

P69/2016. 2545/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

22304  
1-8-2016

St Joseph International  
School  
Soolamali

6300 / D.N. T 443767

**B.N. MUNIRAJ**  
S.V.Lc: 7353/83  
Krishnagiri, Tamilnadu

LEASE DEED

THIS LEASE DEED is made and executed on this 12<sup>th</sup> day of August, 2016 at Bargur between

Mr.B.CHANDRABOSE [D.L.No.TN29Y19910000063 & Cell No.9952235784], Son of D.BenjaminDominic, residing at No.3/5, 1<sup>st</sup> Cross Street, Old Krishnagiri Road, Hosur Town & Taluk, Krishnagiri District. Hereinafter referred to the LESSOR on the First Part.

LESSEE

*[Handwritten signature]*

*Vijaya Prank  
Chennai base*

LESSOR

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

*[Handwritten signature]*  
Managing Trustee

DOCUMENT  
No: 2545/2016  
Page No: 1  
Total Pages no: 19

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Preetny Dominguez

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU

₹ 1000 / AD 886982

22305

St Joseph International

**B.N. MUNIRAJ**

S.V.Lc: 7353/83

Krishnagiri, Tamilnadu

1-8-2016

Soolamalai

School

AND

"St. JOSEPH'S INTERNATIONAL SCHOOL" situated at Soolamalai Bus Stop, Anchoor Post, Bargur Taluk, Krishnagiri District, Tamilnadu, Run by / Managed by "VINNARASI EDUCATIONAL AND SOCIAL SERVICE TRUST" respresented by its Managing Trustee, **Mrs.C.LOURDUMARY** [Dl.No.F/TN/24Z/001576/2005] Wife of **Mr.B.CHANDRABOSE**, and vide as resolution dated.14.12.2015 has given Power of signing authority to . .

- 1.**C.VINARASI** [Dl.No.TN24 20150002297] (Joint Secretary) D/o.B.Chandrabose,
- 2.**C.PREETHY DOMINIQUE** [Passport No.M3287565] (Treasurer) D/o.B.Chandrabose

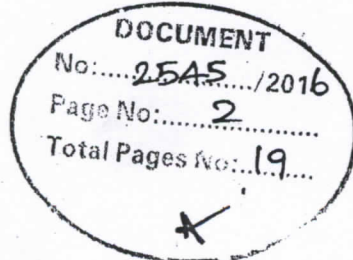
The above all are residing at No.3/5, 1<sup>st</sup> Cross Street, Old Krishnagiri Road, Hosur Town & Taluk, Krishnagiri District. Hereinafter referred to the **LESSEE** of the Second Part.

**LESSEE**

**LESSOR**

For **VINARASI EDUCATIONAL & SOCIAL SERVICE TRUST**

*E. J. J.*  
Managing Trustee

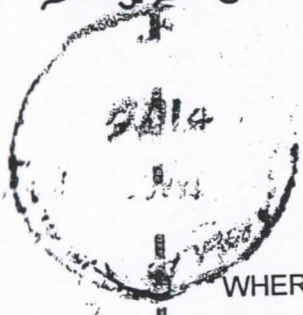


*Prathy*  
**Prathy Dominique**



தமிழ்நாடு தமில்நாடு TAMILNADU

AB 797757  
D.N.



22306  
1.8.2016

St Joseph International  
School  
Soolamalai

**B.N. MUNIRAJ**  
S.V.Lc: 7353/83  
Krishnagiri, Tamilnadu

. 3 .

WHEREAS the LESSOR, is the absolute owners of the land and possessor of the  
Deeds Vide as Document Nos.2481/2013, 2497/2013, 3011/2013, 1274/2014, 2015/2016 of  
Book 1 registered in the office of the Sub-Registrar of Bargur and lease deed to an extent of  
2.85 Acres and Situated at Soolamalai Bus Stop, Anchoor Post, Bargur Taluk, Krishnagiri  
District, Tamilnadu Under registered document described in the schedule property vide  
Document Nos Total Extent acres 2.85 cents or 15580.40 sq mts or 167706.03 sq feet.

