officer

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

TP/100197135/2021

19. SIGNAGE:

That the Lessee is permitted to put up sign boards on any part of the school premises pertaining to the school to be run by the Lessee and shall be entitled to put up any hoarding but with a prior consent of the Lessor in writing.

20. DETERMINATION OF LEASE:

a) The Lease shall expire automatically at the end of the period of lease as specified in this deed.

b) This lease may be terminated by mutual consent of both parties by giving prior intimation of 6 Months In case the Lessee wants to vacate, it shall be as per the terms and conditions reduced herein above.

c) Lessee has requested the Lessor to enter into a 15 years registered Lease deed and thus the Lessee hereby undertakes to pay all the registration charges and stamp duties and undertake other registration expenses. The Lessee also assures the Lessor that the Trust will not misuse the 15 years lease deed against the Lessor in any manner in the court of law.

d) The Lessor may terminate this lease, if the Lessee default in discharging any obligations imposed under this Deed including non-payment of rent for any two consecutive months or on violation of any of the terms and conditions of this lease agreement.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book 1 Contains 2-7 Sheets 8 Sheet

Registering Officer

TP/100197135/2021

21. SUPER BUILT UP AREA:

The built up area shall include the staircase, balconies, corridors and toilets. Built up area: is totally measuring 45,000 Sq.Ftin the Ground, the First Floor and the Second Floor of the Building. Approx , which includes, the staircase area, balconies, corridors, Office Room in South West etc...

22. INSURANCE

The Lessee shall be liable to obtain adequate value of allrisksinsurance in respect of the Schedule Premises and its assets, in case any damages to the building on the negligent act on the part of the Lessee, for which, the Lessor is not liable in any manner The Lessee has to take all suitable measures to safe guard the building and as well the furniture and fixtures.

23. MISCELLANEOUS

a) **Notice:** Any notice required to be served upon either parties shall be sufficiently served if sent by registered post acknowledgement due at the address first given above.

b) **Modifications:** The terms of this lease Deed shall not be altered or added to and nor shall anything be omitted there from except by means of a Supplementary Deed in writing duly signed by both the parties hereto

c) **Waiver:** Failure of either party to exercise promptly any right here in granted or to require strict performance of any obligation undertaken herein, shall not be deemed as waiver of such right or of the right to demand subsequent performance of any and all obligations herein undertaken by respective parties.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 Book 1 Contains 27 Sheets 9 Sheet

Registering Officer

d) **Variation:** The Lessor and the Lessee hereto acknowledge that the agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this deed between the parties shall be valid only if it is in writing and signed by the persons authorized.

e) **Costs:** Each party shall bear their own legal costs if any, connected with this transaction and with this lease deed However, in respect of the registration of the lease deed, the charges of such registration and expenses shall be borne by the Lessee.

f) **The Custody of Original Lease Deed:** The original deed shall be with the Lessor and the copy of the same will be furnished to the Lessee.

g) **Building:** That the building is a RCC structure on the Ground floor, First floor and Second Floor.

24. FORCE MAJEURE:

Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing, and provide full particulars of the cause or event and the date of first occurrence

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 1982 of Book 1 Contains 27 Sheets 10 Sheet

Registering Officer

thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.

25. JURISDICTION:

The Courts at Chennai alone shall have the jurisdiction.

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant Land, measuring to an extent of Acre 1.50 cents out of the total extent of Acre 1. 83½ cents as per Patta No.41 & 11612 comprised in Survey No 267/2, at Old Perungalathur Village, Tambaram Taluk, Chengalpattu District., bounded on the:

North by:	Hyath Nagar
South by:	Mudichur Road
East by:	Remaining extent of the lessor
West by:	Survey No.268

Situated within the Registration District of Chennai South sub Registration District of Padappai.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 11 Sheet

Registering Officer

TP/100197135/2021

Witnesses:

1. [S. SAKTHIVEL]

2. (B. ISAAC)

LESSOR

For SREE MURUGAN EDUCATIONAL TRUST

LESSEE
AUTHORISED SIGNATORY

Drafted by:

R.Ranjithkumar, MBA., LLB.,
Advocate [Enrollment No. MS 698/03]
"Ranibala illam" No.5, Thomas Street,
Kadaperi, Chennai – 600 045
Phone: 9383393580.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perun... ...ai - 600 063.

