

4225/2025

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

23.7.2025/1000/-

SREE MURAGAN EDUCATIONAL TRUST
CHENNAI

BH 837553

ச. மகாலட்சுமி
முத்திரைதான் லி பன்னாயாள்
உ. 2352537, உரிமை எண்: 6424-2/87
அலுவலகமும் சென்னை மாநகரம்-9

LEASE DEED

This **Lease Deed** is made and executed on this 23rd day of July 2025, at Salem, by and between:

1. **SRI. V.VENKATESHWARAN**, S/o. Sri.T.V.Rajan @ T.Varadarajan (Aadhar No.921946306752 - PAN:ABEPV8522B - Mobile No.9944455990), aged about 52 years, resident of Old No. 77-A, New No.86-A, Ram Nagar, Kumarasamipatti, Hasthampatti Post, Salem - 636007, Tamilnadu (GSTIN 33ABEPV8522B2ZT) (**Lessor 1**)

2. **SMT. V.LAKSHMI DHEVI** W/o. Sri. V.Venkateshwaran (Aadhar No.332348952158 - PAN:ADKPL2067M - Mobile No.9500934466), aged about 47 years, resident of Old No. 77-A, New No. 86-A, Ram Nagar, Kumarasamipatti, Hasthampatti Post, Salem - 636007, Tamil Nadu. (**Lessor 2**)

(Hereinafter referred to as '**LESSORS/LANDLORDS**' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part.

LESSORS

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
92814 23896

DOCUMENT No. 4225 OF 2025 OF 900K
CONTAINS 35 SHEETS

Sree Muragan Educational Trust

SREE MURAGAN EDUCATIONAL TRUST

MANAGER

AND

SREE MURAGAN EDUCATIONAL TRUST, (Runs School under the brand name Sri Chaitanya Techno School, PAN: APTS9847Q) a registered Trust bearing Regn.No.190/2015, having its office at Plot No. 23, Chari Avenue, Palavakkam, Chennai 600 041, Tamil Nadu, INDIA., represented by its Authorized Signatory of the Trust **Mr. Venkata Krishna Reddy Pusapati**, S/o. Venkata Reddy Pasupati (Aadhar No.638402778983 - Mobile No.7338856564), aged about 42 years, residing at 1-159 J, Pangaluru Mandal, Near Muppavaram, Kondamur, Muppavaram, Prakasam AP - 523261 authorized vide resolution dated 5th June 2025.

(Hereinafter referred to as the '**LESSEE /TENANT**' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

Whereas **LESSOR 1** is the absolute owner and possessor of the property bearing R.S.No.72/1B2, Patta No.335, admeasuring 2 acres 14 cents, Situated at Athikaripatti Village, Ayothiapattinam, Salem District, Tamilnadu, which he has acquired as follows:

Deed No & Date	Executant	Claimant	R.S. No.	Extent
Gift Deed 1729/2006 Dt:22.09.2006	V. Indrani	V.Venkateshwaran	72/1B2	0.72 Cents
Sale deed 2296/1997 Dt:02.12.1997	K Shanmugam & 4 others	V.Venkateshwaran	72/1B2	0.70 Cents
TOTAL (A+B)				1 acre 42 cents
Partition Deed No and Date	Parties Name	Schedule	R.S. No	Extent
1066/2000, Dt:24/2/2000	V.Venkateshwaran	E Schedule-Item No.14	72/1B2	0.72 Cents
TOTAL C				0.72
Total area D= (A+B+C)				2 acres 14 cents

LESSORS

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SUB REGISTERED

LESSEE

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Authorized Signatory

SUB REGISTERED SREE MURAGAN EDUCATIONAL TRUST

MANAGER

Later on, lessor 1 gifted the part share from above said 2 acres 14 cents to Lessor 2 as follows:

Gift Deed No & Date	Donor	Donee	R.S. No.	Extent
6516/2023 Dt:20.10.2023	V.Venkateshwaran	V.Lakshmi dhevi	72/1B2A Now as per new subdivision 72/1B2A2	0.50 cents

Later on, lessor-1 transferred acre 0.01½ (1.5 cent) out of 1.64 acre in S.No.72/1B2A1 to the Athikaripatti Village Panchayat vide a Gift deed dated 13.12.2024 registered as Document No.6933/2024

The above properties are registered under Sub Registrar office Ayothiappattinam.

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After the above transaction each lessor owns the property as follows;

SI	Name of lessor	R.S. No	Extent
1	V Venkateshwaran	72/1B2 Now as per new subdivision 72/1B2A1 - Patta No.335	1 acre 62.5 cents
2	V Lakshmi Dhevi	72/1B2A Now as per new subdivision 72/1B2A2 - Patta No.826	0.50 cents
Total			2 acres 12.5 cents

A building is proposed to be constructed on 1 acre 62.5 cents out of lessor-1 share of property consisting of 1 Block as follows:

S.N.	Block	Floors	Total area in Sq.ft
1	Block-A	Ground + 2 floors	45,339 built up area

And the property of lessor-2 admeasuring 0.50 Cents is open land/Playground.

LESSORS

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SUB REGISTRAR

LESSEE

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Shyati

PRINCIPAL
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[Signature]
MANAGER

The above said Block-A has been constructed, and open land/Playground of 0.50 Cents as specifically described in the schedule annexed hereto and which will hereinafter be referred to as the demised premises.

Whereas the **LESSEE** has approached the **LESSORS** to let-out the above said demised premises in a Phased manner as per details below for the purpose of starting Educational Institution for a lease period of **16 (Sixteen) years, with lock-in period of 9 (Nine) years, w.e.f. 1st June 2025 and run till 31st May 2041**, on monthly rent basis as follows:

Phases	Block	Academic year	Area / additional area	Rate per Sq.ft	Monthly Rent Amount
Phase I	Block-A	2025-26	45,339 sq.fts built up area	Rs.24/-	Rs.10,88,136/-
	Open land/ Playground	2025-26	0.50 Cents i.e. 21,778 Sq.fts	Rs.3/-	Rs.65,334/-

NOW THIS LEASE DEED IS WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners and possessors of the demised premises which is more fully described in the schedule mentioned hereunder.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before **1st June 2025**, all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions. The actual plinth area of the building shall be determined after completion of construction of the building. The rent will be paid only for the actual available/constructed plinth area.

LESSORS

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[Signature]
SUB-REGISTRAR



SREE MURUGAN EDUCATIONAL TRUST

[Signature]
MANAGER

[Signature]
PRINCIPAL
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3. The term of lease is for a period of **16 (Sixteen) years, with lock-in period of 9 (Nine) years**. The lease period will commence from **1st June 2025** and run till **31st May 2041** or **16 (Sixteen) years with lock-in period of 9 (Nine) years** from the date of actual occupation of building and open land/Playground by the **LESSEE**. The **LESSEE** and the **LESSORS** have the option of terminating this lease deed by serving a notice of 6 (six) months in advance after the completion of the Lock-in period from either side. It was also agreed that the vacation notice will not be served in the middle of the academic year. The Lease period may be renewed after the expiry of the Lease agreement with the consent of both the parties on the agreed terms at that time. Both the parties agrees that in case lease is terminated during the Lock in period, the party terminating the lease will be liable to pay rent for balance Lock in period.

4. That the **LESSEE** has agreed to pay to the **LESSORS** monthly rent as follows:

Phases	Block	Academic year	Area / additional area	Rate per Sq.ft	Monthly Rent Amount
Phase I	Block-A	2025-26	45,339 sq.fts built up area	Rs.24/-	Rs.10,88,136/-
	Open land/ Playground	2025-26	0.50 Cents i.e. 21,778 Sq.fts	Rs.3/-	Rs.65,334/-

Rent shall be payable to each lessor as follows:

SI	Name of lessor	Building rent	Open land/Playground rent
		Phase I	
1	V Venkateshwaran	Rs.10,88,136/-	-
2	V Lakshmi Dhevi	-	Rs.65,334/-

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V. Lakshmi Dhevi
LESSORS

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[Signature]
SUB REGISTRAR

LESSEE
Sree Murugan Educational Trust
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[Signature]
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The rent payable is subject to deduction of TDS as per the provisions of Income Tax Act 1961 and other relevant laws, and as per further amendments made from time to time to that Act, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.