LESSEE

LESSOR

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST  
Managing Trustee

*Handwritten signature*  
Pretty Dominguez

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Page No:.....3.....  
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தமிழ்நாடு தமில்நாடு TAMILNADU

100/ BA 673439

22307  
1.8.2016

St Joseph International School  
Seokamai

B.N. MUNIRAJ  
S.V.Lc: 7353/83  
Krishnagiri, Tamilnadu

. 4 .

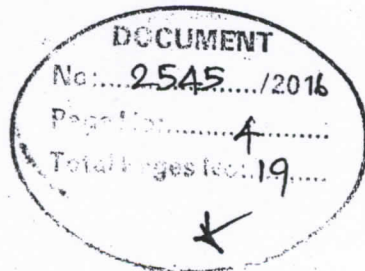
WHEREAS the Lessor after purchasing the land under the said documents developed the entire extent of the land, get lease the building and formed playground for the purpose of running school.

WHEREAS the Lessor has offered to let out the items mentioned in schedule for a long Lease of 35 years (01.06.2016 to 31.05.2051) to the lessee for the purpose of running educational institutions on the terms and conditions mentioned under this Lease Deed.

LESSEE

LESSOR

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST  
Managing Trustee



Handwritten signature: Preetly Dominguez



தமிழ்நாடு தமில்நாடு TAMILNADU

6100 BA 673440

22308

St Joseph International School

B.N. MUNIRAJ

Soolamali

S.V.Lc: 7353/83  
Krishnagiri, Tamilnadu

1.8.2016

.5.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

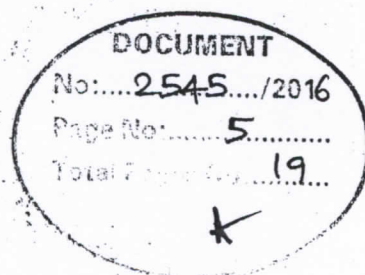
1. The Lessee to pay an amount of Rs.4000/- (Four Thousand) which is payable every year.
2. The Lessee pays No advance payment.
3. The Lessor has already delivered the physical possession of the schedule of property to the Lessee in the month of 01.06.2016 and the Lessee since then been in physical possession and enjoyment of the scheduled property.

LESSEE

LESSOR

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

Managing Trustee



Handwritten signature: Preetly Dominguez



தமிழ்நாடு தமில்நாடு TAMILNADU

6100 / BA 673441

St Joseph International School  
Soolamabai

B.N. MUNIKAAJ  
S.V.Lc: 7353/83  
Krishnagiri, Tamilnadu

22309  
1.8.2016

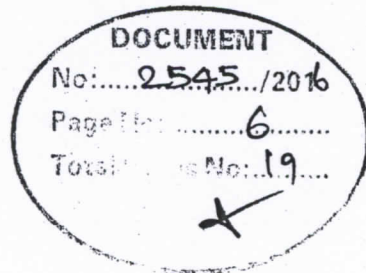
. 6 .

4. Lessee hereby agreed to bear all the electricity, water charges and other taxes and revenues payable to the concerned authorities and handover the receipts to the Lessor as and when it makes the payments.
5. The Lessor hereby undertakes to keep the Schedule properties in good and habitable conditions during the tenure of the lease and Lessee agreed to allow the Lessor or its agents, representatives etc., to inspect the schedule premises at the reasonable time without hindrance or inconvenience to the Lessee to run the institutions by giving prior notice.

LESSEE

LESSOR

*[Handwritten signature]*



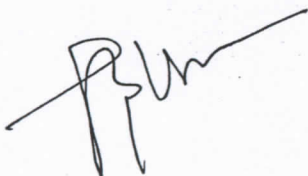
For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

