TP/8942861/2018





தமிழ்நாடு तमिलनाडु TAMIL NADU

46AB 408058

22316

16/4/2018 Sir Mutha School.

J. JAYAKAR
STAMP VENDOR
L.NO. 17/B3/97
ANNA NAGAR, CH - 40

LEASE DEED

THIS DEED OF LEASE executed at Chennai on **16th day of APRIL 2018,** between **THE MADRAS SEVA SADAN,** a registered Charitable Society, registered under the Indian Societies Act 1860, having its Registered Office at Shenstone Park, New No.13 (old No.7), Harrington Road, Chetpet, Chennai - 600 031, represented by its President **Mr. D.S. DALAL (Aadhar No.4955 1965 8535),** Son of Mr. Sorabji N Dalal , aged about 85 years, residing at Flat C3, Alsa Crescent, No.72, Harrington Road, Chetpet, Chennai - 600 031, hereinafter called the **'LESSOR'** which term shall mean and include wherever the context so admits or permits include its successors in title, assigns, executors and administrators of the **ONE PART.**

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

For THE MADRAS SEVA SADAN
D.S. Dalal
President

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SUB REGISTRAR

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AND

SIR MUTHA SCHOOL, having its Office at New No.13 (old No.7), Harrington Road, Chetpet, Chennai - 600 031, Represented by its Correspondent **Mrs. KRITHIKA KUMAR QUINTAL, (Aadhar No.5203 9227 9686),** Wife of Mr. Calvin Quintal, aged about 40 years, residing at No. 2/6, 15th Avenue, Harrington Road, Chetpet, Chennai – 600 031, hereinafter called the **'LESSEE'** which expression shall mean and include wherever the context so admits or permits include its successors in title, assigns, executors and administrators of the **OTHER PART WITNESSETH.**

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

For THE MADRAS SEVA SADAN

President

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WHEREAS the LESSOR has decided to operate a school in the name & style **"SIR MUTHA SCHOOL"**AND WHEREAS it is required by the **CENTRAL BOARD OF SECONDARY EDUCATION (CBSE)** that it allot sufficient land and building for the operation of the above said school, has therefore decided to lease the property more fully described in the schedule mentioned below to the above named LESSEE for a period of **31 years** commencing from **16th April 2018 to 16th April 2049.**

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

For THE MADRAS SEVA SADAN

President

DOCUMENT No.....894.....OF 2018
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SUB REGISTRAR

WHEREAS the Lessor is the absolute owner of larger extent of schedule mentioned property having been acquired the same by the Lessor from Mrs.Melut Kinathi Madhavi Ammal (Lady Krishnan), through Deed of Sale, Dt.13.05.1930, Registered in Book 1, **as Document No.867 of 1930**, in the S.R.O.Wesst Madras (now S.R.O.Periamet), since then onwards the Lessor is in possession and enjoying the same.

AND WHEREAS the LESSOR has therefore agreed to give on lease and the lessee has agreed to take on lease the part of aforesaid larger extent Land and School Premises bearing New No.13 (Old No.7), **Harrington Road,** Chetpet, Chennai - 600 031, measuring an extent **1.019 Acres (44420.66 sq.ft., or 4126.78 sq.mtr.,)** out of the larger extent of Land and built up area consisting of **1494.48 sq.mtr., (16086.75 sq.ft.,),** thereabouts, Comprised in **Re-Survey No.354/1, Egmore Village,** Egmore Taluk, Chennai District, which is morefully described in the schedule hereunder and hereinafter referred to as the SAID PROPERTY for a period of **31 years** from the date of this agreement on a monthly rent of **Rs.100/- (Rupees Hundred Only).**

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

The LESSEE has agreed to take on LEASE AND LESSOR has agreed to lease the SAID PROPERTY for a period of **31 years** from the date of this agreement on a monthly rent of **Rs.100/- (Rupees Hundred Only)**.

The payment of monthly rent will be calculated from the date of the Lessor handing over possession of the SAID PROPERTY i.e. on **16th April 2018.**

THE LESSEE hereby covenant with LESSOR as follows: -

1. To pay the rent of **Rs.100/- (Rupees Hundred Only)** hereby reserved on or before the 5th day of the month following for which it is due.

2. To use the SAID PROPERTY for the sole purpose of running a school in the name of and shall not use it for any other purpose without obtaining specific consent from the Lessor.

