

भारतीय गैर न्यायिक TP/11539371/2018

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL



தமிழ்நாடு TAMIL NADU
Madras Christian College
Association

46AB 718777
J. JAYAKRISHNAN
STAMPED
1701 2317
MADRAS CHRISTIAN COLLEGE ASSOCIATION

LEASE DEED

This lease deed is executed at Chennai on this ^{27th} day of APRIL 2018,
Between;

MADRAS CHRISTIAN COLLEGE ASSOCIATION, Registered under the Indian Companies Act, having its registered office at No.78, Harrington Road, Chetpet, Chennai - 600 031, Represented by its Secretary **Dr. Rw ALEXANDER JESUDASAN** (Aadhar No.9426 5100 9660), Son of Mr.Robert Wilson, aged about 56 years, residing at No.1A, Principal Residence, Madras Christian College, Tambaram East, Chennai - 600 059, Hereinafter referred to as the **LESSOR**;

G.J. MANOHAR
Correspondant
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai 31

DOCUMENT No. 1025 OF 2018
OF BOOK I CONTAINS 12 SHEET
.....1 SHEET

PRINCIPAL
MCC PUBLIC SCHOOL
CHETPET, CHENNAI-31.



SECRETARY
MADRAS CHRISTIAN COLLEGE ASSOCIATION
CHENNAI

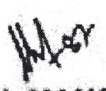
/ 2 /


AND

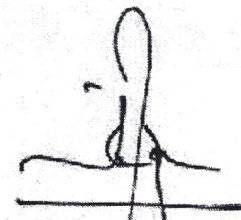
MCC PUBLIC SCHOOL, a school established under the Madras Christian College Association situated at No.78, Harrington Road, Chetpet, Chennai-600 031, Represented by its Correspondent **Mr. MANOHAR GABRIEL JOHN (Aadhar No.6712 3386 5267)**, Son of Mr.G.M.John, aged about 54 years, residing at 78, MCC School Quarters, Harrington Road, Chetpet, Chennai - 600 031, Hereinafter referred to as the **LESSEE**.

The expressions **LESSOR** and **LESSEE** wherever they appear in this deed shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.

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G.J. MANOHAR
Correspondent
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai-31


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CHENNAI

DOCUMENT No. 1025 OF 20 12
OF BOOK 1 CONTAINS 12 SHEET
2 SHEET


SUB REGISTRAR



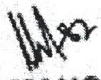
/ 3 /


WHEREAS the LESSOR is the absolute owner of the property morefully described in the schedule hereunder.

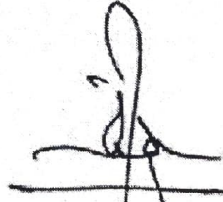
WHEREAS the LESSOR had acquired the larger extent of schedule property as under follows :

- (a). Dt.08.10.1946, Registered as **Document No.2103 of 1946,**
 - (b). Dt.04.05.1948, Registered as **Document No.1004 of 1948,**
 - (c). Dt.28.12.1945, Registered as **Document No.2182 of 1945,**
 - (d). Dt.14.10.1946, Registered as **Document No.2150 of 1946,**
 - (e). Dt.27.08.1946, Registered as **Document No.1808 of 1946,**
 - (f). Dt. 28.12.1945, Registered as **Document No.2181 of 1945,**
- on the file of the sub - Registrar of West Madras, now S.R.O.Periamet.

3

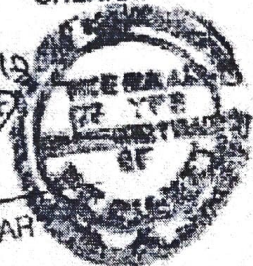

G.J. MANOHAR
Correspondent
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai-31


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CHENNAI

DOCUMENT NO. 1025 OF 2019
OF BOOK 12 CONTAINS 12 SHEET
3 SHEET

SUB REGISTRAR



Whereas the Lessee has approached the Lessor to let out the Land and School premises bearing No.78, **Harrington Road**, Chetpet, Chennai-600 031, measuring an extent **21.7 Grounds or 52080 sq.ft.**, of Land and Building thereon from the aforesaid larger extent of Land, Comprising in **Survey Nos.358/1, 358/5 and 357/6, Block No.21** of **Egmore Village**, Egmore - Nungambakkam Taluk, Chennai District, **which is morefully described in the schedule hereunder**, for the lessee to operate a school affiliated to the **Central Board of secondary Education (CBSE)** New Delhi, AND WHEREAS it is required by the CBSE that it allot sufficient land and building for the operation of the above said school, and the Lessor has therefore decided to lease the property more fully described in the schedule hereunder to the above named LESSEE for a period of **33 years**.