*[Handwritten signature]*  
Managing Trustee

*[Handwritten signature]*  
Preethy Dominguez

6. It is mutually agreed by both the parties that the Lessee shall have no objection in case if the Lessor mortgaged to secure loan from the public and private institutions such as nationalized banks, private banks, state financial corporation etc., the Lessee has no objection to give the scheduled property as security for taking loan for the purpose of development of its institutions for which the society was incorporated.
7. The Lessor while mortgaging or giving security of the schedule property of the third parties like banks, other institutions for obtaining loan for development of its institutions, the Lessor agreed not to cause any inconvenience or hindrance etc., to the Lessee for running institutions in the schedule property.
8. The Lessee agreed not to store or keep any explosive materials in the schedule premises if any undo things link bombing blasting, etc., occur either by the Lessee its agents, representatives, servants etc., or any third party like anti social elements etc., and any sort of damages or loss or caused either to the buildings or the schedule or open space, the Lessee shall be liable to pay the compensation against such damages and loss sustained by the Lessor.
9. The Lessees agreed to handover the schedule properties in the same conditions as it is at the time of expiry of lease period.
10. The Lessor agreed not to interfere with the day to day activities of running the institutions by the Lessee in any manner whatsoever for which the Lessee shall be liable to claim for the same.
11. The Lessee agreed not to claim any compensation for the building which is constructed during the tenure of the lease for expansion and development of educational institutions and other activities at the time of handing over the schedule properties after expiry of the lease period.

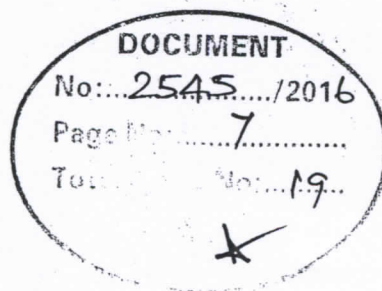
**LESSEE**

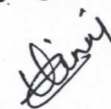


**LESSOR**

**For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST**

  
Managing Trustee



  
Pradyy Dominguez

12. The Lessee agreed not to store or keep any explosive materials in the schedule premises if any undo things link bombing, blasting, etc., occur either by the Lessee its agents, representatives, servants etc., or any third party like anti social elements etc., and any sort of damages or loss or caused either to the buildings or the schedule or open space, the Lessee shall be liable to pay the compensation against such damages and loss sustained by the Lessor.
13. The Lessor agreed not to interfere with the day to day activities of running the institutions by the Lessee in any manner whatsoever for which the Lessee shall be liable to claim for the same.
14. The Lessee agreed not to claim any compensation for the building which are constructed during the tenure of the lease for expansion and development of educational institutions and other activities at the time of handing over the schedule properties after expiry of the lease period.

### **SCHEDULE OF PROPERTY**

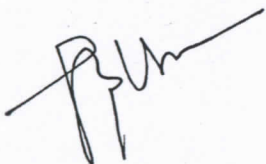
In **SENDARAPALLI** Village of Krishnagiri Taluk & District, attached to the Registration District of Krishnagiri and Sub Regn. District of **Bargur** and also attached to the Village Panchayat limits of **Anchoor** and union Council of Bargur.

**Sy.No:56/3F** Dry H.A.1.03.5 Asst.3.47 In this Present New Sub Division Survey No.56/3F5 Dry H.A.0.99.0 Asst.3.35 in this **Item No.1** bounded as follows:

EAST	:	Land of Murugan
WEST	:	Land of Govindan
NORTH	:	Land of Chinnapaiyan
SOUTH	:	Land of Govindan

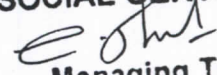
In this middle Agriculture Dry Acre.0.25 (Twenty Five Cents).

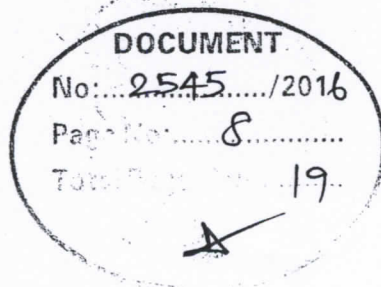
**LESSEE**

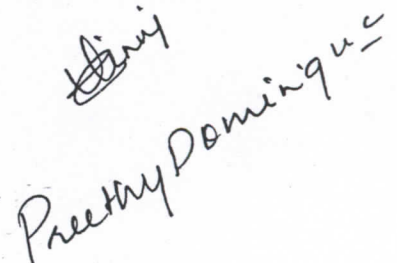


**LESSOR**

For **VINNARASI EDUCATIONAL & SOCIAL SERVICE TRUST**

  
Managing Trustee



  
Preetny Dominguez

**Item No.2** bounded as follows:

EAST : Land of Govindan  
 WEST : Land of Shankar  
 NORTH : Land of Govindan  
 SOUTH : Land of Govindan

In this middle Agriculture Dry Acre.0.19 (Ninety Cents) .

