

LEASE DEED

THIS DEED OF LEASE MADE the 5th day of January 2023 BETWEEN

THIRU **G.RAVEENDARAN** (Aadhar No.3556 7466 3428, Cell.No.98430 11361), S/o Late Gengusamy Naidu and who is the Managing Trustee of "**RAJALAKSHMI GENGUSAMY CHARITIES**" and residing at Door.No.133, Venkada Nilayam, Palani Road, Sri Venkatesa Mills Post, Udumalpet Municipality, Udumalpet Taluk, Tiruppur District-(1), herein after called the LESSOR of the one part AND

THIRU.G.RAVEENDARAN (Aadhar No.3556 7466 3428, Cell.No.98430 11361), S/o Late Gengusamy Naidu and who is the Correspondent of "**RG INTERNATIONAL PUBLIC SCHOOL**" situated at Somavarapatti Village Majara Pethappampatti, Udumalpet Taluk, Tiruppur District-(2) hereinafter called the LESSEE of the other Part,

WHEREAS under mentioned schedule properties belongs to the Lessor Charities by virtue of a Sale Deed dated 27.11.2015 vide Document No.1-8989-2015 Registered before the Sub Registrar Office Udumalpet and a Sale Deed dated 02.12.2022 vide Document No.1-14733/2022 Registered with Sub Registrar Office, Udumalpet and possessed by the "RAJALAKSHMI GENGUSAMY CHARITIES", Lessor. In which a part of the property mentioned by way of lease the Lessor doeth hereby grant convey and transfer to the Lessee i.e., "R.G.INTERNATIONAL PUBLIC SCHOOL" TO HAVE AND TO HOLD THE SAME to the Lessee for the term of 99 years with effect from 5th day of January 2023 at a monthly rent of Rs.1000/- (Rupees One Thousand Only) and the Lessor handed over the possession today itself to the Lessee and the Lessee in the "R.G.INTERNATIONAL PUBLIC SCHOOL" from today.



.. 2 ..

WHEREAS the Lessee should pay the monthly lease amount of Rs.1000/- (Rupees One Thousand Only) on every 5th day of the month to the Lessor and get receipt for the same.

On the Expiration of 99 years i.e., on or before 04.01.2122 the Lessee handed over the possession to the Lessor charities as it condition of now.

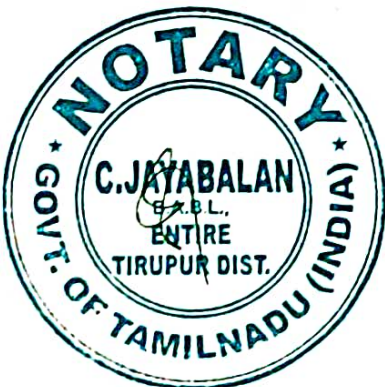
The Lessor at all times during the said term to pay the property tax of the premises and Government tax whenever the same falls due and the Lessee should pay the Electricity Bill for the School Building EB Services.

Whereas no advance payment received by the Lessor from the Lessee for this Lease.

In Witness Whereof the Parties have executed these presents on this day.

SCHEDULE OF PROPERTY

In Tiruppur Registration District, Udumalpet Sub Registration Taluk, Udumalpet Taluk, Somavarapatti Village, In S.F.No.280/A an extent of 10.45 Acres of Punja land, kist Rs.8.46 and subsequently Sub Divisioned as S.F.No.280/A1 an extent of 4.06.5 hectares i.e., 10.04 acres and subsequently Sub Divisioned as S.F.No.280/A1B and now Patta No.102, S.F.No.280/A1B1 an extent of 2.97.54 hectares i.e., 7.95 acres. In this a part, to an extent of 4.05½ acres in which boundaries being:-