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 12 Sheet

P/ Padappai/ 58 / 2021

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S No 912 of 2021

I hereby certify that a sum of ₹ 1,59,050/- (Rupees One Lakh Fifty Nine Thousand and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr அப்துல் காதர் residing at எண் 16, சாரி அவின்யூ, அண்ணா சாலை, பாலவாக்கம் சென்னை, Chennai, Tamil Nadu, India, 600041

Sub Registrar Padappai
Date 19/02/2021

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

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 20,410/- paid at 03 26 PM on the 19/02/2021 by

Left Thumb

Additions as per recitals of document

Execution admitted by

Left Thumb

9444804748

Additions as per recitals of document

Claim admitted by

Left Thumb

For SREE MURUGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of Book
Additions as per recitals of document
Contains 27 Sheets 13 Sheet

Registration Officer

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai

Identified By

1 9042355921

2

9840669252.

Mr. ISAAC BENJAMIN Son of BENJAMIN 34, Model Village, MES Road, East Tambaram, Chennai, Chengalpattu, Tamil Nadu, India, 600059

Mr SAKTHIVEL Son of SIVAKUMAR No.11/5, Sanjeevairayan Koil Street, Old Washermenpet, Chennai, Chennai, Tamil Nadu, India, 600021

19th day of February 2021

RADHA M
Sub Registrar
Padappai

SUB REGISTRAR
PADAPPAI

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book
1 Contains 27 Sheets 14 Sheet

Registering Officer

R/Padappai/Book-1/1383/2021

Registered as Number **R/Padappai/Book-1/1383/2021**

Date 23/02/2021

Padappai

SRINIVASAN SK
Sub Registrar
SUB REGISTRAR
PADAPPAI

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book
Copy 24 Sheets 15 Sheets
Sub Registrar Officer

Government of India

7901 2260 3929

எனது , எனது அடையாளம்

Unique Identification Authority of India

காஜா மொய்தீன் 4/479 3வது தெறகு மெயின் ரோடு ஸ்ரீ காபாலீஸ்வரர் நகர் நீலாங்கரை காஞ்சிபுரம் நஞ்சம்பாக்கம் தமிழ் நாடு 600115

4/479, 3rd SOUTH MAIN ROAD
SRI KAPALEESWARAR NAGAR,
Neelankarai Kancheepuram
Injambakkam, Tamil Nadu
600115

7901 2260 3929

help@uidai.gov.in www.uidai.gov.in

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

S K ABDULKHADER

SHAIK KHAJA MOHIDEEN

11/02/1949

Permanent Account Number

AFIPA6314C

Signature

20042013

For SREE MURUGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1 Contains 27 Sheets 16 Sheet

Registering Officer

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

నామాల చైతన్య
Namala Chaitanya
పుట్టిన సంవత్సరం / Year of Birth 1980
పురుషుడు / Male

7973 1163 7502

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:S/O Namala Prakashrao, 11-5-348 Flat No 510 Arun Apts, Red Hills, Opp Nilofur Hospital A C Guards, Khairatabad, Hyderabad, Andhra Pradesh 500004

