

(2)

(Having her ID : Aadhaar Card No. 6745 0618 3781 & Mobile No. 94891 31204) Hereinafter referred to as the LESSEE (which expression shall unless repugnant to the context meaning thereof, be deemed to mean and include all its successors in interest, executors, administrators, legal representatives, permitted assigns etc.....) party of the other part.

WHEREAS, the Lessor is the absolute owner of the vacant land and RCC building there on and thereabouts by virtue of Registered sale deed dated on 11.07.2016, and document bearing Registration No. 4097/2016, at Arcot SRO., comprised in Punjai Survey No. 81, Kathiyavadi village, walaja Taluk, Ranipet District, bearing patta No. 1437. Measuring an full extent of Punjai Survey Number: **81** to the extent of 1.27 Hectre totally to the extent of 3 Acres 14 Cents land and R.C.C building more fully described in the schedule hereunder.

WHEREAS the Lessee have experience in running schools and Educational Institutions.

WHEREAS in order to start a school at Ranipet District kathiyavadi village, Walaja taluk, they have approached the Lessor expressing their intention to start schools and Educational Institutions at kathiyavadi village, and tendered the Lessor to provide infrastructure in the schedule land with will accommodate in running the school as per required specifications.

WHEREAS the Lessor have accepted the offer made by the Lessee and have accepted to Lease out the Schedule property as per their specifications on the terms and conditions detailed herein.

LESSEE
For M.K. Janakiraman Educational Trust
C. Megala

Secretary

LESSOR

V. Lashmi

[Signature]
Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,

Principal

Doc **Brill's Vidyasharam School**, of 2025 Book
Kathiyavadi, Arcot, Ranipet Dist., - 632 509
1 Contains 19 Sheets 2 Sheet

Registering Officer

For **BRILL'S VIDYASHARAM**

J. Chittesh

CORRESPONDENT



(3)

WHEREAS the building constructed on the schedule property along with vacant land is more fully described in the Schedule hereunder and herein after referred to as the Schedule premises for all purpose, The Lessor Shall hand over the Land and the Building constructed on the schedule property under this deed, on the terms and conditions as hereunder;-

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS;-

1. DURATION

The Lease shall be for a period 21 years, which commences from 23rd May 2025 to 22nd May 2046.

2. TERMINATION

the Lessor is always at liberty to terminate the Lease, in the event of failure on the part of the Lessee, to comply with the covenants on the part of the Lessee.

3. RENEWAL

The period lease may be renewed by mutual consent of both parties by entering in to a new terms and conditions, which are prevailing on that day.

4. RENT

A) The monthly rent payable by the lessee shall be Rs.5,000/- (Rupees FIVE THOUSAND ONLY) R.C.C building & vacant Land per month from the date of commencement and the same shall be payable on or before 10th of every succeeding month.

LESSEE
For M.K. Janakiraman Educational Trust
C. Meijib
Secretary

LESSOR

V. Lavani

Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.

Document No. 4005 of 2025 Book
Principal
Brill's Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist. - 632 509 Sheet
1
Registering Office

For BRILL'S VIDYASHRAM

J. Chittagani
CORRESPONDENT



(4)

5. DEPOSIT.

The Lessee shall pay to the Lessor a deposit of 10 months' rent Rs.50,000/- (RUPEES FIFTY THOUSANDS ONLY) as interest Free Security Deposit. The security deposit amount shall not carry any interest during the subsistence of the lease period and it is refundable at the time of Lessee Vacating and handing over the schedule premises to the Lessor in a tenantable condition. The refund of security deposit subject to deduction of arrears if any to the Lessor.

6. MODE OF PAYMENT OF RENT

The rent shall be paid by the Lessee through Cheque / Demand Draft/RTGS/NEFT/pay order, payable at Arcot which should be drawn in favor of the Lessor.

7. USAGE OF THE SCHEDULE PREMISES

The Lessee shall use the built up portion along with the vacant land only for the functioning of school or educational institutions and not for any other purposes, in case any violation, the Lessor have reserve her right to terminate the lease agreement.