**Item No.3** bounded as follows:

EAST : Land of Raja  
 WEST : Land of Murugan  
 NORTH : Lands of Murugan, Shankar  
 SOUTH : Land of Raja

In this middle Agriculture Dry Acre.0.04 (Four Cents), With Well 1, and 5HP Pump Set Motor 1 with TNEB ( Sc.No.2) 1/3 share in this ½ share.

Sy.No:56/3F Dry H.A.1.03.5 Asst.3.47 In this Present New Sub Division Survey No.56/3F5 Dry H.A.0.99.0 Asst.3.35 in this **Item No.1** bounded as follows:

EAST : Land of Rajammal  
 WEST : Lands of Papiyammal, Ponnusamy  
 NORTH : Lands of Raja, Shankar, Murugan  
 SOUTH : Lands of Chinnapaiyan, Raja

In this middle Agriculture Dry Acre.0.38 (Thirty Eight Cents). ✓

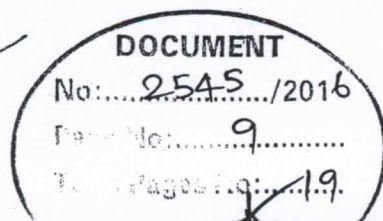
**Item No.2** bounded as follows:

EAST : Lands of Govindan, Rajammal  
 WEST : Land of Chinnapaiyan  
 NORTH : Lands of Govindan, Rajammal  
 SOUTH : Lands of Shankar, Murugan

In this middle Agriculture Dry Acre.0.03 (Four Cents) ✓

LESSEE

LESSOR



For VINNARASI EDUCATIONAL & SOCIAL SERVICE TRUST

Managing Trustee

**Item No.3** bounded as follows:

EAST : Land of Chandrabose  
WEST : Land of Govindan & channel  
NORTH : Land of Raja  
SOUTH : Lands of Chinnapaiyan

In this middle Agriculture Dry Acre.0.19 (Nineteen Cents) ✓

**Sy.No:56/3F** Dry H.A.1.03.5 Asst.3.47 In this Present New Sub Division Survey  
No.56/3F5 Dry H.A.0.99.0 Asst.3.35 in this bounded as follows:

EAST : Land of Lourdumary  
WEST : Land of Ponnusamy  
NORTH : Land of Govindan Present Chandra Bose  
SOUTH : Lands of Papiyammal and Ponnusamy

In this middle Agriculture Dry Acre.0.44 (Forty Four Cents).

**Sy.No:56/2B** Dry H.A.0.07.0 Asst.0.23 in this **Item No.1** bounded as follows:

EAST : Land of Raja  
WEST : Land of Chinnapaiyan  
NORTH : Land of Chinnapaiya  
SOUTH : Lands of Govindan

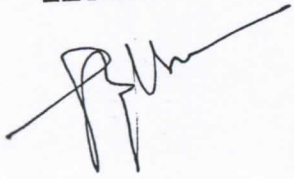
In this middle Agriculture Dry Acre.0.02 (Two Cents). ✗

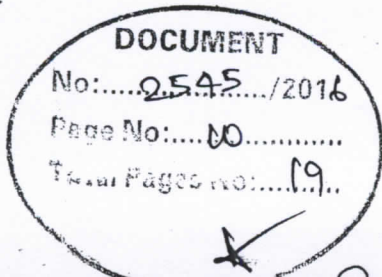
**Item No.2** bounded as follows:

EAST : Lands of Papiyammal and Ponnusamy  
WEST : Land of Kalavathi  
NORTH : Land of Kalavathi  
SOUTH : Lands of Shankar, Papiyammal

