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 Ten "R.G.INTERNATIONAL PUBLIC SCHOOL" from today.

WHEREAS the Lessee should pay the monthly lease amount of Rs.1000/- (Rupees One Thousand Only) on every 5^{th} 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 1.50% 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



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

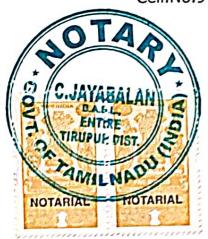
56/6, Advocate Nagarajan Street,

Udumalpet-642 126. Cell.No.94875 79363. 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, B.Com., B.L.,

Advocate Enroll.No.1147/1990 10, Katcheri Street, Udumalpet-642 126. Cell.No.94420 08283.



Onlibiration g Vas

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

Rajalakshmi Gengusamy Matriculation Higher
 Secondary School represented by Managing Trustee Gengusamy Naidu

3. Raveendran, S/o Gengusamy

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



v.nhitterlas

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 6 9 20x10

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

To
M/s, Ita Jalakshml Gengusamy
Mat. Hr. School,
Somavarapatti Village and
Panchayat,
Udumalalpettal Taluk,
Tiruppur District.

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

Sir / Madam,

Chennal - 107.

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.

ApplicantM/s.RajalakshmiGengusamy
 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.

 Proceeding of the Director of Town and Country Planning, Chennal Roc.No.20403/2022/TCP4, Dated.26.10.2022.

6. Committee Hearing No.14, dated: 11.11.2022.

 Deputy Director/Assistant Director(FAC), Tiruppur District Town and Country Planning office inspection Report Rnc.No.4446/2022/TD, Dated: 18.11.2022.

- In the reference 1st cited, Government Issued orders for regularisation of buildings of educational Institutions constructed in floo 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.
- In the reference 2nd cited, the applicant M/s.Rajalakshmi Gengusamy Matc. 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 dated14.06.2018 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.
- In the reference 5th cited, committee was constituted under the Chairmanship of an officer in the cadre of Joint Director with 4 other members.
- 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.Rajalakshml 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 bullt-up area of 22846.59 sq.ft., Block 3 with Ground Floor, First Floor, second floor admeasuring a bullt-up area of 9228 sq.ft., Block 4 with

Light use services

E. RWOON TRUSTEE.

FOURGINTERNATIONAL PUBLIC SCHOOL

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 is76496.60 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.lt., 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 24325 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.Saravanavelraj
Director of Town and Country Planning

Copy to

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

/ forwarded by order /

Joint Director of Town and Country Planning

100 m

G. RWeendw

cisconi Gstairles Uga esposii

FOR RG INTERNATIONAL PUBLIC SCHOOL

CORRESPONDENT

OF TOP TOP TOP TO THE PROPERTY OF THE PROPERTY



வருவாசிர் துரை

நில உரிமை விபரங்கள் ! இ. எஸ். 10(1) பிரிவு

mraich : Moult

வட்டம் : உடுமலைப்பேட்டை

வருவார் சிராமம் : சோமவாரப்பட்டி

ULLE order: 102

உரிமையானக்கள் பெயர்

1. தெலாடபாணி மகன்ரமேஷ்குமாக்

இராஜலட்கமி கெங்குராமி மெட்சிருவேசன் மேல்நிலைப்பள்ளிக்காக அறக்கட்டனை நிர்வாக அறங்காவவர் DENIGHTER BEND

3. Daniestia

undirelighted

Dry(G)	೬೭೮ಗಿವ	புள்செய்		தன்செய்		மற்றவை		BBUYMTEU
புவ எண்		սյակ	தீர்வை	urių	தீர் எவ	υ յ նկ	தர்வை	
		ஹெக் - எச்	@ - mu	ஹெக் - ஏர்	⊚ - ພn	ஹெக் - ஏர்	g - mu	
280	A1B1	2 - 97.54	5.16		\			2022/0105 /32/216740202 /32/06/00015050 30-09-2022
		2 - 97.54	5.16					

குறிப்பு2 : 1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை srங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 32/06/020/00102 /30083 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். இத் தகவல்கள் 04-01-2023 அன்று 06:19:50 PM நேரத்தில் அச்சடிக்கப்பட்டது. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதனத்தில்

FOR BAJALAKOMAN CENGUSWAMY CHARITIES.

