

காமிநாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

D 506861

CHENNAI-83

25820  
22.8.16

V.M.  
V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.15558 / C / 89 DT.4.12.89  
☎ 2226 9080

LEASE DEED

THIS DEED OF LEASE Executed at Chennai on this 29<sup>th</sup> day of August, 2016 BY and BETWEEN,

(1) N. SARAVANAN, (PAN : AXPPS7800N) son of K.N.Natarajan, aged about 51 years and (2) S.SHRUTHI LAKSHMI, (PAN : DOBPS3337G) Daughter of N.Saravanan, aged about 26 years, both residing at No. 4A, First Floor, 1<sup>st</sup> street, Raghavan Colony, Ashok Nagar, Chennai 600083, herein after called the "LESSORS" of the one part.

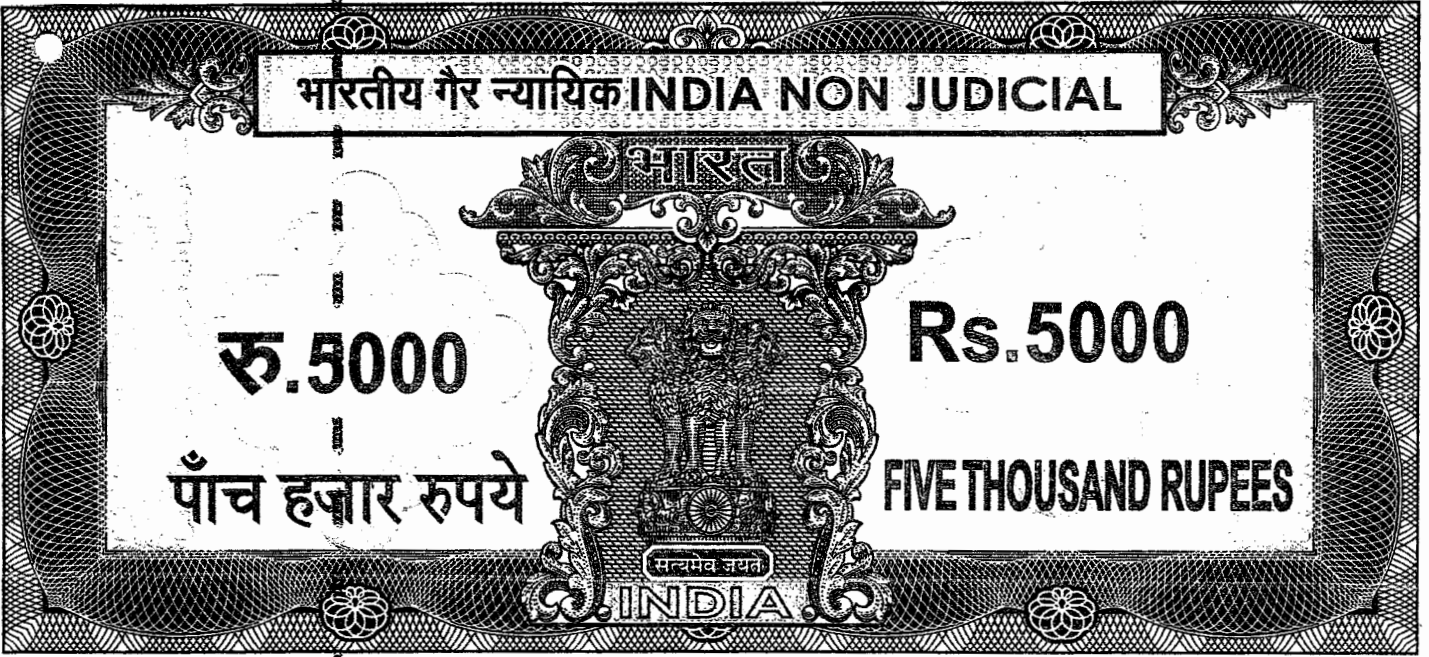
For TRILEAVES EDUCATIONAL TRUST

S. Parameswari Peraraya  
Chairman

N. Saravanan  
S. Shrivathi Lakshmi



KV  
40



தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

N 754561



18234  
22.8.16

CHENNAI-83

*(Signature)*  
 K. VIJAYAPATHY (S.V.)  
 187, MUTHURANGAM ROAD,  
 TAMBARAM, CHENNAI-46.  
 NO.16559 / C / 89. DTA.10289  
 E 99405 80802

2

AND

M/S. TRILEAVES EDUCATIONAL TRUST, having its office at No. 4A, Ground Floor, 1<sup>st</sup> street, Raghavan Colony, Ashok Nagar, Chennai 600083, (PAN : AACTT2058H) represented by its Chairman Mrs. PARAMESWARI PERIANAYAKI, (PAN : AGUPP6185B) wife of N. Saravanan, hereinafter called the "LESSEE" of the other part.

