

19102

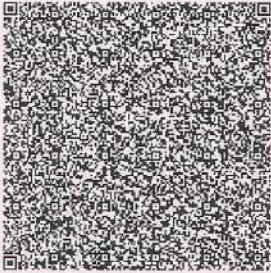


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Puducherry

e-Stamp

Certificate No. : IN-PY07541188348345N
Certificate Issued Date : 21-Sep-2015 05:21 PM
Account Reference : SHCIL (FI)/ pyshcil01/ VILLIANUR/ PY-PU
Unique Doc. Reference : SUBIN-PYPYSHCIL0111041640869352N
Purchased by : FAROUK EDUCATIONAL TRUST
Description of Document : Article 35 Lease-more than one year
Property Description : KURUMBAPET REVENUE VILLAGE, R.S.NO.140/4, EXT-34 ARE.
Consideration Price (Rs.) : 0
(Zero) ✓
First Party : MOHAMED FAROUK
Second Party : FAROUK EDUCATIONAL TRUST
Stamp Duty Paid By : FAROUK EDUCATIONAL TRUST
Stamp Duty Amount(Rs.) : 4,600 ✓
(Four Thousand Six Hundred only)



-----Please write or type below this line-----

Mohamed Farouk

Mohamed Farouk

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WN 0002493431

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LEASE DEED

Period of Lease: 90 Years

THIS DEED OF LEASE is made at Pondicherry on this the 21st day of September, Two thousand and Fifteen (21.09.2015) by:

Thiru. B. MOHAMED FAROUK, son of Bacheer Ahmed, residing at No. 22, Nadutheru, Sulthanpet, Villianur Commue, Puducherry-605 110. (hereinafter called THE LESSOR which term shall mean and include his successors-in-office, legal heirs, legal representatives, executors, administrators etc.);

UNTO AND IN FAVOUR OF M/s. FAROUK EDUCATIONAL TRUST, having its registered office at No.22, Middle Street, Sulthanpet, Villianur, Pondicherry-605 110 represented by its Chairman **Thiru. B. MOHAMED FAROUK**, son of Bacheer Ahmed, residing at No. 22, Middle Street, Sulthanpet, Villianur, Pondicherry-605 110 (herein after called THE LESSEE which term shall mean and include his legal heirs, legal representatives, successors-in-office, executors, administrators and assigns etc.,)

WHEREAS the Lessor is the absolute Lessor of the schedule mentioned property by virtue of Lease Deed Registered as **Document No.2388/2006** in **Book No.1, Volume 1248, Pages 73 to 79, dated 22.05.2006** and file on the Sub Registrar of Villianur.

AND WHEREAS, the lessee herein approached the lessor for taking on Sub lease of the schedule mentioned property for a period of ninety years for all or any of the purposes mentioned in the trust deed namely Farouk Educational Trust Deed;

LESSOR

Mohamed Farouk

LESSEE

Mohamed Farouk

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NOW THEREFORE BY THESE PRESENTS the lessor herein has agreed to grant to the lessee herein a lease in respect of the scheduled property for a term of ninety years in the manner hereinafter appearing:

NOW THIS DEED WITNESSETH THAT:

In consideration of the premium amounting to Rs.50,000/- (Rupees Fifty Thousand only) received by the lessor from the lessee by way of cash hereby acknowledge and admit and without reserving any rent, the lessor hereby demises unto to the lessee all that parcel of dry land described in the schedule hereunder with all its advantages, rights and easements attached thereto TO HOLD the said schedule property hereby demised unto the lessee for a term of ninety-nine years commencing from this day onwards 21.09.2015 on the following terms and conditions, which is mutually agreed by both the lessor and lessee:

1. That the lessee shall and may peaceably and quietly hold, possess and enjoy the said demised land during the said term of ninety-nine years commencing from this day on which the lessee came into possession, without any interruption or disturbance by the lessor or any person claiming under or his successor-in-office or his legal heirs on behalf of the lessor and more over The Lessor assures that there is no encumbrance like any lies, charges, mortgage etc, over the property nor he has deposited the lies deeds to any financial institution including any bank by creating any equitable mortgage. There is no about attachment, land acquisition Proceedings. Urban land ceiling proceedings are pending. No litigation is pending in any manner.

2. That the lessor has handed over the peaceful possession of the demised land to the lessee on this date (21.09.2015) and put the lessee in possession.

LESSOR

LESSEE

[Handwritten signature of Lessor]

[Handwritten signature of Lessee]

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3. As the lessee has paid the entire premium to the lessor on this day itself in advance, at the rate of Rs.10,000/- per annum, the lessee is not required to pay any rent, monthly or annual for the above lease throughout the period of ninety years of lease.

