

MAY 2002

S. Venkatesh & Co

J.P. MURALIKRISHNA
STAMP VENDOR
LICHT

AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE executed at Madras on this 2nd day of DECEMBER, 2002, BETWEEN :

THE SAMSKRIT EDUCATION SOCIETY, a Society registered under the Societies Registration Act 1860 in the year 1957 as Document No.88 of 1957, having its Registered Office at No.148/150 (Old No.98/99), Luz Church Road, Mylapore, Chennai - 600 004 and represented by its Secretary & Treasurer Sri G. Sitharaman, hereinafter referred to as the FIRST PARTY (which expression shall, wherever the context so permits, mean and include, the said Society, its successors, administrators, executors and assigns) of the ONE PART;

AND

JAIMATHA CHARITABLE TRUST registered on 29.1.1998 as a Public Charitable Trust in the Office of the Sub-Registrar, Adyar, Madras, as Document No.53/98, having its Registered Office at FA C Block, Mahavir Apartments, East Coast Road, Tiruvanmivur, Chennai - 600 041, and represented by its Executive Trustee Sri S. Balaji; hereinafter referred to as the SECOND PARTY (which expression shall, wherever the context so permits, mean and include, the said Trust, its successors, administrators, executors and assigns) of the OTHER PART;



1/11/03

T.V. Manamalli

Mrs. T.V. MANAMALLI
M.A., M.Phil., MCA., M.Phil., M.Ed.,
PRINCIPAL

JAYA JAYA SANKARA INTERNATIONAL SCHOOL
3/495, CHENNAI-BANGALORE HIGHWAY,
NAZARATHPET, CHENNAI - 600 123

கோ. சீதாராமன்

பள்ளி செயலர்

ஜெயஜெய சங்கரா சர்வதேச பள்ளி

நஸரத் பேட்டை

சென்னை-600 103

274/BKJ 03

Document No. 274
2003 of Book 1
Contains 8

Presented in the Office of the Sub-Registrar
at P.oomallee and fee of Rs. 130-00
Paid between the hours of 3.00 PM. and 4.00 PM.
on the 26th February, 2003 by

Sub-Registrar

EXECUTION ADMITTED BY

Son of S. Gopalakrishna Iyer
283, T.T.K. Road, MADRAS 600018
009/01760/2003, S. Gopalakrishna Iyer, Verified Driving License
No. 9/11/2, Date 20/11/2002 Office Chennai (M.C.)
P. N. Iyer Son of Sri. P. R. Srinivasan; 26/2 N. B. Iyer
T. Nagar, Chennai - 600017

Account Number

2153K

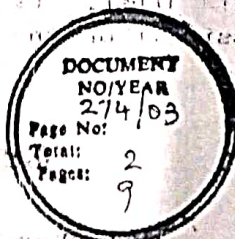
Name Babaji Verified Permanent
No. 1/1/2, Date 20/11/2002 Office Chennai (M.C.)

Commissioner of
Income Tax Computer
Operation

IDENTIFIED BY

1. S. Gopalakrishna Iyer, S. Gopalakrishna Iyer, Ch. 2
2. S. Gopalakrishna Iyer, S. Gopalakrishna Iyer, Ch. 2

26th February 2003 SUB-REGISTRAR



REGISTERED AS NO. 274 OF 2003 OF
BOOK 1
DATE 26/02/03

Sub-Registrar





S. Venkatesan

P.P. MURALIKRISHNA
STAMP VENDOR
LIC. NO. 877 5-39

: 2 :

WHEREAS the FIRST PARTY is the owner of the land measuring 25 acres (approx.) in Nazrathpet Village;

WHEREAS the SECOND PARTY is running a School at Nazrathpet under the name and style of "JAYA JAYA SANKARA INTERNATIONAL SCHOOL";

WHEREAS the SECOND PARTY is in need of 9.3 acres of land for getting the Institution recognised under Central Board of Secondary Education;

WHEREAS, therefore, the SECOND PARTY requested the FIRST PARTY to grant lease of 9.3 acres of the land (out of 25 acres of the land) including the buildings thereon owned by the FIRST PARTY in Nazrathpet Village (more fully set out in the SCHEDULE hereunder and hereinafter referred to as "DE-MISED PREMISES" marked GREEN in the Plan annexed hereto) to which the FIRST PARTY has agreed to;



T.V.M.

