

K. Dis. 3917/2023/B1

Date: 31.05.2023

CERTIFICATE OF LAND

Taluk office,
Aranthangi

File No.

Date:

Certified that the land measuring **40468.56 Sq. Mts.** (10 Acres) is owned by **BROTHERS OF SAINT GABRIEL** by way of **Sale Deed Doc No. 777/2019** registered at the Sub-Registrar Office, Aranthangi on 12.03.2019.

It is further certified that owner of the said land was leased to **MONTFORT SCHOOL** fully described in the schedule mentioned hereinafter with the following details for a period of **30 Years** from **14.10.2022** to **13.10.2052**, bearing **Doc. No. 5388/2022**, registered at the Sub-Registrar Office, Aranthangi on 14.10.2022.

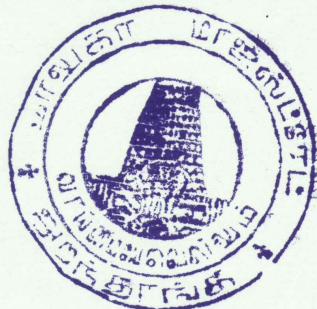
Sl. No.	Particulars	Details
1	S.F. No. 335/2A2	Document No. 5388/2022 Total extent : 10 Acres OR 40468.56 Sq. Mts.
2	Name of the Village , Sub Division, District, State	Azhiyanilai Village Azhiyanilai Revenue Village Aranthangi Taluk Pudukottai District Tamilnadu State

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **MONFORT SCHOOL**, Azhiyanilai, Aranthangi , Aranthangi Taluk, Pudukottai District – 614 616 run by **BROTHERS OF SAINT GABRIEL** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **40468.56 Sq. Mts.** (10 Acres) situated in **Azhiyanilai Village**, Aranthangi , Aranthangi Taluk, Pudukottai District – 614 616 Tamilnadu State and bounded as follows:

Boundaries	Details
North	S.R. Karpaga Virutcham Plots
South	East- West Union Road
East	Brothers of Saint Gabriel dry land
West	North-South Union Road



(Stamp and Signature of the land authority)

TAHSILDAR
ARANTHANGI.

31/05/2023



தமிழ்நாடு தமில்நாடு TAMILNADU

U 824372

U 824372

தேதி : 14.10.2022

பெயர் : M. MARIANNAN CORRESPONDENT

உள்ள : OF MONTFORT SCHOOL
AZHIYANILAI

R. Venkatesh
R. வெங்கடேஸ்வரன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 6/2015
அறந்தாங்கி



LEASE DEED

This Deed of Lease made this 14th day of October Two Thousand and Twenty Two (14.10.2022) between,

BROTHERS OF SAINT GABRIEL, Tamilnadu Society (Registration Number 209/1993) having its Registered Office at Villa Montfort Provincial House, Prattiyur Village, Srirangam Taluk, Tiruchirapalli District – 620 009, represented by its **CHAIRMAN** Rev. Brother **M.MARIANNAN** (Aadhar Id. No.9753 7207 6077 Mobile No.9940983900) Son of Mr. Maria Pragasam, First Party (LESSOR)

