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INDIA NON JUDICIAL

21 MAY 2022
 Vaels RB Education Trust
 Chennai - 35

07AC 310109

V.RAMA
 S V L No.1481/E/94
 No 509, ANNA SALAI
 CHENNAI-600035

~~27/8/22~~

LEASE DEED

This Deed of Lease executed at Chennai on this 24th day of May 2022

Between

1. Mrs. ANITA ASOKAN wife of Mr. Yatish Sharma, aged about 49 years, represented by her duly appointed Power of Attorney Mr. A.Asokan(Aadhar:5681 4116 4574) S/o. Rama. Arankannal, aged about 66 years residing at 170/1, Lotus Villa, Vasantham Colony, Nandambakkam,

Chennai - 600 089(Power of Attorney adjudicated as Doc. No.892/2022 dated 04.2022 on the file of SRO Mylapore),

PRINCIPAL
VAELS GLOBAL SCHOOL
 No: 137/1, LOTUS VILLA
 VASANTHAM NAGAR,
 NANDAMBAKKAM, CHENNAI-600 089.
 Contact No: 044-42850282 / 044-42850283

For VAELS RB EDUCATION TRUST

Gireesh Sreenivasan
 JOOHS
 Principal

Document No. 2788 of 2022 of Book

contains 18 Sheets



1. Anita Asokan
 2. Anita Asokan

Padma Asokan
VAELS GLOBAL SCHOOL
 Correspondent

Duplicate (1)

R/Alandur/Book-1/2788/2022

CERTIFICATE UNDER SECTION 18 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 60,000/- Stamp Duty Paid (Rupees Sixty Thousand only) has been paid therefore.

Date: 30/05/2022

Sub Registrar: Alandur

Presented in the office of the Sub Registrar of Alandur and fee of ₹ 20,420/- paid at 03:07 PM on the 30/05/2022 by

Left Thumb



Q. hda
9962 2 30540

Additions as per recitals of document

Execution admitted by
Left Thumb



[Signature]
9940'6 54045

Additions as per recitals of document

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
605446b9d05441c4944408b05214e03af1cdd6

Execution admitted by
Left Thumb



[Signature]
99406 54045

Additions as per recitals of document

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
7779084e32f4c5ea1c4c808710449e19ec8431

VELS GLOBAL SCHOOL
No: 1
VANDANAPALLE
NANDAMBAKKAM, CHENNAI-600 009.
Contact No: 044-42850282 044-42850283
Greetha Sreenivasa

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18 Sheets
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VELS GLOBAL SCHOOL


[Signature]
Correspondent

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R/Alandur/Book-1/2788/2022

<p>Execution admitted by Left Thumb</p>  	<p><i>Padma Athan.</i> 990654045</p> <p>Additions as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 0091397bbf1bc27af24e2393d7c1f43ada6ddb</p>
<p>Claim admitted by Left Thumb</p>  	<p><i>Ch. hde</i></p> <p>Additions as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 8307131b295710b6214b31a55766439ded7384</p>


30th day of May 2022




 SELVAKUMARAN K C
 Sub Registrar
 Alandur

There is no difference between original and 1st duplicate

Compared by - Reader
Examiner

Date: 30/05/2022

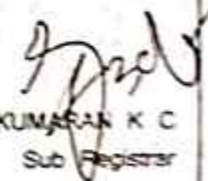



 VEL'S GLOBAL SCHOOL

 Correspondent

 Sub Registrar Alandur

Registered as Number R/Alandur/Book-1/2788/2022

PRINCIPAL
VEL'S GLOBAL SCHOOL
 No: 137 / 1, LOTUS VILLA
 VASANTHAM NAGAR,
 NANDYBANDUR, CHENNAI-600 089.
 Contact No. 044-42850222 / 044-42850223

Document contains 18 Sheets of Book 3 of 3


 SELVAKUMARAN K C
 Sub Registrar



 THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

2. Mrs. AMRITA ASOKAN daughter of Mr.A.Asokan, aged about 43 years

3. Mrs. PADMA ASOKAN wife of Mr.A. Asokan, aged about 64 years, all are residing at 170,"LOTUS VILLA", Vasantham Colony, Nandambakkam, Chennai-600 089 hereinafter called as the LESSORS, which term shall mean and include wherever the context so permits their heirs, legal representatives, executors, administrators and assigns;

And

M/S. VAELS RB EDUCATION TRUST (PAN: AACTV9394G), a registered Trust bearing Regn. No: 10/2019 and having its office at No. 521/2, Anna Salai, Nandanam,Chennai – 600035, represented by its authorized signatory Mr.W.Shyam Sundar(Aadhar:3599 7054 8007),hereinafter referred to as the LESSEE, which term shall mean and include wherever the context permits, their representatives, executors and administrators.