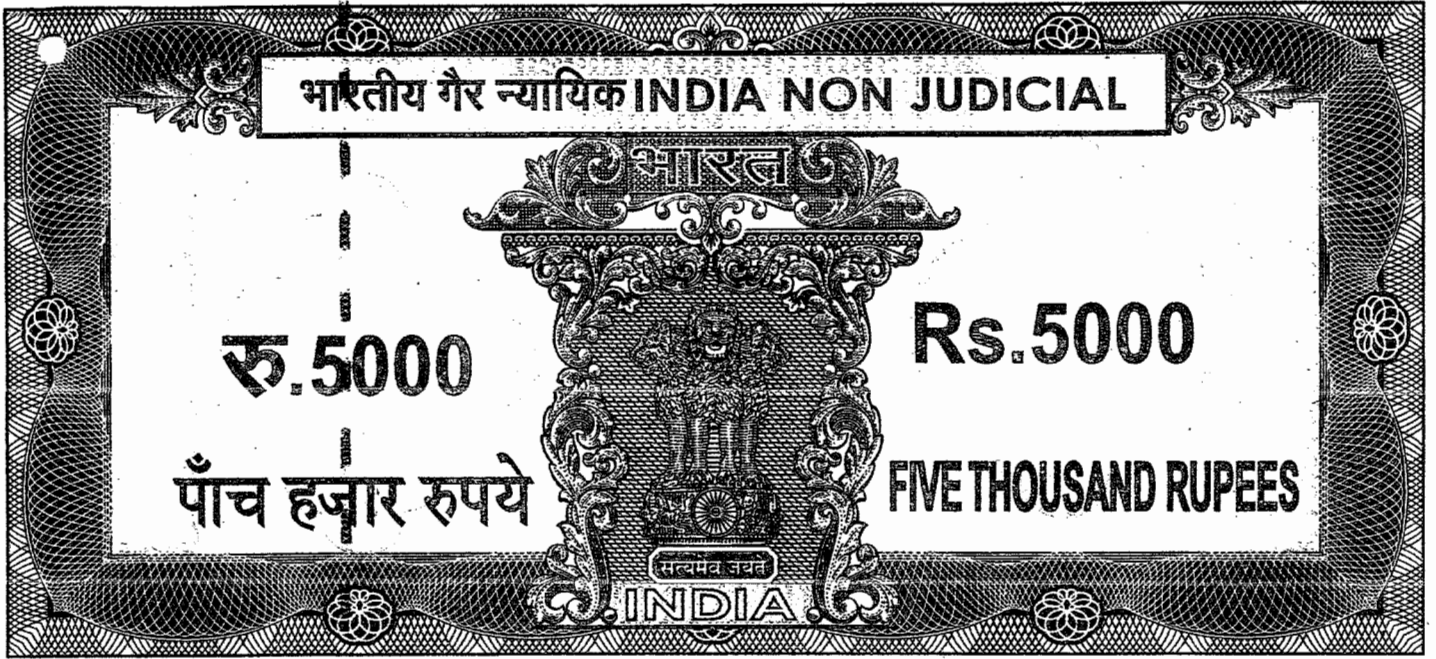
For TRILEAVES EDUCATIONAL TRUST

*(Signature)*  
 S. Parameswari Perianayaki  
 Chennai.

*(Signature)*  
Saravanan

*(Signature)*  
Aslakshmi





தமிழ்நாடு தமில்நாடு TAMILNADU


TRILEAVES EDUCATIONAL TRUST

N 754562

18235

CHENNAI-83

22.8.16

  
K. VIJAYAPATHY (S.V.)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-46.  
NO.16559 / C / 89. DT.4.18.89  
99405 80802

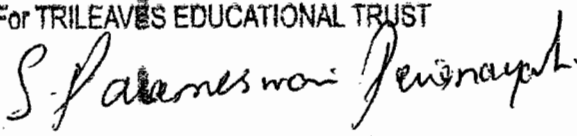
3

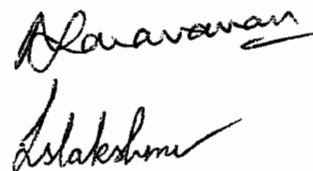
Whereas the terms LESSORS and LESSEE shall wherever the context so admits or requires, include their heirs, legal representatives, executors, administrators and assigns

AND WHEREAS the LESSORS are the absolute owner of the schedule mentioned property and whereas the LESSEE approached the LESSORS and offered to take the Schedule mentioned property on lease for a period of **35 years (Thirty five years only)** commences from 01/09/2016 on an annual rent of **Rs.6,00,000/- (Rupees six lakhs only)**.