First Party
Lessor

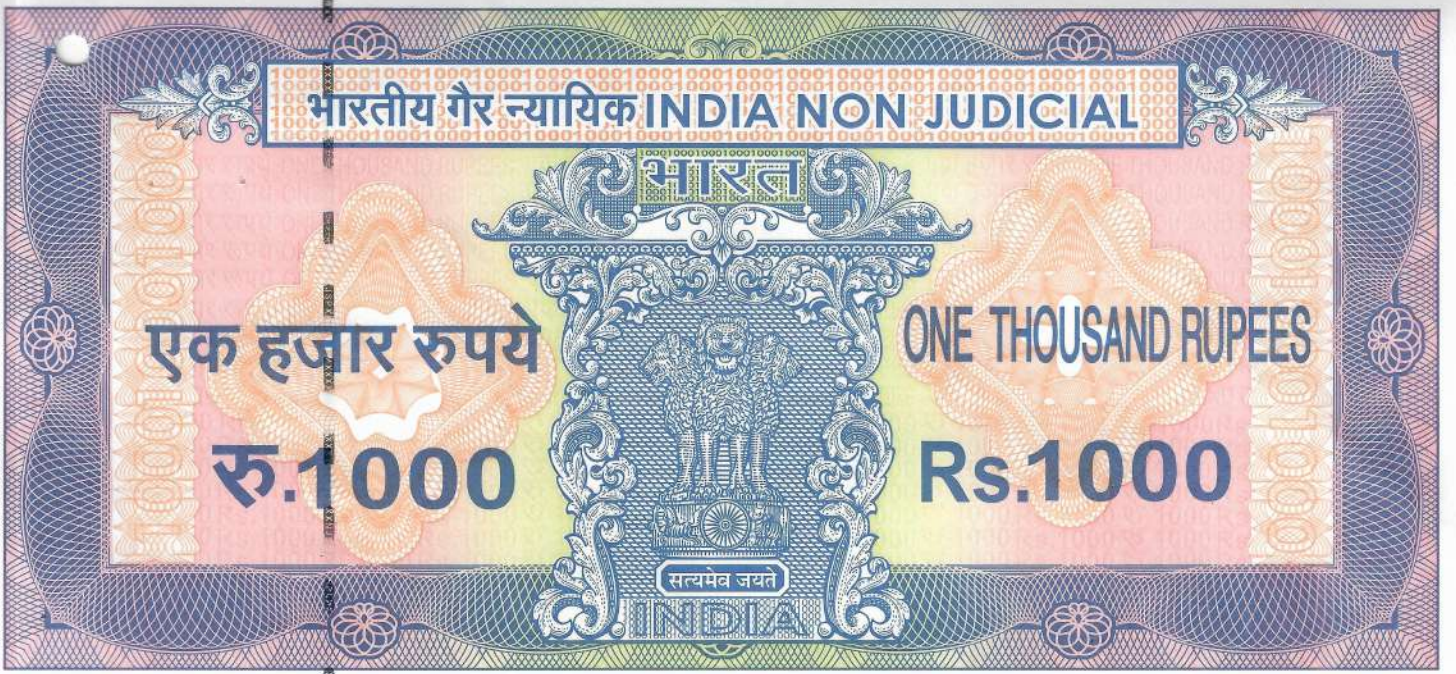
M. Mariannan
CHAIRMAN / SECRETARY
BROTHERS OF ST. GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009

Second Party
Lessee

R. Venkatesh
CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

புத்தகம் 2022 ம் வருடம் 5388...
ஆவணம்...
சார்பு...
M. Mariannan





தமிழ்நாடு தமில்நாடு TAMILNADU

தேதி 14.10.2022

பெயர் M. MARIANNAN CORRESPONDENT

உள்ள : OF MONTFORT SCHOOL

AZHIYANILAI

AV 190830

R. Venkatesh
R. வெங்கடேஸ்வரன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 6/2015
அறந்தாங்கி.

121

Rev. Brother. M.MARI ANNAN (Voter Id No.YZT0397182 Mobile No.9940983900) Son of Mr. Maria Pragasam, The CORRESPONDENT of MONTFORT SCHOOL, Azhiyanilai Village, Aranthangi Taluk, Pudukkottai District – 614 616. Second Party (LESSEE)