In this middle Agriculture Dry Acre.0.08 (Eight Cents). ✗

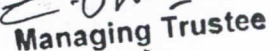
LESSEE





LESSOR

For VINNARAS EDUCATIONAL  
& SOCIAL SERVICE TRUST

  
Managing Trustee



**Sy.No:56/2D** Dry H.A.0.43.0 Asst.1.45 in this **Item No.1** bounded as follows:

- EAST : Land of Duraisamy
- WEST : Land of Papiyammal
- NORTH : Land of Shankar
- SOUTH : Lands of Rajammal

In this middle Agriculture **Dry Acre.0.36 (Thirty Six Cents).** 7

**Item No.2** bounded as follows:

- EAST : Lands of Raja, Shankar
- WEST : Lands of Raja & Va....
- NORTH : Land of Chinnapaiyan
- SOUTH : Lands of Raja, Papiyammal

In this middle Agriculture **Dry Acre.0.22 (Twenty Two Cents).** 7

**Sy.No:56/3F** Dry H.A.1.03.5 Asst.3.47 In this Present New Sub Division Survey No.56/3F5 Dry H.A.0.99.0 Asst.3.35 in this bounded as follows: **Item No.1**

- EAST : Lands of Shankar, Govindan
- WEST : Lands of Papiyammal, Kalavathi
- NORTH : Land of Papiyammal
- SOUTH : Lands of Kalavathi

In this middle Agriculture **Dry Acre.0.09 (Nine Cents).**

**Item No.2** bounded as follows:

- EAST : Land of Murugan
- WEST : Lands of Kalavathi Govindan
- NORTH : Land of Shankar
- SOUTH : Lands of Papiyammal

In this middle Agriculture **Dry Acre.0.10 (Ten Cents).**

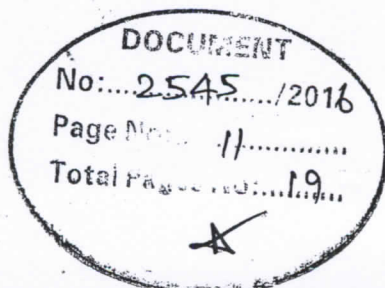
**LESSEE**

**LESSOR**

For VINNARASI EDUCATIONAL & SOCIAL SERVICE TRUST

Managing Trustee

Preetny Damin



**Item No.3** bounded as follows:

- EAST : 3 Feet Pathway
- WEST : Lands of Chinnapaiyan
- NORTH : NH
- SOUTH : Lands of Chandra Bose

In this middle Agriculture Dry Acre.0.05 (Five Cents).

**Item No.4** bounded as follows:

- EAST : Land of Raja
- WEST : Lands of Chandra Bose
- NORTH : Lands of Kannammal
- SOUTH : Land of Raja

In this middle Agriculture Dry Acre.0.04 Cents, with Well 1, and 5HP Pump Set Motor 1 with TNEB ( Sc.No.2) 1/3 share.

**Sy.No:56/3D** Dry H.A.0.56.5 Asst.1.92 in this bounded as follows:

- EAST : Land of Chandrabose
- WEST : Lands of Shankar, Chandrabose
- NORTH : Lands of Savithir, Sambath & Chandrabose.
- SOUTH : Lands of Ganesan & Ponnusamy Vagaiyara

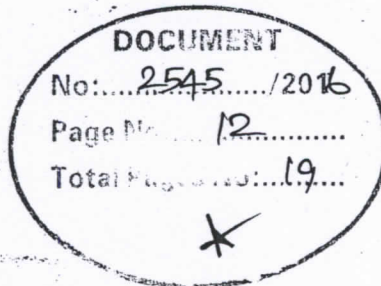
In this middle Agriculture Dry Acre.0.45 (Forty Five Cents)

**Altogether Total extent of Dry Acres 2.85 cents or 15580.40 sq mts or 167706.03 sq feet** covered under this Deed of Lease Agreement.

IN WITNESS WHEREOF the Parties have put their signature on the day, month and year aforementioned.

