

4535/2022, 23 MAR 2022

भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

23 MAR 2022

CN 723080

Vaels RB Education Trust

Chennai - 35
LEASE DEED

V.RAMA
S.V.L NO. 1487/E/94
NO 509, ANNA SALAI
CHENNAI-600035

This Lease Deed is made at Chennai on this the 2nd day of May 2022

BETWEEN

Mrs. SELVAKUMARI (Aadhar: 600321596561) W/o S.R. Thangadurai, aged about 68 years residing at No. 4/116, Mudichur Main Road, Chennai-600 048, herein after referred to as "LESSOR"

AND

M/s. VAELS RB Education Trust, (Registration No. 10/2019) a Registered Trust having its Registered office at No. 521/2, Anna Salai, Nandanam, Chennai- 600 035 which is running and managing chain of schools in Chennai, Bangalore, Kolkata and New Delhi, represented by its authorized signatory Mr. W. Shyam Sundar, hereinafter referred to as the "LESSEE"

The terms LESSOR and LESSEE wherever occur shall mean include their respective legal heirs, administrators, executors, legal representatives and assigns;

For VAELS RB EDUCATION TRUST

(Signature)

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Authorised Signatory 1 Contains 11 Sheets 1 Sheet

Registering Officer

VELS GLOBAL SCHOOL

NO. 116, MUDICHUR MAIN ROAD, CHENNAI - 600 048.

MUDICHUR, CHENNAI - 600 048.

Whereas the LESSOR, is the absolute owner of the land measuring about Acres 1.30 Cents comprised in S.Nos. 46/1, 2, 3part, 4part, 5A1, 47/1 and 47/2 in Mudichur Village, Tambaram Taluk and now in Chengalpattu District, having purchased from Mrs. Rani Ammal W/o Mr. Thirunavukkarasu, under a Registered Sale Deed Doc No. 6699/1981 on the file of SRO, Tambaram, which has been more fully and particularly mentioned hereunder in the schedule, which will be herein after referred to as schedule property. (Presently the LESSOR has availed loan facility from LIC HFL (Housing Finance limited), Chennai by depositing the Original Title documents).

The LESSEE approached the LESSOR, to lease out the schedule property together with the building measuring to an extent of 29,000 sq.fts constructed thereon for the purpose of running an Educational institution for the period of 25 years.

The LESSEE shall pay a monthly lump sum amount of Rs. 20,000/- per month to the LESSOR subject to the deductions of TDS as per Income Tax Act.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. The LESSOR hereby declares that she is the owner of the demised premises which is more fully and particularly described in the schedule mentioned hereunder.
2. That in consideration of the rent hereinafter reserved and pursuant to the terms and conditions mentioned herein the LESSEE has agreed to take the schedule mentioned property on lease for a period of Twenty-five (25) years commencing from 01.05.2022 to 30.04.2047.
3. The Rent shall be paid to the LESSOR, subject to the deduction of T.D.S as per Income Tax Laws, by way of RTGS/NEFT to the Bank Account details provided by the LESSOR on or before 10th of every calendar month and T.D.S certificate in Form-16A of the IT Act will be issued once in a year by the LESSEE.

Selva Kumar

For VAELS RB EDUCATION TRUST

[Signature]
Authorized Signatory

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 Principal
VAELS GLOBAL SCHOOL
 MUDICHUR, TAMBARAM, CHENNAI - 600 042
 Registering Officer

