

LEASE DEED OF IMMOVABLE PROPERTY

(Vacant Land)

THIS LEASE DEED is entered into on 22nd day of October, 2015(22.10.2015) between **Mr. Selvaraj**, S/o Deiva sagayam and **Mr. Jocelyn philo**, S/o Selvaraj - the Land owners residing at No: 2, Nehru Street, Karaikal District, Puducherry State being the **-LESSOR-1**.

Puducherry State, Karaikal District and Town, Kovilpathu, Nehru Nagar First Cross Street Door No.10 the Trust namely dated 27.2.2007 duly registered with the Sub-Registrar Office, Karaikal in Book-4, Doc. No.59 of 2007 under the name and style of "**P.S. ARUNACHALA TRUST**" which is established and founded by **Mrs. S. KANCHANADEVI**, W/o. Mr. A.S Senthilkumar and Daughter of Duraipandi Nadar, residing at No.10, Nehru Nagar, Kovilpathu, Karaikal being the **-LESSEE-2**.

Among the parties to this document the party of the first part Mr. Selvaraj S/o Deiva sagayam and Mr. Josalen bilo S/o Selvaraj in pursuance of the sale deeds 1) Sale Deed No. **1170/15.07.1994, 1374/17.08.1994, 293/01.03.1995, 811/16.06.1995, 1077/07.08.1995, 1067/09.07.1997, 635/26.03.1999, 588/12.04.1994, 1704/09.12.1993, 1215/04.09.1995** in book No.1, the Lessor has become the absolute owner of the property under lease and duly described in the schedule of Property appended hereunder and he being the absolute owner of this property is in possession and enjoyment of the same. The Lessor hereby agrees to let out this vacant land on lease to the Lessee namely **BRIGHT ACADEMY**, school as its Playground for the use and benefit of their students for 30 years from this day and on mutual agreement the Lessor hereby agrees to let the property on Lease to the Lessee and the Lessor hereby agrees and acknowledges that he received an advance of **Rs.30,000/- (Rupees Thirty Thousand only)** by means of Karaikal **ICICI Cheque 255424/221015** and further agreed to receive the monthly rent of **Rs.3,000/- (Rupees Three Thousand only)** for the leasehold period of 30 years and this rent shall be paid by the Lessee every month and both have agreed that there is no change in rent for 30 years to the Lessor who has also hereby duly agreed for the same.

The Lessee, Party of the 2nd Part(Trust) agrees to create all the required documents to make use of the leasehold land as Playground for the School and the Lessee will sign the same in the applications and get permission to Taluk Office, Commune Panchayath, Municipality, Electriccity Department, Water Supply Department etc. and to the other Departments concerned which are not mentioned hereunder, receive notices from the respective Departments and send due replies then and there.



Apart from this, if there is any litigation arises during the period of Lease the Lessee(Trust) itself will engage, appoint or nominate Lawyer(s) whenever necessary, to defend the cases in the court and if necessary to institute cases in court of law to protect the interest of the Lessor in respect of the leasehold property and in this regard to execute and give Vakalath Nama to advocate(s), sign pleadings, receive court summons, Notices, decree and order copies and if necessary to file appeals wherever necessary, with the consult of Lessor.

The Party of the 2nd Part (Lessee) hereby agrees to pay the monthly rent on or before the 5th day of the succeeding calendar month to the Lessor & Lessee(Trust) agrees to keep the property in their possession and pay the monthly rent without any delay.

If the Party of the 2nd Part (Lessee) fails to pay rent dues within the specified period the Lessor shall cease the lease hold property.

Both the parties agree that the Trust itself administrates the income & expenditure derived out of the lease property.

The Lessee shall handover the Leasehold property as if in the same condition to the Lessor when it is let out.

The Lessee hereby agrees and undertakes that they will not cause any damage to the leasehold property and in case if there is any damage caused to the property by the Lessee, then the Lessor will cease with immediate effect.

The Lessee agrees to pay all the Tax dues to the respective Govt. and Quasi Government Departments for the Lease period and hand over such receipts to the Lessor at the end of Lease.

If the Lessee (Trust) wishes to make any changes in the lease hold property can do it with the permission of Lessor.

During the period of Lease the Lessee should not cause any damage to the Leasehold vacant land, no sand mining or putting up any construction activities shall be carried out and the Leasehold property should not be made over or sub-lease the same to any third party and if the Lessee does any such act then the Lease will come to an end immediately and the Lessor will be at liberty to take back possession and enjoyment of the Leasehold property to his holdings without any permission of Lessee.

The Party of the 2nd Part the Lessee shall pay the Land Tax and other panchayat tax for the Leasehold property for the entire Lease period to Revenue Department and Commune Panchayath and handover all such payment receipts to the Lessor by end of the lease period.

With these terms and conditions this "Lease Deed" is duly made ready by the Lessor and Lessee and both of them have signed hereunder in the presence of witnesses cited hereunder.



SCHEDULE OF PROPERTY.

Puducherry Registration District, Karaikal Sub-District within Karaikal Municipal Limits, No: 25, Kovilpathu Village, Karaikal:

Ward C, Block 8, Town Survey No:2/5, Resurvey No:129/5, Kadastar No: 359, Patta No: 889, Dry 90 Are Only.

Four boundaries of the property:

South of TS No:1/6, 6/11,

North of TS No:2/4/1,2/6/1,2/6/2,2/6/3/1,

West of TS No:3/3,3/12,3/13 and

East of TS No:2/2,2/3.

-Sd-

LESSEE.

-Sd-

LESSOR.

WITNESSES:

1. -Sd- (A.S.Senthilkumar, S/o. Sundarrajan, 4C, Jayanthi Nagar, Nallampalayam, Gavundampalayam, Coimbatore North.
2. -Sd- (Kumaravel, S/o. Sekar, 34, Kamalar Street, Karaikal.

Document writer: -Sd- C.Sivakumar, Document writer License No.438 of 2006, P.K. Salai, Karaikal.



-True English Translation-

J. INDRADEVI B.Sc., B.L.
Advocate & Notary
15, NEHRU STREET
KARAIKAL - 605602

Reg. Under N.C. No. 2309/19
Date: 08.06.2019