

2403/2018

TP/9517299/2018



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Stanes Higher Secondary
School Trust Association
Coimbatore.

R. Gopalakrishnan
R. GOPALAKRISHNAN
STAMP VENDOR
DOOR No. 24, KVK BUILDING,
GOPALAPURAM 3rd STREET,
COIMBATORE - 641 018.
L.No. 12096 / B1 / 2010 / 8.

BF 443878

LEASE DEED

This DEED OF LEASE is ENTERED INTO AT COIMBATORE ON THIS 18th day of
APRIL 2018

BY

"**STANES HIGHER SECONDARY SCHOOL TRUST ASSOCIATION**" having its
Registered Office at No: 1044 - 1047, Avinashi Road, Coimbatore - 641018
represented herein by its **CHAIRMAN Dr. JAMES GNANADOSS (DRIVING
LICENSE NO.PY0120090012628)**, aged about 69 years, Son of Late. Michael
Ponnusamy, hereinafter referred to as "**LESSOR**" which expression unless
repugnant to the context shall mean and include its 'successors in interest,
administrators and assigns etc, of the **ONE PART**

AND

For STANES HIGHER SECONDARY
SCHOOL TRUST ASSOCIATION

LESSOR

Chairman

For STANES SCHOOL

LESSEE

Correspondent.

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STANES SCHOOL", having its registered office at NO: 1044 – 1047, Avinashi Road, Coimbatore – 641018, represented herein by its **CORRESPONDENT Mrs. MERCY OOMMEN (AADHAAR NO.569913734474)**, aged about 70 years, Wife of Mr.Prasad Oommen, hereinafter referred to as "**LESSEE**" which expression shall mean and include its successors in interest, successors in office, administrators and assigns, of the **OTHER PART**

WHEREAS the **LESSOR** is the grantee of the property of land measuring 25.15 Acres in S.F.No 598 New S.F.No 929/1 Part to 929/5 Part of Coimbatore Registration District in Sub District in Coimbatore Town within the Coimbatore Municipal Corporation Limits of Anuparpalayam Village by virtue of an indenture registered at RO Coimbatore as Document No 1611/1928 dated 21.05.1928. The **LESSOR** is in possession of the land and has good power and authority for subjection of lease of the same.

WHEREAS the **LESSEE** has decided to operate a school in the name & style "**STANES SCHOOL** " AND WHEREAS the **LESSEE** has agreed to take on lease 1.67 Acres of land more fully described in the **Schedule**, for a period of **30 years** commencing from **18.04.2018 to 17.04.2048** in consideration of a monthly rent of Rs. 1,000/ (Rs. One thousand only) by way of cheque.

For STANES HIGHER SECONDARY
SCHOOL TRUST ASSOCIATION

LESSOR

Chairman

For STANES SCHOOL

LESSEE

Correspondent.

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AND WHEREAS the **LESSOR AND LESSEE** have set their hands on this **Deed of Lease** covenanted as herein below:-

NOW THIS DEED OF LEASE WITNESSETH:

1. **LESSOR** shall lease the land more fully described in the **Schedule** hereunder to the **LESSEE** solely for operating a school in the name and style of "**STANES SCHOOL**" on a rent of Rs.1000/ (Rs. One thousand only) payable according to the English Calendar month (on or before 10th day).
2. The **LESSEE** shall pay the above-mentioned monthly rent, on or before the 5th day of every succeeding month, failing which the **LESSOR** shall hold the **LESSEE** in default.
3. The **LESSEE** shall use the property more fully described in the **Schedule** hereunder, solely for operating the school.
4. The **LESSEE** shall not sublet or assign or part with the leasehold possession of the property described in the **Schedule** hereunder either in part or in whole to any third parties without the written consent of the **LESSOR**.
5. The period of this lease is determined as **30 years commencing from 18.04.2018 to 17.04.2048**. On expiry of the aforesaid period or earlier the **LESSEE** yield and deliver the property described in the **Schedule** hereunder its entirety to the **LESSOR**.

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For STANES SCHOOLS SECONDARY
 SCHOOL

LESSOR

Chairman

Registering officer

For STANES SCHOOL

LESSEE
 Correspondent.



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6. The **LESSOR** hereby confirms that no deposit/rental advance has been received from the **LESSEE**.
7. The **LESSEE** shall permit the **LESSOR** or their agents or servants to inspect the property at all reasonable times after giving due notice for the same.
8. The **LESSOR** or **LESSEE** may terminate the tenancy before the expiration of the period mentioned above by furnishing 2 month's notice upon each other.
9. This Lease deed shall be subject to the jurisdiction of the courts at Coimbatore only.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land having an extent of 1.67 Acres (72786 Square Feet), comprised in the Registration District, Sub District of, Village of **Anuparpalayam**, Coimbatore Old **Survey No.598**, New **Survey No.929/1, 929/2, 929/3, 929/4 and 929/5**, out of the total area measuring 25.15 Acres and bounded on the

North by : Remaining part of Lessor's land and buildings,
 South by : Avinashi Road,
 East by : Vodafone office buildings,
 West by : Remaining part of Lessor's land and buildings,

For STANES HIGHER SECONDARY
 SCHOOL ASSOCIATION

LESSOR

Chairman

For STANES SCHOOL

LESSEE

Correspondent.

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In witness whereof the **LESSOR** and the **LESSEE** have signed this Lease Agreement on the day, month and year first above written in the presence of the following Witnesses.

The property is presently situated at Ward No.1, T.S.No.1/929/1.

No building exists in the above said property.

The property is situated at Avinashi Road and within the limits of Coimbatore Corporation.

For **STANES HIGHER SECONDARY SCHOOL TRUST ASSOCIATION**
LESSOR.

Chairman

For **STANES SCHOOL**
LESSEE.

Correspondent.

WITNESSES:-

1.

V. M. John,
(Aadhaar No.391821601465)
S/o V.V.Mani,
5-F F, Jain Nakshtra,
82, Union Road, Chinna Nolambur,
Maduravoyal,
Tiruvallur, Tamil Nadu 600095.

2.

R. Rajaram,
(Aadhaar No.421686772176)
S/O Tr. Raghupathy,
No: 87, Thudiyalur Main Road,
Idigarai,
N.G.G.O Colony Post,
Coimbatore - 641022.

Document drafted by:

Mr. R. S. Raveendran.B.Sc.,B.L.,
Advocate,
No: 304, Law Chambers,
District Court Complex,
Coimbatore-641018.
Enroll No.209/1988.



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