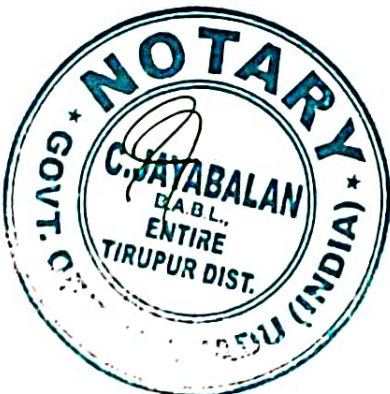
- South of Some other lands belongs to the Lessor and the second lot mentioned below
- East of Land leased to Rajalakshmi Gengusamy Matriculation Higher Secondary School by this Lessor
- North of Land Leased to Rajalakshmi Gengusaamy Matriculation Higher Secondary School by their Lessor and
- West of S.F.No.279

In this an extent of 0.61.0 hectares 1.50½ acres of Punja land, kist Rs.1.22

FURTHER

In S.F.No.280/A and Sub Divisioned as Patta No.102, S.F.No.280/A1B1 an extent of 3.02.00 hectares i.e., 7.46 acres of Punja land, in this

- North of 1st lot mentioned above 1.50½ acres of land
- South of Pollachi-Dharapuram Road
- West of Some other land belongs to the Lessor and
- East of Land leased to Rajalakshmi Gengusaamy Matriculation Higher Secondary School by this Lessor



.. 4 ..

In this East-West 40.15 Links, North South 150 Links measuring 0.06 acres of Pathway land,

Totalling 1.56½ acres of land and in this 24326 Sq.ft building constructed in Block 4, consisting of ground floor, first floor and second floor terrace building and the rooms therein, EB Service No.03-341-001-1503 and a Borewell, and a mamool pathway rights to these buildings.

The above building are approved as per regularization of buildings of Educational Institutions by directorate of Town and Country Planning Chennai in ROC No.24084/2022/TCP 3 dated 29.11.2022.

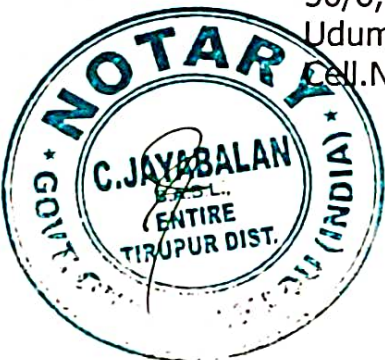
1. s/d Mrs.Rajalakshmi Gengusamy Charities
2. s/d RG International Public School

WITNESSES :-

1. s/d., Nagappan, S/o Somasundaram, 16, Ghouse Colony, 3rd Street, Udumalpet. (Aadhar No.3313 0325 9590)
2. s/d., Narendra Kumar, S/o Velusamy, 2/7, Sarkarpudhur, Udumalpet Taluk. (Aadhar No.9052 0818 7917)

DOCUMENT PREPARED BY:-

S/d **PRABHAKARAN, B.A., B.L.,**
Advocate
Enroll.No.1357/2011
56/6, Advocate Nagarajan Street,
Udumalpet-642 126.
Cell.No.94875 79363.



.. 5 ..

The above document presented for Registration before the Sub Registrar Office Udumalpet on 05.01.2023 and Registered as Document in No.1-217-2023.

TRANSLATED BY:-

V. Muthukumar

V.MUTHUKUMAR, B.Com., B.L.,

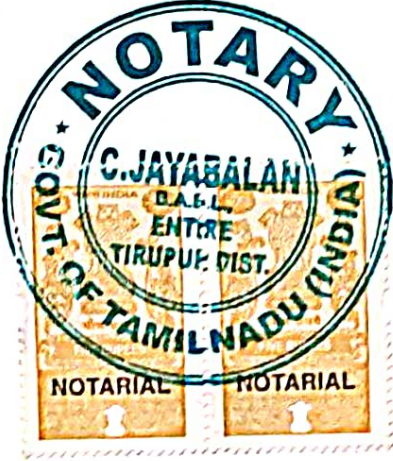
Advocate

Enroll.No.1147/1990

10, Katcheri Street,

Udumalpet-642 126.

Cell.No.94420 08283.