P. Sudha

4. The LESSEE during the period of Lease ie, from 01.05.2022 to 30.04.2047 shall pay to the LESSOR a monthly rent of Rs 20,000/- (Rupees Twenty Thousand) only on or before 10th day of every month as per English calendar year regularly and obtain receipt thereof from the LESSOR.
5. As the LESSEE is starting an Educational Institution, there will be no advance for this Leases Deed, to be paid by the LESSEE to the LESSOR. The premises should be used by the LESSEE for the Educational Institution established by them.
6. All Property Tax will have to be borne by the LESSOR. In case of any Service Tax, which should be borne by the LESSEE.
7. The LESSEE shall not make any additional or alteration in the leased premises without prior consent of the LESSOR.
8. That the LESSEE shall allow the LESSOR or their representative to inspect the leased premises at all reasonable time with prior permission from the LESSEE.
9. That the LESSEE will pay the electricity charges directly to the E.B as per the consumption
10. The LESSEE shall not sub-let the premises or any portion thereof without the written consent of the LESSOR.
11. The initial 10(TEN) years is considered as "LOCK IN PERIOD". Termination clause is applicable once the lock-in period of 10 years is over. This agreement can be terminated by either side by giving 10 months' notice prior to the end of the academic year and this is applicable after the lock-in period.
12. The LESSOR should provide adequate power supply with LT connection electrical wiring for the entire building including class rooms with Air-Condition points, bathrooms, passages, corridors with granite flooring, staircase etc.

Selvaraj

For VAELS RB EDUCATION TRUST

[Signature]
Authorized Signatory

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[Signature]
Registering Officer

VELS GLOBAL SCHOOL
VELS-4116, MUDICHUR, KODAKKOTTA ROAD,
MUDICHUR, TAMBARAM, CHENNAI - 600 045.

13. The LESSOR should provide actual set back of the whole outside building and the rest of the area at free of cost for parking and play area.
14. The original Lease deed shall be in possession and custody of the LESSEE only. Registered Duplicate copy of the Registered Deed shall be furnished to the LESSOR.
15. The LESSOR shall provide the sanctioned plan as per municipal/ corporation, as applicable, for school purpose. The LESSOR shall provide the assessment order copy etc as per the need of the LESSEE for recognition purpose at the LESSOR'S own cost and expenses.
16. The LESSOR should provide land patta, building plan duly approved by the appropriate authority for school purpose. A copy of land documents showing the ownership of the LESSOR to be provided to the LESSEE.
17. Any leakage or major repairs and maintenance is to be rectified by the LESSOR whenever it is needed immediately, after the same being brought to the notice of the LESSOR.
18. The LESSOR has to carry out painting of outer side building once in Five (5) years at her own cost and expenses.

SCHEDULE OF PROPERTY

29,000sq.ft of building constructed over the land measuring about Acres 1.30 Cents comprised in S. Nos. 46/1,2,3part,4part,5A1,47/1and 47/2 situated at MudichurVilage, Tambaram Taluk, Chengalpat District.

Selvadumari

For VAELS RB EDUCATION TRUST

[Signature]
Authorized Signatory

P. Indira

PRINCIPAL
VELS GLOBAL SCHOOL
No. 41/15, MUDICHUR MANJANZAL JUNCTION.

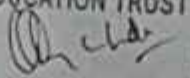
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 Registering Officer		

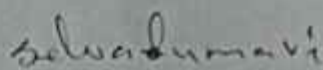
Bounded on the East By : Indian Oil Petrol Station
West By : Residential Houses
North By : Residential Houses
South By : Mudichur Road

And situated within the St. Thomas Mount Panchayat union limits and
Within the Registration District of Chennai South and Registration Sub- district of
Padappai.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED SIGNED THEIR NAMES ON
THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

For VAELS RB EDUCATION TRUST

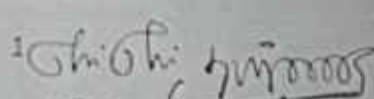

Authorized Signatory



LESSEE

LESSOR

WITNESSES:

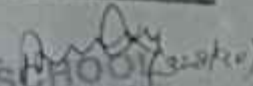
1.  (S. P. Thangaraj)
S/O E. Shanmuganathan 4/116 Mudichur main Road.
Mudichur Chennai - 48.

2.  M. FRANK LALITH MANIMARANJAN
S/O A. C. MANOHARAN
No 19, NAGARAJ STREET
VETRI NAGAR, CHENNAI - 82

Drafted By

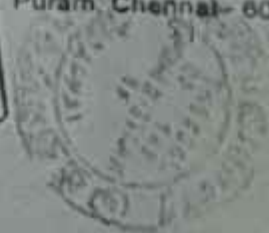


P. Jeyaraj

PRINCIPAL 
VELS GLOBAL SCHOOL
T. RAVINDRAN
ADVOCATE

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Registering Officer					

28, Kumar's Krishna Apts.,
2nd Main Road,
Puram, Chennai - 600 028.