WHEREAS The LESSORS herein 1. ANITA ASOKAN, 2.AMRITA ASOKAN AND 3.PADMA ASOKAN, are the absolute owners and possessors of property situate at137,"LOTUS VILLA", Vasantham Colony, Ward No 158, Zone 12 of Chennai Municipal Corporation, Nandambakkam, Chennai-600089 comprised in S.Nos 70/3A pt in the name of ANITA ASOKAN measuring 7512sq.fts comprised in S.Nos. 170/3A pt and 170/1A1 pt in the name of AMRITA ASOKAN, measuring 7012 sq.fts and S.Nos 170/3A pt and

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VAELS GLOBAL SCHOOL
No: 137/1, VASANTHAM NAGAR,
VASANTHAM NAGAR,
NANDAMBAKKAM, CHENNAI-600 089.
Contact No: 044-42850282 044-42850283
Goethi Sreenivasa
Authorized Signatory

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contains 18 Sheets 4 Sheet
Registering officer



[Signature]
2 Amrita Asokan

[Signature]
Padma Asokan

VAELS GLOBAL SCHOOL
[Signature]
Correspondent

137/1A1 pt with name PADMA ASOKAN measuring 25779 sq.ft, the passage measuring 6152 sq.ft together measuring 46455sq.ft of land with superbuilt-up area 25020 of building.

In the above mention address at Chennai Municipal Corporation specifically described in the schedule annexed here to and which will hereinafter be referred to as the demised premises.

Which the scheduled property was acquired by the LESSORS by virtue of Partition Deed bearing No. 3935/2010 dated 09.12.2010 on the file of S.R.O Alandur.

The LESSEE has approached the LESSORS to let out the above said property for the purpose of running a CBSE educational Institution for a period of 25 (TWENTY FIVE) years on the monthly rent of Rs. 20,000/- (Rupees Twenty Thousand) only on the terms and conditions mutually agreed and set out herein below:

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1.The LESSORS hereby declare that they are the absolute owners and possessors of the demised premises more fully described in the schedules A.B.C & D hereunder respectively and together owners of the building constructed therein as in Schedule D and the same is free from all encumbrances, charges, liens, etc.

PRINCIPAL
VELS GLOBAL EDUCATION TRUST
VELS GLOBAL SCHOOL
No: 137 / 1, LOTUS VILLA
VASANTHAI NAGAR,
NANDAMBAKAM, CHENNAI-600 029
Contact No: 044-42850282 044-42850283

Geetha Sreenivasan

[Signature]
Aravinda Aravind

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VELS GLOBAL SCHOOL
8 Sheets 5 Sheet
- Registering officer



Aravinda

3
[Signature]
VELS GLOBAL SCHOOL
Correspondent

2. In consideration of the rent hereinafter reserved and pursuant to the terms and conditions mentioned herein below the LESSEE has agreed to take the schedule mentioned property on lease for a period of 25 years commencing from 01.04.2022 to 31.03.47 with lock in period of initial 10 years.
3. The parties herein agree that this Lease Deed can be terminated by either party by giving the other party 1 year notice in advance. However, the LESSEE can vacate the premises only after the end of the academic period.
4. Monthly Lease amount shall be payable to the LESSORS subject to the deductions of T.D.S as per Income Tax laws by way of NEFT/RTGS on or before 10th of every English calendar month and T.D.S certificate in Form-16A of the I.T. Act will be issued once in a year.
5. The LESSORS and LESSEE mutually agree that the monthly rent shall be Rs.20, 000/- (Twenty Thousand only). The LESSOR shall pay the rent after deducting TDS as per the Income Tax Act.
6. Since the Land and Buildings are to be used for the purpose of running an Educational Institution No Advance amount has been paid for the purpose of this Lease.
7. The LESSORS and LESSEE mutually agree that the Lease shall be for the purpose of running an educational institution by the LESSEE and the LESSORS shall co-operate and support the LESSEE for running the

PRINCIPAL
VELS GLOBAL SCHOOL
 OF VASANTHUS VILLA
 No: 157, VASANTHAM NAGAR
 NANDAMBALAM, CHENNAI 600 089
 Contact No: 9962270004, 9850283

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VELS GLOBAL SCHOOL
[Handwritten Signature]
 Correspondent

Educational Institution and in case any support or documents are necessary for running the Educational Institution the LESSORS shall provide the same.