*Verified and
certified to be true
Translation of the
original*

22/6/2023

**C. JAYABALAN., B.A., B.L.,
ADVOCATE & NOTARY
16, KATCHERI STREET,
UDUMALPET - 642 126,
TIRUPUR DISTRICT.**

**My Appointment of Notary
is Renewed Upto 18-01-2028 Vide
G.O.(Ms) No. 54 Dt.12-01-2023**

TAMILNADU GOVERNMENT
REVENUE DEPARTMENT
LAND OWNERSHIP DETAILS UNDER SEC 10(1)

DISTRICT : TIRUPPUR

TALUK : UDUMALPET

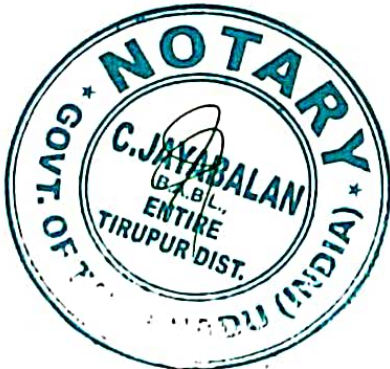
Revenue Village : Somavarapatti

Patta No.102

NAME OF OWNERS

- 1 .Rameshkumar, S/o Dhandapani
2. Rajalakshmi Gengusamy Matriculation Higher
Secondary School represented by Managing Trustee Gengusamy Naidu
3. Raveendran, S/o Gengusamy

S.F. No.	Sub Division No.	Punja Land		Nanja Land		Others Extent Kist	Reference
		Extent	Kist	Extent	Kist		
280	A1B1	2.97.54	5.16	--	--	--	2022/0105/32/ 216740- 2022/32/06/000/ 50SD dated 30.09.2022.
	Total	2.97.54	5.16				



V. Muthukumar

V.MUTHUKUMAR, B.com., B.L.,
ADVOCATE (MS No:1147/1990)
No.10. Katchery Street,
Room No. 29 (1 st Floor)
UDUMALPET - 642126
Cell No : 94420 08283

By RPAO

From
Tr. E. Saravanelraj, I.A.S.,
Director of Town and Country
planning,
CMDA office Complex,
E & C Market Road,
Chennai - 107.

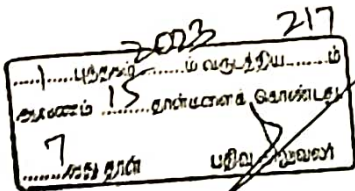
To
M/s. Rajalakshmi Gengusamy
Mat. Hr. School,
Somavarapatti Village and
Panchayat,
Udumalaipettai Taluk,
Tiruppur District.

Roc.No.24084/2022 /TCP3 Date:29.11.2022

Sir / Madam,

Sub: Buildings - Regularisation of building of educational institutions - under G.O 76, Housing and Urban Development Department dated:14.06.2018 - M/s. Rajalakshmi Gengusamy Mat. Hr. School, Somavarapatti Village and Panchayat, Udumalaipettai Taluk, Tiruppur District- Concurrence issued.

- Ref:
1. Government Order No. 76, Housing and Urban Development Department, Dated 14.06.2018.
 2. Applicant M/s. Rajalakshmi Gengusamy Mat. Hr. School, Somavarapatti Village and Panchayat, Udumalaipettai Taluk, Tiruppur District, Online application No.20210280204097388 Dated :03.04.2021.
 3. Proceeding of the Director of Town and Country Planning in Roc.No. 18933/2022/TCP3, dated:14.09.2022.
 4. Letter No.15257/UD4/2022-1, Dated.26.09.2022 from the Deputy Secretary to the Government, Housing and Urban Development Department.
 5. Proceeding of the Director of Town and Country Planning, Chennai Roc.No.20403/2022/TCP4, Dated.26.10.2022.
 6. Committee Hearing No.14, dated: 11.11.2022.
 7. Deputy Director/Assistant Director(FAC), Tiruppur District Town and Country Planning office inspection Report Roc.No.4446/2022/TD, Dated: 18.11.2022.



FOR REGISTRATION OF CHARITIES.
E. R. Veenamani
MANAGING TRUSTEE.

