

8084/2022



தமிழ்நாடு தமில்நாடு TAMILNADU

30.04.2022

Rs 500/-

Vanaprastha Educational Trust
Mugulapalli

AF 863045

A. Venkataswamy
S.W. Licence No : 3891/B1/2004
HOSUR (T.N)

LEASE DEED

This Deed of Lease made and executed at Hosur on this 30th day of April 2022,
BETWEEN:

THE VANAPRASTHA INTERNATIONAL CHARITABLE TRUST (Colony Site, Kottiyoor Post, Kannur Dt., Kerala – 670 674) and Atmadaan, Janatha Colony, Doddakannahalli, Carmelaram Post, Bangalore 560 035, Karnataka, represented by its Managing Trustee, **FR CHERIAN PUTHENPURA**, S/o Mr. Antony Puthenpura, residing at No. 107, Kesaragere Village, Malur Taluk, Kolar Dt., Aadhaar No.512088867212 (Hereinafter called the "LESSOR") which term shall mean and include its, executors, representatives, administrators and assigns of the FIRST PART.

(LESSOR)

(LESSEE)

For
Vanaprastha International Charitable Trust
Managing Trustee

Document No : 8084
of 2022 of Book 1

Contains 10 Sheets 1 Sheet

For Vanaprastha Educational Trust
Managing Trustee

Registering Officer

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TO AND IN FAVOR OF:

THE VANAPRASTHA EDUCATIONAL TRUST, represented by its Managing Trustee, **FR. CHERIAN PUTHENPURA**, S/o Mr. Antony Puthenpura, residing at No. 107, Kesaragere Village, Malur Taluk, Kolar Dt., (Hereinafter called the "LESSEE") which term shall mean and include its, executors, representatives, administrators and assings of the OTHER PART.

Whereas the property described in the schedule hereunder belongs to the lessor trust by way of registered sale deed vide Document No. 506/2003, of Book-1, Dt. 10.02.2003, registered in the office of the SRO Hosur, purchased from M/s Bumper Dairy Farm Pvt Ltd., of Bangalore and thus the lessor trust is legally and lawfully in possession and enjoyment of the schedule mentioned property in its own right.

Whereas the Lessor Trust being in need of funds in order to develop the Trust and also for other necessities and benefits and so lease the schedule mentioned property to the lessee and whereas the lessee is also agreed to take for lease subject to the terms and conditions:

1. The Lessee shall pay a monthly rent of sum of Rs. 500/= (Rupees Five Hundred only) for the schedule mentioned land and the lessee shall develop the said land and take all benefits and other profits available thereon during the lease period.
2. The Lessee Trust has not paid any advance amount for the above Lessor Trust.
3. The duration of this lease deed is valid for 99 (ninety nine) years from 01.05.2022 to 30.04.2121.
4. During the period of lease the lessee should keep the land in good condition and lessee has right to sublease the same to any other parties as the lessor has no right to object the same.
5. The lessor shall pay the Land Tax to the Government Departments.
6. Difference of opinion arising out of the covenants of this lease agreement shall be referred to arbitration.

(LESSOR)

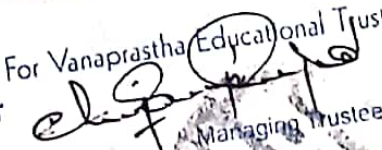
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(LESSEE)

Contains 10 Sheets 2 Sheet

For
Vanaprastha International Charitable Trust

Managing Trustee

For Vanaprastha Educational Trust

Managing Trustee
Registering Officer

:3:

7. The Lessor hereby assure the property now leased to the lessee is free from all encumbrances and other litigations and if there are any come to light (or) brought to the knowledge of the lessee, the lessor trust has agreed to discharge such encumbrances, litigations with its own cost and fully protect the lessee during the lease period.
8. The Lessee can apply for approval for running schools, hostels and any other such social activities.
9. The lessee shall obtain all the licence under the rules regarding from concerned departments.
10. The lessee having rights to construct building and get electricity, water connection, etc., of the schedule mentioned property.
11. If lessee is not interested to continue the said land and if the lessee want to vacate the property mentioned hereunder before the lease period the lesse should give written notice to the lessor before 3 (three) months without delay. And in the meantime the lessor shall not object or send any notice to the lessee to vacate the said land by the lessee during the lease period under any circumstances.
12. The Xerox copy of this deed after Signatures is to be provided to the Lessor.

