TP/4694338/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு தமிலநாடு TAMILNADU

AY 257409

தமிழ்நாடு எண்:3062
ரூ.1000 நாள்:27-3-18
JAY EDUCATIONAL TRUST
SALEM

சி.அர்ச்சனாதங்கவேலி
முத்திரைத்தாள் விற்பனையாளர்
திருச்செந்தூர்.
உரிமம் எண்:1/2015 தூ-டி

LEASE DEED

THIS DEED OF LEASE executed on this 27 March 2018

BETWEEN

Sri. **S.JAYMURUGAN,** (PAN No : AJQPJ3589C) S/o. J.Subbiah, residing at Door No.115/5, Ramamoorthi pudur, Puthumariamma koil (PO), Vaikkalpattarai, Salem -636003, (hereinafter referred to as "THE LESSOR" which term shall always mean and include his heirs, legal Representatives, Executives, Administrators and Assigns) on FIRST PARTY:

FIRST PARTY

SECOND PARTY

Jay Educational Trust

Managing Trustee

Jay Educational Trust

Trustee

THIRD PARTY

Jay International School

Director

Document No 524 of 2018 of Book 1 contains 17 Sheets 1 Sheet

Registering Officer

529/2018

ஆணை எண் 529/2018

குறிப்பு: மாவட்டஆட்சியாளர் (தணிக்கை), தூத்துக்குடி அவர்களின் ஜனவரி-மார்ச் 2018 க்கான உள்தணிக்கையின் போது கண்டறியப்பட்ட கீழ்க்கண்ட குறைகளுக்கான தீர்வை ரூ 6796/- (ரூபாய் ஆறாயிரத்து எழுநூற்று தொண்ணூற்று ஆறு மட்டும்) RE0202102107703152 என்ற இணையவழி பணம் பரிவர்த்தனை மூலம் திரு சுப்பையா அவர்களால் 10/2/2021 அன்று செலுத்தப்பட்டு சான்று செய்யப்பட்டது.

10/02/2021

சார்நிலைக் கருவூல அலுவலர்
உடன்குடி

TP/4694338/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

AY 257410

தமிழ்நாடு எண்: 3063
ரூ. 1000 நாள்: 27-3-18
JAY EDUCATIONAL TRUST
SALEM

சி.அர்ச்சனாதங்கக்கனி
முத்திரைத்தாள் விற்பனையாளர்
திருச்செந்தூர்.
உரிமம் எண்:1/2015 தூ-10

AND

M/s. JAY EDUCATIONAL TRUST (PanNo:AAATJ4789K) , a registered Public Charitable Trust, having its registered office at Old address 37, Jalalpura St, Salem 636001. New Address Door No.6/273-A, Gandhi Nagar, Allikuttai Po, Vaikalpattarai, Salem - 636017, and represented by its Managing Trustee, Sri. **J.SUBBIAH** (PanNo: BAPPS4702R) and Trustee Smt.**S.SANTHA @ SANTHAMANI** (Pan No: GKXPS5495A) are residing at No. 115/5, Ramamoorthy Pudur, Puthu Mariyamman kovil post, Vaikkalpattarai, Salem- 636003 (hereinafter referred to as "THE LESSEE" which term shall always mean and include his heirs, legal representatives, Executives, Administrators) on SECOND PARTY;

FIRST PARTY	SECOND PARTY	THIRD PARTY
	Jay Educational Trust Managing Trustee Jay Educational Trust S.சாந்தா Trustee	Jay International School Director

Document No 529 of 2018 of Book 1 contains 17 Sheets 2 Sheet

TP/4694338/2018

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BS 960678

தமிழ்நாடு எண்: 3064
ரூ.100 நாள்: 27-3-18
JAY EDUCATIONAL TRUST
SALEM

சி.அர்ச்சனாதேவி
முத்திரைத்தாள் விற்பனையாளர்
திருச்செந்தூர்.
உரிமம் எண்:1/2015 தூ-டி

AND

M/s.JAY INTERNATIONAL SCHOOL, having its office at NH-44 Kanniyakumari Tiruchendur Road, Nangaimozhi Village, Tiruchendur Taluk, Tutucorin District, and represented by its Director Sri S. JAYMURUGAN , (PAN No : AJQPJ3589C) hereinafter called the THIRD PARTY;.