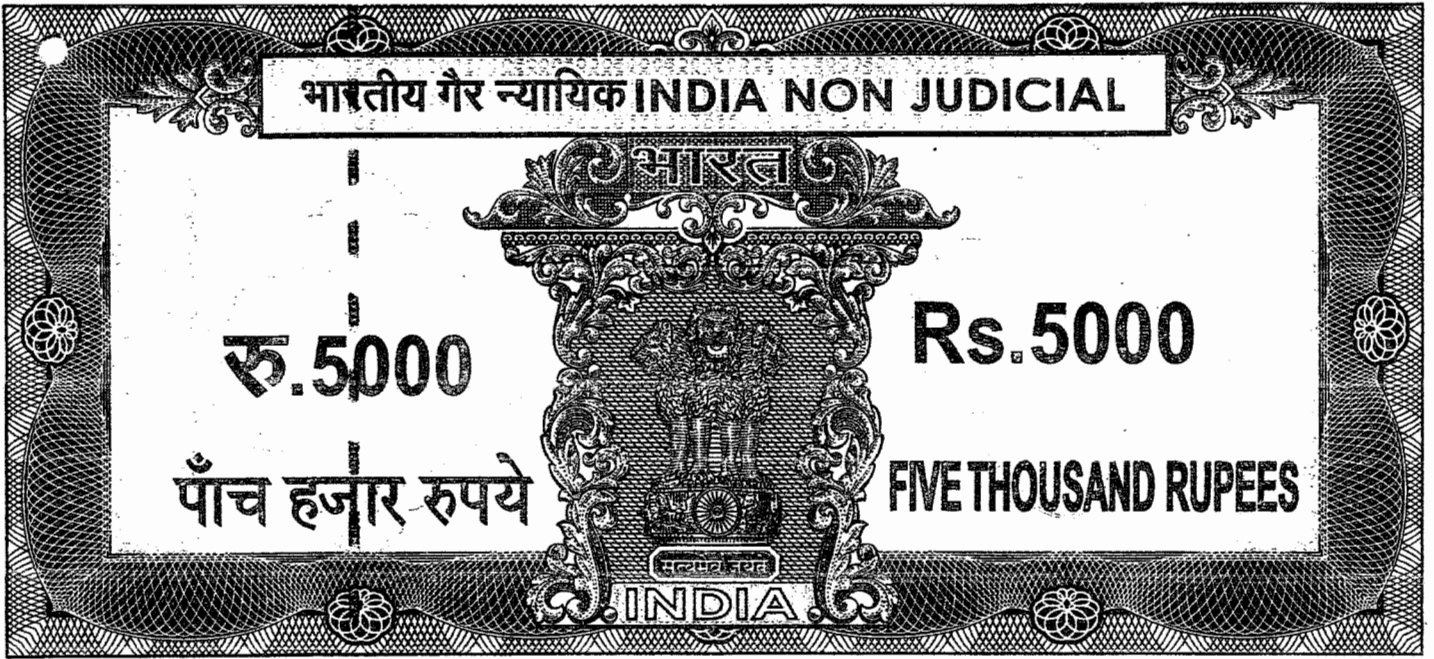
And whereas the LESSORS and LESSEE had agreed to do so subject to the following terms and conditions:

For TRILEAVES EDUCATIONAL TRUST

  
Chairman

  
S. Lakshmi





தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

N 754563

CHENNAI-83

18236  
22.8.16

K. VIJAYAPATHY (S.V.)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16559 / C / 89. DTA.1989  
99405 80802

4

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That the LESSORS agree to give on lease the Schedule mentioned property to the LESSEE for annual rent of **Rs.6,00,000/- ( six lakhs only)** for **35 years**. Four years annual rent should be paid as **advance Rs.24,00,000/- (Rupees Twenty Four Lakh Only)** by the LESSEE to LESSORS herein.
2. That the LESSEE undertakes to pay the said annual rent of Rs.6,00,000/- on or before the 5<sup>th</sup> of every month succeeding the month of tenancy with this lease following the English Calander.

