

CERTIFICATE OF LAND

File No.Rc. B1/2395/2024

Date: 17.12.2024

It is Certified that the land measuring **0.38.00 Ares** (3824 Sq.Mtr) is situated in Survey No.68/49, Plot No.29, Amman Nagar Annex, Chennai - 78, Chennai District fully described in the schedule mentioned hereinafter, is owned by S.M.Kumar Educational and Social Welfare Trust. It is certified that the said entire land comprises of a single plot of land.

It is further certified that owner of the land has leased the said land to **Sri Vimala Vidyalaya Senior Secondary School (C.B.S.E.)** for a period of 80 years duly registered on 19.11.2018 at serial No.2478/2018 in book no.01 in the office of Joint II Sub registrar office Saidapet and the land is still in possession of the leasee.

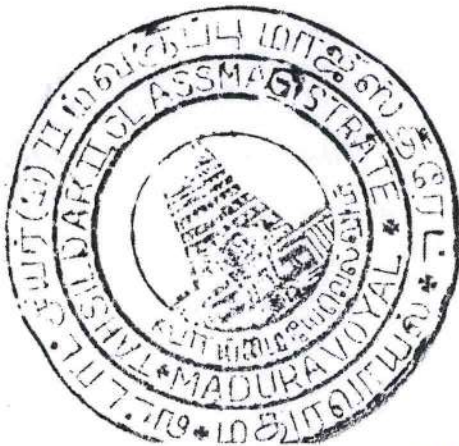
Sl.No	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Survey No.68/49
2.	Name of street/village, Sub Division, District and State	Amman Nagar Annex, Ramapuram, Maduravoyal Taluk, Chennai District, Tamilnadu.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **0.38.00 Ares** (3824 Sq.Mtr) situated in **Plot No.29, Amman Nagar Annex, Ramapuram Village, Survey No.68/49** in **Maduravoyal Taluk, Chennai District, Tamilnadu** and bounded as follows:

North : Park Area
 East : 30 Feet Road
 West : Survey Nos.71 & 70 of Ramapuram Village
 South : Andal Nagar Survey No.68/2A

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB-REGISTRAR/EQUIVALENT LAND AUTHORITY



(Stamp and Signature of the land authority)
 TAHSILDAR
 Maduravoyal Taluk
 Chennai-600 037

PRINCIPAL
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
 Amman Nagar, Annexe,
 Ramapuram, Chennai-600 078.

M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
 Amman Nagar, Annexe,
 Ramapuram Chennai-600 078



சுமியலாடி தமில்நாடு TAMILNADU

BT 341667



11198
19.11.2018

Sri Vimala Vidyalaya (C.B.S.E)

S. Muthukumar

Chennai
LEASE DEED

T. GOTHAWARI, M.A.,
STAMP VENDOR,
No. 387/4, NEDUNGUNDRAM ROAD,
KULAPAKKAM, CHENNAI-48.
L.No. 13 CH (S) / 2018 Dt. 21.03.2018
Self 444244629

THIS DEED OF LEASE EXECUTED AT CHENNAI on this 22nd day of November 2018,

BETWEEN

S.M.KUMAR EDUCATIONAL AND SOCIAL WELFARE TRUST, Chennai - 600 024, registered as Public Charitable Trust vide Document No.503/94, dated 04.05.1994, represented by its Chairman **Mr.S.MUTHUKUMAR**, Son of Late.V.N:ShanmugaNadar, aged about 89 years, residing at No.2/25, IV Cross Street, Trustpuram, Kodambakkam, Chennai - 600 024, hereinafter called the LESSOR, which expression shall include his heirs, successors, legal representatives, and assigns of the ONE PART.

S. Muthukumar

S. Muthukumar

Document No. 2476 of 2018 of Book
I contains 22 Sheets 1 Sheet

S. Muthukumar

PRINCIPAL

SRI VIMALA VIDYALAYA

SENIOR SECONDARY SCHOOL

Amman Nagar, Annexe,
Ramapuram, Chennai-600 078.

M. MURUGAN

CORRESPONDENT

SRI VIMALA VIDYALAYA

SENIOR SECONDARY SCHOOL

Amman Nagar, Annexe,
Ramapuram, Chennai-600 078

Registering Officer

Scanned by CamScanner

/2/

AND

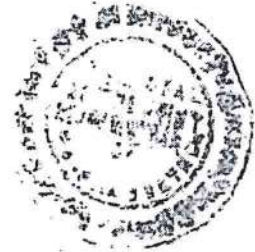
SRI VIMALA VIDYALAYA (C.B.S.E.) represented by its
Chairman **Mr.S.MUTHUKUMAR,** Son of
Late.V.N.ShanmugaNadar, aged about 89 years, residing at
No.2/25, IV Cross Street, Trustpuram, Kodambakkam, Chennai
- 600 024, hereinafter called the LESSEE, which expression
shall include his heirs, successors, legal representatives, and
assigns of the OTHER PART.