First Party
Lessor

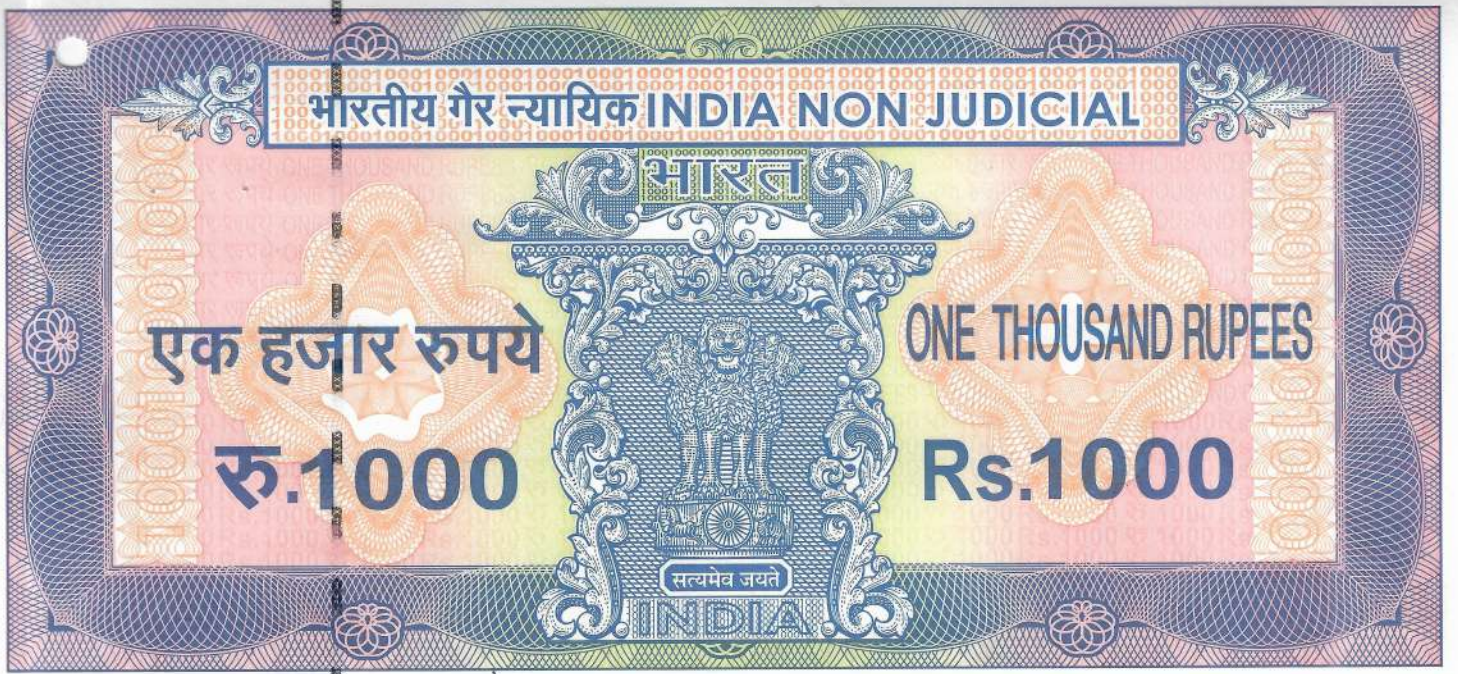
CHAIRMAN/SECRETARY
BROTHERS OF ST.GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009

Second Party
Lessee

CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

.....புத்தகம் 2022 ம் வருடம். 5.3.8.2..எண்
ஆவணம்...14...தாள்களை கொண்டு...2.....த்தாள்
.....





தமிழ்நாடு தமிழ்நாடு TAMILNADU

தேதி 14.10.2022

பெயர் M.MARIANNAN CORRESPONDENT
உள்ள OF MONTFORT SCHOOL
AZHIYANILAI

AV 190831

R. Venkatesh
R. வெங்கடேசுவரன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 6/2015
அறந்தாங்கி.

/ 3 /

Whereas the First Party (Lessor) is the Owner of the property situate at Azhiyanilai Village, Patta No.2632 SH.No.335/2A2 Hec. 4.05.0 @ Ac.10.00 more fully described hereunder in the Schedule has been purchased by first party (Lessor) in the name of Society under the Registered Sale Deed dated 12.02.2019, Vide Document No.777 of 2019, Book -1, in the Office of Sub Registrar, Aranthangi, Karaikudi Registration District.

First Party
Lessor

CHAIRMAN/SECRETARY
BROTHERHOOD OF ST.GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009

Second Party
Lessee

CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

.....புத்தகம் 2022 ம் வருடம்..5388..எண்
ஆவணம்..121..தாள்களை மிகாண்டது...3.....ம்தாள்
சார்புத்தாளர்





தமிழ்நாடு தமில்நாடு TAMILNADU

CU 804290

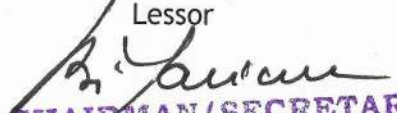
தேதி: 14.10.2022

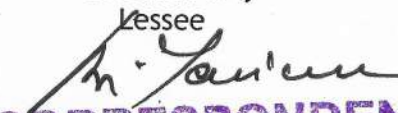
பெயர்: M. MARIANNAN, CORRESPONDENT
OF MONTFORT SCHOOL
AZHIYANILAI


R. Venkatesh
R. வெங்கடேசுவரன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 6/2015
அறந்தாங்கி

141

Whereas in witness thereof the First Party (Lessor) on behalf of 'BROTHER OF SAINT GABRIEL, TAMILNADU SOCIETY' has agreed to let out the Schedule mentioned property to Second Party (Lessee) 'MONTFORT SCHOOL' for the Play Ground, Construction of Buildings, Running School and all School related works at the Second Party (Lessee) for the Period of 30 (Thirty) Years.