The **LESSEE's** liability to pay rent to the **LESSORS** will commence from **01st June 2025** or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion to the occupied plinth area of the building. Common areas like **Cellar, Parking.**

O.T.S. will not be considered for the calculation of the rent. However, the **LESSEE** shall have right to utilize these space/areas along with the building.

5. Both the parties agree that post-handover of premises, they will execute the building handover letter and the said letter will reflect the actual area and actual date of possession of the building.
6. That the **LESSOR-1** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc.,
7. That the **LESSEE** agrees to enhance the rent at the rate of **5% for every year** over and above the existing rent. In this case, the next enhancement will take place on as follows or one year after the actual date of occupation of demised premises and 5% for every year thereafter;

Phases	Block	Area / additional area	Next Enhancement Date
Phase I	Block-A	45,339 sq.fts. built up area	1 st June 2026
	Open land/ Playground	0.50 Cents i.e. 21,778 Sq.fts	

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V. Sankar

LESSORS

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[Signature]
SUB REGISTRAR

Sree Muragan Educational Trust

[Signature]
LESSEE
Authorized Signatory



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[Signature]
MANAGER

8. That the **LESSEE** has agreed to pay to the **LESSORS** refundable interest free rental deposit on the date of signing this agreement as follows;

Area	Monthly Rent Amount	Deposit Amount
45,339 Sq.ft. Builtup area	Rs.10,88,136/-	Rs.1,15,20,000/-
0.50 Cents i.e. 21,778 Sq.ft.	Rs.65,334/-	Rs.7,84,008/-
Total		Rs.1,23,04,008/-

Refundable interest free rental deposit shall be payable to each lessor as follows;

SI	Name of lessor	Deposit Amount
1	V Venkateshwaran	Rs.1,15,20,000/-
2	V Lakshmi Dhevi	Rs.7,84,008/-
	Total	Rs.1,23,04,008/-

Both the parties agree that upon issuance of vacation notice or expiry of the lease agreement by efflux of time, the balance rent and other dues payable by the LESSEE to the LESSORS will be adjusted with the interest free rental deposit. After such adjustment, the remaining amount, if any, will be refunded to the LESSEE by the LESSORS.

9. That the **LESSEE** has also agreed to pay **Rs.57,60,000/- (Rupees Fifty-Seven Lakhs and Sixty Thousand only)** for the area of **45,339 Sq.ft.** (built up area) to the **LESSOR-1** towards short term interest free security deposit on the date of signing of this Agreement, which shall be deducted @ 25% of the rent payable each month to the **LESSOR-1** from the date of occupation of the building till the total short-term interest free security deposit is totally recovered.

***Both lessors and lessee agree that total short term interest free security deposit shall be payable to lessor-1 only and lessor-2 don't have any objection regarding the same.*

LESSORS

Available at
V. Lakshmi

Sree Muragan Educational Trust

[Signature]
Authorised Signatory

LESSEE



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[Signature]
MANAGER

[Signature]
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10. That the buildings shall be constructed as per the approved plan by the respective Authority and as per CBSE norms. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the **LESSEE** and designed so as to bring out rich ambiance to the structure and its location.
11. The **LESSEE** shall have a right to alter the building according to the convenience for interior purposes without affecting the utility and the life of the building. However, in case of structural changes and other major alterations to the building, the **LESSEE** shall obtain the prior written approval of the **LESSORS-1** before making any such alterations/changes. It is further clarified that the **LESSEE** shall not make any structural constructions in the property of **LESSOR-2**.
12. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.
13. The **LESSEE** has a right to sub-lease the property to any of its group Companies/Firms/ Trusts etc. for the purpose of running the educational institutions, with prior intimation of such sub-lease to the **LESSORS**. In the event of such sub-lease of the demised premises to its group Companies/ Firms/ Trusts, etc., the terms and conditions of this Agreement will be fully binding on such group Companies/ Firms/ Trusts, etc.

It is further clarified that the **LESSEE** shall not sub-let the property to any third-party or third-party Companies/firms/entities, etc. for any purpose.

14. On completion of the lease period, the **LESSEE** should hand over the vacant possession of the property of **LESSORS**.
15. On expiry of the lease or termination of the lease, the **LESSORS** are entitled to re-enter the property without any further reference to the **LESSEE**.
16. That the **LESSORS** shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the **LESSEE** during the tenancy. **GST applicable on the rent of the demised premises shall be borne by the LESSEE only.**

Sree Muragan Educational Trust

LESSORS

G. S. Lakshmi
Principals

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<i>[Signature]</i> SUB REGISTRAR	

LESSEE

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[Signature]
MANAGER

17. That the stamp duty, registration charges and any other incidental expenses whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by the parties in **LESSORS** and **LESSEE** in equal ratio. The **LESSORS** must agree to register a separate lease deed that is required to be submitted to get permission for run the educational institution, this expense will be borne by the **LESSEE** only.
18. That the **LESSOR-1** agrees to undertake the responsibility of exterior coloring/painting required for the demised premises once in seven years in order to keep it in good state. Interior coloring shall be taken care by the **LESSEE**. The **LESSEE** agrees to undertake art painting for pre-primary classrooms and ground floor corridor. In case exterior coloring/painting is undertaken by the **LESSEE** with the prior approval of **LESSOR-1**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSOR-1** by way of deduction from the succeeding monthly rentals payable.
19. The additional electrical consumption deposit (ACD) shall be borne by the **LESSORS**. In case the ACD is paid by the **LESSEE** the same shall be reimbursed by the **LESSORS** by way of deduction from the next month rentals. Transformers to be erected by the **LESSORS** according to the technical and electrical requirement proportionate to the building.
20. The **LESSOR-1** shall provide all necessary structural provisions including fan hooks for the electrical fittings. It is clarified that all the electrical fittings including tube light, bulb fixtures, Speaker cables and telephone cables, pipelines and wiring for CCTV cameras etc. shall be borne by the **LESSEE**.
21. The **LESSOR-1** must provide sufficient water for drinking and sanitary purposes. There must be a bore well drilled and fit with a 5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters from where pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up, it is the responsibility of the **LESSOR-1** to drill a new one at their own cost or the same will be undertaken by the **LESSEE** and the spent amount will be deducted from the rent. There should also be a sump in the ground level where drinking water will be stored and pumped into a separate 5000-liter tank on the terrace from where pipelines will lead to outlets at each floor level where it will be used.

LESSORS

9. Aakabadi...
V. Lakshmi
Anjali
PRINCIPAL
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<i>[Signature]</i> SUB-REGISTRAR			

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[Signature]
MANAGER

22. The **LESSOR-1** must provide sheds at terrace to install RO water plant and provide separate tanks with required capacity for drinking cool water and RO water and must provide separate pipelines from the water tanks to all the floors.
23. All rooms/corridors are to be provided with reputed quality **anti-skid tile** flooring and toilet/restroom/urinal floors, walls, passages to be fitted with glazed anti-skid tiles. Corridors, two staircases' walls to be provided with tiles or enamel paint up to the height of 3 to 4 feet. The doors frames shall be with wood sections, main door with flush shutter, windows of sliding UPVC make and bathroom doors with bison board paneled shutters/ G I sheet shutters. That the **LESSOR-1** agrees to provide the doors, windows and the bathroom fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given altek finishing on the walls and the flooring with vitrified tiles. All floors including two staircases with railing to be furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies/OTS, corridors to be provided with grills.
24. That the **LESSORS** agree to provide a compound wall around the building with the gates erected at the required areas. And **LESSOR-1** also agreed to provide provision for lift as per the requirement of the **LESSEE**.
25. Both the parties agree that the **LESSOR-1** is responsible for the structural maintenance of the building till the completion of the term of lease. The **LESSEE** shall undertake to maintain the Demised Premises in good condition, subject to only normal wear and tear.
26. **LESSOR-1** will use good quality fittings for mechanical, electrical and plumbing.
27. All classrooms to be constructed platform of 8"x 4½ ft. at the floor level below the area where the chalk board is proposed to be placed. Wooden door stoppers for classrooms and vision glass of 6" diameter to be installed in all the doors. Cement racks to be provided in each classroom, office block, & reception as per the requirement of the **LESSEE**.