Aadhaar - Saamanyuni Hakku

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAITANYA NAMALA

PRAKASHRAO ANANDRAO NAMALA

17/02/1980

Permanent Account Number

AEOPN0143D

For SREE MURAGAN EDUCATIONAL TRUST

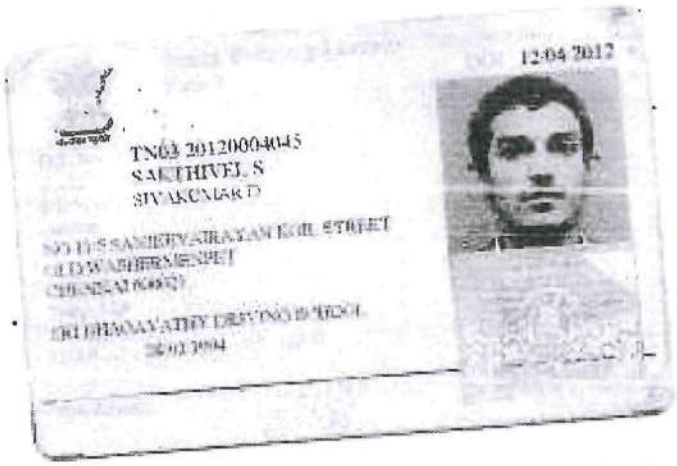
AUTHORISED SIGNATORY

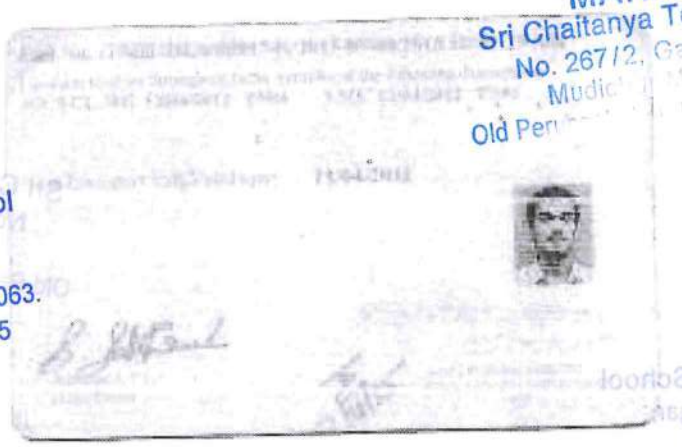
MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

Document No. 1383 of 2021 of Book 1 Contains 27 Sheets 17 Sheet

Registering Officer





PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

Document No. 1383 of 2021 of Book
1 Contains 27 Sheets 18 Sheet

Registering Officer

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No 2193/90027/00047

To,
ஐசக் பெஞ்சமின்
Isaac Benjamin
S/O Benjamin
34
MODEL VILLAGE
M E S ROAD EAST TAMBARAM
Tambaram
Tambaram East Tambaram Kancheepuram
Tamil Nadu 600059
9840669252

09/08/2013

Ref 1360 / 24V / 344053 / 344059 / P

SB476098076FH

உங்கள் ஆதார் எண் / Your Aadhaar No.

7731 8030 3992

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஐசக் பெஞ்சமின்
Isaac Benjamin

பிறந்த நாள் / DOB 25/05/1993
ஆண்/பால் / Male

7731 8030 3992

எனது ஆதார், எனது அடையாளம்

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

FOR SRI CHAITANYA EDUCATIONAL TRUST
AUTHORISED SIGNATORY

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 19 Sheet
Registering Officer

SREE MURAGAN EDUCATIONAL TRUST

Regd No 190/2015/IV

Plot No. 23, Chari Avenue, Palavakkam, Chennai - 600 041, Tamil Nadu, India

Extracts of the minutes of the meeting of trustees of the Trust held on Wednesday the 10th February 2021 at 10.30 am at Office Plot No: 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 081

Authorisation for execution and to register the lease deed at Tambaram (Tambaram Branch): The Chairman informed the members that the trust has executed the lease agreement with Mr. S.K.Abdul Khader for the property bearing Survey No.267/2, Patta No. 11612, measuring an extent of 1.50 acres at Perungalathur Village, Tambaram Taluk, Chengalpattu District. Consisting of Ground+2 Floors with total area of 45000 sq.fts, for a lease period of 15 years w.e.f 10.02.2021.

He further informed that it is required to authorize someone to sign the lease agreement and represent before the Registrar of Assurances for the registration purpose on behalf of the trust. After due discussions the following resolution was passed by trustee:

"**Resolved that** the approval of members be and is hereby accorded to provide authorization to Mr. Chaitanya Namala, S/o Prasakha Rao aged about 40 years resident of 17B E1 Jains green acres, Dharga Road, Zameen Pallavaram, Chennai-600043, to execute and represent before the registrar of assurance for registration of lease deed for the property bearing Survey No.267/2, Patta No.11612, measuring an extent of 1.5 acres situated at Perungalathur Village, Tambaram Taluk, Chengalpattu District; Consisting of Ground+2 Floors with total area of 45000 sq.fts, for a lease period of 15 years w.e.f 10.02.2021.

Further Resolved that Mr. Chaitanya Namala, be and is hereby authorized to sign all the deeds and documents required with respect to the execution of lease deed and registration of same on behalf of the trust.

Further Resolved that anyone trustee be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the trust."

// Certified True copy//

For Sree Muragan Educational Trust

Trustee

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063
Ph: 73977 52894 / 73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1183 of 2021 of Book 1
Contains 27 Sheets 20 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு வட்டம் : தாம்பரம்

வருவாய் கிராமம் : பெருங்களத்தூர் பட்டா எண் : 11612

உரிமையாளர்கள் பெயர்

1. காஜா மொய்தீன் மகன் அப்துல் காதர்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
267	2	--	--	0 - 60.00	5.83	--	--	2019/0105 /03/263772--2019 /03/05/001689SD -- 25-12-2019
				0 - 60.00	5.83			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/134/011612/10471** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 17-02-2021 அன்று 04:06:46 PM நேரத்தில் அச்சடிக்கப்பட்டது
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1 Contains 27 Sheets 21 Sheet

Registering Officer

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Perungalathur, Chennai - 600 063.
73977 52894 / 73977 52895

பெருங்களத்தூர்
சென்னை.