9. The LESSEE assures the LESSORS that they shall not use the Scheduled Premises for any other reason than conducting an Educational Institution and allied works.

10. The LESSEE assures the LESSORS that the LESSEE shall not make any modification or alteration to the Schedule premises that may cause damage to the stability of the building. However, the Parties mutually agree that the LESSEE may cause modifications/alterations in the building to better accommodate the students and run Educational Institution without affecting the stability of building.

11. The LESSORS and LESSEE mutually agree that the Electricity charges shall be borne by the LESSEE as per actual tariff of Government shall be paid by the LESSEE directly.

12. The LESSORS and LESSEE mutually agree that the Property tax for the said premises and other taxes shall be borne and paid by the LESSORS.

13. The LESSORS and LESSEE mutually agree that the LESSEE undertakes to maintain the Schedule Property in proper condition and shall not have any right over the same after termination / expiry of this Lease.

For VELS RB EDUCATION TRUST
VELS GLOBAL SCHOOL
No: 13, LOTUS VILLA
VASHAM NAGAR,
NANDAMBAKKAM, CHENNAI-600089
Contact No: 044-42850282 044-42850283

Geetha Sreenivas

[Signature]
Munira Asoban
Pooja Asoban

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VELS GLOBAL SCHOOL
[Signature]
Representative

14. The LESSORS and LESSEE mutually agree that the LESSEE shall allow the LESSORS or their agents / representative(s) to enter in to the SCHEDULE PROPERTY at reasonable day / time with prior intimation to inspect the same.

15. The LESSORS and LESSEE mutually agree and consent that the LESSEE shall sub-let the lease property to and in favor of any other Vaels group of Educational Institutions.

16. The LESSEE hereby assures that it shall not indulge in to / carry out any illegal or unlawful activities in the said demised property.

17. In the event of any dispute arising between the parties, the same shall be referred by either party to Arbitration and the same shall be resolved and settled with the provisions of the Arbitration and Conciliation Act 1996 or any statutory modification or enactment thereof. The parties herein mutually nominate the sole Arbitrator. The venue of arbitration will be Chennai and will be conducted in English language. The Arbitrator will be entitled to pass to pass interim orders. The Award shall be binding on the parties.

18. The Courts at Chennai will have jurisdiction in all respects, to the exclusion of all other courts.

For VAELS EDUCATION TRUST
PRINCIPAL
VELS GLOBAL SCHOOL
No: 107, LOTUS VILLA
VASANTHAM NAGAR,
NANDAMBAKKAM, CHENNAI-600 088
Contact No: 044-42850282 044-42850283
Geetha Sreenivasan

[Signature]
Minita Asokan
Padma Asokan

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[Signature]
Correspondent

SCHEDULE OF PROPERTY

SCHEDULE "A"

(Property allotted to PADMA ASOKAN)

All that property building ground and premises measuring to an extent of 25779 sq.ft comprised in Survey Nos. 170/3A,137/1A1A1B part, measuring:

North to South on the Eastern Side: 274 feet and 3 inches & 69 feet

North to South on the Western Side: 228 feet and 124 feet 6 inches

East to West on the Northern Side: 90 feet

East to West on the Southern Side: 76 feet 9 inches & 22 feet

In all measuring to a total extent of 25779 sq.ft and bounded on the

North by : Survey No. 170

South by : Road

East by : Schedules C, F

West by : 137-1A part

Including building to an extent of 9000sq.ft situated within the limits of Nandambakkam Village, Vasantham Colony, Alandur Taluk, Kanchipuram District now in Chengalpattu District within the jurisdiction of Registration District of Chennai South and Sub- Registration District of Alandur.