LESSORS

Principals

PRINCIPAL

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SUB REGISTRAR			

Sree Muragan Educational Trust

Authorised

LESSEE



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Manager
MANAGER

28. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities, the **LESSEE** shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the **LESSORS** property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
29. The **LESSORS** agree to abide by the mutually agreed schedule of construction annexed to this lease deed. **LESSORS** agree to allow **LESSEE** to monitor progress of the works from time to time. **LESSEE** will inspect the progress in the first week of May 2025 and determine if the work is on schedule.
30. Both **LESSORS** and **LESSEE** agree that the building should be handed over to **LESSEE** by 01st June 2025 at the latest. In case there is any delay, and the **LESSEE** agrees to such delay, both parties agree that the rent of the demised premises will commence from the date of actual occupation of such demised premises and not from 01st June 2025.
31. The **LESSORS** represent and warrant that the **LESSORS** are in physical and lawful possession of the demised premises and are fully entitled to execute this lease deed and the demised premises can be used for the activities of the **LESSEE'S** business of running the educational activity and can enjoy quiet and peaceful possession and use of the demised premises. In the event the **LESSORS** have mortgaged or mortgage at any time, the demised premises, the **LESSORS** shall ensure that the leasehold right and interest hereby created in favor of the **LESSEE** is not in any manner disturbed/hindered/affected by the **LESSORS'** mortgage during the subsistence of this deed.
32. The **LESSORS** promises to assist the **LESSEE** to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the **LESSEE**. The **LESSEE** is not responsible for structural defects because of natural calamities like earthquakes, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. Security posts (Rooms) at all the gates (including main gate) shall be provided by the **LESSORS**. The approach road to the premises will be provided by the **LESSORS**.

LESSORS

99/10/2024
V. Lakshmi

Suyati

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
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<i>[Signature]</i> SUB REGISTRAR			

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[Signature]
Authorized Signatory

LESSEE



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[Signature]
MANAGER

33. In the event, the **LESSORS** offer the demised premises for sale/transfer to other third party/
i.e. as a whole or in part/s in future, the **LESSORS** shall notify the **LESSEE** well in advance and the **LESSORS** shall ensure that such sale/transfer by the **LESSORS** shall be subject to the lease in favor of the **LESSEE**. The **LESSORS** shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the **LESSEE** that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the **LESSORS**. It is hereby further agreed, understood and confirmed that a clause in respect of such option in favor of the **LESSEE** shall be incorporated in the Deed of Sale/transfer in favor of such Third party/parties.
34. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non- performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.
35. The **LESSOR-1** have agreed to provide generator shed & platform required and bear the cost of a **generator with capacity of 125 KVA**, which will be used and maintained by the **LESSEE**. The **license and other statutory approvals for the operation** of the generator shall be obtained by the **LESSEE**.

LESSORS

a release over
 V. Laks L.D.

Sree Muragan Educational Trust


Authorized Signatory

LESSEE

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CONTAINS 35 SHEETS 12 SHEET


SUB REGISTRAR

PRINCIPAL
ANYA TECHNO SCHOOL
72/1B2A1, 72/1B2 A2,
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MANAGER

36. Computer Lab/ Multimedia to be provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and the platform raised and neatly tiled. Laboratories-preferably physics, chemistry & biology are to be fully ventilated, and the platforms raised and neatly tiled as per the requirement of the **LESSEE**. Cement Cupboards with rack facility are to be provided for storage purpose of the instruments under utility.
37. The **LESSORS** should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority), Municipal Occupancy Certificate, etc. issued by the competent authority at the **LESSORS** own cost. The occupancy certificate will be provided by the **LESSORS** within 6 months from the date of occupation of the building. It is further clarified that the cost of maintenance of the fire safety equipment shall be solely borne by the **LESSEE** and after the expiry of the shelf life of such fire safety equipment, the **LESSEE** shall replace such equipment in its own cost.
38. This lease agreement may be amended only by an instrument in writing signed by both parties.
39. Each Party ("**Indemnifying Party**") to this Agreement shall defend, indemnify, and hold harmless the other Party from and against any material claim, liability, demand, loss, damage, judgement or other obligation or right of action, which may arise as a result of:

Event of default or breach of any provision of this Agreement by the Indemnifying Party;

Misrepresentation or breach of any representation or warranty by the Indemnifying Party(i) to the other Party, or (ii) to any Third Party; or

Anything done or omitted to be done through the negligence, default or misconduct of the Indemnifying Party or of its officers, directors, employees or agents.

40. In the event of termination of this Agreement by the **LESSEE** before the registration of the final Lease Deed, the **LESSEE** shall compensate and indemnify the **LESSORS** for all losses and costs incurred in pursuance of the construction of the Demised Premises, related development activities, and statutory obligations pertaining to this Agreement.

LESSORS
[Signature]
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
 SF.No. 72/1B2A1; 72/1B2 A2,
 Salem to Attur Main Road,
 Athikaripetty Village,
 Udayapatty P.O, SALEM - 636 140.
 © 92814 23896

DOCUMENT No. 5225 OF BOOK 1
 CONTAINS 35 SHEETS 13 SHEET

[Signature]
 SUB REGISTRAR

Sree Muragan Educational Trust

[Signature]
LESSEE
[Signature]
MANAGER
 SREE MURAGAN EDUCATIONAL TRUST

41. Any notice provided for in this Agreement shall be in writing and shall be (i) sent by postage, prepaid registered post with acknowledgement due or by internationally recognized courier service, or (ii) transmitted by email:

In the case of notices to LESSORS:

LESSORS's Registered Address: Old No. 77-A, New No. 86-A, Ram Nagar, Kumarasampatti, Hasthampatti Post, Salem - 636007, Tamil Nadu.

LESSORS's Registered Email Address: rvgranitesalem@gmail.com

In the case of notices to LESSEE:

LESSEE Registered Address: Plot No. 80, Sri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad-500081.

LESSEE Registered Email Address: nagendra@srichaitanya.net

42. In the event of any dispute arising out of or in connection with the present contract, the parties shall, in the first instance, refer the dispute to mediation. Each Party will appoint a representative and they shall strive to settle it amicably within a period of 30 days. Failing which the aggrieved party shall refer the dispute or claim to arbitration, a sole arbitrator appointed mutually by both parties, who shall arbitrate such dispute or claim in accordance with the Arbitration and Conciliation Act, 1996. The place of such arbitration shall be Salem and the courts at Salem shall have jurisdiction to the exclusion of all other courts.
43. The **LESSORS** agree to provide the **LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

LESSORS

9 Gulabharwar
V. Lakshmi

Sree Muragan Educational Trust

[Signature]
Authorized Signatory

LESSEE

DOCUMENT No.	5225	OF 14	IN	15	OF BOOK 1
CONTAINS	35	ENTRIES		15	SHEET
<i>[Signature]</i> SUB REGISTRAR					

[Signature]
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
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[Signature]
MANAGER

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing R.S.No.72/1B2, as per new subdivision Patta number 335, **R.S.No.72/1B2A1** and Patta number 826, **R.S.No.72/1B2A2** admeasuring **2 acre 12.5 cents**, situated at Athikaripatti Village, Ayothiappattinam, Salem District, Tamilnadu, wherein Block-A (45,339 Sq.ft.) has been constructed, consisting of Ground + 2 floors and open land/Playground is leased to the **LESSEE** and is bound by:

West by: Udayapatty Village Natham and S.F.No.72/1B1 and Ashok Kumar land

East by: S.F.No.72/2 and 72/3

North by: Udayapatty Village Natham, S.F.No.72/2 land and Nehaol Sri L.V. land

South by: Salem to Attur main road, Ashok Kumar land and S.F.No.72/1B1

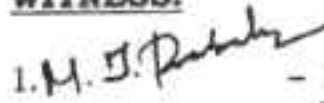
VALUE OF THE DEED: Rs.34,55,19,126/-

In witness where of the **LESSORS** and **LESSEE** have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Sree Muragan Educational Trust

LESSORS

WITNESS:

1.  - M.J.Prabakar S/o Mr.Jayaraman, No.38/523, TVK Road, Ammapet, Salem - 636003 (Aadhar No.634764796322)
2.  - S.Kannan S/o Mr.Subbaiah, No.54A-198, Thirunagar, Opp. Central Jail, Hastampatti Salem- 636007 (Aadhar No:582190552252)

DRAFTED & ATTESTED BY :



B.VIKRAM, Advocate, No.1, A.T.MALIGAI, SALEM - 636007

Enr. No. 1880/2000, Mobile No. 9443407383

DOCUMENT NO. 125 OF 2020
CONTAINS 35 SHEETS 15 SHEET

SUB REGISTRAR



SREE MURAGAN EDUCATIONAL TRUST


MANAGER

**PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL**

SF.No. 72/1B2A1, 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
☎ 92814 23808

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை
என்பதற்கான சான்று/உறுதிமொழி (Declaration) (நீதிபேராணை
எண். 22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்ப்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக்கொடுப்பவர்களும், எழுதி பெறுபவர்களும், கீழ்க்கண்ட உறுதிமொழியை அளிக்கின்றோம். வழக்கிடை ஆவண சொத்து பதிவு சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவு 22(B) -க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1860 பிரிவு 470-ன்படி Forged Document அல்ல எனவும், ஆவணத்தை எழுதி பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து விண்ணகம் சரிசரித்து எழுதி பெறுகிறார் எனவும், சொத்து மற்றும் சட்டம் 1882-ன்படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும் உறுதிமொழி அளிக்கின்றோம்.

மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது ஏற்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும், அதற்கான சட்டப்பூர்வமான நடவடிக்கைக்கு கட்டுப்படுவோம் எனவும், இதற்கு சார்பிவான எவ்விதத்திலும் பொறுப்பாகமாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

Sree Muragan Educational Trust

Authorized Signat

DOCUMENT No. 4215	of 25	of BOOK 1
CONTAINS 35	SHEETS 16	SHEET
SUB REGISTRAR		

PRINCIPAL
 SRI CHAITANYA TECHNO SCHOOL
 SF.No. 72/1B2A1; 72/1B2 A2,
 Salem to Attur Main Road,
 Athikaripatty Village,
 Udayapatty P.O, SALEM - 636 140.
 92814 23896

SREE MURAGAN EDUCATIONAL TRUST

School Deposit and Rental Working

1. Total Period 16 Years
2. Every Year 5% Increases

Sno	Period	Block A	Play Ground	1+2
		12 Months Amount	12 Months Amount	Total Amount
1	12.06.2025 to 31.05.2026	13057632	784008	13841640
2	01.06.2026 to 31.05.2027	13710514	823208	14533722
3	01.06.2027 to 31.05.2028	14396039	865022	15261061
4	01.06.2028 to 31.05.2029	15114209	906836	16021045
5	01.06.2029 to 31.05.2030	15870464	953876	16824340
6	01.06.2030 to 31.05.2031	16664803	1000917	17665720
7	01.06.2031 to 31.05.2032	17497227	1050571	18547798
8	01.06.2032 to 31.05.2033	18373176	1102838	19476014
9	01.06.2033 to 31.05.2034	19292651	1157718	20450370
10	01.06.2034 to 31.05.2035	20255652	1215212	21470864
11	01.06.2035 to 31.05.2036	21267618	1277933	22545551
12	01.06.2036 to 31.05.2037	22333991	1340654	23674645
13	01.06.2037 to 31.05.2038	23449331	1408601	24857932
14	01.06.2038 to 31.05.2039	24624518	1479162	26103679
15	01.06.2039 to 31.05.2040	25854111	1552336	27406447
16	01.06.2040 to 31.05.2041	27143553	1630737	28774289
	Sub Total	308905488	18549629	327455118
	Refundable Security Deposit			18064008
	Total			345519126

9 related over
V. Lakshmi S

Sree Muragan Educational Trust.

[Signature]
 Authorised Signatory

[Signature]
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
 SF.No. 72/1B2A1; 72/1B2 A2,
 Salem to Attur Main Road,
 Athikaripatty Village,
 Udayapatty P.O, SALEM - 836 140.
 © 92814 23898

DOCUMENT No. 4225 OF 2025 OF BOOK 1
 CONTAINS 35 SHEETS 17 SHEET
[Signature]
 SUB REGISTRAR



SREE MURAGAN EDUCATIONAL TRUST

[Signature]
MANAGER



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் இராமம் : 032 அதிகாரப்பட்டி

பட்டா எண் : 335

உரிமையாளர்கள் பெயர்

1. க.வரதராஜன் & கி.வி.ராஜன்

மகன் வி.வெங்கடேஸ்வரன்

2. தமிழ்நாடு அரசிற்காக

... அதிகாரப்பட்டி ஊராட்சி மன்ற தலைவர்

புல எண்	உட்பிரிவு	புன்செய்		தன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்டே - ஏர்	ரூ - பை	ஹெக்டே - ஏர்	ரூ - பை	ஹெக்டே - ஏர்	ரூ - பை	
72	1B2A1	0 - 66.26	5.10	--	--	--	--	2024/0103/08/520658- 2023/08/01/00025350 Digitally signed: Venkatesan R Zonal Deputy Tahsildar 17/01/2025 06:36:57 PM
		0 - 66.26	5.10					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 5/08/01/047/00335/30761 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 21-07-2025 அன்று 10:20:41 AM நேரத்தில் அச்சடிக்கப்பட்டது.
- எகப்பேசி மேமோரான் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

DOCUMENT NO. h225 OF 300K 1
CONTAINS 35 SLITS 19 SHEET
SUB-REGISTRAR

Signature

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 638 140.
0 92814 23896

SREE MURAGAN EDUCATIONAL TRUST
Signature
MANAGER



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நூல் உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் கிராமம் : 032 அதிகாரப்பட்டி

பட்டா எண் : 826

உரிமையாளர்கள் பெயர்

1. வெங்கடேஸ்வரன்

மனைவி

லட்சுமிதேவி

புல எண்	உட்பிரிவு	புன்செய்		தன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
72	1B2A2	0 - 20.24	1.50	--	--	--	--	2023/0105/08/440787- 2023/08/01/000253SD ----- Digitally signed:Demodharan M Tahildar 30/11/2023 01:53:24:PM
		0 - 20.24	1.50					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டன. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் S/08/01/047/00826/80776 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 21-07-2025 அன்று 10:22:23 AM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode லாப்டாப் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.

