

தமிழ்நாடு மிலநாடு TAMILNADU

21 JUL 2021
3111

Gestanjali Educational Society, CL 028263

S. SARASWATHI
STAMP VENDOR
L.C.No:9228/ 8/ 85DT. 16-4-1986
ADYAR, CHENNAI - 600 020.
Cell : 9176650088

LEASE DEED

This Deed of Lease is made and executed on this 04th day of September 2021 at Chennai by and between:

Mr. A.R. Dilli Babu, s/o A.N Ramachandran aged about 53 yrs residing at 111/30, Alapakkam main road , Alapakkam, chennai 600116.

Mrs. D. Sumathi, w/o Mr. A.R. Dillibabu aged about 49 yrs residing at 111/30, Alapakkam main road , Alapakkam , chennai 600116.

Mrs. K. Lokeswari, W/o Mr. S. Karthikeyan aged about 29 yrs residing at 111/30, Alapakkam main road, Alapakkam , chennai 600116.

Hereinafter referred to as "LESSORS/LANDLORDS", which terms shall mean and include all the legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the ONE PART.

1. A.R. Dilli Babu
2. D. Sumathi
3. K. Lokeswari

AND

M/s. GEETANJALI EDUCATIONAL SOCIETY, Registered No. 316 / 09 dated 07.10.2009, Nellore Dist, Andhra Pradesh, having its office at No.23/812, Fathekhanpet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh, represented by its President **Sri. MANNURU SUBRAMANYAM, S/o.M.Ankaiah**, aged about 52 years, residing at D. No.23/812, Fathekhanpet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh. (Hereinafter referred to as the "**LESSEE/TENANT**", which term shall mean and include all its heirs, partners, successors, attorneys, agent, assigns and administrators, etc.,) of the **OTHER PART**:

Whereas the **LESSORS** are the absolute owners and possessors of property bearing the Survey No 81/ 1A.1B AND 81/2A 2, with Name ANR RAMACHANDRAN NAYAKER commercial building , plot no 29 to 36, Mugulivakkam main road, Ramachnadrn nagar , Madhanandapuram , Chennai – 600125.

In the above mention address at Chennai specifically described in here to and which will hereinafter be referred to as the demised premises.

The Lessee has approached the **LESSORS** to let out the above said property for the purpose of starting Educational Institution in the name and style of "**RAVINDRA BHARATHI GLOBAL SCHOOL,CHENNAI** " for a lease period of (21) years on the Monthly Rent of (Rupees 8,00,000/- only) for approximately 23000Sq.ft building . plus 6000sqft acc second floor total 29000 sqft.

Rent should be divided in three names :

1. Mr. A.R. Dilli Babu 2,00,000/- (two lakhs rupees)
2. Mrs. D. Sumathi w/o Mr.Dilli Babu 300000 (.three lakhs)
3. Mrs. K. Lokeswari w/o Mr. S. Karthikayen 300000 (three lakhs)

The lease deed should be registred for 21 years on 2,00,000/- monthly rent . the lessee has to pay 18% of the GST amount on monthly rent of 2,00,000/- rs .every month on the name of the lessor A.R. Dillibabu.

Now this lease deed witnesseth as follows:-

1. The **LESSORS** hereby declares that they are the owners in proportionate to their shares and in possession of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, changes, liens, etc.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to by way of lease on or before all that its part and parcel of the scheduled property and to the **LESSEE** to hold the same will the subsistence of the lease on the following terms and conditions. The actual plinth area of the building shall be determined before occupation of the building. The rent will be paid only for the actual available/ constructed plinth area under utility.

1. A.R. Dilli Babu
2. D. Sumathi

3. K. Lokeswari

3. The lease period of 21 years will commence from 1st June, 2022 to 31.st March, 2043 by the **LESSEE**. After 21 years the **LESSEE** shall renew at the option of **LESSORS** for further period from time to time on mutual agreed terms and conditions, by means of separate lease deeds after giving six months advance notice provided the rent shall be enhanced on mutual negotiations. The lease period may be renewed after the expiry of lease agreement with the consent of **LESSORS** and **LESSEE** on the agreed terms. Whenever the Lessee vacates the building he has to handover the building as it is as a commercial building lessee has to bear the expenses.
4. Subject to deduction of TDS as per income Tax laws, by way of Demand Draft/ Cheque on or before 10th day of every English calendar month and the TDS certificate in 26QB of the IT Act will be issued once in year. The "**LESSEE**" liability to pay rent to the "**LESSORS**" will commence from 1.st June, 2022 or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion of the occupied slab area building under utility.
5. The **LESSORS** agree to provide/construct the required no of internal partitions in the building, and vitrified flooring for ground floors with 2x2 of best quality Tiles, and corridor should be granite flooring . stair case should be with granite flooring .