4. That the lessee shall have the right to construct building/buildings of any nature, compound wall and other structures either temporary or permanent in the demised land for purpose of running educational institutions or for any other purpose and / or activities as permitted by the trust.

5. The lessee is entitled to get necessary approval/permission for running educational institutions in the demised lands or from the Town planning Department/ Municipal/other authorities of the Government in his name for construction of the buildings etc., in the demised land.

6. That the lessee shall have the right to get electricity, water and telephone connections in his name and to furnish with other amenities in the buildings etc., so constructed in the demised land and to do / carryout all such activities and things that are necessary for the beneficial enjoyment of the demised land.

7. That the lessee shall have the right to transfer his lease hold rights in the demised land to third parties either by sub-lease or otherwise.

8. That the lessee shall pay all the taxes regarding the demised land during the period of lease.

9. That on the expiry on the lease the parties may renew the lease on the terms and conditions that may then be mutually agreed upon and until such renewal the lessee may hold over possession of the demised land.

LESSOR

LESSEE

[Handwritten signature]

[Handwritten signature]

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10. That the lessee shall in the expiry of the lease and if the lease is not renewed subsequent thereto deliver possession of the demised land to the lessor in which case the lessee shall leave the structures, fixtures and buildings etc., in the demised land and the lessor shall pay the market value then prevailing, after deducting the depreciation etc., of the structures, fixtures and buildings etc., in the demised land to the lessee.

11. That the lessor or the lessee shall not revoke or cancel this lease at any point of time during the period of ninety years of lease.

IN WITNESS WHEREOF the lessor and lessee have set their hands on the day, month and year above written at Pondicherry.

SCHEDULE OF PROPERTY

Puducherry Registration District, Villianur Sub-Registration District, Villianur Commune panchayat limit, Village **No.33, Kurumbapet** Revenue Village, Comprised in **Re-survey No.140/4, Cadastre No.230** having an extent **34 Are 00 Chandiar dry land.**

Boundaries: North by: 135, 159/1, South by: 140/6, West by: 140/3, East by: 158/1.

LESSOR

LESSEE

Mohamed Khud

Mohamed Khud

Witness:

1. *A.N. Thirugnana Sambandan*

(A.N. THIRUGNANA SAMBANDAN) S/o. Natarajan,
No.17, Kulathu Mettu Street, Puducherry.
(D.L.No.TN21 19890000316)

2. *Aridevan*

(ARIDEVAN) S/o. Balakrishnan, No.1, A.P.J. Kalam
Street, Valarpirai Nagar, Sulhanpet, Puducherry.
(Pan No.AEPPA0877K)

**This document is prepared by: S. SELVAKUMAR, Document Writer,
Reg.No.474/2007, No.29. G.K. Moopnar Complex, Villianur.**

S. Selvakumar

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153075
Lease deed
 19102 / Bk. I
 21/09/15
 6 to 7 PM. by notary

Presented in the office of the
 Sub Registrar of Villianur with the
 Photographs & Fingerprints affixed
 and the fee of Rs. 1047 paid between
 the hours of 6:00 and 7:00 PM
 on the 21st September 2015

PAN No: AACPF8732A



M. Mohamed Farouk



M/s. FAROUK EDUCATIONAL TRUST,
 C/o. Thiru. B. Mohamed Farouk,
 No. 22, Middle Street,
 Sulthanpet, Villianur,
 Pondicherry-605 110.

946 ✓
 100 ✓
 1047 ✓

EXECUTION ADMITTED BY

PAN No: AACPF8732A



M. Mohamed Farouk



B. MOHAMED FAROUK,
 S/o. Bacheer Ahmed,
 No.22, Nadutheru,
 Sulthanpet,
 Villianur Commune,
 Puducherry-605 110.

IDENTIFIED BY

1. A. N. Thirugnana Sambandan



(A.N. THIRUGNANA SAMBANDAN) S/o. Natarajan,
 No.17, Kulathu Mettu Street, Puducherry.
 (D.L.No.TN21 19890000316)

2. Aridevan



(ARIDEVAN) S/o. Balakrishnan, No.1, A.P.J. Kalam
 Street, Valarpirai Nagar, Sulhanpet, Puducherry.
 (Pan No.AEEPA0877K)

21st September 2015

[Signature]
 SUB-REGISTRAR
 VILLIANUR

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[Signature]
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Registered as No. 19102 of 2015 Book-1
 Date 21st Sept 2015
[Signature]
 Sub-Registrar, Villianur

