

CERTIFICATE OF LAND

File No. 1526/2024/A1

Date: 09.07.2024

Certified that the land measuring **6515.44 Sq. Mts.** (01 Acres 61 Cents) is owned by **ADARSH EDUCATIONAL SEVA TRUST** by way of **Gift Deed** bearing Document Nos. **3212/2017 & 3213/2017** and by way of **Sale Deed** bearing Document Nos. **8299/2021 & 8033/2021** duly registered at **Ponneri SRO** in **Book No.1.**

It is further certified that owners of the said land was leased to **ADARSH GLOBAL VIDYASHRAM**, which is run by **ADARSH EDUCATIONAL SEVA TRUST**, fully described in the schedule mentioned hereinafter with the following details for a period of **33 Years** from **21.06.2024** to **20.06.2057**, bearing Document No. **5383/2024**, registered at **Ponneri SRO** on **21.06.2024.**

Sl. No.	Particulars	Details
1	S.F. No. 216/1A1C (62.61 Cents) S.F. No. 216/1A2B (39.55 Cents) S.F. No. 215/2C1 (19 Cents) S.F. No. 216/1A1B (40 Cents)	Lease Document No. 5383/2024 Patta No. 6068, 6063, 6910 & 6911 Total extent: 1.61 Acres OR 6515.44 Sq. Mts.
2	Name of the Village , Sub Division, District, State	Kummangalam Village Ponneri -1 Revenue Village Ponneri Taluk Thiruvallur District Tamilnadu State - 601 204

It is certified that the said entire land comprises of a single contiguous plot of land.

It is further certified that to **ADARSH GLOBAL VIDYASHRAM**, No.9/152A, Kummangalam Village, **Ponneri, Thiruvallur District, Tamilnadu State - 601 204** run by **ADARSH EDUCATIONAL SEVA TRUST** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **6515.44 Sq. Mts.** (1.61 Acres) situated in **Kummangalam Village, Ponneri, Thiruvallur District, Tamilnadu State - 601 204** and bounded as follows:

Boundaries	Details
North	S.F. No. 217
South	Ponneri Municipality Road
East	S.F.No. 216/2A
West	215/2CA & 215/1B




Tahsildar
Ponneri

LEASE DEED

This Lease Deed was executed on **21st day of June, 2024.**

Between

ADARSH EDUCATIONAL SEVA TRUST, having its registered office at No.47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District, represented by its **President, Mr.N.SESHARAM** (Aadhaar No.5652 8764 0238) (Cell No. 95971-00235), Son of Mr.Navaji, aged 73, residing at No.19, Theradi Street, Ponneri, Ponneri Taluk, Thiruvallur District, herein after called the **First Party** (Owner of the Land/ Lessor);

And

ADARSH GLOBAL VIDYASHRAM, situated at No.47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District, represented by its present **Correspondent, Mr.A.ROSHANLAL @ A.ROSHAN PALIVAL** (Aadhaar No. 3493 4107 9789) (Cell No. 94447-10345), Son of Mr.Ambalal, aged 48, residing at House No. 258, Hariharan Bazar Street, Ponneri, Ponneri Taluk, Thiruvalluvar, herein after called the **Second Party** (Lessee);

Whereas Mr.V.Kumar, Son of Venkatapathi Naidu, residing at Krishnapuram Village, No.58-Thadaperumbakkam Group, Ponneri Taluk, Thiruvallur District, executed a Gift Deed on **19.07.2017**, vide Document No. **3212/2017**, registered at Ponneri SRO, in respect of a piece of land mentioned hereunder, comprised in Old S.F. No. 216/1B, **New S.F. No. 216/1A1**, an extent of **62.61 Cents (Item -1)** situated at Kummangalam Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District, to Adarsh Educational Seva Trust, having its registered office at No. 47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District.

Whereas Mr.Ravindrababu, Son of Mr.Pencil Reddy, residing at House No.114, Krishnapuram Village, No.58-Thadaperumbakkam Group, Ponneri Taluk, Thiruvallur District, executed a Gift Deed on 19.07.2017, vide Document No. **3213/2017**, registered at Ponneri SRO, in respect of a piece



of land mentioned hereunder ,comprised in Old S.F. No. 216/1B, **New S.F. No. 216/1A2**, an extent of **39.55 Cents (Item-2)** situated at Kummangalam Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District, to Adarsh Educational Seva Trust, having its registered office at No. 47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District.

Whereas Adarsh Educational Seva Trust, having its registered office at No. 47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District executed a Sale Deed on 25.10.2021, vide Document No. **8299/2021**, registered at Ponneri SRO, in respect of a piece of land mentioned hereunder, comprised Old S.F. No. 215/2C, **New S.F. No. 215/2C1**, an extent of **19 Cents (Item- 3)** situated at Kummangalam Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District.

Whereas Adarsh Educational Seva Trust, having its registered office at No. 47, Samarapuri Mudali Street, Thiruayarpadi Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District, executed a Sale Deed on 25.10.2021, vide Document No. **8300/2021**, registered at Ponneri SRO, in respect of a piece of land mentioned hereunder, comprised in Old S.F. No.216/1A, 216/1B, 216/1A1, Patta No. 6911, **New S.F. No. 216/1A1B**, an extent of **40 Cents** situated at Kummangalam Village, No.59-Ponneri Group, Ponneri Taluk, Thiruvallur District.

