



₹ 50/-

Father J. E. Arulraj

S. Dinakaran
S. DINAKARAN
STAMP VENDOR
MALLASTY KUNDRAZHUR-68
No. 12/1/1/1/2/1/20



13347
19-7-04

LEASE DEED FOR LAND

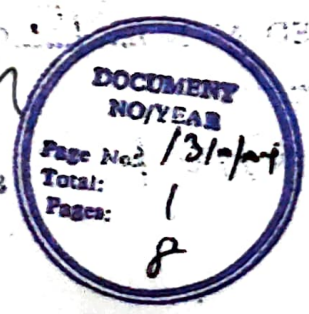
THIS DEED OF LEASE executed at Poonamallee on this 19th day of July 2004; by **DAUGHTERS OF MARY IMAGULATE AND COLLABORATORS**, represented by its President **Sister.VIRGIN**, Daughter of Mr.Michael, aged about 42 years, residing at Amala Bhavan, Rudra Road, St.Thomas Mount, Chennai - 600 016, hereinafter called the LESSOR which terms shall mean and include her heirs, administrators, legal representatives, executors and assigns of the ONE PART.

AND

MISSIONARIES OF MARY IMMACULATE TRUST, represented by its Managing Trustee **Father J.E.ARULRAJ**, Son of Mr.Jesu Adimari, aged about 49 years, residing at St.Joseph's House, Poonamallee, Chennai - 600 056, hereinafter called the LESSEE which terms shall mean and include his heirs, administrators, legal representatives, executors and assigns of the OTHER PART witnesseth that in consideration of the rent reserved and of the Lessee covenants and the considerations to be observed and performed by her herein contained, the Lessor do hereby grant, convey and transfer by way of lease to

J.E. Arulraj

Virgin Mary





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Father J.E. Aulraj

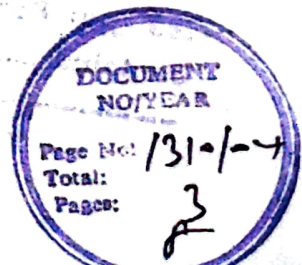
S. Dinakaran
S. DINAKARAN
STAMP VENDOR
PALLA ST., KUNDRATHUR-08
L.No.121441-24/1/08

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the Lessee all the premises appurtenances whatsoever bearing Survey Nos.330/6 in extent of 0.05 Acres, 330/7 in extent of 0.05 Acres, 337/1A in extent of 0.11 Acres, 337/1B in extent of 0.12 Acres, 337/2A in extent of 0.11 Acres, 332/1B in extent of 0.18 Acres, 332/1B in extent of 0.26 Acres, 338/4 A in extent of 0.61 Acres, 338/4B2 in extent of 0.32 Acres, 338/4B4 in extent of 0.33 Acres, 332/6B in extent of 0.12 Acres, 332/5A in extent of 0.10 Acres, 338/2B in extent of 0.14 Acres, 338/2D in extent of 0.16 Acres, 332/2F in extent of 0.21 Acres, 332/5B in extent of 0.08 Acres, 338/4B1 in extent of 0.16 Acres, 338/4B3 in extent of 0.20 Acres, 338/4B5 in extent of 0.33 Acres, 332/5A in extent of 0.08 Acres, 338/2A in extent of 0.15 Acres, 338/2E in extent of 0.41 Acres, 332/4A in extent of 0.12 Acres, 332/8 in extent of 0.19 Acres, 333/1A in extent of 0.28 Acres, 336/1G in extent of 0.22 Acres, 337/10 Part in extent of 0.50 Acres, 337/10 Part in extent of 0.11 Acres, 1/5th Undivided Share, 333/3A1 in extent of 0.63 Acres, 420/3C1 in extent of 0.17 Acres, Total extent of 5 Acres 97 Cents situated in Palanjur Village, Sriperumbudur Taluk, Kancheepuram District.