WHEREAS the land bearing Plot No.29, measuring an
extent of 94.20 cents, comprised in Survey No.68/1B in Amman
Nagar Annex, Ramapuram, Chennai - 600 089, approved by
M.M.D.A., in P.P.D./L.O.No.66/95, in Survey No. 68/1B, of
Ramapuram Village, Ambathur Taluk, Thiruvallur District, was
originally owned by Mrs.Kalyanasundari and others, and they
having purchased the same through various sale deeds bearing
Document Nos. 1033/1993, 1088/1993, 1089/1993,
1090/1993, 1031/1993, 1032/1993, 1093/1993, 1094/1993,
1095/1993, 1096/1993.

WHEREAS Mrs.Kalyanasundari and others, jointly
executed a General Power of Attorney in favour of
Mr.S.Muthukumar, on 23.11.1994, which was registered as
Document No.745 of 1994, Book 4, SRO, Alandur.

[Signature]

[Signature]



Document No. 2478 of 2018 of Book
1 contains 22 Sheets 2 Sheet

[Signature]
PRINCIPAL

SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-600 078.

[Signature]

M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-600 078.

Registering Officer

/3/

WHEREAS a Lease deed was entered on 11.09.2008, between the above said Mrs.Kalyanasundari and others, represented by their power agent Mr.S.Muthukumar, and S.M.KUMAR EDUCATIONAL AND SOCIAL WELFARE TRUST, in respect of the land measuring 82.12 cents, for the purpose of running Dr.Vimala Convent Matriculation Higher Secondary School, which was registered as Document No.2044 of 2008, Book 1, SRO, Joint II Sub-Registrar, Saidapet.

WHEREAS subsequently another Lease deed was entered on 21.09.2012, between the above said Mrs.Kalyanasundari and others, represented by their power agent Mr.S.Muthukumar, and S.M.KUMAR EDUCATIONAL AND SOCIAL WELFARE TRUST, in respect of the land measuring 12.08 cents, for the purpose of running Dr.Vimala College of Education, **which was registered as Document No.1982 of 2012, Book 1, SRO, Joint II Sub-Registrar, Saidapet.**

WHEREAS a part of land in the above said land measuring 82.12 cents, once used as playground for Dr.Vimala Matriculation Higher Secondary School, the excess land was lying as unused. WHEREAS the land measuring 12.08 cents, is lying as unused, due to some inconvenience raised.

WHEREAS a resolution was passed on 04.03.2016, regarding establishing of Sri Vimala Vidhyalaya (C.B.S.E.) by S.M.KUMAR EDUCATIONAL AND SOCIAL WELFARE TRUST, in the above said land measuring 94.20 cents.

[Signature]

[Signature]

Document No. 2478 of 2016 of Book
... contains 22 Sheets 3 Sheet

Registering Officer



[Signature]

PRINCIPAL

SRI VIMALA VIDYALAYA

SENIOR SECONDARY SCHOOL

Amman Nagar, Annexe,
Ramapuram, Chennai-600 078.

[Signature]
M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram Chennai-600 078

/4/

WHEREAS Building plan P.P.A. approved by C.M.D.A., vide Lr.No.C4/5442/2016, dated 22.02.2017 and approved by Commissioner, Corporation of Chennai, vide Building Permit No.CEBA/WDCN11/264/2017, dated 16.08.2017.

Thus, the above said LESSOR S.M.KUMAR EDUCATIONAL AND SOCIAL WELFARE TRUST, decided to sub lease the excess vacant land from and out of total extent of land measuring 94.20 Cents, for the purpose of running **SRI VIMALA VIDYALAYA (C.B.S.E.)**

AND WHEREAS the LESSOR has agreed to let out and the LESSEE is agreed to take on Lease the property for the purpose of running the SCHOOL under the name and style of **SRI VIMALA VIDYALAYA (C.B.S.E.)** and the above premises and morefully developed hereinafter referred to as "The PREMISES".

NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. That the Lessee shall pay to the Lessor for the said school purpose premises **Rs.1,000/- (Rupees One Thousand Only)** per month on account of the rent, inclusive of all taxes now levied or that may be levied in future.
2. That the Lessee agrees to pay a sum of **Rs.10,000/- (Rupees Ten Thousand Only)** towards security deposit being rent, which will be returned without interest on the date of handing over vacant possession of the premises, after adjustment for the arrears of rent.

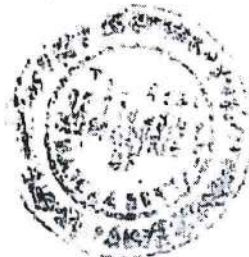
[Signature]

[Signature]

Document No. 24.28. of 22.18. of Book
1. contains 22 Sheets 4 Sheet

[Signature]
PRINCIPAL

[Signature]
M. MURUGAN
CORRESPONDENT
Registering Officer



SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexo,
Ramapuram, Chennai-600 078.

SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexo,
Ramapuram, Chennai-600 078

/5/

3. That the lease, granted by the LESSOR to the LESSEE for the school purpose, premises have been agreed to for 80 years, commencing from 22.02.2017.
4. That the LESSOR shall pay the land tax.
5. That no structural additions or alterations shall be made by the LESSEE to the premises without prior written consent of the LESSOR.
6. That the LESSEE shall not sub let the premises or any part thereof, without the prior written consent of the LESSOR.
7. That the premises shall be used by the LESSEE for the school purpose only.
8. That the LESSEE shall permit to the LESSOR and his authorized representatives to enter upon the premises for inspections.
9. That all rules, regulations, laws, bye laws, of the panchayat or other local authority having jurisdiction over the demised premises shall be complied without by the LESSOR.
10. That at the expiry of the LEASE, the LESSEE shall hand over the vacant possession of the vacant land to the LESSOR.

[Signature]

[Signature]



Document No. 247 of 2017 of Book
2 contains 2 Sheets 5 Sheet

[Signature]

Registering Officer

[Signature]
PRINCIPAL

SRI VIMALA VIDYALAYA
NIOR SECONDARY SCHOOL
Amman Nagar, Annexo,
Ramapuram, Chennai-600 078.

M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexo,
Ramapuram Chennai-600 078

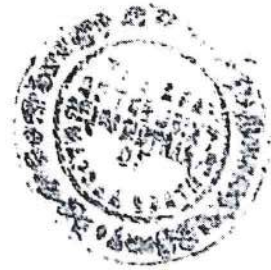
/6/

11. That the LESSOR represents and warrants the LESSEE who is fully empowered authorized and able to make this lease and the LESSOR will held the LESSEE free and harmless or any demands, claims, actions, proceedings, by others in respect of quiet possession of the school premises.
12. Any transfer of the property by the LESSOR will not affect the terms and conditions of this Lease Agreement.
13. Nothing in this lease shall be constructed as to deny or otherwise the privileges extended to the LEASE.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No.29, measuring an extent of 94.20 cents, comprised in Survey No.68/1B, Patta No.5502, as per Patta New Survey No.68/49, in Amman Nagar Annex, Ramapuram, Chennai - 600 089, approved by M.M.D.A., in P.P.D./L.O.No.66/95, of Ramapuram Village, Ambathur Taluk, Thiruvallur District, within the Registration District of Chennai South and Sub Registration District of Joint 2 Saidapet,

[Signature] *[Signature]*



Document No. 2476 of 2016 of Book
1 contains 22 Sheets 6 Sheet

[Signature]
PRINCIPAL
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-600 076.

[Signature] Registering Officer
M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-600 076.

/7/

Land measuring 82.12 cents, BOUNDED ON THE

North by - Balance area of Plot No.29-12 cents,
South by - Residential Area in Survey No.68/2A,
East by - 30 Feet Road,
West by - Survey Nos. 71 & 70.

Admeasuring

North by - 214 feet,
South by - 211 feet,
East by - 177 feet,
West by - 160 feet.

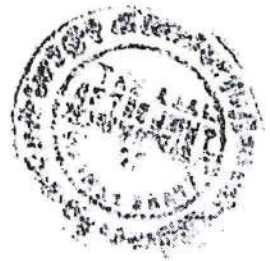
In all admeasuring 35806 Sq.ft., or 82.12 cents.

Land measuring 12.08 cents, BOUNDED ON THE

North by - Park Area of layout No.66/95,
South by - Balance area of Plot No.29
of PPD/LO.No.66/95, in
Survey No.68/1B, of Ramapuram Village,
adjacent land in lease deed executed on
Document No.2044/2008, for 99 years,
East by - 30 Feet Road,
West by - Survey Nos. 71 & 70 of
Ramapuram Village.