For THE MADRAS SEVA SADAN
A.R Aala
President

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

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SUB REGISTRAR

3. To pay the charges for the electricity / Water charges consumed on the SAID PROPERTY.

4. To keep the SAID PROPERTY in good and tenantable condition subject to reasonable wear and tear.

5. To permit the LESSOR or its representative to enter upon the SAID PROPERTY or any part thereof for the purpose of viewing the conditions of the SAID PROPERTY provided that the LESSOR shall intimate in writing the LESSEE well in advance of its intentions to inspect the SAID PROPERTY.

6. The LESSEE at his own cost shall effect repairs, white wash, paint and colour wash inside of the SAID PROPERTY as and when they deem it necessary.

7. Not to sublet wholly or in part the SAID PROPERTY except with the prior written permission of the LESSOR.

8. To surrender and deliver vacant possession of the SAID PROPERTY to the LESSOR at the expiry of the LEASE or the extended period of lease.

9. In course of occupation of the SAID PROPERTY if any damage is caused to the building willfully by the LESSEE during the period of tenancy the LESSEE shall be liable to indemnify the damage and such amount of damage will be recovered from the security deposit except for normal wear and tear.

10. If the LESSEE keeps any arrears of Electricity charges or any other charges due at the time of delivery of vacant possession, the same shall be deducted from the Security Deposit.

For THE MADRAS SEVA SADAN

President

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

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THE LESSOR HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

1. On the LESSEE paying the rent hereby reserved and observing all covenants therein contained, the LESSEE may hold and enjoy the SAID PROPERTY during the said term of **31 years** from the date of this agreement.

2. On default of payment of monthly rent for three months or consecutively the LESSOR shall be at liberty to terminate the LEASE at once notwithstanding the period of **31 YEARS** stipulated above and the LESSEE shall deliver the vacant possession forthwith.

3. If any dispute or difference of opinion shall arise between the Lessor and the Lessee touching any clause, matter or thing herein contained in this lease or of the rights, duties or liabilities or any part hereunder then in every such case the dispute and difference shall be referred to arbitrations in accordance with provision of the Indian Arbitration Act or any modifications or statutory re-enactment there-of for the time being in force in India.

4. Lessor shall pay all the public taxes.

5. Notice period to be mentioned

SCHEDULE OF THE PROPERTY

All that piece and parcel of Land and School Premises bearing New No.13 (Old No.7), **Harrington Road,** Chetpet, Chennai - 600 031, measuring an extent **1.019 Acres (44420.66 sq.ft., or 4126.78 sq.mtr.,)** out of the larger extent of Land and built up area consisting of **1494.48 sq.mtr., (16086.75 sq.ft.,),** thereabouts, Comprised in **Re-Survey No.354/1, Egmore Village,** Egmore Taluk, Chennai District and being bounded on the :

North by : Harrington Road,
South by : Property owned by The Madras Seva Sadan,
East by : Property owned by The Madras Seva Sadan,
West by : Property owned by The Madras Seva Sadan,

situated within the Registration District of Central Chennai and Sub-Registration District of Periamet.

For THE MADRAS SEVA SADAN

President

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

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SUB REGISTRAR

In witness whereof, the parties have put their signatures hereunder on the day and the year first above written.

For THE MADRAS SEVA SADAN

D. S. Dalal
President

LESSOR.

WITNESSES:-

1. R. SOONDARA RAJ.
S/o. N. KASTHURI NAIDU
No, Palayakaran St 2nd lane
Ayanavaram Chennai. 23.

2. BALIGIDS RAJA KUMAR T
S/o LATE N. THOMAS
No.169, 6th STREET, KALAIGNAR NAGAR
KOILPATHAGAI, PUDUR
CHENNAI - 62.

LESSEE.

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

DRAFTED BY:

S.K.YOKESH SRIRAM, BA.ML.,
Advocate, Enroll No.3290,
No. 13, Cuddappah Rengaiah Street,
Periamet, Chennai-600003.
Mobile No.99410 50505.

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SUB REGISTRAR

R/Periamet/Book-1/894/2018

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 321 of 2018

I hereby certify that a sum of ₹ 1,500/- (Rupees One Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. KRITHIKA KUMAR QUINTAL residing at No. 2/6, 15th Avenue, Harrington Road, Chetpet, Chennai, Tamil Nadu, India, 600031.