Mrs. T.V. MANAMALLI
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PRINCIPAL

JAYA JAYA SANKARA INTERNATIONAL SCHOOL
3/495, CHENNAI-BANGALORE HIGHWAY,
NAZARATHPET, CHENNAI - 600 123.

கோ. சீதாராமன்

பள்ளி செயலர்
ஜெயஜெய சங்கரா சர்வதேச பள்ளி
நஸரத் பேட்டை
சென்னை-600 103



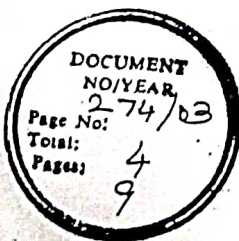
290 MAY 2002

S. Venkatesan & Co

LIC. NO. 003,735-89

NOW THIS AGREEMENT OF LEASE WITNESSETH THAT the FIRST PARTY has leased out DEMISED PREMISES to the SECOND PARTY for the purposes of running a Public School under CBSE Pattern, subject to the following terms and conditions :

1. The FIRST PARTY has delivered possession of the DEMISED PROPERTY to the SECOND PARTY which the SECOND PARTY admits and acknowledges as having taken delivery of the same.
2. The lease shall commence from 1st December, 2002 and shall be for such period as the Parties may agree from time to time subject to Clause 6(1) herein below contained.
3. The SECOND PARTY hereby agrees to pay Rs.1,000/- (Rupees one thousand only) per annum towards the lease rent for the DEMISED PREMISES.



John

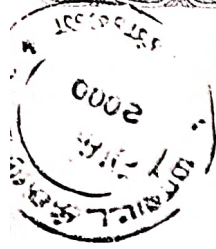
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3/495, CHENNAI-BANGALORE HIGHWAY,
NAZARATHPET, CHENNAI - 600 123

50 RS.



29/11/2001 Sankararam & Co

I.P. M. S. SANKARARAM
STATIONER
LIC. 1000000

: 4 :

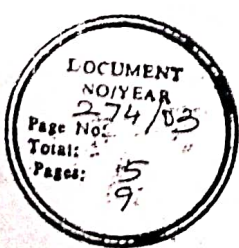
4. The SECOND PARTY hereby covenants with the FIRST PARTY as under :-

(1) The SECOND PARTY shall, during the terms of lease, keep the DEMISED PREMISES in good and tenantable condition as they were in when the SECOND PARTY put in possession and permit the FIRST PARTY or its agent to enter the DEMISED PREMISES and inspect the condition thereof at all reasonable times.

(2) The SECOND PARTY will not commit any act of waste so as to affect the DEMISED PREMISES or cause damage thereof.

(3) The SECOND PARTY shall use the DEMISED PREMISES only for the purposes of running the public school (including providing hostel accommodation for the students) and not for any other purpose.