[Signature]

[Signature]



Document No. 2428 of 2018 of Book
1 contains 2 Sheets 7 Sheet

[Signature]
PRINCIPAL
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-600 078.

[Signature] Registering Officer
M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram Chennai-600 078

/8/

Admeasuring

North by - 215 feet,

South by - 214 feet,

East by - 26 feet,

West by - 26 feet.

In all admeasuring 5584 Sq.ft., or 12.08 cents.

Totally measuring an extent of 94.20 cents or thereabouts.

IN WITNESS WHEREOF THE LESSOR AND LESSEE hereto have set their hands on this day, month and year first above written in the presence of :

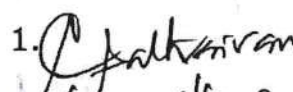


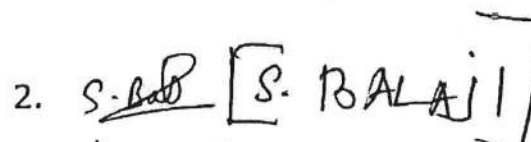
LESSOR



LESSEE

WITNESSES :

1.  (C. SATHASIVAM) of S. Chinnasamy (Lb)
425, 4th Cross St. Trust Puram, Ch-24.

2.  [S. BALAJI] of Sharme Nataran
4/7, Singaram St, Vikka Nagar
Ramapuram Chera

Document No. 2422 of 2018 of Book
L contains 22 Sheets 8 Sheet


DRAFTED BY
N. RADHIKA
STATE LICENCE DOCUMENT WRITER
CL. No. AG / M.S(S) / 2013
Cell: 9381034542




Registering Officer

M. MURUGAN
CORRESPONDENT
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-800 078


PRINCIPAL
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Amman Nagar, Annexe,
Ramapuram, Chennai-800 078.

R/2 எண் இணை சார்பதிவாளர் தென் சென்னை/புத்தகம்-1/2478/2018

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2018ம் ஆண்டு வரிசை எண் 1378

நெம்பர் 2/25, 4வது குறுக்குத் தெரு, டிரஸ்ட்புரம், கோடம்பாக்கம், சென்னை, சென்னை, தமிழ்நாடு, இந்தியா, 600024-ல் வசிக்கும் திரு எஸ் முத்துகுமார் என்பவரிடமிருந்து ரூ 38,800/- (ரூபாய் முப்பத்தெட்டாயிரத்து எண்ணூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : 2 எண் இணை சார்பதிவாளர் தென்சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு சென்னை
நாள்: 22/11/2018

JOINT REGISTRAR
SAIDAPET, CHENNAI - 600 015

2018 ஆம் ஆண்டு நவம்பர் மாதம் 22ம் தேதி பி.ப. 03:24 மணியளவில் 2 எண் இணை சார்பதிவாளர் தென் சென்னை சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ரூ 10,000/- செலுத்தியவர்.

இடது பெருவிரல்



Signature

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



Signature
22/11/2018

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



Signature

Document No. 2478 of 2018 of Book
2 contains 22 Sheets 14 Sheet
கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

Registering Officer

R/2 

Chalkininn

திரு சா பாலாஜி தபெ சாமிநாதன் நெம்பர் 47, சிங்காரவேலன் தெரு.
விவேகானந்தர் நகர், ராமாபுரம், திருவள்ளூர், திருவள்ளூர், தமிழ்நாடு, இந்தியா,
600089

2.

வி கிரிதரன்
சார்புதிவாளர்

~~JOINT-H SUB REGISTRAR~~

SAIDAPET, CHENNAI - 600 015

R/2 எண் இணை சார்பதிவாளர் தென் சென்னைபுத்தகம்-1/2478/2018 எண்ணாகப் பதிவு செய்யப்பட்டது.

2 எண் இணை சார்பதிவாளர் தென் சென்னை

வி. விரிதரன்
சார்பதிவாளர்

JOINT-II SUB REGISTRAR.

SAIDAPET, CHENNAI - 600 015

Document No. 2428 of 2008 of Book
2 contains 22 Sheets 15 Sheet

~~Registering Officer~~

AMERICAN CORRESPONDENT

Amman Nagar, Annexe.

Ramapuram, Chennai-600 078

Santex
PRINCIPAL
SRI VIMALA VIDYALAYA
SENIOR SECONDARY SCHOOL
Ammen Nagar, Annexe,
Ramapurem, Chennai-600 072

Scanned by CamScanner