CERTIFICATE OF ENCUMBRANCES OF PROPERTY

Certificate No. 186 of 2021 Application No. 186 of 2021

having applied to me for a certificate giving particulars of registered acts any encumbrances any in respect of under mentioned porperty :

பெருங்களத்தூர் கிராமம் ; சர்வே எண். 267/2 - க்கு ஏக்கர் 1.48 1/2 சென்ட் மற்றும் சர்வே எண். 267/2 - க்கு ஏக்கர் 35 சென்ட் , அதாவது மொத்த விஸ்தீரணம் ஏக்கர் 1.83 1/2 சென்ட் .

"தூய விஸ்தீரணம்"

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai
Ph: [illegible]

I hereby certify that search has been made in book 1 and in the indexes relating there to for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear.

1.1.1970 முதல் 31.12.1974 வரை [5 - வருடங்கள்]

I also certify that save the afore said acts and encumbrances no other acts and encumbrances affecting the said property have been found.

Search made and certificate property by } Signature Designation

Search verified and certificate examined by } Signature Designation

Sub - Registrar Office
Date : 10/4 2021

Document No. 1383 of 2021
1 Contains 27 Sheets 22 Sheet

Signature of Registering Officer

Notes : (1) The acts and encumbrance shown in the certificate are these discovered with reference to the description of properties furnished by applicant, If the same properties have been described in registered documents in a manner difference from the way in which the applicant has, described them transaction evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137 (i) persons desiring to inspect either the indexes or requiring copies there of are requiring certificate of encumbrance on specified properties should make the search themselves, where the registers and indexes will be placed before them on payment of the prescribed fees.

(a) But the present case, the applicant has not under take the search himself, the requisite search has been made as carefully as possible by the officer, but the department will not on any account, hold itself responsible for any errors in the results of the search embodied in the certificate.

(b) And as in the present case, the applicant has made the requisite search himself and as the acts and encumbrances discovered by him are shown in the certificate after verification the department will not, on any account hold itself responsible for the ommission in it of any other acts and encumbrances affecting the said properties not discovered by the applicant.

AUTHORISED SIGNATORY

Sl No.	Description of Property (a)	Date of Execution	Nature and Value of documents (b)	Name of Parties		Reference to documents entry		
				Executants	Claiments	Volume	Page No.	Number and Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	மனையின் தெ.மே - 2.57மீ ஜ-2.97மீ கிழக்கு ஜ-1.48½மீ	2.12.72	2/6 7500/-	[illegible] (N)(1) [illegible] (D)(4)	அப்துல்காதர் (S-K)	447	431	4069/72
	தென் 26மீ ஜ-0-35மீ	7.12.72	2/6 2000/-	[illegible]	அப்துல்காதர் (S.K)	448	85	410/72

Document No. 1383 of 2021 of Book 1
Contains 0.7 Sheets 23 Sheet

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

(a) Enter the description as given in the documents found
(b) (1) In the case mortgage deed enter rate of interest and period of payment if stated there in
(2) In the case of lease and annual rental

(No. of Entry(s).....only)

தமிழ்நாடு அரசு
பதிவுத்துறை

சொத்து பொறுத்து யாதொரு வில்லங்கமுமில்லை என்பதற்குரிய சான்று

சா ப அ தாம்பரம்	சான்று எண் EC/Online/47997031/2021	மனு எண்: EC/Online/47997031/2021	நாள் 16-Feb-2021

திரு/திருமதி/செல்வி அப்துல் காதர்Tamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்

கிராமம்	சர்வே விவரம்
பெருங்களத்தூர்	267/2

மனு சொத்து விவரம்: உரிமை மாற்றப்பட்ட விஸ்தீர்ணம் ஏ 1.83½ சென்ட், சொத்து விவரம் தொடர்பான குறிப்புரை சர்வே எண் 267/2-க்கு விஸ்தீரணம் 1.48½ சென்ட், சர்வே எண் 267/2-க்கு விஸ்தீரணம் 35 சென்ட்