Sam



Principals

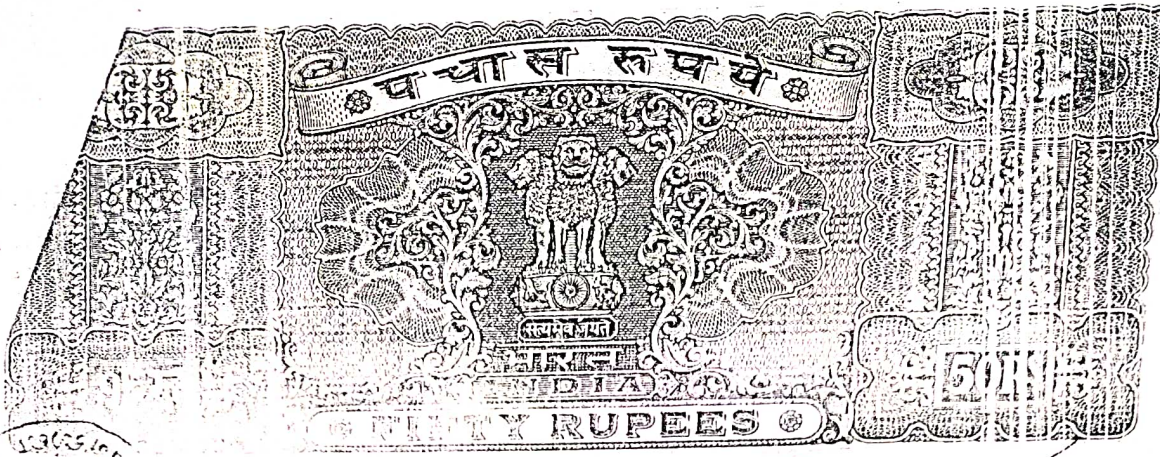
T.V. Manamalli

Mrs. IV. MANAMALLI
M.A., M.Phil., MCA., M.Ed., M.L.A.,
PRINCIPAL
JAYA JAYA SANKARA INTERNATIONAL SCHOOL
3/495, CHENNAI-BANGALORE HIGHWAY,
NAZARATHPET, CHENNAI - 600 128

Sam

கோ. சீதாராமன்
பள்ளி செயலர்
ஜெயஜெய சங்கரா சர்வதேச பள்ளி
நஸரத்பேட்டை
சென்னை-600 103

50 RS.



31 MAY 2002

Shankar Ram & Co

C.P. MORALI KRISHNA
STAMP VENDOR
CHENNAI
LIC: NO. 305-03-89

: 5 :

(4) The SECOND PARTY shall not without the previous consent in writing of the FIRST PARTY sub-let or part with possession of or in any other manner transfer the whole or any part of the DEMISED PREMISES or its interest in the same.

(5) The SECOND PARTY shall have no power to sell, transfer or mortgage the DEMISED PREMISES or sub-lease the same.

(6) The SECOND PARTY shall, on the expiry of the lease or on the termination of the lease, deliver possession of the DEMISED PREMISES to the FIRST PARTY in as good a condition as it were when the SECOND PARTY took over possession thereof.

(7) The SECOND PARTY can at its own cost put any superstructure (whether permanent or temporary) in the DEMISED PREMISES for running the public school and the SECOND PARTY shall hand over such superstructure to the FIRST PARTY on the expiry of the lease or on the termination of the lease without claiming any compensation whatsoever.



Handwritten signature and initials.

Handwritten signature of T.V.M.

Mrs. T.V. MANAMALLI
M.A., M.Phil., MCA., M.Phil., M.Ed.
PRINCIPAL

JAYA JAYA SANKARA INTERNATIONAL SCHOOL
3/495, CHENNAI-BANGALORE HIGHWAY,
NAZARATHPET, CHENNAI - 600 123

Handwritten signature of K. Satharajam.
கோ. சீதாராமன்
பள்ளி செயலர்
ஜெயஜெய சங்கரா சர்வதேச பள்ளி
நஸரத் பேட்டை
சென்னை-600 103

(8) The SECOND PARTY shall, during the term of lease, pay the land tax, cess and house or any other local taxes now payable or hereinafter become payable in respect of the DEMISED PROPERTY and such payment shall be made only in the name and on behalf of the FIRST PARTY.

(9) If at any time the FIRST PARTY is compelled to pay the said taxes it shall be entitled to get it reimbursed by the SECOND PARTY.

(10) The SECOND PARTY shall, at all times, recognise the ownership of the property to the DEMISED PREMISES and shall not commit any act which may affect the title of the FIRST PARTY to the DEMISED PREMISES.

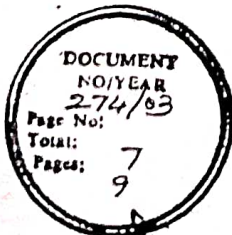
(11) The SECOND PARTY shall not cause any hindrance or commit any act that may cause hindrance to the use of any portion of the property owned by the FIRST PARTY in Nazrathpet.