FOR RG INTERNATIONAL PUBLIC SCHOOL
E. R. Veenamani
CORRESPONDENT



1. In the reference 1st cited, Government issued orders for regularisation of buildings of educational institutions constructed in Non Plan areas prior to 01/01/2011 by applying through online and with documents such as,

- a) Proof of the institution functioning and building being in use / existence prior to 01.01.2011 (Approval order copy of All India Council of Technical Education / All India Council of Medical Education / Panchayat / Department of School Education / Department of Higher Education / Electricity bill payment.
- b) No objection of the Fire Safety and Rescue Services department.
- c) Ownership document copy duly self-attested.
- d) Certificate of the licensed surveyor and structural engineer/architect certifying that the building plans prepared and furnished are as per the site conditions and for the total floor area and FSI area of the buildings.

2. In the reference 2nd cited, the applicant M/s.Rajalakshmi Gengusamy Mat. Hr. School, Somavarapatti Village and Panchayat, Udumalaipettai Taluk, Tiruppur District applied through online on 03.04.2021 for regularisation of 5 Blocks and paid Rs.496395 vide E-Receipt & paid Rs.77500 vide E-Challan dated 25.11.2022.

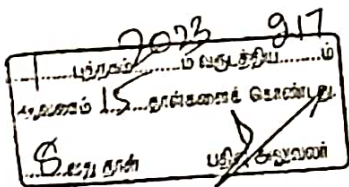
3. In the reference 3rd cited, the online application of M/s.Rajalakshmi Gengusamy Mat.Hr.School, Somavarapatti Village and Panchayat, Udumalaipettai Taluk, Tiruppur District examined and found that the applicant has not produce requisite the 4 documents mentioned in the Government Order 76, Housing and Urban Development Department dated 14.06.2018 and rejected the online application due to non-production of documents.

4. In the reference 4th cited, the Government have instructed to constitute a committee to call for records from the willing applicants, examine the records and pass appropriate orders in consonants with the Government Order No.76, Housing and Urban Development Department dated: 14.06.2018.

5. In the reference 5th cited, committee was constituted under the Chairmanship of an officer in the cadre of Joint Director with 4 other members.

6. In the reference 6th cited, the applicant appeared before the committee on 11.11.2022 and produced necessary documents.

7. Deputy Director/Assistant Director(FAC), Tiruppur District Town and Country Planning office inspection Report Dated: 18.11.2022 and reported that M/s.Rajalakshmi Gengusamy Mat. Hr.School, Somavarapatti Village and Panchayat, Udumalaipettai Taluk, Tiruppur District has Block 1 with Ground Floor, First Floor, second floor admeasuring a built-up area of 16844sq.ft., Block 2 with Ground Floor, First Floor, second floor admeasuring a built-up area of 22846.59 sq.ft., Block 3 with Ground Floor, First Floor, second floor admeasuring a built-up area of 9228 sq.ft., Block 4 with



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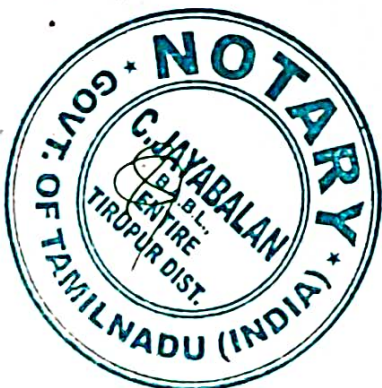
E. Raveendran

MANAGING TRUSTEE

For RG INTERNATIONAL PUBLIC SCHOOL

E. Raveendran

CORRESPONDENT



Ground Floor, First Floor, second floor admeasuring a built-up area of 24326 sq.ft., Block 5 with Ground Floor admeasuring a built-up area of 3252 sq.ft. The total admeasuring built-up area is 76496.60 sq.ft. These blocks are eligible for concurrence.

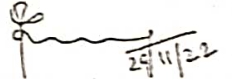
8. Concurrence is issued for Block 1 with Ground Floor, First Floor, second floor admeasuring a built-up area of 16844 sq.ft., Block 2 with Ground Floor, First Floor, second floor admeasuring a built-up area of 22846.59 sq.ft., Block 3 with Ground Floor, First Floor, second floor admeasuring a built-up area of 9228 sq.ft., Block 4 with Ground Floor, First Floor, second floor admeasuring a built-up area of 24326 sq.ft., Block 5 with Ground Floor admeasuring a built-up area of 3252 sq.ft. of M/s. Rajalakshmi Gengusamy Mat. Hr. School, Tiruppur District.