WITNESSETH AS FOLLOWS;

WHEREAS, the First party / Lessor is the absolute owner and he is in possession and enjoyment of landed properties which are more particularly described in the Schedule as hereunder by virtue of the Sale Deed dt. 26.05.2017 Registered as document no. 602/2017 at Udankudi SRO

FIRST PARTY

SECOND PARTY

Jay Educational Trust

Managing Trustee
Jay Educational Trust

Trustee

THIRD PARTY

Jay International School

Director

Document No. 529 of 2018 of Book 1 contains 17 Sheets 3 Sheet

Registering Officer

TP/4694338/2018

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BS 960679

தமிழ்நாடு எண்: 3065
ரூ. 100 நாள்: 27-3-18
JAY EDUCATIONAL TRUST
SALEM

சி. அர்ச்சனாதங்கவேல்
முத்திரைத்தாள் விற்பனையாளர்
திருச்செந்தூர்.
உரிமம் எண்:1/2015 தூ-டி

AND WHEREAS the Second Party is a registered Public Charitable Trust, JAY INTERNATIONAL SCHOOL is the Third party and said third party approached the First and Second Party, for taking the landed properties which is more fully described hereunder on lease for the period of 30 years on rental of **Rs.500/- (Rupees Five hundred Only)** per month, for running a School, Staff Quarters, Auditorium, Canteen, Hostels for students and teachers with mess and another allied activities.

FIRST PARTY

SECOND PARTY

Jay Educational Trust

Managing Trustee

Jay Educational Trust

S. சங்கர

Trustee

THIRD PARTY

Jay International School

Director

Document No 529 of 20 18 of Book 1 contains 17 Sheets 4 Sheet

Registering Officer

TP/4694338/2018

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

BS 960680

தமிழ்நாடு எண்:.....3066.....
ரூ.....100..... நாள்:..27-3-18
Jay EDUCATIONAL TRUST
SALEM

சி.அர்ச்சனாதேவி
முத்திரைத்தாள் விற்பனையாளர்
திருச்செந்தூர்.
உரிமம் எண்:1/2015 தூ-டி

AND WHEREAS the First Party/Lessor has also agreed to lease out the properties as mentioned in schedule hereunder more fully described hereunder to the Second Party / Lessee and handed over the physical possession of the landed properties on the day, month and year hereinabove first mentioned on the terms and conditions as follows;

FIRST PARTY

SECOND PARTY

Jay Educational Trust
Managing Trustee

THIRD PARTY

Jay International School
Director

5

Jay Educational Trust

Trustee

Document No 529 of 2018 of Book 1 contains 17 Sheets 5 Sheet

Registering Officer

1. That the Lessor has agreed to lease out the property as mentioned in Schedule hereunder to the Lessee/Trust for the period of 30 years, the Lessee/ Trust has also agreed and taken possession of the schedule of property for their Educational Institutions for the monthly rent of Rs. 500 /- (Rupees Five hundred Only), in advance by Demand draft or Cheque after the expiry of every year within 15 days from the date of thereof for the period of 30 (Thirty) years commencing from 07 March 2018.

2. That the Lessee/Trust has also paid the sum of Rs.15,000 /- (Rupees Fifteen Thousand Only) to the Lessor towards Interest free security deposit and rent advance by way of cash which the Lease-hold period expired and/or vacating the schedule pf properties mentioned herein after deducting the expenditure for the damages caused by the Lessee/Trust if any or arrears of rent.

3. That the Lessee shall be entitled to quiet and peaceful possession and enjoyment of the Schedule of property as mentioned hereunder during the period of tenancy for above said purpose only.

4. That the Lessee shall pay all taxes, land revenues due to the Government or Local bodies in respect of the schedule of properties.