8. PAYMENT OF SERVICE TAX

The Lessee shall be liable for the payment of incidental service tax/GST/or any other taxes and other levies as are incidental to payment of rent as and when is required to pay.

LESSEE
For M.K. Janakiraman Educational Trust
C. Megala

Secretary

Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,

Principal

Document Brills Vidyasharam School, 2025 Book

Kathiyayadi, Arcot, Ranipet Dist., - 632 509.

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Registering Officer

LESSOR

V. Jeyaraj

For BRILL'S VIDYASHARAM

J. Chittaraj

CORRESPONDENT



(5)

9. ELECTICITY AND WATER CHARGES

The Lessee shall pay the electricity and water consumption charges as per bill to the concerned authority and maintain the bills and receipts for record purpose, and hand over the same at the time of handing over the schedule property to the Lessor.

10. REPAIRS AND MAINTENANCE OF THE SCHEDULE PREMISES

That as the lease is for a specific purpose and requirement, for their requirement and purpose. The Lessee liable to make minor repair and maintenance at their cost and expenses. The Lessee undertakes to hand over the building and vacant land after Lease period as per the terms and condition mentioned in the covenants to the Lessor.

11. STRUCTURAL ALTERATIONS

The Lessee shall be at liberty to make such internal alternations to suit the requirements of the Lessee at their cost but with prior written approval of the Lessor. However, the lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule premises.

12. ACQUISITION

In case, any portion of the open area or built up area of the schedule premises if compulsorily acquired by the Government or public authority, the Lessor alone shall be entitled to the compensation which is payable by the authorities concerned and the Lessee shall have no claim in that regard. The Lessee assure that they shall not avail any Loan in the name of Lessor. What soever until termination of this Lease deed.

LESSEE
For M.K. Janakiraman Educational Trust

C. Megh

Secretary

LESSOR

V. Laxmi

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1 Contains 17 Sheets 5 Sheet
Deepa
Mrs. DEEPA THUKKARAMAN Registering Officer
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathiravadi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VIDYASHRAM

CORRESPONDENT



(6)

13. STAMP DUTY, REGISTRATION AND LEGAL CHARGES

The stamp duty and registration charges in respect of this Lease Deed, or any Lease Deed which is entered between the two parties for the purpose of affiliation (CBSE, ICSE & MATRICULATION SCHOOLS), shall be borne by the Lessee, also the legal fee, registration charges or any other charges incurred while the time of registration charges or any other charges incurred while the time of registration including the costs, charges and expenses of lawyers etc... incurred for the same, shall be borne by the Lessee. (Talks about the registration of the lease agreement would the said document be on different terms or on the same terms).

14. PEACEFUL ENJOYMENT

The consideration of the rent herein agreed and all payments as payable to the Lessor and being payable by the Lessee regularly and other terms and conditions and covenants as cast on the Lessee being observed and performed by the Lessee, the Lessee shall peacefully enjoy the Schedule premises during the lease period without any interruption by any means, However the Lessor has all Legal right in case of the breach or violation of this Lease deed.

15. SUB-LETTING

The Lessee shall not be entitled to sub-let, assign or otherwise part with the possession of the whole or any part of the schedule premises. However, the Lessee shall be at liberty to accommodate its sister concerns in the schedule premises with due and proper intimation and written approval from Lessor but the obligation to comply with the terms of this Lease Deed shall be that of the Lessee alone and the sister concern shall have no relationship with the Lessor.

LESSEE
For M.K. Janakiraman Educational Trust

C. Megh

Secretary

LESSOR

V. Lashmi

Document No	4005	of 2025 Book
1 Contains	17	Sheets 6 Sheets
Registering Officer		

Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,

Principal

Brills Vidyashram School,

Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VIDYASHRAM

J. Chittar

CORRESPONDENT



(7)

16. PAYMENT OF RATES, TAXES ETC

The Lessee shall pay, within the appropriate time, any taxes and charges with respect to the Schedule premises payable to any statutory or local authority or Government or any local authority so as to avoid any disturbances to the Lessor.