And the LESSOR agreed to let out the same on the following terms and conditions.

AND WHEREAS the LESSOR AND LESSEE have set their hands on this deed of lease covenanted as herein below :-

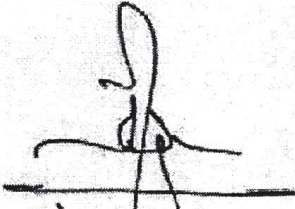
NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-:

1. LESSOR shall lease and LESSEE shall pay rent as consideration for the property more fully described in the Schedule hereunder, for the sole purpose of operating a School in the name & style "**MCC PUBLIC SCHOOL**", for consideration of a monthly rent of **Rs.100/- (Rupees One Hundred only)** payable according to English Calendar Month exclusive of electricity charges.
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 has paid a sum of **Rs. 5,000/- (Rupees Five Thousand Only)** as Security Deposit, which is refundable at the termination of the Lease to the Lessor and on delivery of vacant possession of the schedule property in good and tenantable condition. The said amount shall not carry any interest.

4


G.J. MANOHAR
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M.C.C. PUBLIC SCHOOL
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CHENNAI

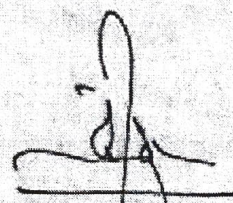
DOCUMENT No. 1025 OF 20 12
OF BOOK I CONTAINS 12 SHEET
4 SHEET



4. The LESSEE shall use the property more fully described in the Schedule hereunder, solely for operating a school.
5. The LESSEE, shall pay electricity charges directly to the TNEB as per the meters provided in the premises.
6. The LESSEE shall not sublet the premises either in part or in whole to any third parties without the written consent of the LESSOR.
7. The period of this lease is determined as **33 years** commencing from **27.04.2018** to **26.04.2051**.
8. The LESSOR hereby confirms that no deposit/rental advance has been received from the LESSEE.
9. The LESSOR shall pay the property tax and water tax in respect of the schedule mentioned property.
10. The LESSEE shall permit the LESSOR or their agents or servants to inspect the premises at all reasonable times after giving due notice for the same.
11. 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.
12. The LESSEE shall use the property morefully described in the Schedule hereunder, solely for operating a school.
13. The LESSEE, shall not make any structural modification in the property more fully described in the Schedule hereunder
14. This Lease deed shall be subject to the jurisdiction of the courts Chennai only.


G.J. MANOHAR
Correspondent
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai-31


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CHENNAI

SCHEDULE OF THE PROPERTY

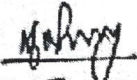

All that piece and parcel of Land and School premises bearing No.78, Harrington Road, Chetpet, Chennai-600 031, measuring an extent **21.7 Grounds or 52080 sq.ft.**, of Land and Building thereon, Comprising in **Survey Nos.358/1, 358/5 and 357/6, Block No.21** of **Egmore Village**, Egmore - Nungambakkam Taluk, Chennai District and being bounded on the :

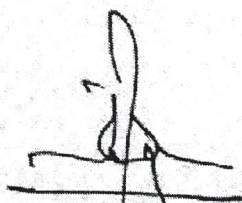
North by : Remaining part of Lessor property,
 South by : Block No.20,
 East by : R.S.Nos.358/4, 358/9 & 358/18,
 West by : Remaining part of Lessor property,


admeasuring **21.7 Grounds or 52080 sq.ft.**, of Land and Building thereon, situate within the Registration District of Central Chennai and Sub-Registration District of Periamet.

IN WITNESS WHEREOF THE LESSOR AND LESSEE above named have affixed their signature on the day, month and the year first above written.