SCHEDULE OF PROPERTY

Krishnagiri District, Krishnagiri Registration District, Hosur Sub-Registration District, Hosur Taluk, SANAMANGALAM H/o. 148 MUGULAPALLI VILLAGE, Thummanapalli Taraff, the land bearing SURVEY NUMBERS:

1. SURVEY NUMBER: 124/1 Dry Ext. Hect.0.71.0 (or) Ac. 1.72, Asst. Rs.1.97, Full Extent
2. SURVEY NUMBER: 117/3 Dry Ext. Hect.0.80.0 (or) Ac. 2.00, Asst. Rs.2.22, Full Extent

(LESSOR)

(LESSEE)

For

Vanaprastha International Charitable Trust



Managing

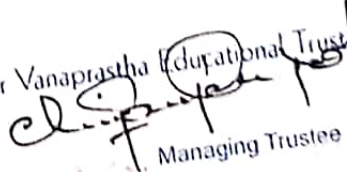
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Registering Officer

For

Vanaprastha Educational Trust



Managing Trustee

3. SURVEY NUMBER: 117/2, New Sub-Division Survey Number: 117/2C Dry
Ext Hect 4.45.4 (or) Acre 11.00, Asst. Rs. 12.32., Full Extent.

4. SURVEY NUMBER: 124/2, New Sub-Division S.No. 124/2A Dry Exxt. Hect.
0.56.0 (or) Ac. 1.38, Asst. Rs. 1.54, Full Extent

Altogether making a total extent of Acres 16.10 (Sixteen Acres and Ten Cents) of
land Bounded as follows:-

East S. Nos. 115/1 & 117/2B

West: S.Nos. 117/1, 117/2A & 122

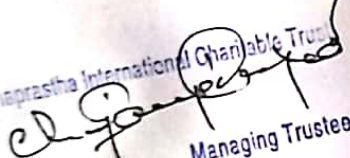
North: S.No.123

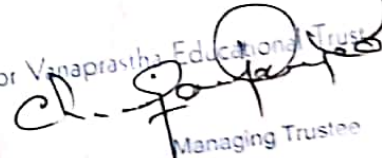
South: Bagalur-Berigai Road

IN WITNESS WHEREOF THE LESSOR TRUST AND LESSEE HAVE AGREED THE
ABOVE SAID CONDITIONS AND SIGNED THIS DEED OF LEASE AGREEMENT ON
THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

(LESSOR)

(LESSEE)

For Vanaprastha International Charitable Trust

Managing Trustee

For Vanaprastha Educational Trust

Managing Trustee

WITNESSES:

1. *Charan* Charan S/o Subramani, Nethaji Nagar, Mathigiri,
Hosur, Aadhar No:279203877308,
2. *Madesh* Madesh, S/o Madappa, Upparapalli Village, Madagondapalli
Post, Denkanikotta Taluk, Aadhaar No.878795949763

DRAFTED BY:



N. Anand - N
N. ANAND REDDY
DOCUMENT WRITER
L.No.B.47/KSG/1999/Hosur
B.S.Thimmasandiram Village,
Berikai Post, Shoolagiri Taluk.
Cell No. 9488751181

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Registering Officer



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STATEMENT OF LEASE DEED FOR THE PERIOD OF 99 YEARS

99 Years Rent	01.05.2022 to 31.04.2121	Rs.500/- Per month x 1188 = Rs.5,94,000/-
		Total Rent = Rs.5,94,000/-
		GST 18% = Rs.1,06,920/-
Security Deposit		
Grand Total		Rs.7,00,920/-

For
Vanaprastha International Charitable Trust
Managing Trustee

For Vanaprastha Educational Trust
Managing Trustee

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Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6209 of 2022

I hereby certify that a sum of ₹ 27,540/- (Rupees Twenty Seven Thousand Five Hundred and Fourty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. FR CHERIAN PUTHENPURA residing at No. 107, Kesaragere Village, Malur Taluk, Kolar Dt, Karnataka, India, 562100.