RUPadappa/Book-1/4535/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1899

I hereby certify that a sum of ₹ 60,000/- (Rupees Sixty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சியாம் சுந்தர் residing at NO.52/2, ANNA SALAI, NANDANAM, Chennai, Tamil Nadu, India, 600035.

Date: 11/05/2022

SUB REGISTRAR
PADAPPA

SUB REGISTRAR
PADAPPA
Signature of the Registrar and Collector under Section
41 of the Indian Stamp Act.

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Q. C. L. L.
99622 30540

Additions as per recitals of document

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- selvadumari
- 9841438222

Additions as per recitals of document

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

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Additions as per recitals of document

Identity of the person verified through Consent based
AADHAAR Authentication using Aadhaar based

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Registering Officer

P. Sudha.
PRINCIPAL
VELS GLOBAL SCHOOL
No. 4/116, MIDC, CHANDRASEKHAR NAGAR, CHENNAI.

Original

R/Padappal/Book-1/4535/2022

11th day of May 2022

SUB REGISTRAR
PADAPPAL

Padappal

No of Copies Registered with the Original 1

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Registered as Number R/Padappal/Book-1/4535/2022

Date: 11/05/2022

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SUB REGISTRAR
PADAPPAL

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Registering Officer

P. Jeeva
PRINCIPAL
VELS GLOBAL SCHOOL
No: 4/116, MUDICHUR MANMANGALAM JUNCTION,
MUDICHUR RAIL ROAD,
MUDICHUR, TENDLAHAT, CHENNAI - 600 043.



இந்திய அரசாங்கம்

Government of India

செல்வகுமாரி தங்கதுரை

Selvakumari Thangadurai

தந்தை ஜேகப்ப சின்னப்பன்

Father JACOB CHINNAPPAN

பிறந்த நாள் / DOB 20.01.1964

பெண்பால் / Female of 2012

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X Selvakumari

PRINCIPAL

VELS GLOBAL SCHOOL

No: 4115, MUDICHUR MAHANGALAM JUNCTION,

MUDICHUR MAH ROAD,

MUDICHUR, TAMIL NADU - 600 013

VELS GLOBAL SCHOOL
VELS GLOBAL SCHOOL
VELS GLOBAL SCHOOL

Address: 1/116, MUDICHUR ROAD, MANGALAM JUNCTION,
 MUDICHUR, CHENNAI - 600 042
 Phone: 3599 7054
 Email: info@vels.edu
 Website: www.vels.edu



உங்கள் அட்டை எண் / Your Address No

3599 7054 8007

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Dr. A. S. S. S. S.
 Dr. A. S. S. S. S.
 Dr. A. S. S. S. S.
 Dr. A. S. S. S. S.

3599 7054 8007

உங்கள் அட்டை எண் / Your Address No

P. Indira

PRINCIPAL
VELS GLOBAL SCHOOL

1/116, MUDICHUR ROAD, MANGALAM JUNCTION,
 MUDICHUR, CHENNAI - 600 042

MUDICHUR

Dr. A. S. S. S. S.	Dr. A. S. S. S. S.	Dr. A. S. S. S. S.	Dr. A. S. S. S. S.
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Registration Officer

Issue Date: 16/02/2013



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தங்கதுரை
Thangadorai
பிறந்த நாள்/DOB: 08/09/1957
ஆண்/ MALE

Ch. S. Srinivas

8846 1420 1664

VID : 9105 8975 8492 9436

எனது ஆதார், எனது அடையாளம்

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Registering Officer

P. Srinivas



Download Date: 17/12/2020



Government of India



Frank Lalith Mahimol Pal
DOB: 05/01/1977
MALE

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VID : 9148 9912 8298 3446

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Issue Date: 05/12/2020

P. Jeeva

PRINCIPAL
VELS GLOBAL SCHOOL
MUDICHUR VANDANALAM JUNCTION
MUDICHUR MAIN ROAD,
MUDICHUR - 605 008