



Handwritten text: 264 / Sri. K.M. Subramaniam Charitable Trust - Chennai
5-9-05
Circular stamps: CHENNAI - 600 001, DEPARTMENT OF REVENUE, CHENNAI - 600 001, dated 5 SEP 2005.

DEED OF LEASE AGREEMENT

THIS DEED OF LEASE AGREEMENT IS ENTERED INTO AT CHENNAI
THIS 5th DAY OF September, 2005

BEWEEN

SRI KANCHI KAMAKOTI PEETATHIPATHI JAGADGURU SRI SANKARACHARYA SWAMIGAL, SRI MATAM No.1, Salai Street, Kanchipuram who by virtue of tradition does not sign any document but has given power to that effect to **Sri.P.Neelakantan, S/o Sri Parameswara Jada Vallabar,** residing at No.1, Salai Street, Kancheepuram to represent and sign on behalf (hereinafter called the **Lessor** which expression shall wherever the context so requires or admits unless repugnant to the context mean and include his, legal representatives, executors, administrators, successors-in-interest and assignees)

AND

"SRI K.M.SUBRAMANIAM CHARITABLE TRUST" having its Office at No. 16/33, Ramanujam Street, T.Nagar, Chennai - 600 017, represented herein by its Founder and Managing Trustee **Sri A. SRIRAM,** aged about 39 years, S/o Sri K.S. Ananthanarayanan residing at 24B, Sankara Street, Mahasakthi Colony Extn., Sembakkam, CHENNAI - 600 073 (hereinafter called the **Lessee** which expression shall wherever the context so requires or admits unless repugnant to the context mean and include its legal representatives, executors, administrators, successors-in-interest and assignees) *Vide Resolution dated 3/09/2005*

For SRI K.M. SUBRAMANIAM CHARITABLE TRUST

[Signature]
Managing Trustee / Trustee

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For Sri Kanchi Kamakoti Peetham Jagadguru Sri Sankaracharya Swamigal, 2 Mntt,

[Signature]
Sri Kanchi Kamakoti Peetham

6349/2005

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Presented in the Office of the District Registrar
Madras South and fee of Rs. 3800/- Paid
between the hours of 10:30 AM to 5:00 PM
on 5 SEP 2005 by

Document No. 6349 of 2005
of Book 1 Contains 7 Sheets
Sheet

P. Malakantam
EXECUTION ADMITTED BY
LEFT THUMB

[Signature]
Joint Sub Registrar



P. Malakantam s/o Sri. Ramaswamy Jata Vallabam,
No. 1, Salai Street, Kauchapuram,
I.D. Family Card No. 05/p/316468

LEFT THUMB
[Signature]

s/o S. Anantha Arangan, No. 29 B,
Smeera Street, M. Chembur Colony,
Chennai - 73.
I.D. Family License No. 02202/TL/MW/24

IDENTIFIED BY

- [Signature] (S.R. MURALEEI DHARAN) s/o R. Ramamurthy,
1, Salai Street, Kauchapuram.
- [Signature] s/o S. Aravind, 19/2 Shanganseeva Cross St,
West Mambalam, Chennai - 33

5 SEP 2005
REGISTERED AS NO. 6349 OF 2005 OF
BOOK
DATE: 5 SEP 2005

Joint Sub Registrar
District Registrar Cadre
South Chennai



[Signature]
Joint Sub Registrar
District Registrar Cadre
South Chennai



Sri M. Subramaniam Charitable Trust
7620 Chennai - 17
5-9-05

CHENNAI - 600 005



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WHEREAS the **Lessor** is the absolute Owner of the Land admeasuring about 13.5 grounds morefully described in the Schedule hereunder.(herein after called the Schedule Property) and offered the same to the **Lessee** on a Long Term Lease and the **Lessee** has accepted the same on the following terms and conditions:-

1. This lease agreement shall be in force for a period of **30 years** with effect from the date of execution of this Deed of Lease Agreement.
2. The Lessee shall carry on only the educational institution in the name and style of "**Sree Sankara Bala Vidyalaya Golden Jubilee School**" for the purpose of imparting education from primary level to higher secondary and advanced levels of education through a school and also to impart moral values and ethics of humanity, after obtaining necessary approvals, permission therefor from the respective government authority.
3. The Lease Rentals for the schedule mentioned property let out hereunder is fixed at Rs.1,000/-/(Rupees One Thousand only) payable monthly by the **Lessee** to the **Lessor** on or before 5th of every succeeding English Calendar Month.

For SREE K.M. SUBRAMANIAM CHARITABLE TRUST

[Signature]
Managing Trustee / Trustee

For Sri Kanchi Kamakoti Peetam
Jagadguru Sri Sankasocharya Swamikal Matt,
...3

[Signature]
Srikanyam & Agents





764 Sri. L. M. Subramaniam Charitable Trust
Chennai
5-9-05
SRI L. M. SUBRAMANIAM CHARITABLE TRUST
CHENNAI - 600 005



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- 4. The Lessor has agreed to permit the Lessee to mobilize resources from various sources as may be required from time to time for the purpose of carrying on the construction of school and school related activities and to receive donations from public and philanthropists under its own name and issue necessary receipts for the aforesaid purpose of construction of the super structure or for any other allied activities and the **Lessee** is specifically permitted to display the names of the donors in the Building/Blocks constructed out of donations received from donors.
- 5. The **Lessor** authorizes the **Lessee**, at the cost of the **Lessee**, to put a permanent, temporary, semi-permanent super structure on the schedule mentioned property for the purpose of carrying on the educational activities and moral classes in accordance with the rules and regulations that are in existence and stipulated from time to time by the Department of Education, Tamil Nadu, Chennai Metropolitan Development Authority or Corporation of Chennai or any other Local Body Authorities.
- 6. The **Lessee** shall not sub-let or sub-lease the schedule mentioned property to any person or persons or nominees or any other educational institution and shall not either by themselves or through their nominees, carry on any other activity in the schedule mentioned property for any other purposes other than as set out hereinabove.