SCHEDULE "B"

(Property allotted to ANITA ASOKAN)

All that property vacant ground measuring to an extent of 7512 sq.ft comprised in Survey Nos. 170/3A, measuring:

North to South on the Eastern Side: 170 feet

North to South on the Western Side: 169 feet 9 inches

East to West on the Northern Side: 11 feet & 33 feet 3 inches

East to West on the Southern Side: 44 feet 3 inches

PRINCIPAL
For VELS RB EDUCATION TRUST
VELS GLOBAL SCHOOL
No: 137/1, LOTUS VILLA
VASANTHAM NAGAR,
NANDAMBARKAM, CHENNAI-600 089.
Contact No: 044-42850282 044-42850283

Authorized Signatory
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Padma Asokan
Anita Asokan
VELS GLOBAL SCHOOL
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In all measuring to a total extent of 7512 sq.ft and bounded on the
 North by : Survey No. 170
 South by : Schedule "F"
 East by : Road, Schedule G
 West by : Schedule "B"

situated within the limits of Nandambakkam Village, Vasudevan Colony,
 Alandur Taluk, Kanchipuram District now in Chengalpattu District within the
 jurisdiction of Registration District of Chennai South and Sub- Registration
 District of Alandur.

SCHEDULE "C"

(Property allotted to AMIRTA ASOKAN)

All that property vacant ground measuring to an extent of 7012 sq.ft
 comprised in Survey Nos. 170/3A,137/1A1A1D part, 137/1A1A1B part,
 measuring:

North to South on the Eastern Side: 100 feet & 44 feet 6 inches
 North to South on the Western Side: 104 feet 6 inches & 69 feet
 East to West on the Northern Side: 44 feet 3 inches
 East to West on the Southern Side: 48 feet 6 inches

In all measuring to a total extent of 7012 sq.ft and bounded on the
 North by : Schedule 'C'
 South by : Road
 East by : Road, Schedule G
 West by : Schedule 'B'
 situated within the limits of Nandambakkam Village, Vasudevan Colony,
 Alandur Taluk, Kanchipuram District now in Chengalpattu District within the
 jurisdiction of Registration District of Chennai South and Sub- Registration
 District of Alandur.

For VELS RE EDUCATION TRUST
 VELS GLOBAL SCHOOL
 No: 137/1, LOTUS VILLA
 VASANTHAM NAGAR,
 NANDAMBAKKAM, CHENNAI-600088
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 Geetha Srinivasan

Amrita Asokan
Patriciya

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 Registering officer



Arathi
 Correspondent

VELS GLOBAL SCHOOL
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SCHEDULE "D"

(Property allotted to PADMA ASOKAN, ANITA ASOKAN, AMIRTA ASOKAN)

(COMMON PASSAGE)

All that property Vacant ground measuring to an extent of 6152 sq.ft comprised in Survey Nos. 170/3A, 137/1A1A1D & 137/1A1A1B part, measuring:

North to South on the Eastern Side: 268 feet 6 inches & 32 feet 9 inches

North to South on the Western Side: 270 feet & 44 feet 6 inches

East to West on the Northern Side: 20 feet

East to West on the Southern Side: 22 feet

In all measuring to a total extent of 6152 sq.ft and bounded on the

North by : Survey No. 170

South by : Road

East by : Schedules D, E

West by : Schedule C, F

situated within the limits of Nandambakkam Village, Vasantham Colony, Alandur Taluk, Kanchipuram District now in Chengalpattu District within the jurisdiction of Registration District of Chennai South and Sub- Registration District of Alandur.

In total A,B,C,D all measuring to an extent of 46455 Sq.ft of land or thereabouts.

For VAELS RB EDUCATION TRUST

PRINCIPAL
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No: 137/1, LOTUS VILLA
VASANTHAM NAGAR,
NANDAMBAKKAM, CHENNAI-600 089.
Contact No: 044-42850282 044-42850283

Gauthi Sreenivasa

VELS GLOBAL SCHOOL
Anita
Correspondent

Anita Asokan
Padma Asokan

VELS GLOBAL SCHOOL
18 Sheets of 11 Sheet
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IN WITNESS WHEREOF THE PARTIES ABOVE NAMED SIGNED THEIR NAMES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

[Signature]

2 *deivita Arulselvi*

3 *Paluru P. Sankar*

For VAELS RB EDUCATION TRUST

[Signature]

Authorized Signatory

LESSEE

LESSORS

WITNESSES:

[Signature]

1. S. MANIKANDAN

S/O. C. SATHIYAMOORTHY

NO. 18 EAST MADA STREET
VILLIVAKKAM, CH-49.