Sub Registrar: Hozur
Date: 30/04/2022

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 8,210/- paid at 12:29 PM on the 30/04/2022 by

Left Thumb



Additions as per recitals of document

Execution admitted by
Left Thumb



Document No ⁸⁰⁸⁴ of 2022 of Book 1

Additions as per recitals of document
Contains 10 Sheets 6 Sheet

Claim admitted by
Left Thumb



Registering Officer

Additions as per recitals of document

Identified By

1. *Charan*

Mr. CHARAN Son of SUBRAMANI Nethaji Nagar, Mathigiri, H.C.F Post, Hosur Taluk, Krishnagiri, Tamil Nadu, India, 635110.

2. *Madesh*

Mr. MADESH Son of MADAPPA Upparapalli Village, Madagondapalli Post, Denkanikotta Taluk, Krishnagiri, Tamil Nadu, India, 635114.

30th day of April 2022

THAMILSELVAN M
Sub Registrar
Hozur

Registered as Number R/Hozur/Book-1/8084/2022.

Date: 30/04/2022
Hozur



THAMILSELVAN M
Sub Registrar

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Contains *10* Sheets *7* Sheet

Registering Officer





தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கிருஷ்ணாகிரி

வட்டம் : ஓசூர்

வருவாய் கிராமம் : முகுளப்பள்ளி

பட்டா எண் : 416

உரிமையாளர்கள் பெயர்

1. ... இன்டர் நேஷனல் டிரஸ்ட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
117	2C	4 - 45.50	12.33	--	--	--	--	---- -- 20-10-2003
117	3	0 - 80.00	2.22	--	--	--	--	---- -- 16-07-2003
124	1	0 - 71.00	1.97	--	--	--	--	---- -- 16-07-2003
124	2A	0 - 56.00	1.55	--	--	--	--	---- -- 22-04-2003
		6 - 52.50	18.07					

குறிப்பு2 :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 31/09/037/00416/80751 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 30-04-2022 அன்று 11:24:31 AM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Vanaprastha International Charitable Trust
Managing Trustee

For Vanaprastha Education Trust
Managing Trustee

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Registering Officer

4/30/2022, 11:27

भारत सरकार
Government of India

आधार

Issue Date: 05/12/2013

चरियन् पुतेथपुर
Cherian Puthenpura
जन्म दिनांक / DOB: 20/05/1964
पुरुष / MALE

5120 8886 7212

मेरा आधार, मेरी पहचान

भारतीय विहित पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 19/02/2011

Address: S/O: Antony, # Almadaan, Janatha Colony, Railway Station Road, Doddakannali, Bangalore, Karnataka, 560035

5120 8886 7212

1947 help@uidai.gov.in www.uidai.gov.in

For
Vanaprastha International Charitable Trust
Managing Trustee

For Vanaprastha Educational Trust
Managing Trustee

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Registering Officer



சமூக அடையாள அமைதி
Government of India



சுனர் சுப்பிரமணி
Charan Subramani
பிறந்த நாள்/DOB: 07/09/1999
ஆண்/ MALE

2792 0387 7308

VID : 0122 2143 2014 1003

எனது ஆதார். எனது அடையாளம்.

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் Enrollment No. : 2043/99121/02301

To
Madhesh Madhappa
மாதுஷ் மாதப்பா
S/O Madhappa
21138
UPPARADALI
MATHAKONDAPALLI
Madhagondapalli
Mathagondapalli, Krishnagar
Tamil Nadu - 635114
9852348335

04/03/2015



KH240848475FT

98084647



உங்கள் ஆதார் எண் / Your Aadhaar No. :

8787 9594 9763

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



சமூக அடையாள அமைதி
Unique Identification Authority of India

குமாரி:
S/O: சுப்பிரமணி, டி NO 69/77, சேனாஜி நகர்,
மத்திய, ஒசூர், கிருஷ்ணாபுரி,
தமிழ் நாடு - 635110

Address:
S/O: Subramani, D NO 69/77, NETHAJI
NAGAR, MATHAGIRI, Hosur, Krishnagar,
Tamil Nadu - 635110



2792 0387 7308

VID : 0122 2143 2014 1003

1947 | help@uidai.gov.in | www.uidai.gov.in



இந்திய அரசாங்கம்
Government of India

மாதுஷ் மாதப்பா
Madhesh Madhappa



பிறந்த நாள் DOB: 07/09/1999



For Vanaprastha International Charitable Trust
Managing Trustee

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For Vanaprastha Educational Trust
Managing Trustee

Registering Officer