**LESSEE**

**LESSOR**



**For VINNARASI EDUCATIONAL & SOCIAL SERVICE TRUST**

Managing Trustee

**Witnesses:**

V. N. S/O M. Venkatesan, oldpet, Krishnagiri  
D/No 363, C

S/O Krishnan, Sivampatti (vill) (Pott), Krishnagiri (OT)

**Drafted by**

2545/2016

P69/2016/BK1

Presented in the Office of Sub Registrar of Bargur and fee of Rs. 1650 paid between hours of 2 and 3 on 12/08/2016 by

1 Left Thumb



Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



Additions As per the recitals of the document

2 Left Thumb



For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

Managing Trustee

Additions As per the recitals of the document



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Execution Admitted by

3 Left Thumb



*[Handwritten signature]*

Additions As per the recitals of the document

4 Left Thumb



*Preetly Dominique*

Additions As per the recitals of the document

Identified by

1 *M. Krishna*

Name : 1 M. Ravi Kumar S/o Chinnamunison, Karalicuttal

2 *Angela*

Name : 2 K. Anshayagow S/o Krishnan, Sivampally (vill) & (Post)

12th day of August 2016

*[Handwritten signature]*  
Sub Registrar  
Bargur

Registered as No. 2545 of  
2016 of Book-1  
Date: 19.8.2016 Sub-Registrar



DOCUMENT  
No.: 2545...../2016  
Page No.: 17  
Total Pages No.: 19





# VINNARASI

## EDUCATIONAL & SOCIAL SERVICE TRUST

3/5F, First Cross, Old Krishnagiri Road, HOSUR-635109.  
Office : 04344-241156, 243457, 242347, Cell : 9443341196  
Fax : 04344-244182, e-mail : vinnarasi\_ind@yahoo.com

①

Minutes of the meeting held on 14<sup>th</sup> December 2015 at Registered office No:3/5F, 1<sup>st</sup> Cross, Old Krishnagiri Road, Hoşur-635 109.

### Trustees Present:

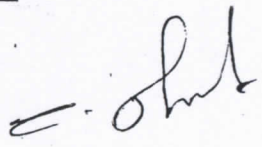
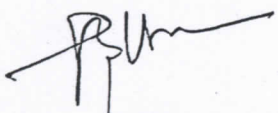
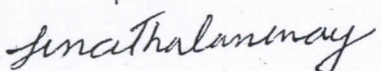
1. LOURDU MARY.C
2. CHANDRA BOSE.B
3. MATHALIN MARY.S

The Managing Trustees occupied the chair and the previous minutes of meeting was read and approved.

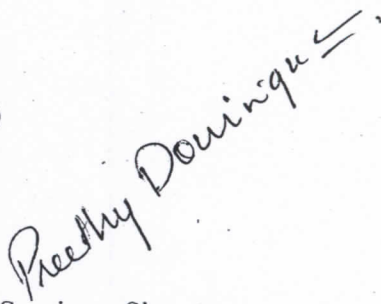
### Appointment of Trustee:

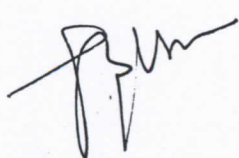
Resolved that Miss.C.VINNARASI D/O B.CHANDRA BOSE as a Trustee of our Trust and appointed as Joint Secretary of the Trust, and Miss.C. PREETHY DOMINIQUE D/O B.CHANDRABOSE Dominique as a Trustee of our Trust and appointed as Treasurer of our Trust, both residing at No:3/5F, 1<sup>st</sup> Cross, Old Krishnagiri Road, Hosur-635 109. The above trustees are powered to sign the documents related to St.Joseph's International School and further activities of Trust.

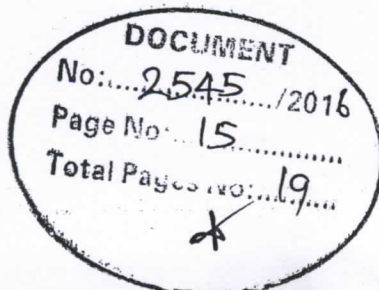
### Signatures :

1.  (LOURDU MARY.C)
2.  (CHANDRA BOSE.B)
3.  (MATHALIN MARY.S)

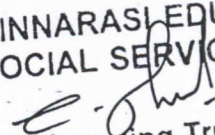
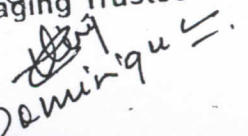
4.   
Specimen Signature  
(C.VINNARASI)