17. INSPECTION OF THE SCHEDULE PREMISES

The Lessee shall allow the Lessor to inspect the schedule premises to ascertain that it is being used according to the terms of the lease deed and the covenants, as and when it is required for the lessor to inspect the schedule premises within the reasonable hours of the day.

18. SIGNAGE

That the Lessee is permitted to put up sign boards on any part of the school premises pertaining to the school to be run by the Lessee and shall be entitled to put up any hoarding within the ambit of Law and with a prior consent of the Lessor in writing.

19. DETERMINATION OF LEASE

- a) The Lease shall expire automatically at the end of the period of lease as specified in the deed.
- b) This Lease may be terminated by mutual consent of both parties by giving prior intimation of 6 Months period. In case the Lessee wants to vacate, it shall be as per the terms and conditions reduced herein above.

LESSEE
For M.K. Janakiraman Educational Trust
C. Nagaraj
Secretary

LESSOR

V. Lashmi

Document No 4005 of 2025 Book
1 Contains 17 Sheets 7 Sheet
Deepa
Registering Officer
Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VIDYASHARAM

J. Chittoor
CORRESPONDENT



(8)

c) The Lessee has requested the Lessor to enter into a 21 years registered Lease deed and thus the Lessee hereby undertakes to pay all the registration charges and stamp duties and undertake other registration expenses. The Lessee also assures the Lessor that the Trust will not misuse the 21 years lease deed against the Lessor in any manner as against the Law.

d) The Lessor may terminate this lease, if the Lessee default in discharging any obligation imposed under this Deed including non-payment of rent for any three consecutive months or on violation of any of the terms and conditions of this lease agreement.

20.SUPER BUILT AREA

The built up area shall include the corridors and toilets in the Ground floor of the Building, Approx, which includes, the staircase, balconies, corridors, Office Room in South West etc.

21.INSURANCE

The Lessee shall be liable to obtain adequate value of all risks insurance in respect of the Schedule Premises and its assets, in case any damages to the building on the negligent act on the part of the Lessee, for which, the Lessor is not liable in any manner. The Lessee has to take all suitable measures to safeguard the building and as well the furniture and fixtures.

LESSEE
For M.K. Janakiraman Educational Trust

C. Meysa

Secretary

LESSOR

V. Lavshni

Deepa
Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,

Document No. 40052 of 2025 Book
Brills Vidyashram School,
1 Contains 17 Pages. 32 508 Sheet
Kathiyavadi, Arcoi, Rajapet Tal. 532 508

Registering Officer *[Signature]*

For BRILL'S VIDYASHARAM

J. Chatterjee

CORRESPONDENT

(9)

22. MISCELLANEOUS

a) Notice: Any notice required to be served upon either parties shall be sufficiently served if sent by registered post acknowledgement due at the address first given above.

b) Modifications: The terms of this lease Deed shall not be altered or added to and nor shall anything be omitted there from expect by means of a Supplementary Deed in writing duly signed by both the parties hereto.

c) Variation: The Lessor and the Lessee hereto acknowledge that the agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this deed between the parties shall be valid only if it is in writing and signed by the persons authorized.

d) Costs: Each party shall bear their own legal costs if any, connected with this transaction and with this lease deed. However, in respect of the registration of the lease deed, the charges of such registration and expenses shall be borne by the Lessee.

e) Building: That the building is a RCC structure on the Ground floor.

23. The Lessee shall obtain all necessary sanction, permission, license, approval what so ever name called from the central, state government and local body as may be applicable to carry on the school or the educational institution. The lessee shall indemnify the lessor against all losses and damages that may be put due to the acts deeds or omissions of the lessee.