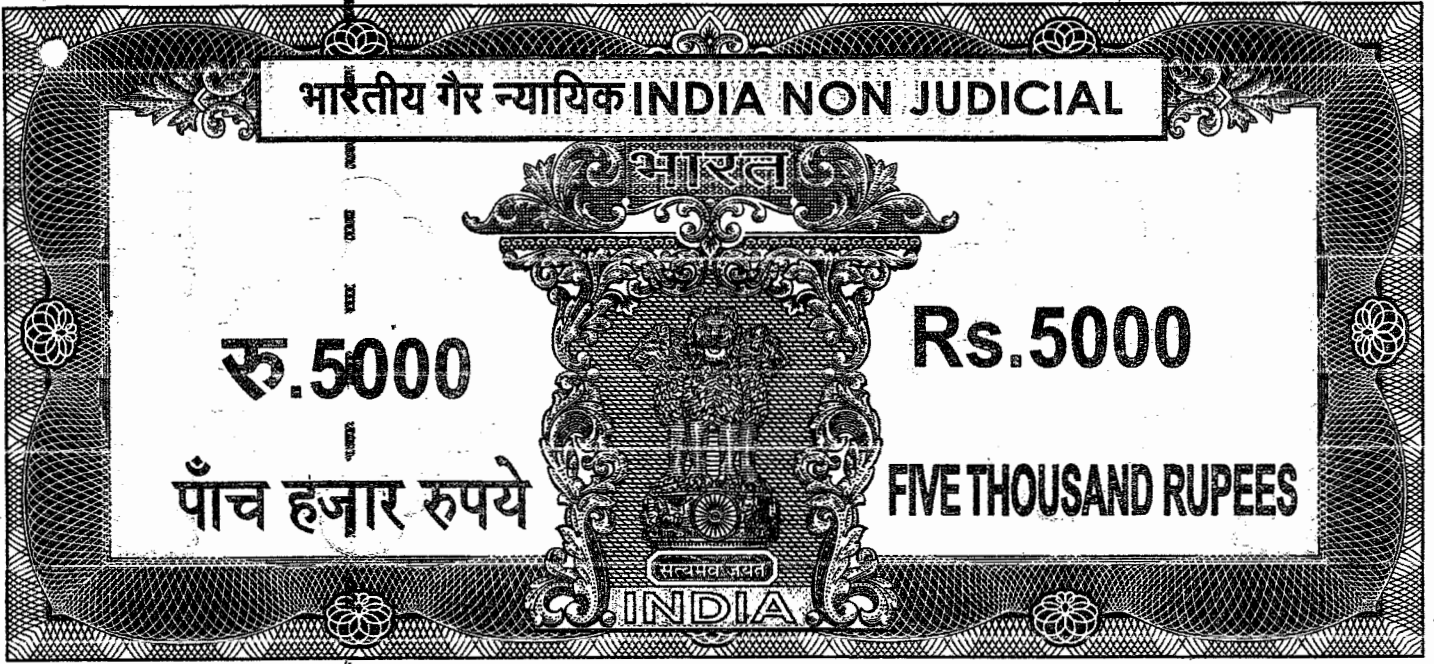
For TRILEAVES EDUCATIONAL TRUST

S. Parameswari Perumayal

Chairman

*Signature*  
*Signature*





தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

N 754564

CHENNAI - 83

18237  
22.8.16

K. VIJAYAMATHY (S.V)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-46.  
NO.16559 / C / 89. DT.4.12.89  
99405 80802

5

3. This lease shall be for a period of 35 years commencing from 01/09/2016 and the LESSEE shall be entitled to renewals/changes for the period at such rate, terms and conditions as may be mutually agreed and executed through separate Lease Deeds.

4. That the LESSEE shall be entitled to use the Schedule property only for non-residential purposes and more particularly for running EDUCATIONAL INSTITUTIONS and the LESSEE herein have no right to change the usage of the Schedule property or any part thereof.

For TRILEAVES EDUCATIONAL TRUST

S. Parameswar Perarajal  
Chairman

Manavaran  
K. Lakshmi





தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

N 754565



18238

CHENNAI - 83

22.8.16

K. VIJAYAKATHY (S.V.)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-46.  
NO.16559 / C / 89. DT.4.12.89  
99405 80802

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5. That the LESSORS shall provide infrastructure and construct buildings including auditorium, swimming pool, play grounds, halls etc., as may be required for the purpose of operating educational institutions on the mutually agreed terms and conditions in written by both LESSORS AND LESSEE herein.

6. That the LESSORS shall invest the moneys required for the above said construction either on own or by way of obtaining loans from banks, financial institutions etc.

For TRILEAVES EDUCATIONAL TRUST

*S. Parameswari Perinayak*  
Chairman

*Devaraman*  
*Lakshmi*





தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

CHENNAI-83

18239  
22.8.16

N 754566

K. VIJAYAPATHY (S.V.)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16559 / C / 89. DT.4.12.89  
99405 30802

7

7. That the LESSORS shall apply for plan approvals, assessments, water connections, Electricity connections and sewage connections.

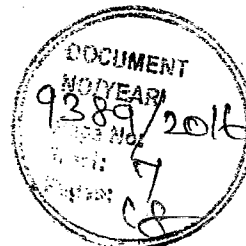
8. Both the LESSORS and the LESSEE mutually agree to mortgage the leased land in favour of Banks, financiers or financial institutions, to raise loan either in the name of LESSORS or LESSEE for infrastructure and functioning of the EDUCATIONAL INSTITUTIONS of the trust.