J.E. Aulraj

Vignani



1310/0419

Document No. 1310
2004 of Book 1
Contains 7 Sheets

Presented in the Office of the Sub-Registrar
at Ponnawallee and fees of Rs. 120-00
Paid between the hours of 1.00 PM and
on the 20th July 2004 at 2.00 P.M

[Signature]
Sub-Registrar

Vigninny

EXECUTION ADMITTED BY



Vigninny, D/o Michael, Amala Bhavan
Rudra Road, St. Thomas mount, Chennai
Account Number

Name ABRAHAM Verified 3461E Document
No. ABRA Date 5/0 Office Director of Income Tax Computer operations

S. E. A. Arul S/o JESU ADITHAN

NO. St Joseph's House Ponnawallee Chennai 56
Account Number

Name ADITHAN Verified 3216E Document
No. ADITHAN Date 5/0 Office Director of Income Tax Computer operations

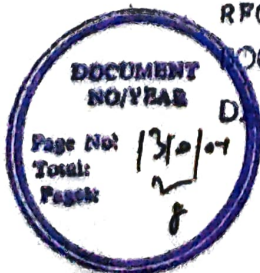
IDENTIFIED BY

Jahani SAHANI, D/o - Antoni KURUSU, Amala Bhavan, St. Thomas mount
Chennai - 16.

R. Arul, S/o. Rajagopal, Amala Bhavan, St. Thomas mount, Chennai - 16.

20th July 2004
SUB-REGISTRAR

REGISTERED AS NO. 1310 2004



BOOK 1

DATE: 20/07/04

[Signature]
Sub Registrar





₹ 50/-

Father J.E. Arulraj

S. Dinakaran
S. DINAKARAN
STAMP VENDOR
PALLA ST., KUNDRATHUR-68
L.No. 121441-23/1988

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WHEREAS the Lessee has requested the Lessor to lease the premises described in the Schedule hereunder for the purpose of Educational development can conveniently be carried on in the premises by the lessee or its licensees and the lessor has agreed to do so.

AND WHEREAS the Lessor has assured the lessee that there is no mortgage (legal or equitable) charge, lien, security or other encumbrance over and in respect of the demised premises and that the demised premises is not subject to any pending proceedings, attachment of court or adverse claim and that there are no arrears of quit rent or property taxes due in respect of the demised premises, it is hereby agreed and declared as follows:

1. In consideration of the rent and lessee's covenants hereinafter reserved and contained the lessor demises unto the lessee all that piece or parcel of land situate in Mevalurkuppam 'B' Palanjur Village and more particularly described in the Schedule mentioned property hereunder.

TOGETHER with all rights, easements and appurtenances thereto belonging or hither to enjoyed therewith;

J.E. Arulraj

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DOCUMENT NO/YEAR
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Total: 4
Pages: 2



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₹ 50/-

Father J.E. Arulraj

S. Dinakaran
S. DINAKARAN
STAMP VENDOR
PALLA ST., KUNDURATHUR-60
L.No. 12-144/28-1/98

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AND TOGETHER ALSO with full and free liberty for the lessee to use the demised premises for the purpose Educational development.

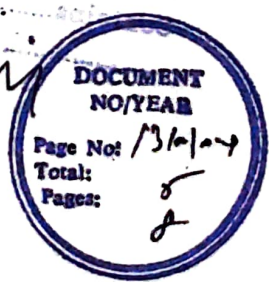
AND TOGETHER ALSO with full and free liberty for the lessee to erect and maintain in the demised premises all manner of equipment, plan, buildings, machinery and other facilities for servicing or otherwise attending Computer and Motor Vehicle or otherwise howsoever.

AND TOGETHER ALSO with full and free liberty for the lessee to exhibit on the demised premises such advertisements as the lessee may from time to time wish to display.

AND TOGETHER ALSO with full and free liberty for the lessee to excavate, construct a road or roads, erect a compound wall, fencing or railing, lay out a garden and provide such other conveniences as the lessee may at its discretion wish to provide.

AND TOGETHER ALSO with full and free access thereto and every part thereof to the lessee, its servants, agents, customers and others either on foot or with cars, lorries, buses, tank carts and any other type of vehicle at all times during the term hereby granted.

J.E. Arulraj



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TO HOLD THE same to the lessee from the day of February, 2004 for the term of 30 years PAYING THEREFOR during the said term the Monthly rent of Rs.50/-(Fifty only) such rent to be paid on the 10th day of the Monthly. No advance rentals would be paid.

No rent shall however be payable till all the No Objections from the Inspector of Explosives and local authorities, etc., have been received and the construction work completed by the lessor and the site/facilities handed over to the lessee.

