

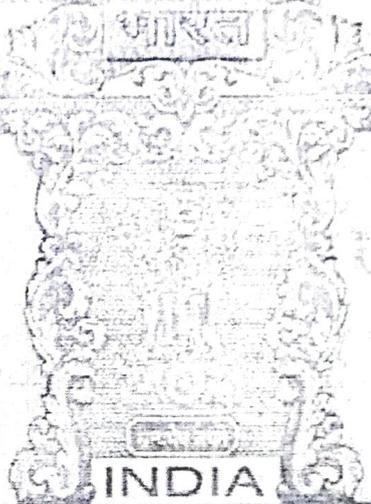
भारतीय गैर न्यायिक TP/11539371/2018

बीस रुपये

₹.20

Rs.20

TWENTY RUPEES



INDIA NON JUDICIAL



மாநிலம் தமிழ்நாடு TAMIL NADU  
Madras Christian College Association

46AB 718777  
J. JAYAKUMAR  
STAMP & SEAL  
170, 23/17  
MADRAS CHRISTIAN COLLEGE ASSOCIATION

**LEASE DEED**

This lease deed is executed at Chennai on this <sup>27<sup>th</sup></sup> 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

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OF BOOK 1 CONTAINS 1 SHEET  
..... 1 SHEET

PRINCIPAL  
MCC PUBLIC SCHOOL  
CHETPET, CHENNAI-31.



SECRETARY  
MADRAS CHRISTIAN COLLEGE ASSOCIATION  
CHENNAI

/ 2 /

AND

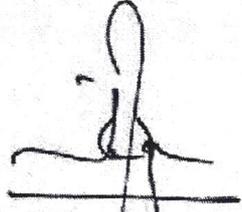
**MCC PUBLIC SCHOOL**, a school established under the Madras Christian College Association situated at No.78, Harrington Road, Chetpet, Chennai-600 031, Represented by its Correspondent **Mr. MANOHAR GABRIEL JOHN (Aadhar No.6712 3386 5267)**, Son of Mr.G.M.John, aged about 54 years, residing at 78, MCC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

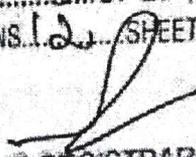
2

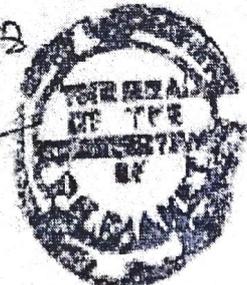
  
**G.J. MANOHAR**  
Correspondent  
M.C.C. PUBLIC SCHOOL  
Chetpet, Chennai-31

  
PRINCIPAL  
MCC PUBLIC SCHOOL  
CHETPET, CHENNAI-31.

  
SECRETARY  
MADRAS CHRISTIAN COLLEGE ASSOCIATION  
CHENNAI

DOCUMENT No. 1025 OF 20 19  
OF BOOK 1 CONTAINS 12 SHEET  
2 SHEET

  
SUB REGISTRAR



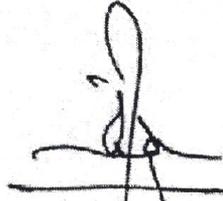
WHEREAS the LESSOR is the absolute owner of the property morefully described in the schedule hereunder.

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

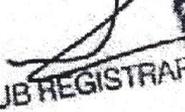
- (a). Dt.08.10.1946, Registered as Document No.2103 of 1946,
  - (b). Dt.04.05.1948, Registered as Document No.1004 of 1948,
  - (c). Dt.28.12.1945, Registered as Document No.2182 of 1945,
  - (d). Dt.14.10.1946, Registered as Document No.2150 of 1946,
  - (e). Dt.27.08.1946, Registered as Document 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.

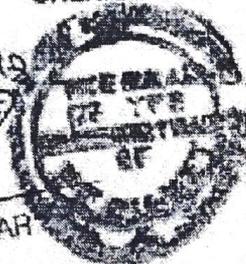
  
**G.J. MANOHAR**  
Correspondent  
M.C.C. PUBLIC SCHOOL  
Chetpet, Chennai-31

  
PRINCIPAL  
MCC PUBLIC SCHOOL  
CHETPET, CHENNAI-31.