For TRILEAVES EDUCATIONAL TRUST

*S. Parameswarai Perumal*

Chairman

*K. Vijayapathy*  
*Asstakshmi*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

N 754567

18240  
22.8.16

CHENNAI-83

K. VIJAYAPATHY (S.V.)  
187, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16559 / C / 89. DTA.12.89  
99405 80802

8

9. That the LESSEE shall keep the Schedule property in good condition, subject to normal wear and tear, and shall hand over the vacant possession of the same to the LESSORS on the expiry of this agreement.

10. Both the parties to this agreement shall be entitled to give three month notice for termination of this agreement during the lease period.

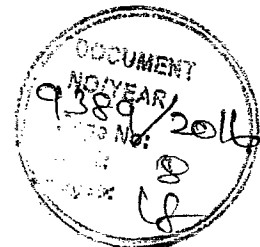
For TRILEAVES EDUCATIONAL TRUST

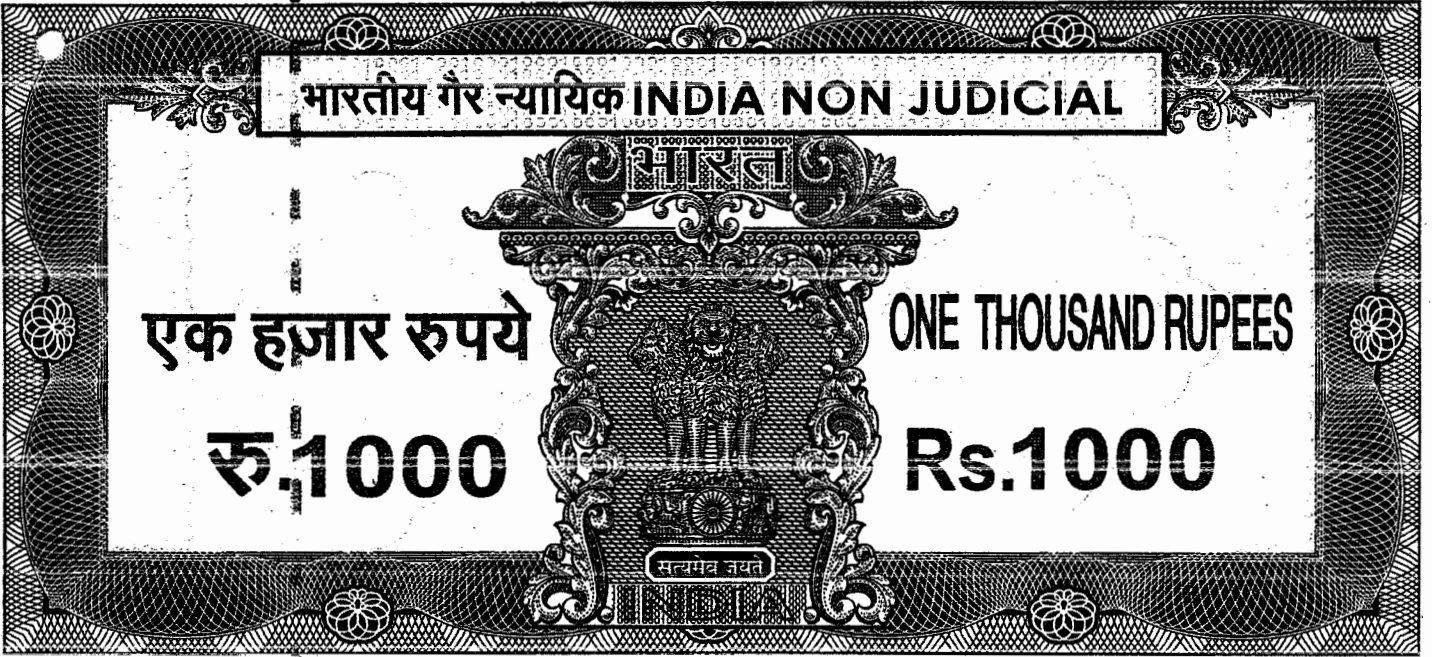
S. Parameswari Perinayak.

Chairman

*Manavaram*

*Lakshmi*



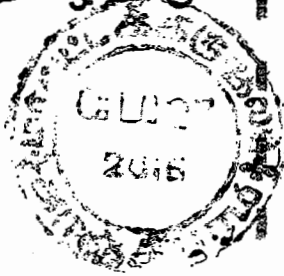


தமிழ்நாடு தமிழ்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

AC 793652

V.M.



25821  
22.8.16

CHENNAI - 83

V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16558 / C / 89 DT.4.12.89  
☎ 2226 9080

9

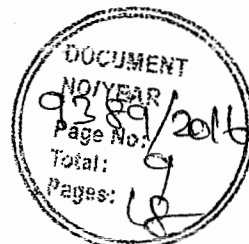
11. Both the parties to this agreement agree that the terms and conditions of this agreement can be varied, ,modified, changed during the course of the period of this lease as may be mutually agreed in writing.