For Sri L. M. Subramaniam Charitable Trust
[Signature]
Managing Trustee
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For Sri Kanchi Kamakoti Peetam
Jagadguru Sri Santharocharya Swamikal Mata
[Signature]
Bhadravan & Agents



7643
5-9-05

M. R. Sundararajan Chartered Firm,
Chennai-12

M. R. SUNDARAJAN
S. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
CHENNAI - 600 005

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7. In case the **Lessee** commits default either in payment of annual rent consecutively for a period of three years or acts in violation of the terms and conditions stipulated here above, the **Lessor** will be at liberty to terminate the Lease Agreement and evict the **Lessee** from the schedule mentioned property in as-is-where-is condition as on the date of termination of Lease.
8. The Lease Agreement can be terminated by either party by giving 3 months notice in advance in writing.
9. The **Lessee** shall handover the schedule mentioned property with the super structure to the **Lessor** at the end of the lease period without any damages, demur or encumbrance and damages and the schedule mentioned property and the superstructure must be capable of being used in the same manner, as if it has been done by lessor in case the lease deed is not renewed for a further period.
10. The **Lessee** has agreed to pay all dues, water tax, electricity consumption charges, maintenance charges, if any, that are applicable to super structure thereon from the date of this lease deed till the date of completion of the lease period.

For SREE K.M. Sankaranarayanan

Sane



For Sri Kanchi Kamakoti Peetham
Jagadguru Sri Sankaracharya Swamikal Muti,

P. M. Sankaranarayanan

50 Rs.



தமிழ்நாடு TAMIL NADU

3315
3-9-05

Sri. G. M. S. Srinivasan & Co.
Chennai - 13

00AA 183457

D. MURALI
STAMP VENDOR
Lic. No: 223/b7/2000
No. 55 Ibrahim Sahib Street
Chennai - 600 001. Ph. 2644 1716

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- 11. The **Lessor** has agreed to execute a Power of Attorney, authorizing the **Lessee** contemporaneously along with Lease Agreement to enable the Lessee to construct the super structure and for obtaining necessary approvals from the Local Body Authorities.
- 12. At the expiry of the lease period, the lease agreement may be renewed or extended for such periods and either on the same terms and conditions or as may be mutually agreed between the parties in writing.

For SALE ...

Paul

Managing Trustee / Trustee

For Sri Kanchi Kamakoti Peetam ...6

Jagadgurur Sri Sankaracharyo Swamikal Mutt,

P. N. Lakshmanan

Briharyan & Agents



50 Rs.



தமிழ்நாடு TAMIL NADU

3376
3-9-2005

Sri. G. S. Srinivasan
Chartered Acctt.
Chennai-12

00AA 183458

D. MURALE
STAMP VENDOR
Lic. No. 26/07/2000
No. 55 Ibrahim Sanib Street
Chennai-600 001. Ph. 2644 1710

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- 13. This Lease Deed shall be registered at the cost of lessee.
- 14. The **Lessor** has the right to inspect the schedule mentioned property as and when required with prior intimation in writing to the **Lessee**.

SCHEDULE OF PROPERTY

All that piece and parcel of the land and marked in the plan attached hereto measuring 180 x 180 Feet, measuring in all about 13.5 Grounds or thereabouts comprised in Survey Nos. 631, 632, 633 and 635 to 645 of forming part of sanctioned layout D.T.P. No.1 of 1973 in Pallikaranai Village of St. Thomas Mount Panchayat Union, Tambaram Taluk, Kancheepuram District, bounded on the

- North by: Plot Nos.249 and 250 ;
- South by: Road;
- East by: Road;
- West by: Road & Plot Nos.222 & 233

For SRI K. S. Srinivasan Chartered Acctt.

S. Srinivasan
Managing Trustee / Trustee

For Sri Kanchi Kamakoti Peetham
Jagadguru Sri Sankaracharya Swamikal Muti.

P. N. Sankararaman
Srikaryan & Agent.



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தமிழ்நாடு தமிழ்நாடு TAMIL NADU

01AA 053549

170F Arivam Subramania Choudhary Trust
 Chennai-17.
 29 2005

சென்னை சட்ட அமைச்சு
 சென்னை 600 002



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In the Registration District of Chennai South and Sub-Registration district of Velachery;

In witness whereof the parties herein have hereunto set and subscribe their respective hand seal and signed this deed of lease deed on the day, month and year first above written in the presence of the following witnesses.

For SALES... CHARITABLE TRUST
Sauve
 Managing Trustee / Trustee
 LESSEE

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For Sri Keschi Komaru...
P. N. Lakshmi
 Suburban & Const.
 LESSOR

WITNESSES:
 1. *ON Prasad* KRISHNAPRASAD S/O R VENKATARAMAN A/VISESANTH, Agent
 66 BURKITT ROAD TNAGAR CHENNAI 600017
 2. *Subramanian* SRMunalee Dharen, s/o R. Ramamoorthi, 1, Selai Street
 Kanchampuram.