  
SECRETARY  
MADRAS CHRISTIAN COLLEGE ASSOCIATION  
CHENNAI

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OF BOOK D CONTAINS 12 SHEETS  
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 5<sup>th</sup> 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

*M/25*  
**G.J. MANOHAR**  
Correspondent  
**M.C.C. PUBLIC SCHOOL**  
Chetpet, Chennai-31

*Clarity*  
PRINCIPAL  
**MCC PUBLIC SCHOOL**  
CHETPET, CHENNAI-31.

*[Signature]*  
SECRETARY  
**MADRAS CHRISTIAN COLLEGE ASSOCIATION**  
CHENNAI

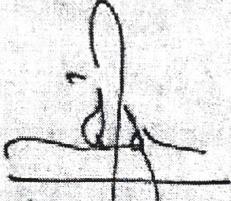
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OF BOOK I CONTAINS 12 SHEET  
4 SHEET



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 more fully 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

  
PRINCIPAL  
MCC PUBLIC SCHOOL  
CHETPET, CHENNAI-31.

  
SECRETARY  
MADRAS CHRISTIAN COLLEGE ASSOCIATION  
CHENNAI

**SCHEDULE OF THE PROPERTY**

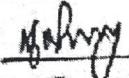
All that piece and parcel of Land and School premises bearing No.78, Harrington Road, Chetpet, Chennai-600 031, measuring an extent **21.7 Grounds or 52080 sq.ft.**, of Land and Building thereon, Comprising in **Survey Nos.358/1, 358/5 and 357/6, Block No.21** of **Egmore Village**, Egmore - Nungambakkam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

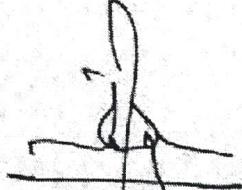
North by : Remaining part of Lessor property,  
 South by : Block No.20,  
 East by : R.S.Nos.358/4, 358/9 & 358/18,  
 West by : Remaining part of Lessor property,

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 PACKARRAT  
 S/O. S. THANGARAT  
 5/15 SALBAR ST  
 RAJA ANNAMALAIPOURAM  
 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.

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 OF BOOK I CONTAINS 12  
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 SUB REGISTRAR



சாதிக்காரர் அங்கம்  
 Government of India  
 Alexander Jebudasan RW  
 பிந்த நகர் / DOB: 10/02/1982  
 ஆண்புல / Male




9426 5100 9660

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत गणराज्य  
 Government of India

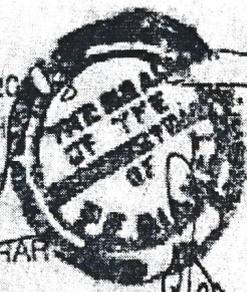
Address:  
 S/O: Robert Wilson, NO 1A  
 PRINCIPAL RESIDENCE,  
 MADRAS CHRISTIAN COLLEGE,  
 Tambaram, Kancheepuram,  
 Tambaram East, Tamil Nadu,  
 600059

9426 5100 9660

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 OF BOOK I CONTAINS 121 SHEETS  
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SUB REGISTRAR



*[Handwritten signature]*

SECRETARY  
 MADRAS CHRISTIAN COLLEGE ASSOCIATION  
 CHENNAI

*[Handwritten signature]*  
 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  
Chetpet  
Chennai Chennai  
Tamil Nadu 600031  
9444180432

07/11/2013  
70889966



MN7068899665FT



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 : 10/02/1994  
ஆண்பால் / Male



**6712 3386 5267**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

PRINCIPAL  
MCC PUBLIC SCHOOL  
CHETPET, CHENNAI-31.

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

### INFORMATION

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

- 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 சி பள்ளி  
குடியிருப்பு, ஹாரிங்டன் ரோடு,  
சேத்தூப்பட்டு, சென்னை,  
சேத்தூப்பட்டு, தமிழ் நாடு, 600031

இந்திய அரசாங்கம்  
Unique Identification Authority of India

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

**6712 3386 5267**



1800 300 1547



help@uidai.gov.in



www.uidai.gov.in

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

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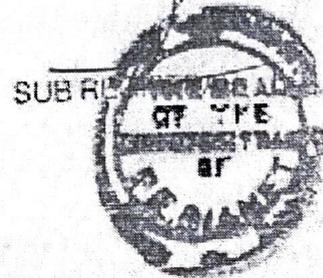
SUB REGISTRAR





*Anthony*

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*Anthony*  
 PRINCIPAL  
 MCC PUBLIC SCHOOL  
 CHETPET, CHENNAI-31.