12. The LESSORS agree to pay Land taxes and other Revenue charges out of their own costs.

For TRILEAVES EDUCATIONAL TRUST

S. Parvatheswari Perinayak  
Chairman

*Paravanan*  
*Lakshmi*





தமிழ்நாடு தமிழ்நாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

AC 793653

V.M.D



25822  
22.8.16

CHENNAI - 83

V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-48  
NO.16558 / C / 89 DT.4.12.89  
☎ 2226 9080

10

### SCHEDULE OF PROPERTY

All that piece and parcel of land comprised in Old Survey No.165/2A1, **New Survey No.165/28** as per **Patta No.4124** in No.174 **Rajakilpakkam Village**, Tambaram Taluk, Kancheepuram District, land measuring an **extent of Acre 1.12 cents (48,787 Sq.ft.)**.

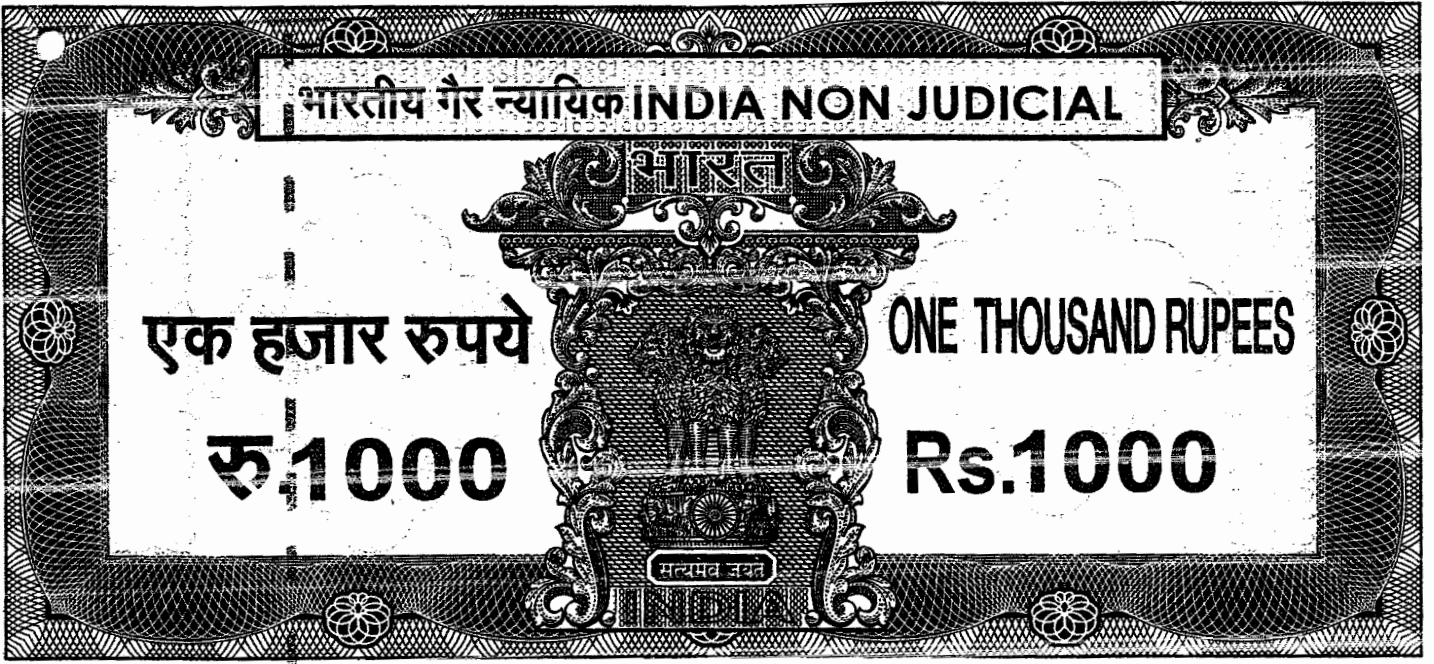
For TRILEAVES EDUCATIONAL TRUST

*S. Karaneswari Perarajaperumal*

Chairman

*B. Sankaranarayanan*  
*A. Lakshmi*





தமிழ்நாடு தலிலநாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

AC 793654

V.M



2 CR 23  
22.8.16

CHENNAI - 83

V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16558 / C / 89 DT.4.12.89  
☎ 2226 9080

11

**BOUNDED ON THE:-**

North by : Land in Survey No.165/2A1 Part

South by : Madambakkam Village

East by : Layout in Survey No.165/2A2 (24' Feet Thirumagal  
Nagar Main Road)