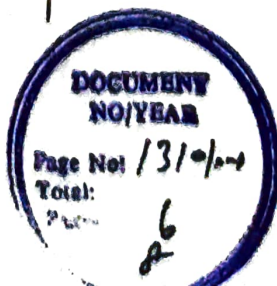
2. The lessee to the intent that the obligations may continue throughout the term hereby created hereby covenants with the lessor as follows:-

- i) Provided that the demised premises shall continue to be utilized by subtenants solely for the same purpose for which they are demised hereunder the lessee shall have full liberty to sublet, assign or license the said premises without restriction and without reference to the lessor.
- ii) To yield up the premises at the determination of the tenancy in good condition reasonable use being excepted.
- iii) To build and to pay the tax on superstructures erected by it on the demised premises.

3. The Lessor hereby covenants with the lessee as follows:-

- i) To bear, pay and discharge all existing and future rates, taxes, including Urban land Tax, assessments, duties, impositions and outgoings whatsoever imposed or charged upon the demised premises or upon owner or occupier thereof or payable by either in respect thereof, which if the lessee shall be compelled to pay any process of law or otherwise shall be deducted from the rent as it accrues due.

S.E.A. Mani



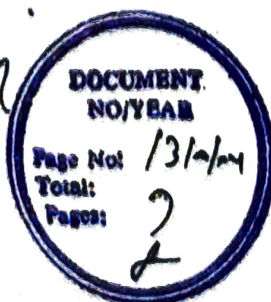
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- ii) That the lessee paying the rent hereby reserved and observing and performing the covenants and stipulations herein on its part contained shall peaceably hold and enjoy the demised premises during the said term without any interruption by the lessor or any person rightfully claiming under or in trust for him.
- iii) To permit the lessee at its sole discretion at all time during the currency of this lease, full and free liberty, with no liability whatsoever to pay any compensation to the lessor, to cut and trees, demolish any walls or buildings/structures hereunder and to fill up any wells or ponds existing on the demised premises, provided that the lessor will have the right to remove the cut trees and demolished materials at his cost.
- iv) To apply for electricity and telephone connections in the name of the lessee.
- v) To hand over the demised premises to the lessee duly filled up\cut down to the level of the road fronting the demised premises, after putting up retaining walls wherever necessary.
- vi) The lessee cannot lease the premises to any one.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land situate in Mevalurkuppam, 'B', Palanjur Village, excluding the superstructures already erected on it by the lessee in the Registration Sub-District of Poonamallee, in the Registration District of South Chennai bearing

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S.No	Survey No	Extent
1. ✓	332/1B ✓	0.18
2. ✓	332/1C ✓	0.07
3. ✓	332/1D ✓	0.26
4. ✓	332/4A	0.12
5. ✓	332/6B ✓	0.12
6. ✓	332/5A ✓	0.18
7.	332/5B ✓	0.08
8.	332/8 ✓	0.19
9.	✓ 333/1A ✓	0.28
10.	- • 333/3A1 ✓	0.63
11.	- 337/10	0.50
12. ✓	✓ 338/2A ✓	0.15
13. ✓	✓ 338/2B ✓	0.14
14. ✓	✓ 338/2D ✓	0.16
15. ✓	✓ 338/2E ✓	0.41
16. ✓	✓ 338/2F ✓	0.21
17. ✓	✓ 338/4A	0.61
18. ✓	✓ 338/4B1	0.16
19. ✓	✓ 338/4B2	0.32
20.	338/4B3	0.20
21. ✓	✓ 338/4B4	0.33
22.	338/4B5	0.33
	Total	5.63

Total extent of 5 Acres 63 Cents situated in Palanjur Village, Sriperumbudur Taluk, Kancheepuram District.

North by : Dr. Balasubramanian Land
 South by : Chembarambakkam Lake
 East by : D.M.I. College of Engineering
 West by : Cannal

Market Value of the Property Rs.

LESSOR

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IN WITNESS WHEREOF

1. *K. Mani.*
2. *S. Palani*

B. E. Arulay
 LESSEE

Drafted by :

M. R. Suriya Kumar
 Roll No. 558/88

M. R. SURIYA KUMAR, M.A.B.L.,
 ADVOCATE & NOTARY PUBLIC
 POONAMALLEE BAR ASSOCIATION,
 POONAMALLEE, CHENNAI-56.