DOCUMENT No. 4225 OF 300K 1
CONTAINS 35 SHEETS 20 SHEET
SUB REGISTRAR

PRINCIPAL
SRI CHAITANYA TECHNICAL SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
0 92614 23898

SREE MURAGAN EDUCATIONAL TRUST

MANAGER



G. Venkateshwar
V. Lakshmi

Sree Muragan Educational Trust

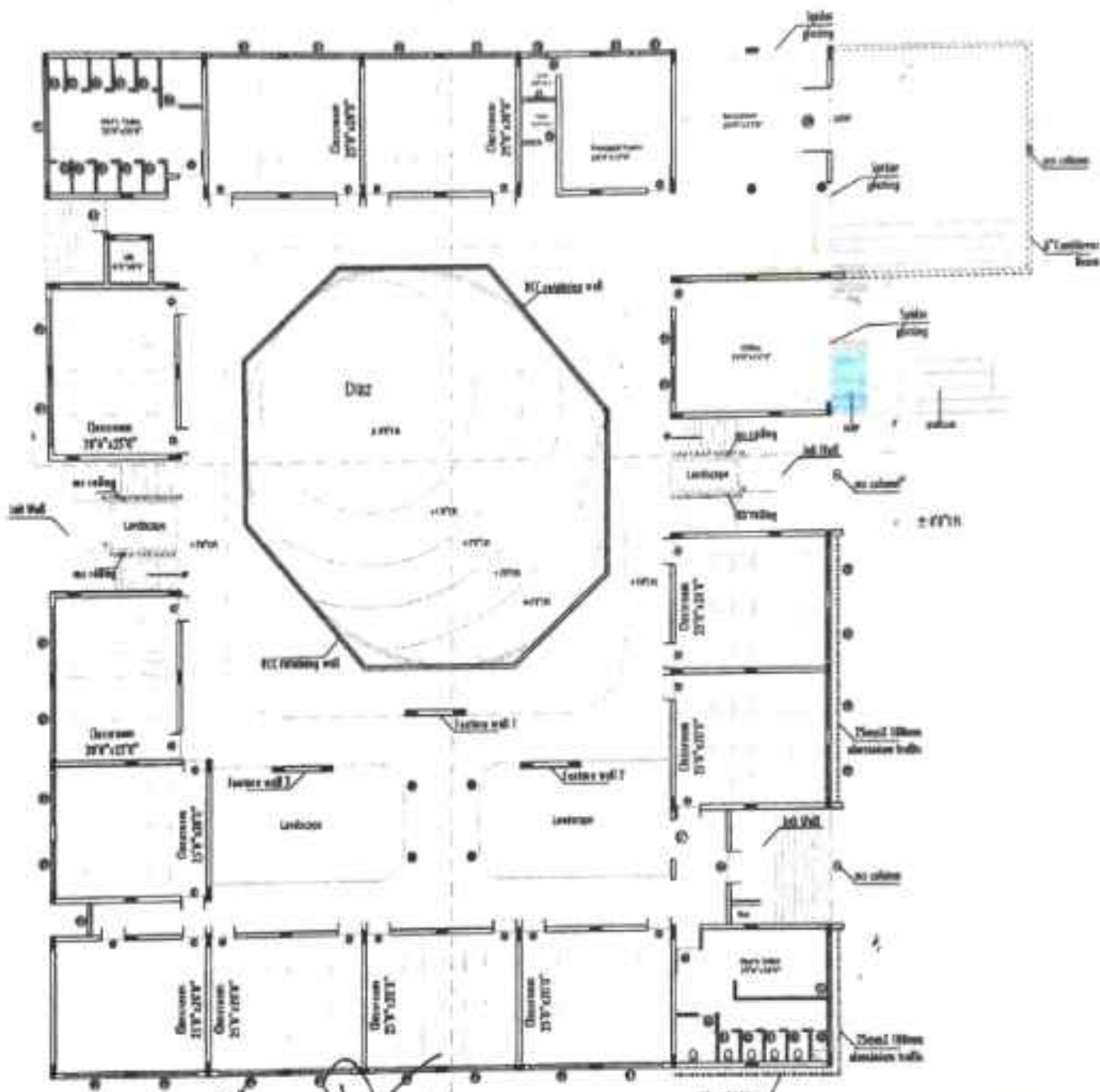
[Signature]
Authorized Signatory

NOTES - ALL DIMENSIONS SHALL BE: CENTER DIVIDED ON SITE, PRIOR TO START OF WORK. - THIS DRAWING IS A COPY RIGHT AND PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, PARSED OR IN ANY MANNER BE USED FOR ANY OTHER PURPOSE OTHER THAN FOR WHICH IT IS ISSUED AND FOR WHICH IT IS VALID. - ALL DIMENSIONS ARE IN FEET & INCHES. - ALL DIMENSIONS ARE FINISHED DIMENSIONS. - ANY CHANGE REQUIRED SHALL BE CONFIRMED FROM THE ARCHITECT PRIOR TO THE START OF WORK. - THIS DRAWING SHALL BE KEPT IN CONSULTATION WITH THE ARCHITECT PRIOR TO THE START OF WORK. - IF THERE IS ANY DISCREPANCY BETWEEN THE DRAWING AND THE ARCHITECT'S VERBAL INSTRUCTIONS, THE ARCHITECT'S VERBAL INSTRUCTIONS SHALL PREVAIL. PRINCIPAL	PROJECT Sri Chaitanya Techno School DOCUMENT No. 25 OF 25 35 CONTAINS Mr. Venkateshwaran SRI REGISTRAR	DRAWING SHEET 1 REVISION NO. SCALE DATE 11/05/2024	BLACK BOX design studio bangalore
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SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O., SALEM - 636 140.
© 92814 23896