For RG INTERNATIONAL PUBLIC SCHOOL

ம் வருடத்திய சும் 15...நாள்களைக் கொண்ட

1/4/2023, 6:24 PM

lofl



PUDETE: BENRY. CTari. 16 OIETP. 5 6 PROMINENT Bob בינים המחשמה בינונוה 1/doloi: 280 11901: 000 14 32-00 in 109.B 146.2 3.02 AIB 62-0 49.2 828 132.0 1.50/2 MIA 218 39.2 12.0 279





To Fire School William Landt appropriate Control

முக்கிய அரசாவ்கம்

Unique Identification Authority of India

4904 EMPLESOND / Errollmont No.: 111 V000981 (0387

To Ca polygie

Q. Ravendran

S.O. Georgasony Naidu

NO 133 PALAN ROAD

Usernainpettal

Variations McD:

Usernainpettal

Variations McD:

Decomplaying McD:

Decomplay



உங்கள் ஆதார் எண் / Your Aadhaar No. :

3556 7466 3428

ஆதார் - சாதூரன மனிதறின் அதிகாரம்



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

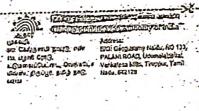


துகவல்

- இதார் அடையாளத்திற்கான சாவ்று வதார் அடையாளத்திற்கான சாவ்று
- அடையாள சார்க்கை இணையதளம் மூலம்
 அதிப்படுத்திக் கொள்ளவும் ,

INFORMATION .

- Aadnaar is proof of identity, not of civianship
- To establish identity, authenticate online.
- னிலார் நாடு மேமேற்றும் செல்றுக்காள்கும் ,
- வருங்காறத்தில் அரசு மற்றும் அரசு சார்ச் சேவைகளை பயர்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- w 'Aadhaar is valld throughout the country .
- And Non-Government services in ในในาย .



3556 7466 3428

2

 \boxtimes

C. PWEINGTHES.

MANAGING TRUSTEE.

FOT RG INTERNATIONAL PUBLIC SCHOOL
CORRESPONDENT

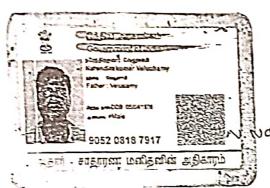
அவனில் இரின் பதிவு ஆய்வலர்



COUNTY OF THE STATE OF THE STAT







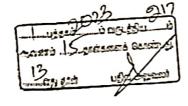


FOR BATHLANS HALL GENEUS WALLY CHAPITIES.

MANAGENG TRUSTEE

FOR RIGHTERNATIONAL PUBLIC SCHOOL

CORRESPONDENT







r/உடுமலைப்பேட்டை/புத்தகம்-ர217/2023

ந்தன்க வாழ்த் நிரிவி முற்றிய கிரம்க்கிய கிரிவிய கிரிவை கான்று

bet wine veullite Driesp, diese

ல கேண்டை நிலையம், புறுவி நோடு, உடுமலைப்பேட்டை, நிருப்புடு, துகிழ்நாடு, தெற்றார், கூறாக கண்கள், திரு நவித்தொல் என்பலரிடலிருந்து 5 51,0804 ருபார்ட் ஐம்பத்தொள்றாயிரத்து என்பது மட்டும், தெரு ஆண்கத்திற்காக தெல்வ முத்தினர்க் கட்டம் எனது சிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வதலிக்கப்பட்டது என நான் தென்மேலர்க் கண்றுவிக்கிறேன்.

சார்பதிவாளர் உடுமலைப்பேட்டை நான் 05/01/2023 சார்பதிவாளர் மற்றும் இந்திய முத்திரைக் டட்டம் பிரிவ என் படி ஆட்சியர்

2023 ஆம் ஆண்டு ஜனவரி மாதம் 05ம் தேதி பி.ப 03.52 மனியளவில் உடுமலைப்பேட்டை அலுவலகத்தில் தாக்கல் செய்து கட்டளாம் ₹ 14,2204 செலுத்தியவர்.

ரர்பதிவாளர்

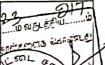
இடது பெருவிரல்





C. Rwang M. was 50

கூடுதல் விவரங்கள் ஆவன வாச மூக்கும் உள்ளபடி



எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்





C.Rwemam)

ும்மநத்துடன் கூடிய ஆதார் அங்கோரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:8372822/c238609b5041e3828a0b8b160b18da (Cotalis from UIDA) : G. Reveendran 5/O: Gengyssamy Naldy, 01-07-1959, xxxxxxx3428)



எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது்.பெருவிரல்





C.R.Weendy

ூம்மதத்துடன் கூடிய ஆதார அங்கோரம் என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பீட்டு எண் : UKC:519040b785722db7304368bc1066608970c76d (Details from UIDAI: G. Revendran StO: Gengusemy



1 / 2



R/உடுமலைப்பேட்டை/புத்தகம்-1/217/2023

	Naklu, 01-07-1959, accesses 1428)	
253 Ap And Emony tough top burn	Make the second product department is an expensive of a large and a second responsive and a second responsive of the second seco	
		Mania n grissininti e gano Cui mi
R/உடுமலைப்பேட்டைபுத்தகம்-1/21	17/2023 என்னாகப் பதிவ செர்யம்மட்டது	
		1 8 /
DIT 05/01/2023		Valaria e
உடுமலைப்பேட்டை		grita Danoni





2/2