The Kota stone flooring should be double polished before completing the building.

6. The **LESSEE** agrees to pay advance amount of Rs 1,00,00,000/- (Rupees one crore only) . The advance will remain as interest free security deposit . The interest free security deposit is refundable by the **LESSORS** without interest on the termination of the lease after vacating the building without any damage to the building in good condition.

Advance amount should be transferred equally according their rent.

7. a) The mode of payment of advance by the **LESSEE** is as mentioned below.

At the time of agreement an advance of Rs 25,00,000 (Rupees Twenty five lakhs) at the time of signing the agreement by way of RTGS , UTR NO

: RATNH 21247625789..... Date ; 04.09.2021 Remaining balance should be paid according to the progress of the work and when ever lessor requires.

8. The **LESSEE** agrees to increase the rent at the rate of 15% (fifteen Percent) completion of every three years . it follows as below :

First year rent 8,00,000 (Eight lakhs rupees)

Second year rent 8,00,000 (Eight lakhs rupees)

Third year rent 8,00,000 (Eight lakhs rupees)

Fourth year rent 9,20,000 (Eight lakhs rupees . (A.R. Dilli Babu 2,30,000, sumathi 3,45,000 and Lokeswari 3,45,000)

A.R. Dilli

2 D. Sumathi

3 K. Lokeswari

[Handwritten signature]

9. The painting of the premises and the building should be consulted with the LESSEE before planning of exterior altec/texture paintings and interior altec patty for the building.
10. The LESSEE shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the LESSORS in writing for major works.
11. The LESSEE hereby agrees to use the said premises for the purpose of running educational institution (s) and not for any other purpose. The LESSEE is at liberty to use the lease hold premises for any other educational institutions established by him/them.
12. The LESSORS shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building. However the electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/ regularly by the Lessee during the tenancy.
13. The stamp duty and registration charges what so ever required to get the lease deed registered for 21 years for CBSE affiliation Purpose with Sub-Registrar or District Registrar shall be borne by both lessor and lessee equally only.
14. The LESSORS should provide adequate power supply with LT connection electrical wiring for the entire building including class rooms with air condition, bathrooms, passages, corridors with granite flooring, staircase etc. All main controls floor wise have been brought to the central room. Present electricity is 200 KV.
15. Entire building is to be fixed with the tube light points, projector points ,AC points & fan points & hooks by the LESSORS as directed by the LESSEE. The maintenance will be done by the LESSEE further.
16. The municipal water supply and drainage connection should be provided by the LESSORS as and when it is made available by the Chennai Corporation. At the time of water scarcity during the drought season water shall be purchased by the LESSEE. The periodical cleaning expenses shall be borne by the LESSEE. 20,000 liters capacity over head tank on the building fitted with motor for pumping water should be provided by LESSORS.
17. Drainage connections as per rules of the building at their own cost by the. The LESSORS shall provide toilets required in every floor as per school building plan. In the toilet two colors of plain tiles to be cladded to the walls with separate portions for boys and girls to the height of 10 feet. Concealed sanitary connections and material of reputed brand quality to be provided by the LESSORS.

AR Di —

2 D. Sumathi

3 K. Moheswari



18. In the building all rooms are to be provided with best quality multi coloured vitrified tiles with skirting. Flooring and bathroom floors, walls fitted with glazed anti skid ceramic tiles. Office rooms, visitors lounge, Director/Principal rooms shall be given with excellent vitrified tiles with skirting and transparent cabins . For Nursery L.K.G and U.K.G six class rooms shall be given multi colour vitrified tiles. The Passage flooring should be provided with granite. The stair case should be provided with steel railing. **Front elevation work with URO Band sheets should be done 4 sides of the full building and arch work .** The rooms and corridors false ceiling work should be done by lessor as per the lessee.
19. In all class rooms readymade black board is proposed to be placed at LESSEE's cost. All rooms of admin block, laboratory, library, lounges, office room, etc. utility should be provided with 4' x 7' flush door and ventilator facility. Wooden door stoppers for class room and vision glass of 6" dia meter to be erected by the **LESSORS** to the doors specified by the **LESSEE**. All rooms in the building should be designed to the level of air condition requirement with proper electrification, ventilation etc for areas like visitors lounge, office block, toilets, class rooms by the **LESSOR**.
20. However the above works /Specifications will be executed in consultation with the **LESSEE**.
21. The **LESSORS** agree to abide by the mutually agreed schedule of construction annexed to this lease deed. **LESSORS** agree to allow **LESSEE** to monitor progress of the works from time to time.
22. Both **LESSORS** and **LESSEE** agree that the office shall be handed over by setember2021 and rest of the building should be handed over by April 2022 at the latest.
23. The cost of maintenance of the building for the first year of occupation will be borne by the **LESSORS** only. Thereafter the cost of maintenance of all minor repairs whenever needed of the building will be borne by the **LESSEE**. The **LESSEE** is not responsible for structural defects because of natural calamities like earthquake Hurricanes, riots, fire ablaze etc. Readymade movable Security Rooms at all gates (Including main gate) shall be provided by the **LESSORS**. For every five (5) years exterior painting should be done by the **LESSORS** and the interior painting including toilets should be borne by the **LESSEE**.
24. The original lease deed shall be in the possession and custody of the **LESSORS** and **LESSEE** one copy each.
25. The **LESSORS** shall provide the sanctioned building plan as per municipal rules for school purpose. The **LESSORS** shall provide the Assessment order copy, parent document, land document, patta, and completion certificate and building plan paid receipt copy as per the need of the **LESSEE** for recognition purpose .
26. The **LESSORS** should provide land patta building plan duly approved by appropriate authority for school purpose.