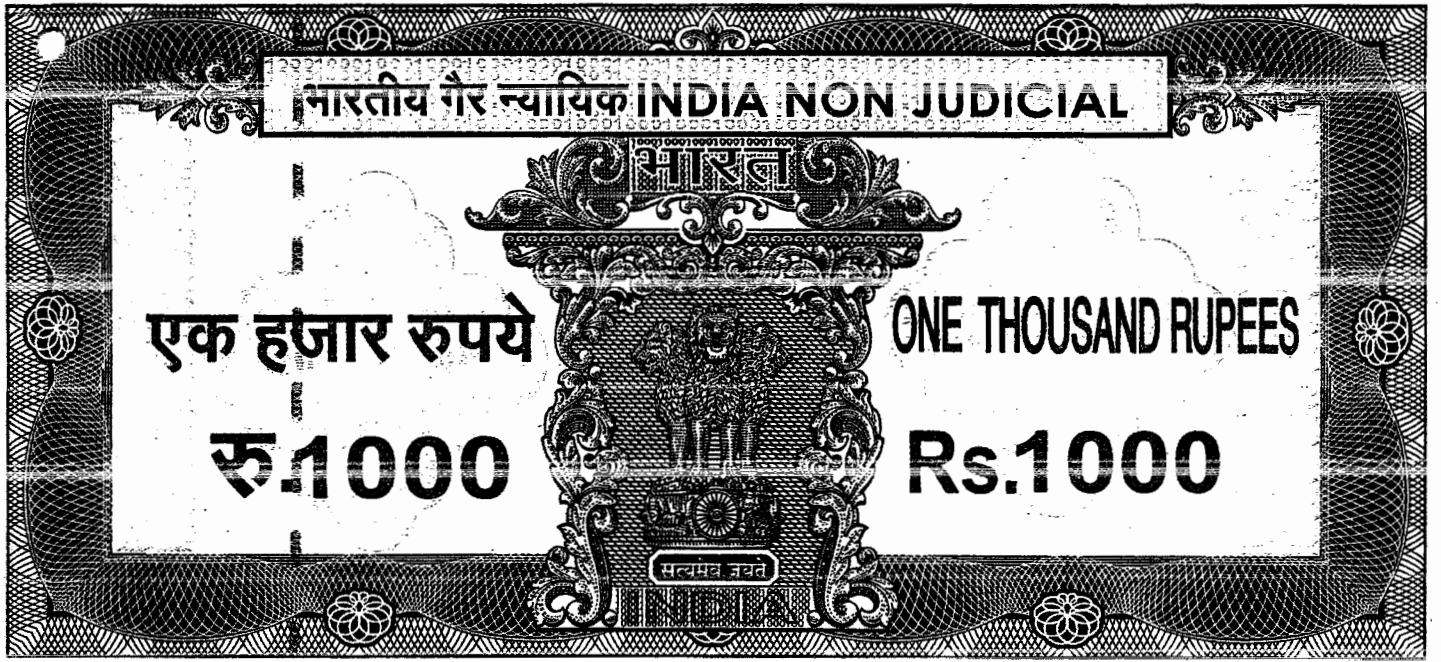
West by : Rose Garden land.,

For TRILEAVES EDUCATIONAL TRUST

S. Parameswari Peraroyal  
Chairman

Manoharan  
Lakshmi





தமிழ்நாடு ததிலநாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

CHENNAI - 83

AC 793655

V.M.

V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD,  
TAMBARAM, CHENNAI-45.  
NO.16558 / C / 89 DT.4.12.89  
☎ 2226 9080



12

sitate within the Sub-Registration District of Selaiyur and  
Registration District of Chennai South.

For TRILEAVES EDUCATIONAL TRUST

*S. Saramonai Periarayal*  
Chairman

*S. Saramonai Periarayal*  
*Lakshmi*





தமிழ்நாடு மலிநாடு TAMILNADU

TRILEAVES EDUCATIONAL TRUST

CHENNAI - 83

AC 793656

V.M.

V. MANOHARI (S.V.)  
32, MUTHURANGAM ROAD  
TAMBARAM, CHENNAI-46  
NO.16558 / C / 89 DT.4.12.8  
☎ 2226 9080



25825  
22.8.16

IN WITNESS WHEREOF THE LESSOR AND LESSEE ABOVE NAMED, SET THEIR HAND ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**WITNESSES:**

- ம. ச. சுவாமிநாதன்  
173 Melasalai rd corner St.
- R. Sathya  
90 Ramasamy, No 2/4 Madha Koil St.  
Nolambur maduravoyal  
Chennai 600095

1.

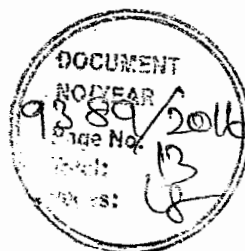
2.

**LESSORS**

For TRILEAVES EDUCATIONAL TRUST

Chairman

**LESSEE**



DRAFTED   
M. RAJARAJAM,  
D.W.L.C. No. A/857/MS (S) 84

9389/2016/BK1


CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S.No. 6185 of 2016

thousand

I hereby certify that a sum of Rs. 886000 (Rupees Eight Lakh eighty six only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from I residing at Chennai.