5. That the Lessee shall be entitled to use the schedule of properties for Lessee / Trust activities like construction of Educational institutions such as Schools, Colleges, Research Centers, Hostels, Staff Quarters, Auditorium, Canteen and Hostels for Students and Teachers with Mess and other allied activities.

6. That the Lessor shall repay the interest Free Security deposit or Rent Advance of Rs.15,000/- (Rupees Fifteen Thousand Only) to the Lessee/Trust after deducting the arrears of rent and costs for damages to the properties, if any at the time of vacating the schedule of properties in good conditions by surrendering the super structure to the Lessor without any Compensation.

7. That the lessor shall not object for the lessee / Trust constructing the superstructure accordingly to their plan for carrying out their object of the Trust.

First Party

Second Party

Jay Educational Trust

Managing Trustee

Jay Educational Trust

Trustee

Third Party

Jay International School

Director

Document No 529 of 2018 of Book 1 contains 11 Sheets 6 Sheet

Registering Officer

8. That the Lessor shall cooperate with Lessee in signing all papers and giving concern letters for the approval of building and permissions and recognition from the Government for such Educational Institutions and undertaken by the Lessee In the schedule of properties mentioned herein below

9. That the Lessor shall cooperate with the Lessee in obtaining Electric Power supply according to the needs of Lessee / Trust.

10. That the Lessee shall keep the schedule properties always keep in good and tenantable conditions.

11. That the Lessee shall carry on only the activities as mentioned above and only after getting necessary orders or permissions from the competent Authorities and further shall always keep the said sanction alive.

12. That the Lessee shall not use the premises / schedule properties for unlawful or illegal purposes.

SCHEDULE OF PROPERTIES

As Per Doc. No. 602/2017

Tutucorin Registration District, Udangudi Sub – Registration District, Tiruchendur Taluk, Nangaimozhi Village, Survey No.52/2A2A, Hect:2.35.50, 5 Arce82 cent In this above land an extent of Acre 5.82 having the following boundaries;

South of	:	Tiruchendur - Sathankulam Road
North of	:	Ramalinga Nadar Land
West of	:	Subbiah Land
East of	:	North South Road

Patta no : 1104

In between the above boundaries:

An extent of Acre 5.82

First Party

Second Party
Jay Educational Trust
Managing Trustee

Jay Educational Trust
Trustee

Third Party
Jay International School
Director

Document No 589 of 2018 of Book 1 contains 17 Sheets 1 Sheet
Registering Officer

IN WITNESSES WHEREOF, the parties above have signed and executed this lease deed at Udangudi on the day, month and year first herein above mentioned.

Signed and delivered by:
The Party of ONE Part (Owner/Lessor)
S. JAYMURUGAN
In the presence of

Signed and delivered by:
The Party of OTHER Part (Lessee/Trust)
M/S.JAY EDUCATIONAL TRUST

Jay Educational Trust
Managing Trustee

Jay Educational Trust
S. சாந்தா
Trustee

Represented by its Trustees:
M/S.JAY INTERNATIONAL SCHOOL

Jay International School
Director

WITNESSES:

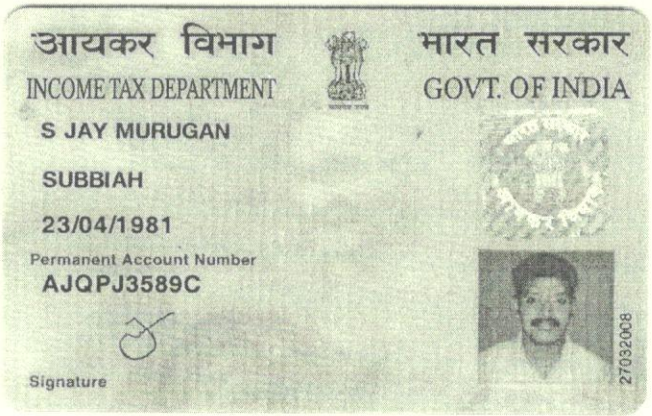
01. Sathish Kumar S/o Mani Veeramanu P.O - Salem