AP Dri —

- D. Sumathi

3 K. Lakshminarayana

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26. A copy of land Documents showing the ownership of the **LESSORS** to be provided to the **LESSEE**.
27. The Leakage of Building due to different reasons is to be rectified by Building Owner whenever it is needed immediately after finding the leakage.
28. All legal issue should be clarified at Chennai Jurisdiction only.

SCHEDULE OF PROPERTY

Existing building 23000Sq.ft PLUS 6000sqft second floor total 29000sqft in 8.25 grounds constructed building within the limits of Chennai and within the Registration District of Kanchipuram.

BOUNDED BY:

- East by : Ramachandra Nagar 30 ft road
West by : Plot NO 29
North by : Mogulivakkam main road 60 ft road
South by : Ramachandra nagar 24 ft road

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS AGREEMENT IN THE PRESENCE OF THE FOLLOWING WITNESSES ON THE DAY, MONTH AND YEAR AS FIRST ABOVE MENTIONED.

LESSOR-1/OWNERS

1. *A.R. Dri*
2. *D. Sumathi*
3. *K. Loheswarai*

LESSEE/TENANT

1. *[Signature]*

WITNESS:

1. *[Signature]* D. KANNAN S/O
G. DURAI
NO: 50 ARCOI ROAD VIRUHAMBAKKAM Chennai - 600042
- 2.

MADHANANDAPURAM RENT ENHANCEMENT TABLE

S.NO	YEAR	TOTAL RENT	MR.DILLIBABU	MRS.SUMATHI	MRS.LOKESWARI
01	June 2022- May 2023	800000	200000	300000	300000
02	June 2023- May 2024	800000	200000	300000	300000
03	June 2024- May 2025	800000	200000	300000	300000
04	June 2025- May 2026	920000	230000	345000	345000
05	June 2026- May 2027	920000	230000	345000	345000
06	June 2027- May 2028	920000	230000	345000	345000
07	June 2028- May 2029	1058000	264500	396750	396750
08	June 2029- May 2030	1058000	264500	396750	396750
09	June 2030- May 2031	1058000	264500	396750	396750
10	June 2031- May 2032	1216700	304175	456262	456262
11	June 2032- May 2033	1216700	304175	456262	456262
12	June 2033- May 2034	1216700	304175	456262	456262
13	June 2034- May 2035	1399205	349801	524702	524702
14	June 2035- May 2036	1399205	349801	524702	524702
15	June 2036- May 2037	1399205	349801	524702	524702
16	June 2037- May 2038	1609086	402271	603407	603407
17	June 2038- May 2039	1609086	402271	603407	603407
18	June 2039- May 2040	1609086	402271	603407	603407
19	June 2040- May 2041	1850449	462612	693918	693918
20	June 2041- May 2042	1850449	462612	693918	693918
21	June 2041- May 2042	1850449	462612	693918	693918

AP-Du

D.Sumathi & K.Lokeswari



ஆ ரா டில்லிபாபு
A R Dillibabu
பிறந்த நாள் / DOB : 28/07/1968
ஆண்பால் / Male



9189 6657 8730

எனது ஆதார், எனது அடையாளம்

AR.Dillibabu



ஆதார்
முகவரி
S/O: ராமசந்திரன், 111/30,
ஆலப்பாக்கம் மெயின் ரோடு,
ஆலப்பாக்கம், போரூர், போரூர்,
திருவள்ளூர், தமிழ் நாடு, 600116

Address:
S/O: Ramachandran, 111/30,
ALAPAKKAM MAIN ROAD,
ALAPAKKAM, Porur, Porur,
Tiruvallur, Tamil Nadu, 600116