SREE MURAGAN EDUCATIONAL TRUST

[Signature]
MANAGER



9 available
V. Lakshmi

Sree Muragan Educational Trust

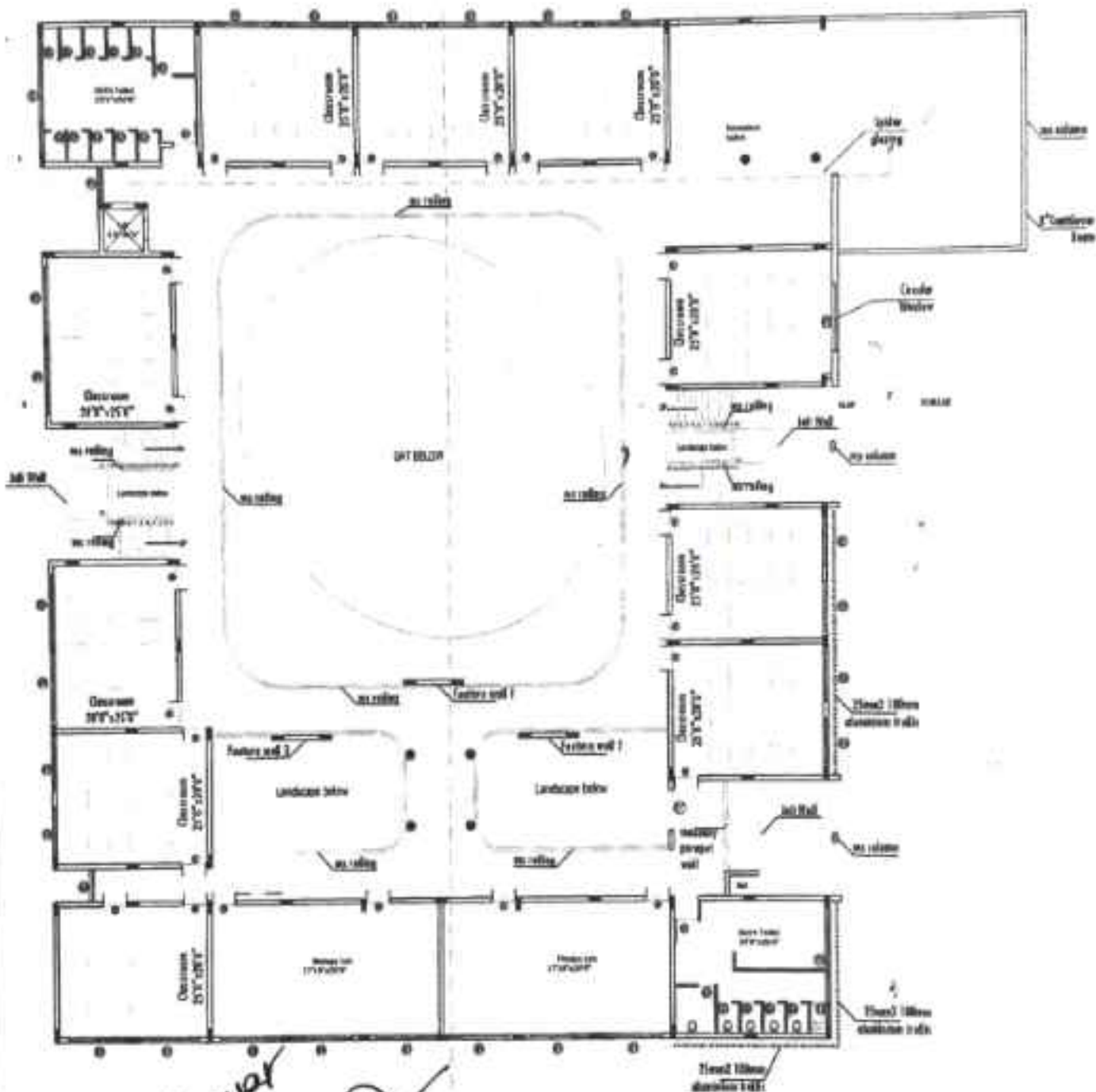
Authorised Signatory

NOTES: ALL DIMENSIONS SHALL BE CENTER TO CENTER UNLESS OTHERWISE NOTED. THIS DRAWING IS A COPY RIGHT AND PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS ARE IN FEET & INCHES. ALL DIMENSIONS ARE FINISHED DIMENSIONS. ANY CHANGES REQUIRED SHALL BE CONFIRMED FROM THE ARCHITECT. THIS DRAWING SHALL BE USED IN CONJUNCTION WITH OTHER DRAWINGS AND SPECIFICATIONS. IF THERE IS ANY DISCREPANCY, IT SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY. PRINCIPAL	PROJECT: Sri Chaitanya Techno School DOCUMENT NO. 1215 OF 20 95 OF BOOK CONTAINS 35 SHEETS 22 SHEETS Mr. Venkateshwarar SUB REGISTRAR	SCALE	DRAWING TITLE: GROUND FLOOR PLAN DATE: 11/04/2011	BLACK BOX design studio bangalore
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SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 836 140.
© 92814 23896

SREE MURAGAN EDUCATIONAL TRUST

MANAGER



9 subalt war
V. Lakshmi

Sree Muragan Educational Trust

[Signature]
 Authorised Signatory

NOTES
 ALL DIMENSIONS SHALL BE QUANTIFIED ON SITE, PRIOR TO START OF WORK.
 THIS DRAWING IS A COPY RIGHT AND PROPERTY OF THE ARCHITECTS. IT IS TO BE REPRODUCED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 ALL DIMENSIONS ARE IN METERS AND MILLIMETERS.
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PROJECT
 Sri Chaitanya Techno School



DRAWING NO.
 FIRST FLOOR PLAN

BLACK BOX

design studio banglore

DOCUMENT NO. 1225 OF 25 OF 2008

CONTAINS 35 SHEETS

Mr. Venkateshwaran

DESIGNED BY

REVISION NO.

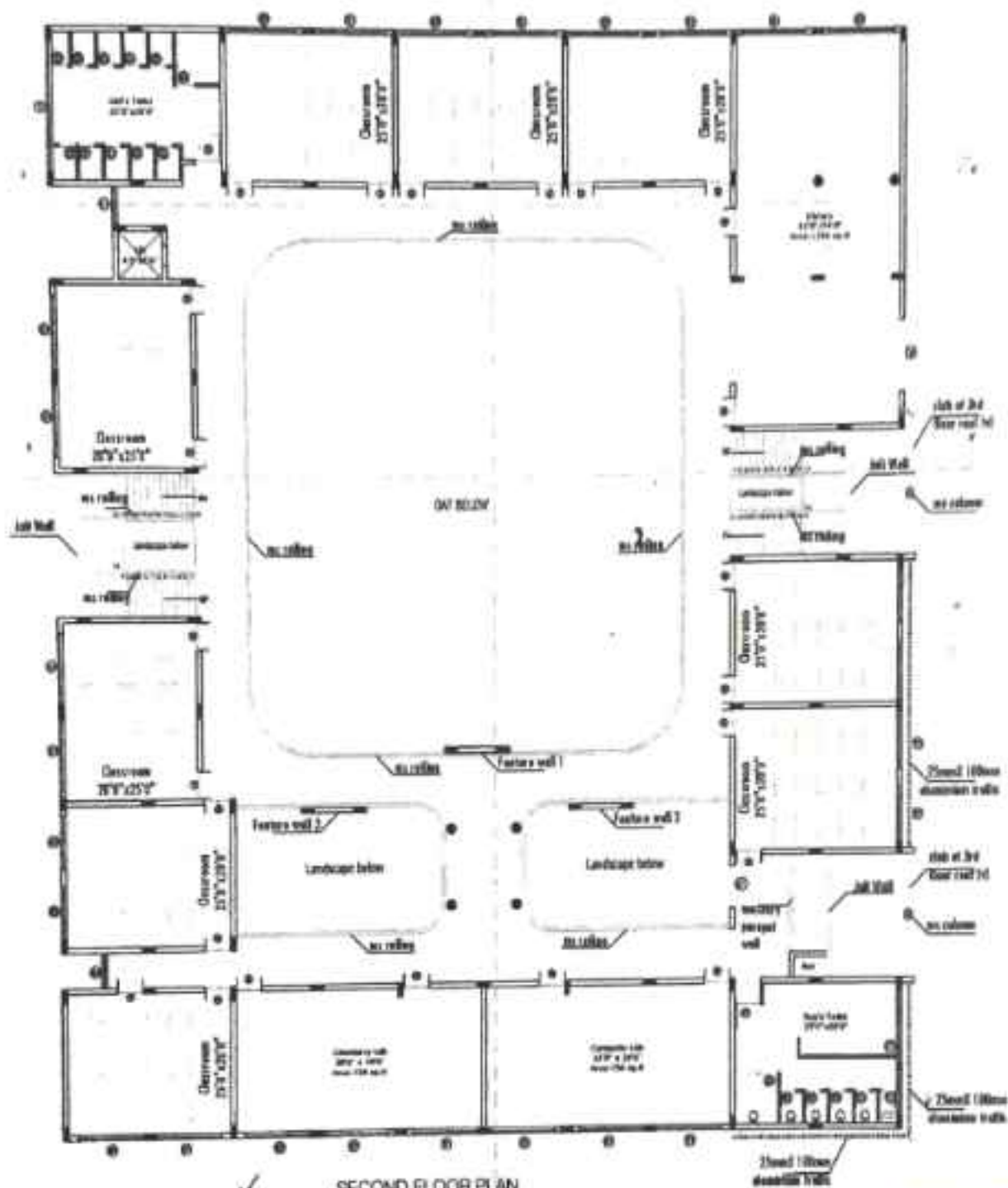
SCALE

REGISTERED

SREE MURAGAN EDUCATIONAL TRUST

[Signature]
 MANAGER

SRI CHAITANYA TECHNO SCHOOL
 SF. No. 72/182A1, 72/182A2
 Salem to Attur Main Road,
 Athikaripatty Village,
 Udayapatty P.O., SALEM - 636 140.
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SECOND FLOOR PLAN

Sree Muragan Educational Trust

Authorised Signatory

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TO BE REPRODUCED, COPIED, OR IN ANY MANNER FOR ANY OTHER PURPOSES THAN FOR WHICH IT IS ISSUED.
ALL DIMENSIONS ARE IN FEET & INCHES.
ALL DIMENSIONS ARE FINISHED DIMENSIONS.
ANY CHANGE REQUIRED SHALL BE CONFIRMED FROM THE ARCHITECT PRIOR TO THE START OF WORK.
THIS DRAWING SHALL BE USED IN CONNECTION WITH OTHER DRAWINGS ISSUED HEREIN.
IF THERE IS ANY DISCREPANCY, THE ARCHITECT'S DRAWING SHALL PREVAIL.