5.   
Specimen Signature  
(C. PREETHY DOMINIQUE)





For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

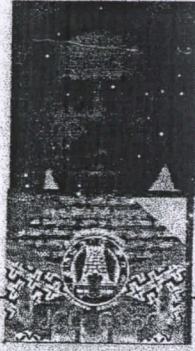
  
Managing Trustee  


India Driving Licence(Tamilnadu)

Form 7

DOI 22/01/1991

No. : TN29Y19910000063  
Name : CHANDRA BOSE B  
W of : BENJAMIN DOMINSE  
Address : KRISHNAGIRI ROAD  
MURTKRISHNAGIRI DT 635109  
p. Addr :



D.O.B : 24/07/1963 B.G. :

Remarks:

End.No. : TN70 /RDL/0002709/2013 24/07/2013 11:10:00 AM

Licensed to drive throughout India, vehicles of the following descriptions  
M/CYCL.WG 22/01/1991 TN29Y LMV 22/01/1991 TN29Y

Non-Transport Veh. Valid upto 23/07/2018  
Prev.DL.Exp.Date - Nt. : 23/07/2013



*[Signature]*  
Signature L.T.I  
of the Holder

Asst.Licensing Authority  
RTO, HOSUR

India Driving Licence(Tamilnadu)

Form 7

DOI 28/04/2015

No. : TN24 20150002297  
Name : VINNARASI C  
W of : CHANDRABOSE B



Address : CROSS  
KRISHNAGIRI ROAD  
MURTKRISHNAGIRI-DT  
Address : RAM DRIVING SCHOOL  
19/08/1992 B.G. :

Remarks:

Licensed to drive throughout India, vehicles of the following descriptions  
M/CYCL.WOG 28/04/2015 TN24 LMV 28/04/2015 TN24

Non-Transport Veh. Valid upto 27/04/2035



*[Signature]*  
Signature L.T.I  
of the Holder

Asst.Licensing Authority  
RTO, KRISHNAGIRI - 635004  
28/4/15

*[Handwritten signature]*

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

*[Signature]*  
Managing Trustee

*[Signature]*  
Preethy Dominiqu

DOCUMENT  
No. : 2545 / 2016  
Page No. : 16  
Total Pages No. : 19  
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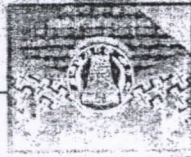


India Driving Licence (Tamilnadu)

Form - 7

D.O.I. 31/03/2005

D.L. No : F/TN/24Z/001576/2005  
Name : LOURDU MARY C  
S/D/W of: B CHANDRA BOSS  
Address :  
M/S VINNA RASI INDUSTRIES  
NO.3/5F 1-ST CROSS OLD-  
KRISHNAGIRI RD,HOUSR-TK  
KRISHNAGIRI-DT-635109.  
D.O.B. : 30/10/1973 B.G.:



Endorsement 1 2 3 4 5

Oral DL No. 1576/TN24Z/2005  
Licensed to drive throughout India, vehicles of the  
following description and valid upto 29-10-2015  
M.V. No. 07/2005 TN24Z M. No. 07/2005 TN24Z

*[Signature]*  
Signature of the Holder

*[Signature]* 31/3/05  
Asst. Licensing Authority  
Hosur

*[Handwritten signature]*

For VINNARASI EDUCATIONAL  
& SOCIAL SERVICE TRUST

*[Signature]*  
Managing Trustee

*[Signature]*  
Preetthy Dominguez

DOCUMENT  
No: 2545 / 2016  
Page No: 17  
Total Pages No: 19  
\*



Government of Tamil Nadu

Registration Department

Acknowledgement



Reference Details

SRO Name	Bargur
Application No.	S01CHA1DB201608120002563
Transaction No.	REG20160812003978
Transaction Date	12/08/2016

Application Details

Applicant Name	Chandrabose
Service Type	Document Registration (New) in SRO
Registration Fee	1600.00
IP Camera Fee	50.00

Payment Details

Name Of the Bank	SBI
Bank Ref. No.	IKC0926321
Payment Mode	Online
Amount Paid	Rs.1650.00
Payment Date	12/08/2016

Printed On :12/08/2016 1.36 PM