First Party
Lessor

CHAIRMAN/SECRETARY
BROTHERS OF ST. GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009

Second Party
Lessee

CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

.....!.....புத்தகம் 2022 ம் வருடம்..5388...என்
ஆவணம்..14...தாள்களை கொண்டு...4...ம்தாள்

சார்புவாளர்





தமிழ்நாடு தமில்நாடு TAMILNADU

CU 804291

தேதி : 14.10.2022

பெயர் : M.MARIANNAN CORRESPONDENT

உள்ள : OF MONTFORT SCHOOL
AZHIYANILAI

R. Venkateshwaran
R. வெங்கடேசுவரன்
முத்திரைத்தாள் விற்பனைபாளர்
உரிமம் எண். 6/2015
அறந்தாங்கி

151




Second Party (Lessee) has agreed and shall pay the Rent of Rs.500/- (Rupees Five Hundred only) Per Month Regularly to First Party (Lessor) without default or demand on or before the 10th day of every month following that for which it accrues due and obtain receipt from First Party (Lessor)

First Party
Lessor

Second Party
Lessee


CHAIRMAN/SECRETARY
BROTHERS OF ST.GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009


CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

.....புத்தகம் 2022 ம் வருடம்..5.382..எண்
ஆவணம்..1A...தாள்களை கொண்டு...5.....த்தாள்

சான்றிதழாளர்



Whereas **Rs.1,80,000/-** (Rupees One Lakh Eighty Thousand only) is the Total amount for the period of 30 (Thirty) Years Lease Period. (Service Tax and GST Paid First Party) (Lessor)

Whereas at the time of end of 30 Years period, the Second party (Lessee) shall vacate and handover vacant and peaceful possession without causing any inconvenience either legal or otherwise.

The First Party (Lessor) did not receive any Advance Amount from the Second party (Lessee) towards the Lease Deed.

The First Party (Lessor) shall pay the Land Tax in respect of the Schedule mentioned Property.

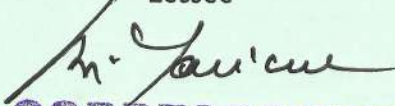
LEASE SCHEDULE OF THE PROPERTY

Karaikudi Registration District, Aranthangi Sub Registration District of Pudukkottai Revenue District, Aranthangi Taluk, **Azhiyanilai Village**, Patta No.2632 Survey Number 335/2A2 Dry Land (Old Survey Number 335/2A) Full Extent Hec.4.05.0 @ Acre 10.00.

First Party
Lessor


CHAIRMAN/SECRETARY
BROTHERS OF ST.GABRIEL - TAMILNADU
VILLA MONTFORT PRATTIYUR P.O.
TIRUCHIRAPALLI - 620 009

Second Party
Lessee


CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

.....புத்தகம் 2022 ம் வருடம்..53.88..எம்
ஆவணம்...14...தாள்களை கொண்டது.....6.....த்தாள்கள்
சார்புத்தாள்கள்



Bounded on the,

West by : North – South Union Road
 East by : Brothers of Saint Gabriel Dry Land
 North by : S.R.Karpaga Virutcham Plots
 South by : East – West Path formed by the
 Mr.R.Balashanmugam land in Survey
 No.335/2A part contiguously merging
 With the existing East – West Main Road

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE have
 thereunder set their hands and seals the day year first above written.

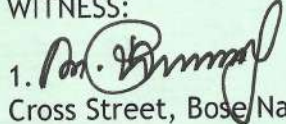
First Party
 Lessor

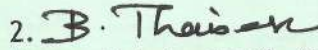
CHAIRMAN/SECRETARY
 BROTHERS OF ST.GABRIEL - TAMILNADU
 VILLA MONTFORT PRATTIYUR P.O.
 TIRUCHIRAPALLI - 620 009

Second Party
 Lessee


CORRESPONDENT
MONTFORT SCHOOL
AZHIYANILAI, ARANTHANGI,
PUDUKKOTTAI - 614 616.

WITNESS:

1.  (R.Suresh) S/o.Rajasekaran, No.18/2, 5th
 Cross Street, Bose Nagar, Thondi Road, Sivaganga. (Aadhar Id. No.8521
 8591 5526)

2.  (B.Thainese) S/o.Benjamin, No.7869, Roja
 Nagar, Kalaiyarkovil. (Aadhar Id. No.5297 8204 9180)

Draft Prepared by:

.....புத்தகம் 2022 ம் வருடம் திசம்பர் 8...என்
 சுவாமி...A...தாள்களை கொண்டு...ன்...ம் தாள

 என். சுவாமி

**R. MANIVANNAN****DOCUMENT WRITER**

LICENCE No. B2/KRK/08

110 / 1, TALUK OFFICE ROAD,
ARANTHANGI - 614 616.

CELL : 98428 30227

Phone : 04374 220227 / 221227