LESSEE
For M.K. Janakiraman Educational Trust
C. Muthu
Secretary

LESSOR

V. Lavashini

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Registering Office		

Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VIDYASHARAM
J. Chittar
CORRESPONDENT
OF THE
INTEREST ATTORNEY
OF

(10)

24. JURISDICTION:

The Courts at Ranipet alone shall have the jurisdiction. Any and all controversy(ies)/ disputers/difference(s)/claim(s)/claims(s) in tort arising out of or in connection with or in relation to this contract, including its existence, validity or termination, shall be referred to and finally resolved by arbitration sole appointed by the lessor. The award so rendered shall be final and binding on the parties. The language shall be English and the venue shall be only at Ranipet.

SCHEDULE OF PROPERTY

A School premise, A vacant land comprised of RCC building there on and thereabouts situated at KATHIYAVADI VILLAGE, Bearing Patta No. 1437 allotted in Punjai Survey Number: **81** to an extent of 1.27 Hectre totally to the extent of 3 Acres 14 Cents, with in the Sub Registration district of Arcot late Registration district of Arakkonam, Now Registration district of Ranipet.

Bounded on:

North by: Survey No.80 in road side.

South by: Survey No.82 belongs to Vennila land.

East by: Survey No.83 in Tharisu Land

West by: Survey No.86B belongs to Kuppusamy land.

LESSEE

For M.K. Janakiraman Educational Trust

C. Megala

Secretary

LESSOR

V. Laxmi

Document No 4005 of 2025 Book

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Registering Officer

Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,
Principal

Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VIDYASHARAM

J. Chatterjee

CORRESPONDENT



(11)

This Property comes within the Jurisdiction of KATHIYAVADI VILLAGE PANCHAYAT.

LESSEE

For M.K. Janakiraman Educational Trust

C. Raju

Secretary

LESSOR

V. Lashmi

Witnesses:1

Signature:

J. Chittibabu

Name: J. CHITTIBABU,

S/o. Janikaranam,

Add: # No.17C/5, M.F. Raod,

Navalpur, Ranipet : 632 401.

Aadhar ID: 9350 7188 6595

Witnesses:2

Signature:

Rajendiran

Name: RAJENDIRAN,

S/o. Babu,

Add: # 557, 5th Main Road, T.N.H.B.,

Arcot, Ranipet : 632 503.

Aadhar ID: 9668 9066 5896

Draft and Attested by :



S. Sedhumadhavan

S.SEDHUMADHAVAN, B.Sc., L.L.B.,
Adv. Enroll. No. Ms.1212/2003,
P.No.1Pt, Sholinghur Road, Walajah,
Mobile No: 98423 37087

For BRILL'S VIDYASHARAM

J. Chittibabu

CORRESPONDENT

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1 Contains 17 Sheets 1 Sheet

Registering Office

Deepa Thukkaraman
Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,
Principal

Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3034 of 2025

I hereby certify that a sum of ₹ 13,000/- (Rupees Thirteen Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. லட்சுமி residing at கதவு எண்.6A/2, L F Road, இராணிப்பேட்டை, பிஞ்சி, Walajah, Ranipet, Tamil Nadu, India, 632401.

Sub Registrar: Arcot
Date: 23/05/2025



Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Arcot and fee of ₹ 14,010/- paid at 04:01 PM on the 23/05/2025 by

Left Thumb



V. Lakshmi
9944779277

Additions as per recitals of document

Execution admitted by
Left Thumb



V. Lakshmi

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:4188792c0ebba10599d4e1c887d3d2fbd59ecfe
(Details from UIDAI : Lakshmi V W/O: Velmurugan, 17-04-1982, xxxxxxxx5745)



Claim admitted by
Left Thumb

Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kalmavadi, Arcot, Ranipet Dist., - 632 509.



C. Megala
8248109668

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:1464575d1550c63e7a5469a87304621cdcf04b4
(Details from UIDAI : Megala Chittibabu W/O Chittibabu, 21-07-1981, xxxxxxxx3781)



For BRILL'S VIDYASHARAM

CORRESPONDENT

1 Contains 17 Sheets 12 Sheets
Registering Officer

23rd day of May 2025

MANIKANDAN DHARUMAN
Sub Registrar
Arcot

Registered as Number R/Arcot/Book-1/4005/2025.

