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18276

Certificate No. : IN-PY81040511621414W
 Certificate Issued Date : 04-Jul-2024 03:42 PM
 Account Reference : SHCIL (FI)/ pyshcil01/ SARAM/ PY-PU
 Unique Doc. Reference : SUBIN-PYPYSHCIL0128947014031220W
 Purchased by : VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY
 Description of Document : Article 35 Lease-more than one year
 Property Description : THENGAITHITTU REV VILLAGE, WARD-P, BLOCK-12, T.S.NOS.10/1,12/2/B/2,11/17,11/8.
 Consideration Price (Rs.) : 60,000
 (Sixty Thousand only)
 First Party : V S REKHA AND G RADJASSEGARANE
 Second Party : VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY
 Stamp Duty Paid By : VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY
 Stamp Duty Amount(Rs.) : 12,000
 (Twelve Thousand only)



Please write or type below this line

V-s Rekha
G. Rajasekaran

For VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY

V-s Rekha
(Authorized Signatory)
President

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VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY, VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY, VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY

LEASE DEED

This Deed of Lease is being executed at Puducherry on this the 04th day of July 2024 BETWEEN (1) Mrs. V.S. REKHA, Wife of Mr. G. Radjassegarane, residing at No.20. Ist Cross Street, Anandhapuram, Pakkamudaiyanpet, Puducherry-605 008, (2) Mr. G. RADJASSEGARANE, Son of Mr. Ganesan, residing at No.20. Ist Cross Street, Anandhapuram, Pakkamudaiyanpet, Puducherry-605 008 (hereinafter called the LESSORS which expression shall unless repugnant to the context or meaning thereof be demand to mean and include their heirs, legal representatives, executors, administrators, agents, successors and assigns) of the One Part

AND

VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY, Puducherry being represented by its President Mrs. V.S. REKHA, Wife of Mr. G. Radjassegarane, residing at No.20. Ist Cross Street, Anandhapuram, Pakkamudaiyanpet, Puducherry-605 008 (hereinafter called the LESSEE which expression shall unless to the context or meaning and include their successors in office and assigns) of the SECOND PART

WHEREAS, that the Lessors have condented to offer the lands mentioned in the basil of this deed to the Lessee for a period of 31 years at a yearly rent of Rs.60,000/- P.A as per the terms mentioned hereunder.

WHEREAS the Lessors herein state above is the absolute owners of the land and property more fully described in the schedule hereto by virtue of Sale Deeds mentioned below registered in the Office of the District registrar, Puducherry, thus remain in their peaceful possession and enjoyment thereof without any sorts of encumbrance thereon.

LESSORS

V.S. Rekha

G. Rajasekaran

LESSEE

For VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY

V.S. Rekha

(Authorized Signatory)