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 19 ஆண்டுகளுக்கு 01-Jan-1975 முதல் 19-Dec-1993 நாள் வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது அத்தேடுதலின் விளைவாக மனுவில் விவரித்த சொத்தை பொறுத்து எவ்வித விவரங்களும் /வில்லங்கங்களும் காணப்படவில்லை எனச் சான்றளிக்கிறேன்

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர் MANIMOZHIAN B, இளநிலை உதவியாளர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர் சபரீஷ் கு, இளநிலை உதவியாளர்

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

பதிவு அலுவலரின் கையொப்பம்
தாம்பரம்

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

கைபேசியில் QR code படிப்பான் மூலம் படித்து அதில் வரும் இணையதள முகவரிக்கு சென்று வில்லங்க சான்றின் உண்மைத்தன்மையை சரிப்பார்த்துக் கொள்ளவும்

பதிவு விதிகள், 1949, விதி 147 (ஏ)-க்குட்பட்டு வழங்கப்படுவதால் உரிய சட்ட அங்கீகாரம்

For SREE MURAGA EDUCATIONAL TRUST
AUTHORISED SIGNATORY

Document No. 1383 of 2021 of Book 1
Contains 27 Sheets 27 Sheet
Registering Officer

பெற்றுளளது இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால் கையொப்பம் தேவையில்லை

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல்	helpdesk@tnreginet.net

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

For SREE MURUGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

Document No. 1383 of 2021 of Book 1 Contains 267 Sheets 25 Sheet

Registering Officer

தமிழ்நாடு அரசு
பதிவுத்துறை

சொத்து பொறுத்து யாதொரு வில்லங்கமுமில்லை என்பதற்குரிய சான்று

சா ப அ: படப்பை	சான்று எண் EC/Online/47935389/2021	மனு எண்: ECA/Online/47935389/2021	நாள் 16-Feb-2021

திரு/திருமதி/செல்வி அப்துல்காதர்Tamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்.

கிராமம்	சர்வே விவரம்
பெருங்களத்தூர்	267/2, 267/2

மனு சொத்து விவரம்: உரிமை மாற்றப்பட்ட விஸ்தீர்ணம்: 1.83 ½ சென்ட், சொத்து விவரம் தொடர்பான குறிப்புரை: சர்வே எண் . 267/2 க்கு 1.48½ சென்ட் , சர்வே எண் . 267/2 க்கு 35 சென்ட் , ஆக மொத்த விஸ்தீரணம் 1.83 ½ சென்ட்

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 28 ஆண்டுகளுக்கு 20-Dec-1993 முதல் 05-Feb-2021 நாள் வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது. அத்தேடுதலின் விளைவாக மனுவில் விவரித்த சொத்தை பொறுத்து எவ்வித விவரங்களும் /வில்லங்கங்களும் காணப்படவில்லை எனச் சான்றளிக்கிறேன்.

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர் Logesh Babu M, இளநிலை உதவியாளர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர் SIVARAM K. இளநிலை உதவியாளர்

Document No. 1383 of 2021 of Book 1 Contains 27 Sheet
பதிவு அலுவலரின் கையொப்பம்
Registering Officer

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894/73977 52895

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

கைபேசியில் QR Code படிப்பான் மூலம் படித்து, அதில் வரும் இணையதள முகவரிக்கு சென்று வில்லங்க சான்றின் உண்மைத்தன்மையை சரிபார்த்துக் கொள்ளவும்.

பதிவு விதிகள், 1949, விதி 147 (ஏ)-க்குட்பட்டு வழங்கப்படுவதால் உரிய சட்ட அங்கீகாரம் பெற்றுள்ளது. இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால் கையொப்பம்

For SREE MURUGAN EDUCATIONAL TRUST
AUTHORISED SIGNATORY

தேவையில்லை

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல்	helpdesk@tnreginet.net

MANAGER
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.

PRINCIPAL
Sri Chaitanya Techno School
No. 267/2, Gandhi Nagar,
Mudichur Main Road,
Old Perungalathur, Chennai - 600 063.
Ph: 73977 52894 / 73977 52895

For SREE MURAGAN EDUCATIONAL TRUST

AUTHORISED SIGNATORY

Document 1383 of 2021 of Book
1 remains 27 Sheets 27 Sheet

Registering Officer

Digitally signed by S K S MURAGAN
Date: 21.02.26 18:57:10 IST