Date: 23/05/2025
Arcot

MANIKANDAN DHARUMAN
Sub Registrar



Document No 4005 of 2025 Book
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Registering Officer


Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

For **BRILL'S VIDYASHARAM**


CORRESPONDENT



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை
நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : இராணிப்பேட்டை

வட்டம் : வாலாசா

வருவாய் கிராமம் : கத்தியவாடி

பட்டா எண் : 1437

உரிமையாளர்கள் பெயர்

1. வேல்முருகன்

மனைவி

லட்சுமி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
81	-	1 - 27.00	3.33	--	--	--	--	2016/0103/04/021521- ----- Digitally signed: Balaji P Tahsildar 01/02/2020 03:18:57:PM
		1 - 27.00	3.33					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் P/37/04/078/01437/20815 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 23-05-2025 அன்று 01:53:52 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathivayandi, Arcot, Ranipet Dist., - 632 509.

For BRILL'S VID:

[Signature]
CORRESPONDENT

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Registering Officer





LESSEE
For M.K. Janakiraman Educational Trust

Secretary

[Signature]
Mrs. DEEPA THUKKARAMAN

M.A., M.Phil., B.Ed.,
Principal

Brills Vidyashram School,

Kathiyawadi, Arcot, Ranipet Dist. 632 509.
Document No. 4005 of 2025 Book

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Registering Officer *[Signature]*

LESSOR

V. Lashmi

For BRILL'S VIDYASHARAM

[Signature]
CORRESPONDENT





இந்திய அரசாங்கம்

Unique Identification Authority of India
Government of India

முகவு அடையாளம் / Enrollment No.: 2152150191150519

To
Gokula Reddy
Mangala Chaitanya
W/O Chaitanya
11 CUSUM ROAD
RANIPET
Vellore
Tamil Nadu
632401
94491131204

ME649432236FH



உங்கள் ஆதார் எண் / Your Aadhaar No.

6745 0618 3781

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



Gokula Reddy
Mangala Chaitanya
முகவு துள்: 2152150191150519
வெண்பால்: Female



6745 0618 3781

எனது ஆதார், எனது அடையாளம்

For M.K. Janakiraman Educational Trust

C. Nagarajan

Secretary

Mrs. DEEPA THUKKARAMAN
M.A., M.Phil., B.Ed.,
Principal
Brills Vidyashram School,
Kathiyavadi, Arcot, Ranipet Dist., - 632 509.

Document No. 4005 of 2025 Book
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Registering Officer

For BRILL'S VIDYASHRAM

J. Chittur
CORRESPONDENT



இந்திய அரசாங்கம்

Government of India

லட்சுமி வேல்முருகன்
Lakshmi Velmurugan



பிறந்த துள்: DOB 17/04/1982
வெண்பால்: Female



7660 1950 5745

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: W/O: Velmurugan, 6A/2, L F ROAD, RANIPET, Pinji, Ranipet, Vellore, Tamil Nadu, 632401
632401

Address: W/O: Velmurugan, 6A/2, L F ROAD, RANIPET, Pinji, Ranipet, Vellore, Tamil Nadu, 632401

7660 1950 5745

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 2192/50391/09499

Download Date: 15/04/2018

To
A. Chittibabu
S/O Janakiraman
17 C/5
M F ROAD
NAVALPUR
Ranipet
Ranipet
Vellore Tamil Nadu - 632403
9489131204

Download Date: 09/10/2018

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :
9350 7188 6595
VID : 9132 3167 3881 7115

எனது ஆதார். எனது அடையாளம்

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आधार

இந்திய அரசாங்கம்
Government of India

Download Date: 11/07/1977

A. Chittibabu
S/O Janakiraman
17 C/5
M F ROAD
NAVALPUR
Ranipet
Ranipet
Vellore Tamil Nadu - 632403
9489131204

உங்கள் ஆதார் எண் / Your Aadhaar No. :
9350 7188 6595
VID : 9132 3167 3881 7115

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