

5285/2017



தமிழ்நாடு தமில்நாடு TAMILNADU

B 694998

P. Appukutty
P. அபூகுட்டி,
196, சிவசுந்தரன் வீடு, பல்லடம், தாமரை
புத்தூர் கோட்டை : 37/200,
பி. அ. சிவசுந்தரன் கோடு,
சி. அ. சிவசுந்தரன் - 1, தாமரை
புத்தூர்:

P. A. Charitable Trust
Pollachi.

3286
7.07.2017



LEASE DEED

This Deed of Lease executed at Pollachi on this 7 th day of July 2017 between 1. Sri.P.Appukutty (PAN NO: AWIPP7271L) (Mobile No: 9842263995) son of Late Palanisamy gounder, 2. Smt.Lakshmi Appukutty (PAN NO: ADMPL2815M) (Mobile No: 9865899223) wife of Appukutty both residing at 72/59, Ilango Street, Mahalingapuram, Pollachi Town and Taluk, Coimbatore District, Tamilnadu, herein after called the LESSORS of the one part,

AND

LESSORS

LESSEE

1. *[Signature]*
2. *[Signature]*

For P. A. Charitable Trust,
[Signature]
Managing Trustee. Chairman

K. N. M. Jhelu
Principal
P. A. International School
Palladam Road
Pollachi - 642 002

P. A. International School
Palladam Road
Pollachi - 642 002



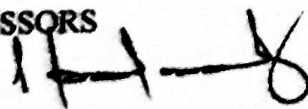
respectively, on the file of the Sub-registrar of Pollachi and have agreed to let out them to LESSEE for its use of running educational institutions like Schools, Colleges, Polytechnics etc.

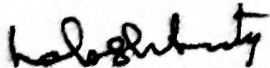
AND WHEREAS the said LESSEE requires land for the above purpose and the LESSEE having inspected the said land offered to take the same on lease hereinafter provided and the LESSORS accepted the said offer on the terms and conditions hereinafter mentioned.

NOW THIS DEED OF LEASE AGREEMENT WITNESSETHS AS FOLLOWS:-

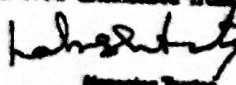
1. THAT the LESSEE shall hold the property under mentioned for a period of 30 years commencing from this 7 th day of July 2017.
2. The LESSEE shall pay an yearly rent of Rs.10,000/- (Rupees Ten Thousand only) to the LESSORS regularly and till the full period of lease. No rent was prepaid. The rent shall be paid within one month from the end of the each tenancy year, whether demanded or not, irrespective of the fact whether institution is run or not, and it is hereby expressly agreed to by the parties that the time is essence of this Agreement. The lease and rent will be revised by the mutual agreement of the parties.

LESSORS

1. 

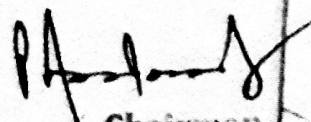
2. 

LESSEE

For P.A. Charitable Trust

 Managing Trustee

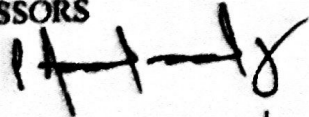
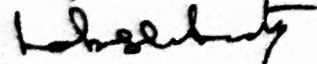


K.N. Mythel


 Chairman
 P.A. International School
 Palladam Road
 Pollachi - 642 012.

3. The LESSEE shall have the right to construct any number of buildings to get approval from any government department for buildings, approach roads, culverts, water supply, electricity etc., and to bear the cost of the same and to bear the cost for the electrical installations and water connection required and to have other necessary amenities with regard to the running of the institution.
4. The LESSEE shall attend to it at its own cost, which shall not be reimbursed by the LESSORS, the maintenance of the building annually and repairs if any and keep the premises in good and tenantable conditions throughout the period of this agreement.
5. SUBJECT to the provisions of these presents the LESSEE assures the LESSORS and undertakes that it shall not under any circumstances transfer its rights under this agreement by subleasing, subletting or otherwise parting with its possession or interest in the premises or any part thereon.
6. The LESSEE shall allow the LESSORS or their agent at all times to enter upon the premises to inspect the conditions thereof and the LESSEE shall make good all defects, whether caused due to any act or default on the part of the LESSEE within a month of the notice in writing from the LESSORS.
7. The LESSEE shall not use the rented premises for any illegal objectionable or dangerous purpose.