President

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Sl. No.	Date	Doc. No.	Purchaser	T.S. No. W-P B-12	Plot No.	Extent
1)	14.03.2013	1361/2013 ✓	Rekha	10/1	7, 9, 10 & R ✓	4320 Sq.ft. ✓
2)	14.03.2013	1362/2013 ✓	Rekha	10/1	5, 6, 8 & R ✓	4320 Sq.ft. ✓
3)	18.02.2015	633/2015 ✓	Rekha	10/1	3Pt. & 4 ✓	2520 Sq.ft. ✓
4)	31.03.2015	10674/2015 ✓	Rekha	11/7	---	2259 Sq.ft. ✓
5)	31.03.2015	10676/2015 ✓	Rekha	11/7	---	6640 Sq.ft. ✓
6)	25.01.2017	1415/2017 ✓	Rekha	11/17	16 ✓	1200 Sq.ft. ✓
7)	15.03.2018	5482/2018 ✓	Rekha	11/8	59, 60Pt. ✓	1680 Sq.ft. ✓
8)	29.05.2023	16866/2023 ✓	Radjassegarane	10/1	14, 15, 16 (E) part & R	2220 Sq.ft. ✓
9)	21.05.2018	9378/2018 ✓	Rekha	11/17	13 ✓	1254 Sq.ft. ✓
10)	09.08.2018	17020/2018 ✓	Rekha	12/2/B/2	10, 11, 12, 13, 14	6000 Sq.ft. ✓
11)	09.08.2018	17022/2018 ✓	Rekha	12/2/B/2	5, 6, 7, 8, 9 ✓	6000 Sq.ft. ✓
12)	03.06.2019	10232/2019 ✓	Rekha	11/17, 11/8	58 ✓	1196 Sq.ft. ✓
13)	03.05.2019	10231/2019 ✓	Rekha	10/1	1, 2 ✓	3096 Sq.ft. ✓
14)	29.10.2020	21151/2020 ✓	Rekha	11/17	21 ✓	1203 Sq.ft. ✓
15)	29.10.2020	21153/2020 ✓	Rekha	11/17	20 ✓	1209 Sq.ft. ✓
16)	27.06.2024	17572/2024 ✓	Rekha	11/17	22 ✓	1200 Sq.ft. ✓
17)	22.12.2021	31638/2021 ✓	Radjassegarane	10/1	11, 12Pt & R	2220 Sq.ft. ✓
18)	15.05.2023	15138/2023 ✓	Rekha	10/1	----	1440 Sq.ft. ✓
19)	18.03.2024	7463/2024 ✓	Rekha	10/1	14, 15, 16 (W) part & R	2220 Sq.ft. ✓

LESSORS

V. S. Quilke

G. Rajasekaran

LESSEE

**For VIDYA BHAVAN EDUCATIONAL
AND CHARITABLE SOCIETY**

V. S. Quilke
(Authorized Signatory)
President

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1. Whereas, the Lessors have given the lands in the Thabasil with their own desire and full mind support and without any compulsion, to the Lessee, on basis for a period of 31 years, from the date of the execution of this Lease Deed 04.07.2024 to 03.07.2055. The Lessee have consented to accept the offer of the lease and the rent specified herein i.e.60,000/- per year, should be paid to the Lessors on the date of the execution of this lease deed, every year.

2. Whereas, the Lessee should not let out the property for any other persons or for any other purpose other than the same mentioned in the Society of the Lease and the Lessee is not having any right to sublease the property to any one other than the purpose mentioned in the Society.

3. Whereas, after the period of the lease, the Lessee has to hand over the property as it is in the status handed over by the Lessors to the Lessee, to the Lessors.

4. Whereas, the Original of this Lease Deed is with the Lessors and a copy of the same is being the Lessee for their purposes and both the parties have read and understand and signed here under for having read and understand well thoroughly the concepts of the deed. The Lessee if he desires to vacate the premises shall inform to the Lessor in writing given 2 months prior notice. The Lessee shall vacate and handover the premises on his being given 2 months prior notice in writing of the Lessor's requirements of the premises.

LESSORS

V. S. Qeche
G. Rajasekaran

LESSEE

For VIDYA BHAVAN EDUCATIONAL
AND CHARITABLE SOCIETY
V. S. Qeche
(Authorized Signatory)
President

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5. Whereas, the Lessee has the right to build any building in whole or part of the land being leased, at her own cost and the Lessee has to handover the same after the period of lease, the building also as desired by them, for the cost of the building, as desired by them, for the cost of the building, the actual cost of construction plus minimum five per cent appreciation on the value per three years or desired by the parties there on

6. Whereas, the Lessors may also construct the building in the leased land upon the request and demand of the Lessee for their purposes, with the own funds of the Lessors or from their borrowings and the rent for such building will be decided mutually by both parties before such construction took place.