2. *[Signature]*

M. FRANK LALITH MAHIMARAJ

S/O. A.C. MANOHARAN

NO. 19 MAGAMMAL STREET
VEIRI NAGAR, CHENNAI-600082

Drafted by



[Signature] (328/90)

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VELS GLOBAL SCHOOL
No: 137/1, LOTUS VILLA
VASANTHAM NAGAR,
NANDAMBAKKAM, CHENNAI-600 089.
Contact No: 044-42850282 044-42850283

Geetha Sreenivasan

VELS GLOBAL SCHOOL

T. RAVINDRAN
ADVOCATE
28, Kumar's Krishna Apts.,
2nd Main Road,
R.A. Puram, Chennai - 600 028.

Correspondent

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Registering officer



10

VELS GLOBAL SCHOOL
[Signature]
Correspondent



Government of India



Unique Identification Authority of India

 Enrollment No. 00130701425729

* Aadhaar *
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Address:
 * City/Town/Village *
 * District *
 * State *
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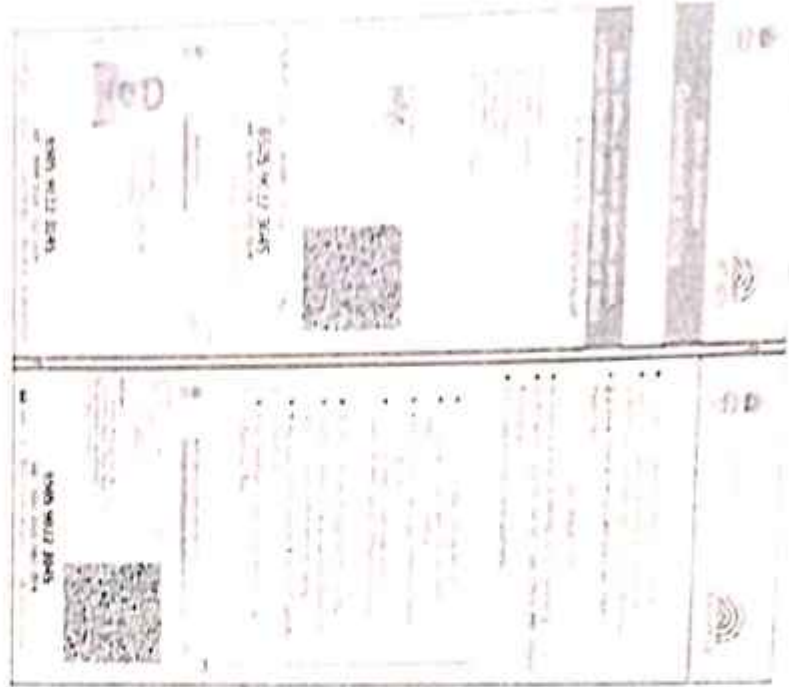
PRINCIPAL
VELS GLOBAL SCHOOL
 No. 137/11, LOTUS VILLA
 VASANTHAM NAGAR,
 NANDAMBAKKAM, CHENNAI-600 089.
 Contact No: 044-42850282 044-42850283

Geetha Sreenivas

VELS GLOBAL SCHOOL
[Signature]
 Correspondent

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Arvita Aravind

PRINCIPAL
VELS GLOBAL SCHOOL
No: 137 / 1, LOTUS VILLA
VASANTHAM NAGAR,
HANDAMBAKKAM, CHENNAI-600 089.
Contact No: 044-42850282 044-42850283

Geetha Srinivasan
Correspondent

VELS GLOBAL SCHOOL
Arvita
Correspondent

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Padma Arava

**PRINCIPAL
VELS GLOBAL SCHOOL**
No: 137 / 1, LOTUS VILLA
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NANDAMBAKKAM, CHENNAI-600 089.
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VELS GLOBAL SCHOOL
Arathi
Correspondent!