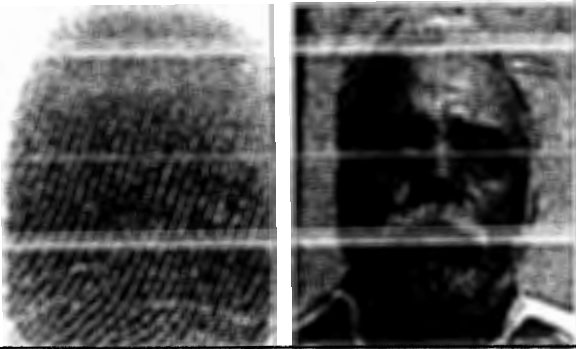
Selaiyur  
Date: 29/08/2016

  
Signature of SUB REGISTRAR & Collector  
Under Section 41 of the Indian Stamp Act



Presented in the Office of SUB REGISTRAR of Selaiyur and fee of Rs. 20225 paid between hours of 1 and 2 on 29/08/2016 by

1 Left Thumb



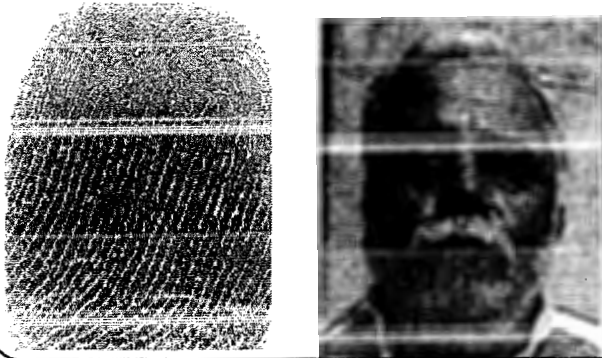


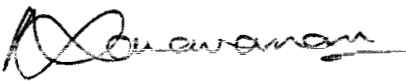
Additions As per the recitals of the document

95900338A6

Execution Admitted by

1 Left Thumb







Additions As per the recitals of the document



Execution Admitted by

1 Left Thumb



*Lalabshmi*

Additions As per the recitals of the document

9840666822

Claim Admitted by

1 Left Thumb

*S. Parameswari Perumayal*

Additions As per the recitals of the document

9840765873.

Identified by

- |   |                    |                |              |                 |
|---|--------------------|----------------|--------------|-----------------|
| 1 | <i>[Signature]</i> | Name : ANSARI  | S/o YUSUF    | AS PER DOCUMENT |
| 2 | <i>[Signature]</i> | Name : JOHNSON | S/o RAMASAMY | AS PER DOCUMENT |

29th day of August 2016

*[Signature]*  
 SUB REGISTRAR Selaiyur

Registered as No 9389 of 2016 of Book I

Date : 29/08/2016  
 SUB REGISTRAR Selaiyur



*V. Karthikeyan*





For TRILEAVES EDUCATIONAL TRUST

*S. Parameswari Perumayal*

Chairman

*Subramanian*

*Lakshmi*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

N SARAVANAN  
NATARAJAN  
30/11/1965  
Permanent Account Number  
AXPPS7800N



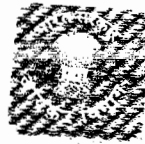
*N Saravanan*  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHRUTHI LAKSHMI S  
NATARAJAN SARAVANAN  
16/05/1990  
Permanent Account Number  
DCBPS3337G



*S Lakshmi*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARAMESWARI PERIANAYAKI S  
VENKAT RAMAN PICHU RAMAMURTHY  
06/05/1968  
Permanent Account Number  
AGUPP6185B



*S Parameswari Perianayaki*  
Signature



FOR TRILEAVES EDUCATIONAL TRUST

*S Parameswari Perianayaki*

*N Saravanan*

*S Lakshmi*





தமிழக அரசு

வருவாய்த் துறை

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

ாவட்டம் : காஞ்சிபுரம்

வட்டம் : தாம்பரம்

ருவாய் கிராமம் : இராஜகீழ்பாக்கம்

பட்டா எண் : 4124

## உரிமையாளர்கள் பெயர்

நடராஜன்	மகன்	சரவணன்
சரவணன்	மகள்	ஸ்ருதி லக்ஷ்மி

நன்செய்

புன்செய்

மற்றவை

பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
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புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
165	28	--	--	0 - 45.40	0.10	--	--

0 - 45.40	0.10
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றிப்பு :



1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <http://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/05/140/04124/70091 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.

2. இத் தகவல்கள் 16-08-2016 அன்று 03:26:14 PM நேரத்தில் அச்சடிக்கப்பட்டது.

3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For TRILEAVES EDUCATIONAL TRUST

S. Parameswari Periarayal  
Chairman

Aravanan  
Lakshmi