SCHEDULE OF PROPERTY

In the Registration District of Puducherry and in the Registration Sub District of Puducherry within Mudaliarpatt Commune Panchayat limits, Village No.42 in Thengaiyithu Revenue Village, the property comprised in

(1) Ward - P, Block No.12, T.S. No.10/1, R.S. No.18/1, Cadastre No.80, 81, 81Bis, Patta No.173 measuring 16476 Sq.ft. bearing Plot Nos.1, 2, 3, 4, 5, 6, 7,8, 9, 10, 11, 12 west part. In this extent already 1200 sq. ft. handed over to Puducherry Municipality balance Extent: 15276 Sq. ft. only. Boundaries: East of Perumal Koil Manyam, West of Plot No.12 Eastern side, North of Road, South of T.S. No.11/17 and 11/7 property. ✓

(2) Ward-P, Block No.12, T.S. No.11/7, R.S. No.20/7, Cadastre No.82/2/2, Patta No.288 measuring 8899 Sq.ft. Boundaries: East of T.S. No.2/1, West of the property in T.S. No.11/17, North of the property owned to Mrs.Rekha and South the property in T.S. No.11/6 and 11/8.

LESSORS

V. S. Q. D. L. K.
G. Jayaraman

LESSEE

For VIDYA BHAVAN EDUCATIONAL
AND CHARITABLE SOCIETY

V. S. Q. D. L. K.
(Authorized Signatory)
President

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(3) Ward-P, Block No.12, T.S. No.12/2 (As per Patta T.S. No.12/2/B/2), R.S. No.14/2, Cadastre Nos.91/1/2/2/2/1Pt, 91/1/2/2/2/2Pt, 91/2/3Pt, 91/1/5Pt, 92/2/5Pt, 92/3/5Pt, 92/4/5Pt, 92/5/5Pt, 91/1/1Pt, 91/1/2/1Pt, 91/1/2/2/1/2, Patta No.771 measuring 12000 Sq.ft. bearing Plot Nos.5, 6, 7, 8, 9, 10, 11, 12, 13, 14. Boundaries: East by: Plot No.15, West by: New Street, North by: T.S. No.12/2/A/3 and South by: New Street.

(4) Ward-P, Block No.12, T.S. No.11/17 (As per Patta T.S. No.11/17/D/2), R.S. No.20/14, Cadastre Nos.90/6/6Pt, 94/1/2/1/2Pt, 81/1/2Pt, Patta No.952 measuring 3612 Sq.ft. bearing Plot Nos.20, 21, 22. Boundaries: East of Plot No.19, West of New Street, North of Reserve Portion and South of New Street.

(5) Ward-P, Block No.12, T.S. No.11/17, R.S. No.20/14, Cadastre No.90/6/6, Patta No.491 and Ward-P, Block No.12, T.S. No.11/8, R.S. No.20/8, Cadastre Nos.85/1/4Pt, 87/3/3Pt, Patta No.34 measuring 2876 Sq.ft. bearing Plot Nos.58, 59 and 60Part. Boundaries: East of Plot No.60 on the western side, West of T.S. No.11/7, North of T.S. No.11/7 and South of 2nd Cross Street.

(6) Ward-P, Block No.12, T.S. No.11/17, R.S. No.20/14, Cadastre Nos.90/6/6, Patta No.491 measuring 1254 Sq.ft. bearing Plot No.13. Boundaries: East of T.S. No.11/17, West of Plot No.14, North of the property owned to Mrs. Rekha and South of New Street.

(7) Ward-P, Block No.12, T.S. No.11/17, R.S. No.20/14, Cadastre Nos.90/6/6, 81/1/2, measuring 1200 Sq.ft. bearing Plot No.16. Boundaries: East of Plot No.15, West of Plot No.17, North of T.S. No.11/7 and South of New Street.

(8) Ward - P, Block No.12, T.S. No.10/1, R.S. No.18/1, Cadastre No.80, 81, 81Bis, Patta No.173 measuring 4440 Sq.ft. bearing Plot Nos.14, 15, 16 and R. Boundaries: East of Rekha property, West of Municipal road, North of 20 ft. Road, South of Bakthavachalam property.