The above mentioned pieces of land including building in them have been in the full enjoyment of Adarsh Educational Seva Trust.

Since the Second Party (The Correspondent of the School) approached the First Party (The current President of the Trust) for running ADARSH GLOBAL VIDYASHRAM, the First Party agreed to lease the land mentioned hereunder, and both parties executed this Lease Deed with the following conditions.

CONDITIONS

1. This Lease Deed shall be valid for **33 (Thirty Three) Years**, form **21.06.2024 to 20.06.2057**.



2. The Second Party paid **Rs.50, 000/-** (Fifty Thousand) as an advance payment of Lease to the First Party on 21.06.2024. There shall be no interest payable for this amount.
3. Both the parties have decided to let the land and the DTCP approved building consisting of Ground Floor, First Floor, second floor, totaling an area of 61675 square foot, to Adarsh Global Vidyashram for a monthly rent amount of Rs.1000/- (One Thousand only).
4. When the Lease period is over, the First Party shall pay back the advance amount paid by the Second Party to the Second Party.
5. The First Party has handed over the above mentioned land and building with condition to the Second Party. When the Lease period is over, the Second Party shall hand over the land and building in the same good condition to the First Party.
6. If the Second Party wants to extend the lease period and the First Party too agrees to it, both the parties shall extent the lease period on mutual consent.
7. As mentioned above, we, both the parties, have wholeheartedly agreed upon the conditions the mentioned above and signed this agreement in front of the witnesses signed hereunder.

SCHEDULE OF THE PPROPERTY

ITEM-1:

The land situated at No.59-Ponneri -1(Kummangalam) Village, Ponneri Taluk, Thiruvalluvar District, comprised in old S.F. No. **216/1A, 216/1B**, new S.F.No.**216/1A1**, as per the current Patta No.**6068** new S.F.No.**216/1A1C**, an extent of 0.25.36 Hectares, i.e. **62.61** Cents of wet land including the building and EB Connection in it.

Boundaries details:

North : Road in S.F. No. 217
South: 40-Foot Road
East : S.F.No.216/1A2 – Land belongs to Ravindrababu
West : Remaining land in S.F. No.216/1A1

This property is situated within the limit of Ponneri Municipality.



ITEM-2:

The land situated at No.59-Ponneri -1(Kummangalam) Village, Ponneri Taluk, Thiruvalluvar District, comprised in old S.F. No. **216/1A, 216/1B**, new S.F.No.**216/1A2**, as per the current Patta No.**6063** new S.F.No.**216/1A2B**, an extent of 0.16.0 Hectares, i.e. **39.55** Cents of wet land including the building and EB Connection in it.

Boundaries details:

North : Road in S.F. No. 217
South: Remaining land in S.F. No.216/1A2
East : S.F.No.216/2A
West : Remaining land in S.F. No.216/1A1
This property is situated within the limit of Ponneri Municipality.

ITEM-3:

The land situated at No.59-Ponneri -1(Kummangalam) Village, Ponneri Taluk, Thiruvalluvar District, comprised in old S.F. No. **215/2C**, as per the current Patta No.**6910** new S.F.No.**215/2C1**, an extent of 0.09.0 Hectares, i.e. **19** Cents of wet land including the building and EB Connection in it.

Boundaries details:

North : Road in S.F. No. 215/2B & 217
South: 40 Feet Road in S.F. No.215/4
East : S.F.No.216/1A1
West : S.F. No.215/2C2

This property is situated within the limit of Ponneri Municipality.

ITEM-4:

The land situated at No.59-Ponneri -1(Kummangalam) Village, Ponneri Taluk, Thiruvalluvar District, comprised in old S.F. No. **216/1A, 216/1B, 216/1A1**, as per the current Patta No.**6911** new S.F.No.**216/1A1B**, an extent of 0.16.20 Hectares, i.e. **40** Cents of wet land including the building and EB Connection in it.

Boundaries details:

North : Road in S.F. No.217



South: 40 Feet Road in S.F. No.216/1A1Part
East : S.F.No.216/1A1
West : S.F. No.215/2C1

This property is situated within the limit of Ponneri Municipality.

All together the above mentioned 04 items, totaling to an extent of 1.61 Acres and **61676** Sq. Ft. building and the EB connection in them.

First Party

Sd/-
President
ADHARSH EDUCATIONAL SEVA TRUST
GLOBALVIDYASHRAM
PONNERI

Second Party

Sd/-
Correspondent
ADARSH
PONNERI-601 204

Witnesses:

Sd/-
1. K.S.Ramesh (age 58), S/o Subburayan
(Aadhaar No.8249 9673 1782)
No.64, Thandayuthapani Nadar St.,Ponneri
Ponneri Taluk,Thiruvallur Dist.

Sd/-
2. S.Sandeep (age 28), S/o Sachithanatham
(Aadhaar No.6322 3185 3973)
No.11, Thanneer thotti St.,Elitambedu Village
Ponneri Taluk,Thiruvallur Dist.

Document Prepared by:

Sd/-
K.Paranthaman
Document Writer
Lc. No. B1058/MS(N)/1993
Sri Balaji Xerox,Ponneri
Cell: 9597878617



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to English by*

M. Sultan Syed Ibrahim
M. SULTAN SYED IBRAHIM,
M.A., B.L., D.L.L.,
Advocate / Notary Public
78, P.T.R. Main Road, N.R.T. Nagar
THENI (DT.)-625 531, Cell: 9942103220