WITNESSES:


1. 
T. JOSEPH PACKARAJ
S/O. S. THANGARAJ
5/15 SALBAR ST
RASA ANNAMALALOURAY
CHENNAI - 60.
2. 
RUBEN DOUGLAS STEPHEN
S/O. STEPHEN
NO. 10. T.V. AMMAN KOIL ST.
KOYAMBEDU, CH-107


SECRETARY
MADRAS CHRISTIAN COLLEGE ASSOCIATION
CHENNAI


G.J. MANOHAR
 Correspondent
M.C.C. PUBLIC SCHOOL
 Chetpet, Chennai-31

DRAFTED BY:


C. AMUDHAN, B.A., B.L.,
ADVOCATE,
 No. 13, Cuddappah Rengaiyah Street,
 Periamet, Chennai-600003.


PRINCIPAL
MCC PUBLIC SCHOOL
CHETPET, CHENNAI-31.

DOCUMENT No. 1025
 OF BOOK I CONTAINS 12
SHEET


SUB REGISTRAR



சென்னை மாநகராட்சி
சென்னை மாநகராட்சி
 சென்னை மாநகராட்சி - சட்டப்பகுதி எண் 10
 Alexander Jebudasan RW
 பிறந்த நாள் / DOB : 10/02/1982
 ஆண்கள் / Male

9426 5100 9660

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

சென்னை மாநகராட்சி
சென்னை மாநகராட்சி
 சென்னை மாநகராட்சி - சட்டப்பகுதி எண் 10
 Address:
 S/O: Robert Wilson, NO 1A
 PRINCIPAL RESIDENCE,
 MADRAS CHRISTIAN COLLEGE,
 Tambaram, Kancheepuram,
 Tambaram East, Tamil Nadu,
 600059

9426 5100 9660

1847 1847 1847

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SUB REGISTRAR

SECRETARY
 MADRAS CHRISTIAN COLLEGE ASSOCIATION
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PRINCIPAL
 MCC PUBLIC SCHOOL
 CHETPET, CHENNAI-31.



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1110/20031/12372

To
மனோகர் கேபிரியல் ஜான்
Manohar Gabriel John
S/O: John
78 MCC SCHOOL QUARTERS HARRINGTON ROAD
Chetpet
Chetput
Chennai Chennai
Tamil Nadu 600031
9444180432

07/11/2013
7088899686



MN706899665FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6712 3386 5267

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India



மனோகர் கேபிரியல் ஜான்
Manohar Gabriel John
பிறந்த நாள் / DOB : 10/02/1984
ஆண்பால் / Male



6712 3386 5267

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியரிமைக்கு 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
முகவரி:
அ: ஜான், 78 எம் சி பி பள்ளி
குடியிருப்பு, ஹாரிங்டன் ரோடு,
சேத்துப்பட்டு, சென்னை,
சேத்துப்பட்டு, தமிழ் நாடு, 600031

Address:
S/O: John, 78 MCC SCHOOL
QUARTERS, HARRINGTON
ROAD, Chetpet, Chennai,
Chetput, Tamil Nadu, 600031

6712 3386 5267

1800 328 1547

help@uidai.gov.in

www.uidai.gov.in

G.J. MANOHAR
Correspondent
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai-31

DOCUMENT No. 1025 OF
OF BOOK I CONTAINS 12 SHEETS
.....10..... SHEET

SUB REGISTRAR

PRINCIPAL
MCC PUBLIC SCHOOL
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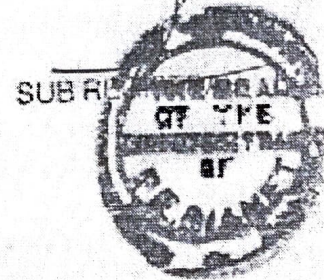
G.J. MANOHAR
Correspondent
M.C.C. PUBLIC SCHOOL
Chetpet, Chennai-31





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OF BOOK I CONTAINS 12 SHEET
.....11.....SHEET



Saily
PRINCIPAL
MCC PUBLIC SCHOOL
CHETPET, CHENNAI-31.

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PRINCIPAL
MCC PUBLIC SCHOOL
CHETPET, CHENNAI-31.

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Ruben Douglas Smith
Litho 10/10/70
10/10/70

9879 1482 2652

சுருதிபிரகாசம்