LESSORS

V. S. Quille
G. Rajasekaran

LESSEE

For VIDYA BHAVAN EDUCATIONAL
AND CHARITABLE SOCIETY,
V. S. Quille
(Authorized Signatory)
President

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(9) Ward - P, Block No.12, T.S. No.10/1, R.S. No.18/1, Cadastre No.80, 81, 81Bis, Patta No.173 measuring 1440 Sq.ft. Boundaries: East of Veerappan @ Chakaravarthy property, West of Marisna property, North of New Street, South of Janakiraman property.

In Witness Whereof the parties hereto Lease set their respective hands and affixed their signatures on the day month and year aforementioned.

LESSORS

V. S. Quilka

G. Rajasekharan

LESSEE

For VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY

V. S. Quilka
(Authorized Signatory)
President

WITNESSES:-

1. *B. S. S.*

Sivasankari @ Lalitha, W/o. Vijayaragavan,
8, 4th Cross Street East Extn., Tagore Nagar,
Lawspet, Puducherry-605 008.

2. *R. Harish*

R. Harish, S/o. Radjassegarane,
20, First Cross Street, Anandhapuram,
Pakkamudaiyanpet, Puducherry-605 008.

Document Prepared By: S. BALAKRISHNAN, Licence No.249/97.

S. Balakrishnan



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<i>S. Balakrishnan</i> Sub-Registrar, Puducherry	





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 By: VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY
 Signature: *V.S. Rekha*

Registered as No. 18276 of book 1 on 04/07/2024 05:16 PM
 Signature: *G. M. Lal*
 G. M. LAL
 Sub-Registrar - Puducherry

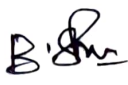


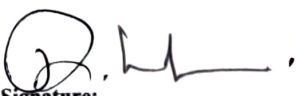


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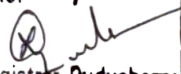
Nature of Transaction : Lease Agreement

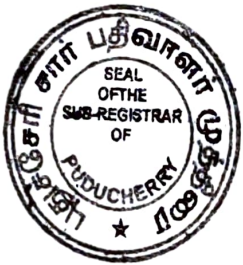
Claim admitted by			
Name	Address/ID Proof	Photo	Finger
VIDYA BHAVAN EDUCATIONAL AND CHARITABLE SOCIETY. C/O. REKHA Signature: <i>V.S. Rekha</i>	20, 1ST CROSS STREET, ANANDHAPURAM PAKKAMUDAIYANPET Puducherry - 605008 PAN.No: AABAV7375H		

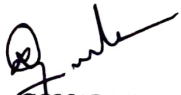
Execution admitted by			
Name	Address/ID Proof	Photo	Finger
REKHA. W/O. RADJASSEGARANE Signature: <i>V.S. Rekha</i>	20, 1ST CROSS STREET, ANANDHAPURAM PAKKAMUDAIYANPET Puducherry - 605008 Others: 571033131091		
RADJASSEGARANE. S/O. GANESAN Signature: <i>G. Rajasekaran</i>	20, 1ST CROSS STREET, ANANDHAPURAM PAKKAMUDAIYANPET Puducherry - 605008 Others: 293021561657		

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 Signature: *G. M. Lal*
 Sub-Registrar, Puducherry

Identified by			
Name	Address/ID Proof	Photo	Finger
SIVASHANKARI ALIAS LALITHA. VIJAYARAGHAVAN  Signature:	8, 4TH CROSS STREET EAST EXTN, TAGORE NAGAR, LAWSPET, Puducherry - 605008 Others: 352405764098		
HARISH. RADJASSEGARANE  Signature:	20, 1ST CROSS STREET, ANANDHAPURAM PAKKAMUDAIYANPET Puducherry - 605008 Others: 730098430132		

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GOMALA L
 Sub - Registrar - Puducherry
 Signature of the Registering Authority