02. [illegible]

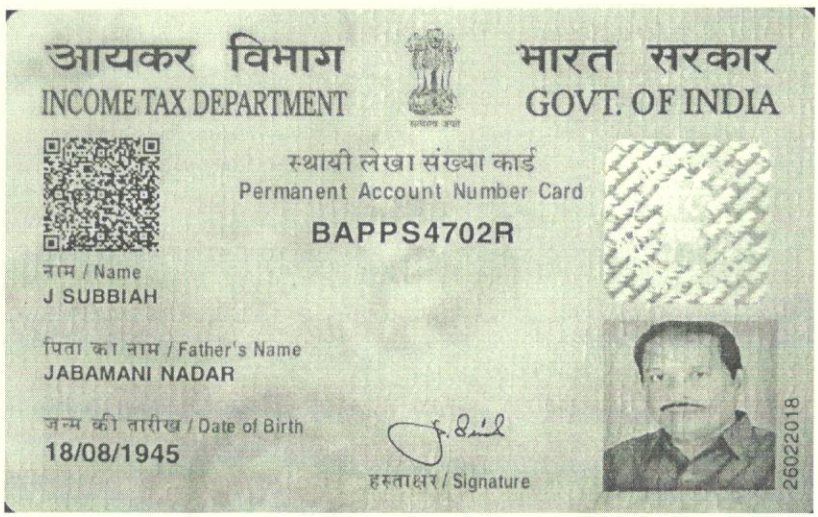
Drafed By

R.SARAVANAN B.A.B.L.,
Advocate,
Tiruchendur
Enroll No: 858/1999

Document No 529 of 2018 of Book 1 contains 17 Sheets 8 Sheet
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S JAY MURUGAN
SUBBIAH
23/04/1981
Permanent Account Number
AJQPJ3589C
Signature
27032008

Document No 529 of
2018 of Book 1 contains
17 Sheets 9 Sheet
Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BAPPS4702R

नाम / Name
J SUBBIAH

पिता का नाम / Father's Name
JABAMANI NADAR

जन्म की तारीख / Date of Birth
18/08/1945

हस्ताक्षर / Signature

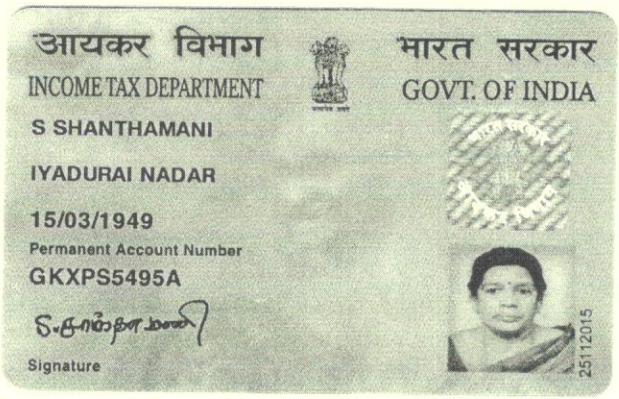
26022018

Jay Educational Trust

Managing Trustee

Document No 589 of
2018 of Book 1 contains
17 Sheets 10 Sheet

Registering Officer

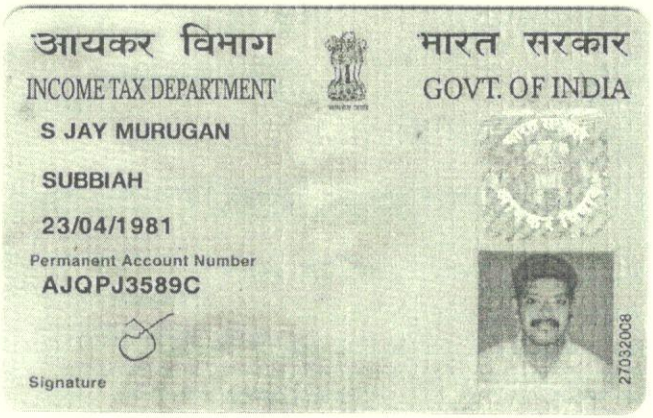

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S SHANTHAMANI
IYADURAI NADAR
15/03/1949
Permanent Account Number
GKXPS5495A
Signature
25112015