Sub Registrar: Periamet
Date: 16/04/2018

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

Presented in the office of the Sub Registrar of Periamet and fee of ₹ 540/- paid at 05:06 PM on the 16/04/2018 by

Left Thumb  	Additions as per recitals of document
Execution admitted by Left Thumb  	A.S.Dalal 9841082888 Additions as per recitals of document
Claim admitted by Left Thumb  	9840746607 Additions as per recitals of document

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SUB REGISTRAR

Identified By

2.

Mr. SOUNDARARAJ K Son of KASTURI N No.11/10, Pallayakara Stret,2nd Lane, Ayanavaram,, Chennai, Tamil Nadu, India, 600023.

Mr. PHILLIPS RAJA KUMAR T Son of THANGAMUTHU No.149, 6th Street Avadi, Kalaingar Nagar, Kovilpathagai, Vellanur,, Tiruvallur, Tamil Nadu, India, 600062.

16th day of April 2018

MANICKAVASAKAM B
Sub Registrar
Periamet

SUB-REGISTRAR
(IN THE CADRE OF DISTRICT REGISTRAR)
PERIAMET, CHENNAI-600 003.

Registered as Number **R/Periamet/Book-1/894/2018**.

Date: 16/04/2018
Periamet

MANICKAVASAKAM B
Sub Registrar

SUB-REGISTRAR
(IN THE CADRE OF DISTRICT REGISTRAR)
PERIAMET, CHENNAI-600 003.

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SUB REGISTRAR

TP/8942861/2018

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrolment No.: 2017/01298/01951

To
தடிபா சொராப்ஜி தலால்
Dadiba Sorabji Dalal
S/O Sorabji N Dalal
FLAT C3 ALSA CRESCENT NO 72
HARRINGTON ROAD
CHENNAI Chetput S.O
Chennai
Tamil Nadu 600031
9841082888

26/01/2012

2659638

UG026596381IN

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4955 1965 8535

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For Filing I Tax returns of Hadsan Lever Ltd.,

भारत सरकार
GOVERNMENT OF INDIA



தடிபா சொராப்ஜி தலால்
Dadiba Sorabji Dalal
பிறந்தவருடம் / Year of Birth : 1934
ஆண்பால் / Male

4955 1965 8535

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Self Attested D.S. Dalal 25/1/2017

D. S. Dalal

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भारत सरकार

आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 1110/20039/18363

To
கிரித்திகா குமார் குயுன்டால்
Krithika Kumar Quintal
W/O: Calvin Quintal
2/6 15TH AVENUE
HARRINGTON ROAD
Chetpet
Chetput
Chennai Chennai
Tamil Nadu 600031
9840746607

14/05/2014

1461240495

ML461240495FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5203 9227 9686

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India
கிரித்திகா குமார் குயுன்டால்
Krithika Kumar Quintal
பிறந்த நாள் / DOB : 11/12/1977
பெண்பால் / Female

5203 9227 9686

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல .
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும் .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும் .
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும் .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ஆதார்

Unique Identification Authority of India

முகவரி:
க/பெ: கால்வின் குயுன்டால், 2/6, 15வது அவன்யூ, ஹாரிங்டன் ரோடு, சேத்துப்பட்டு, சென்னை, சேத்துப்பட்டு, தமிழ் நாடு, 600031

Address:
W/O: Calvin Quintal, 2/6, 15TH AVENUE, HARRINGTON ROAD, Chetpet, Chennai, Chetput, Tamil Nadu, 600031

5203 9227 9686

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

9

Mrs. KRITHIKA KUMAR QUINTAL
CORRESPONDENT
SIR MUTHA SCHOOL
7, HARRINGTON ROAD,
CHETPET, CHENNAI-600 031.

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K-SOUNDARARAJ.

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SUB REGISTRAR

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आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00244/16623

To
பிலிப்ஸ் ராஜகுமார் த
Phillips Raja Kumar T
S/O: Thangamuthu
149
6th street
avadi
kalaingar nagar kovilpathagai
Vellanur
Vellanur
Tiruvallur Tamil Nadu - 600062
9962449499

Download Date: 13/04/2018

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Signature Not Verified

Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 03
Date: 2018.04.16 11:14:14 IST

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6834 1140 6794

VID : 9178 6895 5697 8305

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



பிலிப்ஸ் ராஜகுமார் த
Phillips Raja Kumar T
பிறந்த நாள்/DOB: 19/02/1974
ஆண்/ MALE

6834 1140 6794

VID : 9178 6895 5697 8305

எனது ஆதார், எனது அடையாளம்

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