

LAND LEASE DEED AGREEMENT

On this 21st day of January 2020 in Chennai – 600075, this Land Lease Deed is between, Shri.V.Palani Alias Palanivel of age about 54 years, residing in Chengalpattu district, pallavaran taluk, pammal village, no:15, vedagiri mudaliar street, son of late Shri. Vedagiri Mudaliar and permitted to be the commander for the 6th day of the yanai vahana utchavam at Arulmigu Kandaswamy Temple in Thiruporur, Maasi masam, the 11th month in Tamil Calender during the Brahmotsavam festival that happens for 10 days by Assistant Commissioner, Hindu Religious and Charitable Endowments Department through order number O.A.No 48/1977 dated 10.04.1977 as one of the Hereditary Trustee (parambarai arangavalar) and Ubayatharar as the first party (Identification: Permanent account number: ARIPP1479P)

AND

ANNAI K.R.C EDUCATIONAL AND CHARITABLE TRUST (represented by Shri.K.R. Nandhakumar aged 58 years) running the Sri Sankara Public School in Chengalpattu district, Pallavaram Taluk, Pammal Village as the second Party. (Identification: Permanent account number: AFRPN9072N).

The property that belongs to Arulmigu Kandaswamy Temple and to us together. The property as per online patta no.5297, new survey number 36/19 having total area (0.60 ars) 1 Acre 50 Cents as agreed has been Leased for 29 Years by the commander for the 6th day of the yanai vahana utchavam at Arulmigu Kandaswamy Temple in Thiruporur, Maasi masam, the 11th month in Tamil calendar during the Brahmotsavam festival that happens for 10 days by Assistant Commissioner, Hindu Religious & Charitable Endowments Department through order number O.A.No 48/1977 dated 10.04.1977 one of the Hereditary Trustee (parambarai arangavalar) and ubayatharar and registered as number 2572/2009 on 2009 in Pammal register office. Since then, the rent has been paid by the second party, correspondent Sri Sankara Public School. We both agree that the rent has been paid properly by the second party to the first party regularly every month. Since the Lease agreement done for 29 years from 07.07.2019 for 29 years till 30.06.2048 for Sri Sankara Public school

S. Ezhil Raj
13/9/22
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ADVOCATE & COMMISSIONER OF OATHS
Enrolment No.: Ms.1021/2012
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Chennai - 600 075. Cell:9382200008



On this date the listed property having area of 1 Acre and 50 Cents land which has been registered under document registration number 10200/2019 for a period of 29 Years.

Conditions that we agree upon for the above said Lease Agreement

- 1- We know this property as per the Land Lease Deed agreement from 07.07.2019 till 30.06.2048 for a period of 29 Years. For the advance deposit amount the second party has already given cash amount of rs.45,600/- (Rupees Forty-Five Thousand and Six Hundred only). Both the parties agree that Rupees Forty-Five Thousand and Six Hundred only has been received by the first party from the second party as advance amount.
- 2- For the above said property, for the first three years the monthly rent of Rs.770/- has to be given by the second party to the first party before the 7th of every month as per the English calendar. For this the first party has to give the payment received receipt immediately as agreed upon by both of us mutually.
- 3- Since the property is on Lease for Twenty Nine Years, on completion of the first three years and every subsequent three years five percent (5%) will be increased towards rent and provided along with the current rent rate and taken as rent as agreed upon by both of us mutually.
- 4- As per the agreement by the second party the listed property which has been registered under document, registration number 10200/2019 area of 1.5 Acres for Sri Sankara Public School as agreed upon mutually by both of us.
- 5- As per the agreement the property mentioned will be used by the second party only for running the Sri Sankara Public School and for no other purpose as being assured by him.

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- 6- As per the agreement the second party agrees that he knows and that he has no intention or rights to give the mentioned property on lease or transfer to other persons.
- 7- The second party on completion of Twenty-Nine Years in case of renewing of the agreement will provide the first party in writing 30 days in advance and renew the Lease deed and act accordingly as agreed by second party.
- 8- On the time of renewal, as per the existing conditions the rate of rent will be discussed and increased accordingly and the second party will give the rent and the first party will receive it as mutually agreed upon.
- 9- Before the completion of 29 years, if the second party has not informed that he needs the land for lease again in writing to the first party on completion of 29 years the first party can consider that the second party does not require the said land for rent and the first party can take back the possession of the said property is agreed upon by the second party.
- 10- On possession of the land by the 1st party, the building and the ceiling construction done to be demolished and removed by the 2nd party is agreed upon by the 1st party. In case the second party does not act accordingly the 1st party without giving any money, the first party who gave the land on Lease to the second party can demolish and remove the building as agreed upon by the 2nd Party.
- 11- The government tax for the said property will be paid by the 1st party. Whereof, this renewal of rental agreement is written by both of us mutually for the empty land on monthly rental basis.

SCHEDULE PROPERTY

The Property situated within the Registration District of Chennai South. All that piece and parcel of land measuring an extent of 1 Acre 50 Cents (0.60 Acre) Vacant Nanjai Land at Sree Kandhasamy Thirukovil and in our name online Patta No.5297 as per patta new survey No.36/19 located at


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Chengelpet District, Pallavaram Taluk Pammal Village is binding in this Lease Deed. And deed registration number 10200/2019 bounded on the

East By : Survey Nos. 36/26 upto 36/26
West By : Survey Nos. 36/4, 5, 9, 14 and 18
North By : Old Survey No.35/3 sale deed executed by Anandha Mudaliar
for 11 Feet lane, Valliammal House and survey No.36/3
South By : Survey Nos. 36/33, 35, 38,40,42,43 and 44

In between Vacant Nanjai land 1 Acre 50 Cents with measurement.

East By : 212 Feet
West By : $49-2''45-0''50''-6''104-3'' = 248$ feet
North By : $172-0''13-6''110-9'' = 296-3''$
South By : $248-3''$

This Property within limit of Pammal Municipality.



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