Jay Educational Trust

Trustee

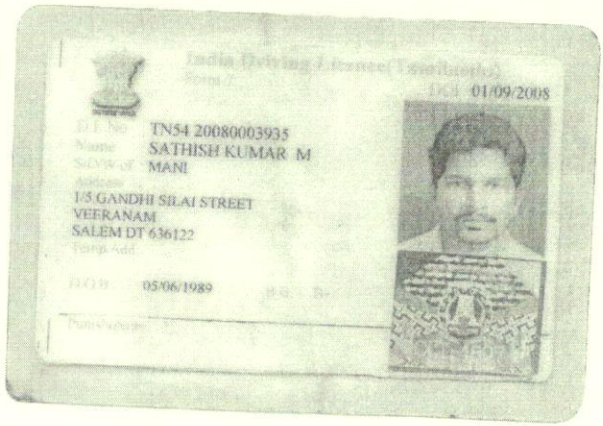
Document No 529 of
2018 of Book 1 contains
4 Sheets 11 Sheet

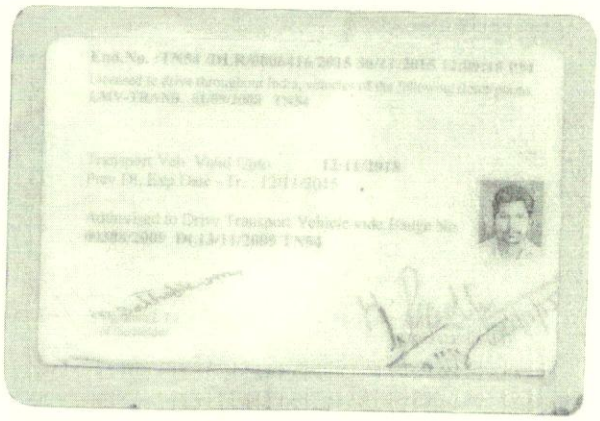
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S JAY MURUGAN
SUBBIAH
23/04/1981
Permanent Account Number
AJQPJ3589C
Signature
27032008

Jay International School
Director

Document No. 529 of
2018 of Book 1 contains
17 Sheets 12 Sheet
Registering Officer