5. The FIRST PARTY hereby covenants with the SECOND PARTY that the SECOND PARTY on paying the rent hereby reserved and performing and observing all the covenants by the SECOND PARTY herein contained may hold and enjoy the DEMISED PREMISES during the said term of lease without any lawful interruption by the FIRST PARTY or any other person through the FIRST PARTY.

6. The FIRST PARTY and the SECOND PARTY hereby covenant with each other as follows :-

(1) The Parties hereby agree that the period of lease shall be 30 years i.e. from 1.12.2002 to 30.11.2032.

(2) The FIRST PARTY shall be entitled to terminate the lease and take back possession of the DEMISED PREMISES and the building thereon if the SECOND PARTY uses the DEMISED PREMISES for any other purposes other than running a public school.



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NAZARATHPET, CHENNAI - 600 129

கோ. சீதாராமன்
பள்ளி செயலர்
ஜெயஜெய சங்கரா சர்வதேச பள்ளி
நஸரத்பேட்டை
சென்னை-600 103

(3) The Parties hereby agree that no advance was paid for this Agreement of Lease.


(4) In all matters, the decision of the FIRST PARTY shall be final and binding on the SECOND PARTY.

SCHEDULE OF PROPERTY
(proposed to be leased out)

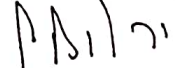
All that piece and parcel 9.3 acres of land including the building thereon, out of the 25 acres (approx.) of land comprising in Survey No.1/3 in Nazrathpet Village, Poonamallee Taluk, Thiruvallur District, and bounded on all sides by lands owned by the First Party and marked GREEN in the Plan annexed hereto and situate in the Sub-Registration District of Poonamallee and Registration District of Chingleput.

IN WITNESS WHEREOF, the Parties hereto have set their hands the day, month and year first above written in the presence of :

For THE SAMSKRIT EDUCATION SOCIETY,



(G. SITHARAMAN)
SECRETARY AND TREASURER
FIRST PARTY

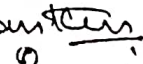
For JAYAMATHA CHARITABLE TRUST,


(S. BALAJI)
EXECUTIVE TRUSTEE
SECOND PARTY

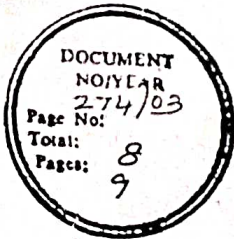
Witnesses:

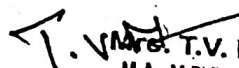
(1) 
(D. RAMAMURTHY)


(2) 
S/o R. Sivaraj, M.A.

Drafted by: 

N. BAVANANTHAN
D.W.L.C. No: A/1567/99 CH (S)
POONAMALLEE, CHENNAI-56.




T.V. MANAMALLI
M.A., M.Phil., MCA., M.Ph.D., M.Ed.,
PRINCIPAL
JAYA JAYA SANKARA INTERNATIONAL SCHOOL
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பள்ளி செயலர்
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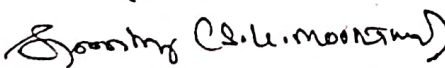

(G. SITHARAMAN)
SECRETARY AND TREASURER
FIRST PARTY

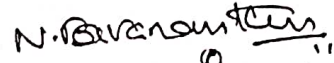
For JAYAMATHA CHARITABLE TRUST..

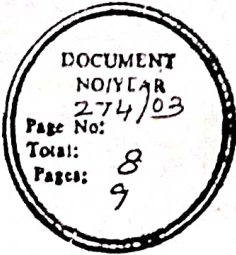

(G. BALAJI)
EXECUTIVE TRUSTEE
SECOND PARTY


Witnesses:

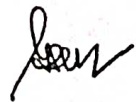
(1)  s/o. Sankara. Kavalday. C.B.S.2
(D. RAMAMURTHY)

(2)  s/o R. Sankar. M.B.S.2

Drafted by: 
N. BAVANANTHAN
D.W.L.C. No: A/1567/99 CH (S)
POONAMALLEE, CHENNAI-56.




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