PROJECT
Sri Chaitanya Techno School
Salem
CLIENT
Mr. Venkateshwaran
SRI CHAITANYA TECHNO SCHOOL
Salem
SHEET NO. 25 OF 300K
SHEETS 25

NOTES
DRAWING NO.
REVISION NO.
SHEET

DRAWING TITLE
SECOND FLOOR PLAN
DESIGNED BY
DRAWN BY
DATE

BLACK BOX
design studio
bangalore

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1, 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
92814 23896

SREE MURAGAN EDUCATIONAL TRUST

MANAGER



SREE MURAGAN EDUCATIONAL TRUST

Extracts of the Minutes of the meeting of trustees of Sree Muragan Educational Trust held on Thursday 05th June 2025 at 4.30 PM at office Plot No: 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad 500 081.

Authorisation for execution and registration of the lease deed at Salem (Salem-2 Branch): The Chairman informed the trustees that the trust intends to register the lease agreement with **Sri. V. Venkateshwaran and Smt. V. Lakshmi Dhevi**, for the property bearing R.S.No.72/1B2, as per new subdivision Patta number 335, R.S.No.72/1B2A1 admeasuring 2 acre 14 cents, situated at Athikaripatti Village, Ayothiapattinam, Salem District, Tamilnadu, 2 buildings are proposed to be constructed on 1 acre 64 cents out of the above said property each consisting of Ground + 2 floors with total plinth area of 45,339 sq.ft., and remaining 0.50 Cents of open land and for a lease period of 16 (Sixteen) years, with lock in period of 9 (Nine) years, w.e.f. June 2025.

He further informed that it is required to authorize someone to sign the lease agreement and represent before the Registrar of Assurances for the registration purpose on behalf of the trust. After due discussions the following resolution was passed by the trustee:

"Resolved that the approval of trustees be and is hereby accorded to provide authorization to Mr. Venkata Krishna Reddy Pasupati, S/o. Venkata Reddy Pasupati, aged about 42 years, residing at 1-159 J, Pangaluru Mandai, Near Muppavaram, Kondamur, Muppavaram, Prakasam AP -523261, (Adhar No. 638402778983) to represent the Trust before the Registrar of Assurances for the registration of Lease deed for the property R.S.No.72/1B2, as per new subdivision Patta number 335, R.S.No.72/1B2A1 admeasuring 2 acre 14 cents, situated at Athikaripatti Village, Ayothiapattinam, Salem District, Tamilnadu, 2 buildings are proposed to be constructed on 1 acre 64 cents out of the above said property each consisting of Ground + 2 floors with total plinth area of 45,339 sq.ft., and remaining 0.50 Cents of open land and for a lease period of 16 (Sixteen) years, with lock in period of 9 (Nine) years.w.e.f. June 2025.

Further Resolved that Mr. Venkata Krishna Reddy Pasupati, authorized signatory be and is hereby authorized to sign the all the deeds and documents required with respect to the execution of lease deed and registration of same on behalf of the trust.

Further Resolved that anyone trustee be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the trust."

// Certified True Copy//

For SREE MURAGAN EDUCATIONAL TRUST

Trustee



DOCUMENT No.	4225	2025	OF BOOK	1
CONTAINS	35	SHEETS	25	SHEET

SUB REGISTRAR

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
 SF.No. 72/1B2A1, 72/1B2 A2,
 Salem to Attur Main Road,
 Athikaripatti Village,
 Udayapatti P.O, SALEM - 836 140.
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SREE MURAGAN EDUCATIONAL TRUST

MANAGER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



भारत निवासी व्यक्ति का
Permanent Account Number Card
ABEPV85228



नाम / Name
VENKATESHWARAN VARADARAJAN

पिता का नाम / Father's Name
VARADARAJAN

जन्म तिथि / Date of Birth
21/03/1973

व्यक्ति का चित्र / Signature
Signature

यदि कार्ड के साथ/सहित यह प्रमाण पत्र खो/खोले, तो/तो:

आपका बैंक खाता, बैंक खाते में धन, बैंक खाते में धन
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If this card is lost / someone's lost card is found,
please inform / return to

आपका बैंक खाता, बैंक खाते में धन, बैंक खाते में धन, बैंक खाते में धन
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994455

DOCUMENT No. 225 IN 13 OF BOOK 1
CONTAINS 35 SHEETS 26 SHEET
[Signature]
SUB REGISTRAR

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1, 72/1B2 A2,
Salem to Attur Main Road,
Athikaripetty Village,
Udayapetty P.O. SALEM - 636 140.
☎ 92814 23096

[Circular Stamp]
SREE MURAGAN EDUCATIONAL TRUST
[Signature]
MANAGER



சமூக அடையாள அட்டை

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrolment No 2043/50605/00041

To
செங்கடேசுவரன் வந்தாரன்
Venkateshwaran Vandanarajan
S/O Vandanarajan
OLD No 77 A, NEW No 66 A
KANNAGAR
KURARASAMPATTI
Salem
Hathampatti Salem Salem
Tamil Nadu, 636007
9344455390

Ref: 5292 / 548 / 2805361 / 2805417 / P



SE452116053PT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

9219 4630 6752

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India



செங்கடேசுவரன் வந்தாரன்
Venkateshwaran Vandanarajan
பெண் / DOB: 21-03-1973
ஆயுதம் / Male



9219 4630 6752

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியறிமக்கு அல்ல
- அடையாள சான்று 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 சார்பு 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



Unique Identification Authority of India

முகவர் தகவல் தரவு: செங்கடேசுவரன் வந்தாரன் / பெண் / DOB: 21-03-1973 / ஆயுதம்: ஆண் / மகன்

Address: S/O Vandanarajan OLD No 77A, NEW No 66 A KANNAGAR KURARASAMPATTI Salem, Hathampatti Tamil Nadu: 636007

9219 4630 6752



DOCUMENT No 4225 OF 20 25 OF BOOK 1
CONTAINS 35 SHEETS 27 SHEET
SUB REGISTRAR



SREE MURAGAN EDUCATIONAL TRUST

MANAGER

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
92814 23898



இந்திய அரசாங்கம்

Unique Identification Authority of India
Government of India

பதிவு எண் / Enrolment No.: 2192/50232/45399

Government of India

To
கடலிசேவி வெங்கடேசுவரன்
Lakshmidhevi Venkateshwaran
W/O: Venkateshwaran
OLD No 77 A, NEW No 86 A
RAMNAGAR
KUMARASAMPATTI
Salem
Hasthampatti
Salem Tamil Nadu - 636007
9944455990

Government of India



QR Code for Authentication

உங்கள் ஆதார் எண் / Your Aadhaar No.:

3323 4895 2158

VID: 9123 5968 4858 3718

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



கடலிசேவி வெங்கடேசுவரன்
Lakshmidhevi Venkateshwaran
பித்த நபர்/DOB: 19/06/1978
Gender: FEMALE

3323 4895 2158

VID: 9123 5968 4858 3718

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

நபர்:
கடலிசேவி வெங்கடேசுவரன், பழைய
எண் 77 அ. புதிய எண் 86 அ. ஹாஸ்தம்,
காமராசம்பட்டி, சேலம், சேலம்.
பித்த நபர் - 636007

Address:
W/O: Venkateshwaran, OLD No 77 A,
NEW No 86 A, RAMNAGAR,
KUMARASAMPATTI, Salem, Salem,
Tamil Nadu - 636007



QR Code for Authentication

3323 4895 2158

VID: 9123 5968 4858 3718

VID

DOCUMENT NO. 1235 OF 20 25 OF BOOK 1
CONTAINS 35 SHEETS 29 SHEET

SUB REGISTRAR

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1, 72/1B2 A2,
Salem to Attur Main Road,
Athikeripatty Village,
Udayapatty P.O, SALEM - 636 140.
☎ 92814 23896

SREE MURAGAN EDUCATIONAL TRUST

MANAGER

आयकर विभाग
INCOME TAX DEPARTMENT
SREE MURAGAN EDUCATIONAL
TRUST
03/09/2015
Particulars & Amount in Rupees
AAPTS98470

भारत सरकार
GOVT OF INDIA



29/09/2015

Sree Muragan Educational Trust

Authorized Signatory

SREE MURAGAN EDUCATIONAL TRUST

MANAGER

Jayanti

PRINCIPAL SRI CHAITANYA TECHNO SCHOOL SF.No. 72/1B2A1; 72/1B2A2, Salem to Attur Main Road, Athikaripatty Village, Udayapatty P.O, SALEM - 636 140. © 92614 23896	DOCUMENT No: <u>4235</u> OF 20 <u>25</u> OF BOOK <u>1</u> PAGES <u>35</u> CHECKS <u>30</u> SHEET SUB REGISTRAR
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भारत सरकार
Government of India

व्यक्तिगत पहचान प्रमाणिकरण
Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 2193/10209/04364

To
செல்வ குரு பதிவேட்டு
Velu Kurupathy Pongudi
Sri Velu Kurupathy Pongudi
1-159,
1 Pongudi Mandal,
Nuvu Mappuram,
VTL, Koodam,
Dharu Prabhara,
Salem District,
PIN Code: 523201,
Mobile: 9291674940



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6384 0277 8983

VID : 9171 7864 1011 6904

எனது ஆதார் எனது அங்குசம்.