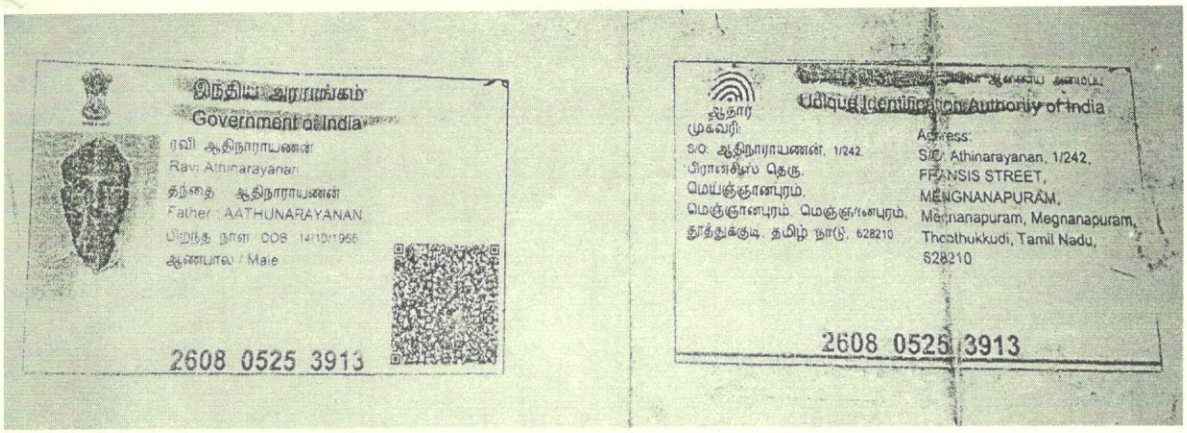




M. Sathish Kumar

Document No 589 of 2018 of Book 1 contains 17 Sheets 13 Sheet

Registering Officer



இந்திய அரசாங்கம்
Government of India
ரவி ஆதிநாராயணன்
Ravi Athinarayanan
தந்தை ஆதிநாராயணன்
Father : AATHUNARAYANAN
பிறந்த நாள் DOB : 14/10/1966
ஆண்பால் / Male
2608 0525 3913

ஆதார்
முகவரி:
S/O: ஆதிநாராயணன், 1/242
பிரான்சிஸ் தெரு,
மெய்ஞ்ஞானபுரம்,
மெஞ்ஞானபுரம்,
தூத்துக்குடி, தமிழ் நாடு, 628210

Unique Identification Authority of India
Address:
S/O: Athinarayanan, 1/242,
FRANSIS STREET,
MEGNGNANAPURAM,
Megnanapuram, Megnanapuram,
Thoothukkudi, Tamil Nadu,
628210
2608 0525 3913

Document No. 529 of
2018 of Book 1 contains
17 Sheets 14 Sheet
Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : தூத்துக்குடி **வட்டம் : திருச்செந்தூர்**

வருவாய் கிராமம் : நங்கைமொழி **பட்டா எண் : 1104**

உரிமையாளர்கள் பெயர்

1. சுப்பையா மகன் ஜெய்முருகன்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
52	2A2A	--	--	2 - 35.50	1.44	--	--
				2 - 35.50	1.44		

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 28/02/460/01104/10066 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 26-03-2018 அன்று 04:59:26 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Jay Educational Trust
Managing Trustee

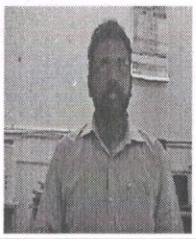
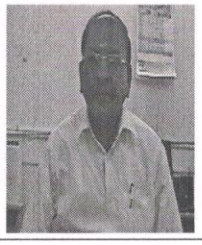
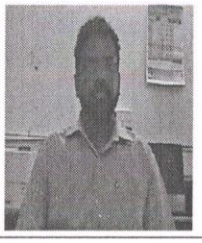
Jay Educational Trust
S. சாந்தா
Trustee

Jay International School
Director

Document No 529 of
2018 of Book 1 contains
17 Sheets 15 Sheet
Registering Officer

R/Udankudi/Book-1/529/2018

Presented in the office of the Sub Registrar of Udankudi and fee of ₹ 2,500/- paid at 02:51 PM on the 27/03/2018 by

Left Thumb  	Additions as per recitals of document
Execution admitted by Left Thumb  	Additions as per recitals of document
Claim admitted by Left Thumb  	Additions as per recitals of document
Claim admitted by Left Thumb  	Additions as per recitals of document
Claim admitted by Left Thumb  	Additions as per recitals of document

Document No 529 of 2018 of Book 1 contains 17 Sheets 16 Sheet

Registering Officer

Identified By

1. M. Sathish Kumar — Mr. SATHISH KUMAR Son of MANI No. 1/5, Gandhi Silai Street, Veeranam, Salem, Tamil Nadu, India, 636122.

2. — Mr. RAVI Son of ATHINARAYANAN No. 1/242, Fransis Street, MEGNANAPURAM, Tiruchendur, Thoothukkudi, Tamil Nadu, India, 628210.

27th day of March 2018

BRIGHTWIN L
Sub Registrar
Udankudi

Registered as Number R/Udankudi/Book-1/529/2018.

Date: 27/03/2018
Udankudi

BRIGHTWIN L
Sub Registrar

Document No 529 of 2018 of Book 1 contains 17 Sheets 17 Sheet
Registering Officer