(Sd/-) E. Saravanelraj
Director of Town and Country Planning

Copy to

1. Director of Matriculation School
DPI Campus, Egmore-600 008.
2. President,
Somavarapatti Village and Town panchayat,
Udumalaipettai Taluk,
Tiruppur District.
3. Deputy Director/Assistant Director (FAC),
District Town and country planning,
Tiruppur District.

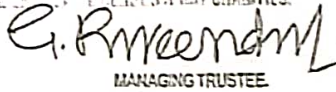
/ forwarded by order /


24/11/22

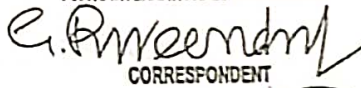
Joint Director of Town and Country Planning



For RGI INTERNATIONAL CHARITIES.


MANAGING TRUSTEE

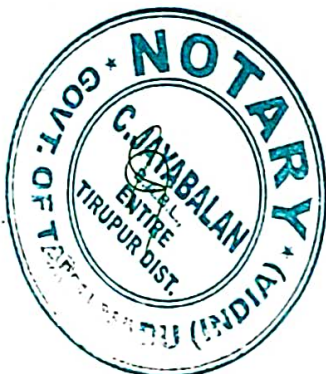
For RGI INTERNATIONAL PUBLIC SCHOOL


CORRESPONDENT

2023 21

செய்த நாள்	உத்தரவு எண்
15	

9. செய் நாள்



Government of India
 Bharat Card
 Nagaippan Siv
 (Aadhaar PIN: 842724)
 3313 0325 9590
 मेरा आधार, मेरी पहचान

Government of India
 Address: 643, Kankarpet, M.
 CHENNAI 600 021, INDIA
 3313 0325 9590

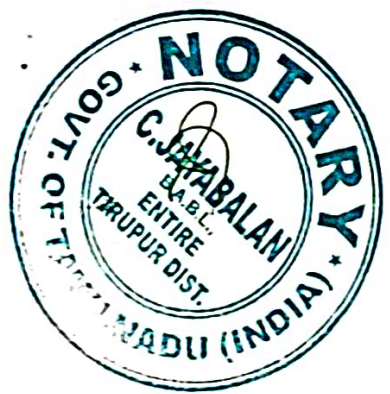
Government of India
 Nagaippan Siv
 (Aadhaar PIN: 842724)
 9052 0318 7917
 கனம் - சாதாரண மக்களின் அபிவிருத்தி

Government of India
 Address: 27, Kankarpet,
 Chennai
 9052 0318 7917
 N. Narendran

For RAJALAKSHMI GENGOSWAMY CHARITIES,
N. Narendran
 MANAGING TRUSTEE

For RG INTERNATIONAL PUBLIC SCHOOL
N. Narendran
 CORRESPONDENT

Handwritten notes and stamps, including the number 13 and a signature.



R/உடுமலைப்பேட்டைப்புத்தகம்-1/217/2023

	Naklu, 01-07-1959, nooooo1128)	
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2023 ஆம் ஆண்டு ஜனவரி மாதம் 15 நாள்

[Signature]
சுமையா ச
சுமையா ச
உடுமலைப்பேட்டை

R/உடுமலைப்பேட்டைப்புத்தகம்-1/217/2023 எண்ணாகப் பறிவு செய்யப்பட்டது

நாள் 05/01/2023
உடுமலைப்பேட்டை

[Signature]
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சுமையா ச
உடுமலைப்பேட்டை



2023 217

1 புத்தகம் ம் வருடத்திய.....ம்

ஆவணம் 15 தாள்களைக் கொண்டது.

15 வது தாள் பதிவு செய்யப்பட்டது.

[Signature]

THE SEAL OF THE SUB REGISTRAR OF TIRUPUR PET