भारत सरकार
Government of India



செல்வ குரு பதிவேட்டு
Velu Kurupathy Pongudi
பதிவேட்டு எண்: 2193/10209/04364
ஆதார்: 6384 0277 8983

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6384 0277 8983 ENROLLMENT No. 4225 OF 2015 OF BOOK 1

6384 0277 8983
VID : 9171 7864 1011 6904

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6384 0277 8983

6384 0277 8983

செல்வ குரு பதிவேட்டு

SUB REGISTRAR

Authorized Signatory

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 638 140.
☎ 92614 23898

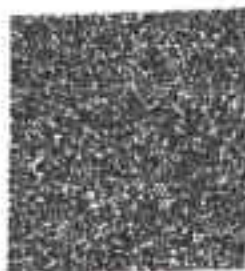
SREE MURAGAN EDUCATIONAL INSTITUTE
MANAGER



Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2193/11819/58568

To
Asstt. Commr. of Prisons
Kannan Subbasiah
C/O: Subbasiah,
54 A-108,
Thiru Nagar,
Opp Central Jail,
Heathampatti,
VTC: Salem,
PO: Heathampatti,
Sub District: Salem,
District: Salem,
State: Tamil Nadu,
PIN Code: 636007,
Mobile: 9047914444



உங்கள் ஆதார் எண் / Your Aadhaar No. :

5821 9055 2252
VIP: 8131 4055 7202 5072

எனது அன்பு, எனது அன்பு, யானம்



Adhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline KMA)

5821 9055 2252

எனது ஆதாரம், எனது அடையாளம்



gains / INFORMATION

- [illegible]



சென்னை, 54 ஏ-138, திரு. 900.
மத்திய சிறை எதிர்ப்பு, அமைப்புகள், சென்னை
அமைப்புகள், சென்னை
தொலைபேசி - 830007

Address:
C/O: Subash, 54 A-198, Thiru Nagar, Opp
Central Jail, Hasehampatti, Salem, PO:
Hasehampatti, DIST: Salem,
Tamil Nadu - 636007

5821 9055 2252

VID: 0131 4055.JT

1987 | help@usinfo.gov | usinfo.gov

DOCUMENT No. 4225 Pt. 20 OF BOOK 1
CONTAINS 85 SHEETS 32 SHEET

PRINCIPAL
ANYA TECHNO-SCHOOL
72/1B2A1, 72/1B2 A2,
n to Attur Main Road,
Alkarpattay Village,
ty P.O. SALEM - 636 140.
© 92814 23896

SUB REGISTRAR

SREE MURAGAN EDUCATIONAL TRUST


MANAGER

  Government of India Unique Identification Authority of India  Name: M. J. Pradeep Date of Birth: 05/11/1967 Gender: MALE 6347 6479 6322 UID: 9127 2947 4987 0163 உயர்நீதிமன்றம், சென்னை - 600 006	  Unique Identification Authority of India Address: S/O Jayaraman, 20522, T.V. Road, Annampet, Salem, Salem, Tamil Nadu - 636003 6347 6479 6322 UID: 9127 2947 4987 0163 உயர்நீதிமன்றம், சென்னை - 600 006
---	--

M. J. Pradeep

DOCUMENT No. 5225 OF BOOK 1
 CONTAINS 25 SHEETS 23 SHEET

[Signature]
 SUB REGISTRAR

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
 SF.No. 72/1B2A1; 72/1B2 A2,
 Salem to Attur Main Road,
 Athikaripetty Village,
 Udayapetty P.O, SALEM - 636 140.
 ☎ 92614 23896


SREE MURAGAN EDUCATIONAL TRUST
[Signature]
MANAGER

Duplicate (1)

R/Ayothiyapattinam/Book-1/4225/2025

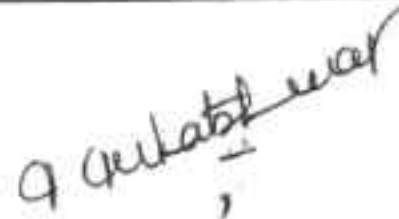
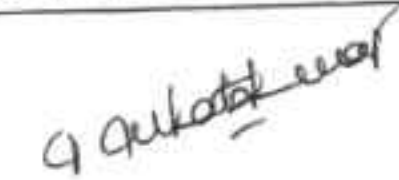
CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original Instrument I have satisfied myself that the stamp duty of Rs. 34,56,192/- Stamp Duty Paid (Rupees Thirty Four Lakh Fifty Six Thousand One Hundred and Ninety Two only) has been paid therefore.

Date 23/07/2025


SUB REGISTRAR
AYOTHIYAPATTANAM.

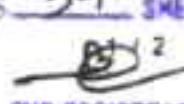
Presented in the office of the Sub Registrar of Ayothiyapattinam and fee of ₹ 42,810/- paid at 04:15 PM on the 23/07/2025 by

Left Thumb  	 Additions as per recitals of document	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9800363626d1f231232407e9120c2d90a29d9d6 (Details from UIDAI : Venkateshwaran Varadarajan S/O: Varadarajan, 01-03-1973, XXXXXXXX6752)	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9400175b8a3b3919f5f40e8b7349aefbad69933 (Details from UIDAI : Lakshmidhevi Venkateshwaran W/O: Venkateshwaran, 19-06-1978, XXXXXXXX2158)	

DOCUMENT No. 4225 OF 20 25 OF BOOK 1
CONTAINS 35 SHEETS 34 SHEET


PRINCIPAL

SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1, 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 638 140.
92814 23896


SUB REGISTRAR

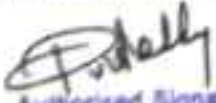


SREE MURAGAN EDUCATIONAL TRUST


MANAGER

Duplicate (1)

R/Ayothiyapattinam/Book-1/4225/2025

Claim admitted by Left Thumb  	Sree Muragan Educational Trust  Authorized Signatory Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:7757013d2d2db05910f4f06812de0d5dabc572f (Details from UIDAI : Venkata Krishna Reddy Pusepati S/O Venkata Reddy Pusepati, 01-05-1983, XXXXXX8883)	
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23rd day of July 2025


POORNAMMAL N
SUB REGISTRAR
AYOTHIYAPATTANAM

There is no difference between original and 1st duplicate

Compared by - Reader

Examiner

Date 23/07/2025


SUB REGISTRAR
AYOTHIYAPATTANAM

Registered as Number R/Ayothiyapattinam/Book-1/4225/2025.

Date 23/07/2025
Ayothiyapattinam

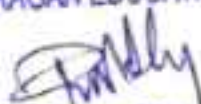

POORNAMMAL N
SUB REGISTRAR
AYOTHIYAPATTANAM

DOCUMENT No. 4225 OF 23 25 OF 8000
CONTAINS 35 SHEETS 35 SHEET


SUB REGISTRAR


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SF.No. 72/1B2A1; 72/1B2 A2,
Salem to Attur Main Road,
Athikaripatty Village,
Udayapatty P.O, SALEM - 636 140.
0 92814 23896

SREE MURAGAN EDUCATIONAL TRUST


MANAGER