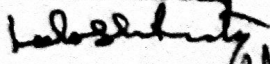
LESSORS

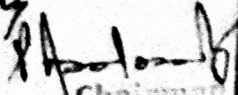
1. 
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K. N. Myshake

LESSEE

For P.A. Charitable Trust


Managing Trustee

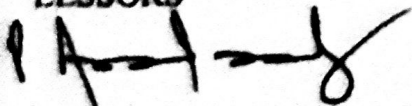
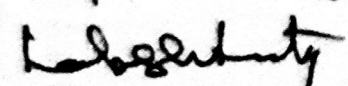

Chairman

P. A. International School
Polladam Road
Pollachi - 642 002



8. The LESSEE shall pay directly the Electric and water consumption charges throughout the period including any other tax, relating to running the institution.
9. The LESSORS shall pay the property tax and other taxes leviable in respect of the rented premises and the LESSEE shall bear the proportionate taxes on the building to be constructed by it.
10. The LESSEE shall insure the rented premises and its properties thereon against any loss or damages by fire, riot, explosives, strikes, lockouts, act of God etc., and assign it in favour of the LESSORS and keep the insurance in force during the full period of the lease.
11. The LESSEE shall make good all losses and damages caused to the rented premises during the period of possession by the LESSEE.
12. The LESSEE shall safely deliver the vacant possession of the rented premises after the lease period in good and tenantable conditions to the LESSORS and LESSEE has agreed to transfer its building to be constructed, without receiving any consideration.
13. The LESSEE, if commits any default in payment of yearly rent or if there is any breach of any of the terms and conditions of this agreement, the LESSORS shall be at liberty to determine the LEASE AGREEMENT by giving three months notice and also entitled to recover the damages for the full period of the time of the rent unpaid.

LESSORS

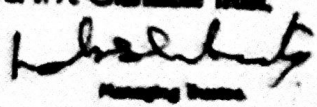
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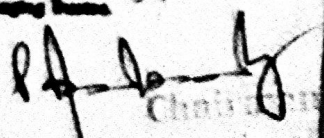
K. N. Mythale
Principal



LESSEE

For R.A. Charitable Trust,


Managing Trustee


Chairman

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

APPUKUTTY P
PALANISAMY
150871947
Permanent Account Number
AWPP7271L



Signature

In case this card is lost / found, kindly inform / return to
through The PAN Services Unit, UTTEBL
Plot No. 3, Sector 11, CBD, Bangalore,
New Mumbai - 400 614

यदि यह कार्ड खोया/पुनः प्राप्त हो, कृपया सूचना दें/वापस करें
आयकर विभाग के माध्यम से
प्लॉट नं. 3, सेक्टर 11, CBD, बंगलूर,
नई मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKSHMI APPUKUTTY
SUBBIAH GOUNDER
150871953
Permanent Account Number
ADMP1281SM



Signature

In case this card is lost / found, kindly inform / return to
through The PAN Services Unit, UTTEBL
Plot No. 3, Sector 11, CBD, Bangalore,
New Mumbai - 400 614

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आयकर विभाग के माध्यम से
प्लॉट नं. 3, सेक्टर 11, CBD, बंगलूर,
नई मुंबई - 400 614

LESSORS

1. *[Signature]*
2. *[Signature]*

LESSEE

For P.A. Charitable Trust,
[Signature]
Managing Trustee

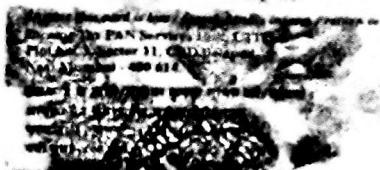
[Signature]
K. N. Mytheli

Principal
P. A. International School
Palladam Road



[Signature]

Chairman
P. A. International School
Palladam Road



LESSORS

- 1. P. A. International School
- 2. Paliadam Road

LESSEE

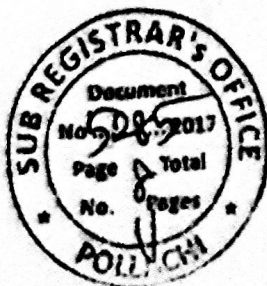
For R.A. Charitable Trust,

[Signature]
Managing Trustee

[Signature]

Principal

P. A. International School
Paliadam Road



[Signature]

Chairman

P. A. International School
Paliadam Road

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Additions As per the recitals of the document

Execution Admitted by

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Additions As per the recitals of the document

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Additions As per the recitals of the document



K. N. Mythelan
Principal

Endorsement Sheet no. 1 of 2



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Chairman
International School
Palladam Road

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For P.A. Charitable Trust, 1

Leelashubty
Managing Trustee.

Additions As per the recitals of the document

Identified by

1. *M. M. Ch. Prabhakar* S/o *RAMANATHAN* 125 Anna Nagar, T. Keethi, Coy-2

2. *Balasubramanyam*
Name : *சு/ம சிவசுப்பிரமணியன்*, 3/20 *செவ்வாய்க்காட்டு*, *விருதுச்சேரி*
S/o

7th day of July 2017

[Signature]
Sub Registrar
Palladam

Registered as No 5285 of 2017 of Book 1

[Signature]
Date : 07/07/2017 Sub Registrar Pallachi



[Signature]
Chairman

P. A. International School
Palladam Road
Pallachi - 642 002.

K. N. Mythel

Principal

P. A. International School
Palladam Road

Endorsement Sheet no. 2 of 2