Geetha Sreenivasan

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3599 7054 8007

Government of India

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 VASANTHAM NAGAR,
 NANDAMBAKKAM, CHENNAI-600 089.
 Contact No: 044-42850282 044-42850283

Gaekhe Sreenivasan

VEL'S GLOBAL SCHOOL
 CHENNAI
 044-42850282

Anth.

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Government of India



பிரதமர் அலுவலர் அலுவலகம்
Frank Lalith Mahiraj Raj
பிறந்த நாள்/DOB: 06/01/1977
பாலினம் / MALE

Download Date: 17/12/2020

4662 9076 7331

VID : 9148 9912 8298 3446

சீர்தரம் உய்தரம் சீர்தரம் உய்தரம்

VELS GLOBAL SCHOOL

PRINCIPAL
VELS GLOBAL SCHOOL
No: 137 / 1, LOTUS VILLA
VASANTHAM NAGAR,
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Geetha Sreenivasan

Signature



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No: 137 / 1, LOTUS VILLA
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Contact No: 044-42850282 044-42850283

Aarth Sreenivas

(Signature)

VELS GLOBAL SCHOOL
Aarth
Correspondent

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VAELS RB EDUCATION TRUST

Photo 22/04/22
[Signature]

CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED BY THE TRUSTEES OF M/S VAELS RB EDUCATION TRUST AT ITS MEETING HELD ON 5th APRIL 2022 AT THE REGISTERED OFFICE OF THE TRUST.

Preamble

Chairman informed the members present that the existing Lease Deeds of the Premises of Trust Schools situated at Chennai, Bengaluru, Kolkata and Gurgaon are in the name of Ravindra Bharathi Educational Society (RBES). These Lease deeds have to be Cancelled and New Lease Deeds in the name of our Trust i.e. Vaels RB Education Trust are to be executed and registered with the SRO's concerned. RBES has issued Power of Attorney to Mr W Shyam Sundar for cancelling the existing Lease Deeds in its name. He further stated that to his preoccupations, the Trust may authorise the Finance Manager **Mr W Shyam Sundar** (PAN : BHNPS6872H), (Aadhaar 3599 7054 8007) s/o Sri Ramaiah, aged 61 years to execute the Lease Deeds and register the same with respective Sub Registrar Offices,

After Deliberations:

"IT IS RESOLVED THAT the Trust be and is hereby authorises its Finance Manager **Mr W Shyam Sundar** (PAN: BHNPS6872H), (Aadhaar 3599 7054 8007) s/o Sri Ramaiah, aged 61 years to execute the Lease Deeds of the Premises of Trust Schools situated at Chennai, Bengaluru, Kolkata and Gurgaon with the Landlords concerned and also to Register the same with respective Sub Registrar Offices".

"IT IS ALSO RESOLVED THAT the certified copy of this Resolution may be submitted to the respective Sub Registrar Offices".

[Signature]
CHAIRMAN



//Certified True Copy//

PRINCIPAL
VAELS GLOBAL SCHOOL
No: 137 / 1, LOTUS VILLA
VASANTHAM NAGAR,

NANDAMBAKKAM, CHENNAI-600 089.
Telephone No: 044-42158282 Office: 521/2 ANNA SALAI NANDANAM CHENNAI - 600035

[Signature]

[Signature]
VAELS GLOBAL SCHOOL
Correspondent



Government of Tamil Nadu
Registration Department
Acknowledgement

Reference Details

SRO Name Alandur
Application No. S01LANDVV202205232554517
Transaction No. REG202205230834457
Transaction Date 23/05/2022

Application Details

Applicant Name W SHYAM SUNDAR
Service Type Document Registration (New) in SRO
Stamp Duty (₹) 60000/-
Registration Fee (₹) 20000/-
Computer Fee (₹) 300/-
CD Fees (₹) 100/-

Payment Details

Name of the Bank SBI
Bank Ref. No. CPABRMWEE3
Payment Mode Online
Amount Paid (₹) 80400/-
Payment Status Success
Payment Date 23/05/2022

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்

1800 102 5174

மின்னஞ்சல் முகவரி

helpdesk@tnreginet.net

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PRINCIPAL
VELS GLOBAL SCHOOL
No: 137/1, LOT 10, Sheet A
VASANTHAM NAGAR,
DAMBAKKAM, CHENNAI 600 089
No: 044 42850225 Registration officer

Geetha Sreenivasan



VELS GLOBAL SCHOOL

Correspondent