9189 6657 8730



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIEPD0578J

नाम
A N DILLIBABU

पिता का नाम / Father's Name
ALAPARKAN NARASINGA NAICKER
RAMACHANDRAN

28/07/1963

APD
Signature

51422

AR Di -

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTILIS
Plot No. 3, Sector 11, Gurgaon, Haryana
New Delhi - 400 614

आयकर सेवाएँ इकाई, UTILIS
प्लॉट नंबर 3, सेक्टर 11, गुर्गाँव, हरियाणा
नई दिल्ली - 400 614

Any further enquiries
For Income Tax Related
Queries call Toll Free No. 18001801801



சுமதி டில்லிபபு
Sumathi Dillibabu
பிறந்த நாள் / DOB : 04/08/1972
பெண்பால் / Female



7064 6767 8780

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

D.Sumathi



ஆதார்

முகவரி:
W/O: டில்லிபபு, 111/30,
ஆலப்பாக்கம் மெயின் ரோடு,
ஆலப்பாக்கம், போரூர்,
திருவள்ளூர், போரூர், தமிழ்
நாடு, 600116

Unique Identification Authority of India

Address:
W/O: Dillibabu, 111/30,
ALAPAKKAM MAIN ROAD,
ALAPAKKAM, Porur, Tiruvallur,
Porur, Tamil Nadu, 600116

7064 6767 8780

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

D SUMATHI

VIRUKAMBAKAM GANAPATHY NAICKER
VELAYUDHAM

04/06/1972

Permanent Account Number

BALPS8673M



27052005

D. Sumathi

Signature

D. Sumathi



Government of India
லோகேஸ்வரி கார்த்திகேயன்
Lokeshwari Karthikeyan
தந்தை : A R டில்லிபாபு
Father : A R DILLIBABU
பிறந்த நாள் / DOB : 14/01/1992
பெண்பால் / Female



2149 9129 6283

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

K. Lokeshwari



ஆதார்

முகவரி:
W/O: கார்த்திகேயன், 111/30,
ஆலப்பாக்கம் மெயின் ரோடு,
ஆலப்பாக்கம், போரூர்,
திருவள்ளூர், போரூர், தமிழ்
நாடு, 600116

Unique Identification Authority of India

Address:
W/O: Karthikeyan, 111/30,
ALAPAKKAM MAIN ROAD,
ALAPAKKAM, Porur, Tiruvallur,
Porur, Tamil Nadu, 600116

2149 9129 6283

1800 300 1947

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

D LOKESHWARI
ALAPAKKAM RAMACHANDRAN
DILLIBABU
14/01/1992

PAN Account Number
AJPPL9398G



D. Lokeshwari

K. Lokeshwari

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614

इस कार्ड के खोने/प्राप्त हो जाने पर कृपया सूचित करें/वापस करें :
आयकर वि. सेवा युनिट, UTITSI
प्लॉट नं. 3, सेक्टर 11, न्यू मुंबई - 400 614



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

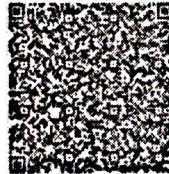
పాపాదు పంఖ్య/ Enrollment No. : 1027/00604/01645

23/01/2012

To
Mannuru Subramanyam
మన్నూరు సుబ్రహ్మణ్యం
S/O Mannuru Ankaiah
23/6/12
ravindra bharathi english medium school
near water tank
fathokhan pet
Nellore
Dargamitta, Nellore
Andhra Pradesh - 524003



UF058887730IN
5888773



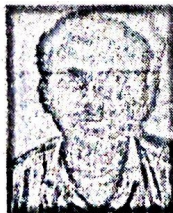
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6521 9668 7424

ఆధార్ - సామాన్యుని హక్కు



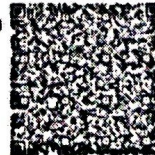
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Unique Identification Authority of India




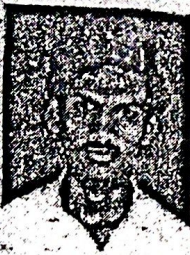
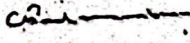
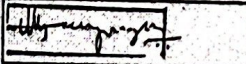
మన్నూరు సుబ్రహ్మణ్యం
Mannuru Subramanyam

పుట్టిన సంవత్సరం/Year of Birth : 1983
పురుషుడు / Male

6521 9668 7424



ఆధార్ - సామాన్యుని హక్కు

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
ADLPM5879K		
	नाम / NAME	
	SUBRAHMANYAM MANNURU	
	पिता का नाम / FATHER'S NAME	
	ANKALAH MANNURU	
	जन्म तिथि / DATE OF BIRTH	
	15-12-1963	
हस्ताक्षर / SIGNATURE		
मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh		

