

R.Dis: 1495/2023/B1
Date: 20.04.2023

Taluk Office
Pallavaram

CERTIFICATE OF LAND

Certified that the land measuring **4634.28** Square meters is owned by the **P E S CHARITABLE TRUST** by way of Trust Deed / Sale deed.

It is further certified that owner of the land has leased the said land to **DAV SARADA EASHWAR VIDYALAYA** fully described in the schedule mentioned hereinafter with the following details for a period of **30** years from **10.03.2023** to **10.03.2053**.

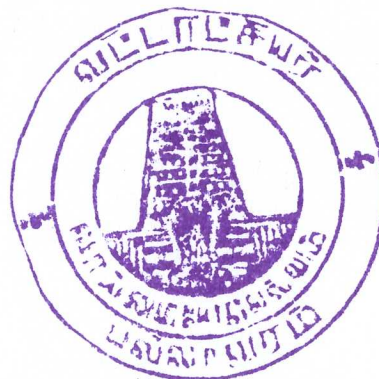
SL	Particulars	Details
1	Survey No.	46/1, 47/28/4, 47/2B/3, 47/2B4, 47/2B/4.
2	Name of street/village, Sub Division, District and State.	Buddhar Street, Pozhichalur, Chengalpet, Tamilnadu – 600 074.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **DAV SARADA EASHWAR VIDYALAYA**, Buddhar Street, Pozhichalur, Chennai – 600 074. Run by name of **P E S CHARITABLE TRUST** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **4634.28** Square meters situated in no.6/318, O.No.4/24, Survey No. 46/1, 47/28/4, 47/2B/3, 47/2B4, 47/2B/4, at Buddhar Street, Pozhichalur, Chennai – 600 074 and bounded as follows:

- North** : Property belonging to Survey No.47/24, Plot Nos.20, 21, 22.
South : Common Road, Plot Nos.2 and 3.
East : Property belonging to Survey No.47/24, Plots 6 and 5, Plot No.7, Plot No.4.
West : Plot no.7 and 4, Plots 8 and 3, Plot No.10, Plot No.1, S.No.42/2A, Plot No.17, Land reserved for a park.



[Handwritten Signature]
Tahsildar
Pallavaram

SCANNED

BKP/4667/2023

கனம் பக்க

TP/151145043/2023



கமீட்டி நாடு தமிழ்நாடு TAMILNADU

AM 181268

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

J. HARI KRISHNAN
STAMP VENDOR
No.57, Thiruneermalai Roa
Moovendar Nagar, Pammal, Ch.
L.No. 1347 B2 CH(S) / 2021
Date: 26-02-2021

LEASE AGREEMENT

This deed of lease executed at Chennai on this **31st day of May 2023**, between **P E S Charitable Trust**, a trust constituted in 1998 under the Indian Trust Act having its office at Old No.29, New No.4, Thiruvengadam Street, West Mambalam, Chennai-600 033, represented by its Trustee **Mr.P.S.Shekar**, (**PAN:AASPS4049M & Aadhaar No.9880 8109 1516**) hereinafter referred to as the "**LESSOR**" which expression shall mean and include the said lessor or its Trustee or the Successors in interest or office of the trust or trustees as the case may be, administrators and assigns and legal representatives of the trust on the one part to and in favour of **DAV SARADA EASHWAR VIDYALAYA** at Old No.4/24, New No.6/318, Buddhar Street, Near Kalliamman Koil, Ambedkar Nagar, Pozhichalur, Chennai-600 074, a central board of secondary education School established by the Managing Trustee of P E S Charitable Trust, represented by its **Principal Smt.V.RADHA (PAN:BVDPR5801B & Aadhaar No.7295 3747 6384)** hereinafter referred to as the "**LESSEE**" which expression shall mean and include the said lessee its successors in interest, assigns administrators, and executors, on the other part is as follows :

V Radha

PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA

No:6/318, Buddhar Street, Ambedkar Nagar,
Pozhichalur Chennai-600 074.

PES CHARITABLE TRUST

(Signature)

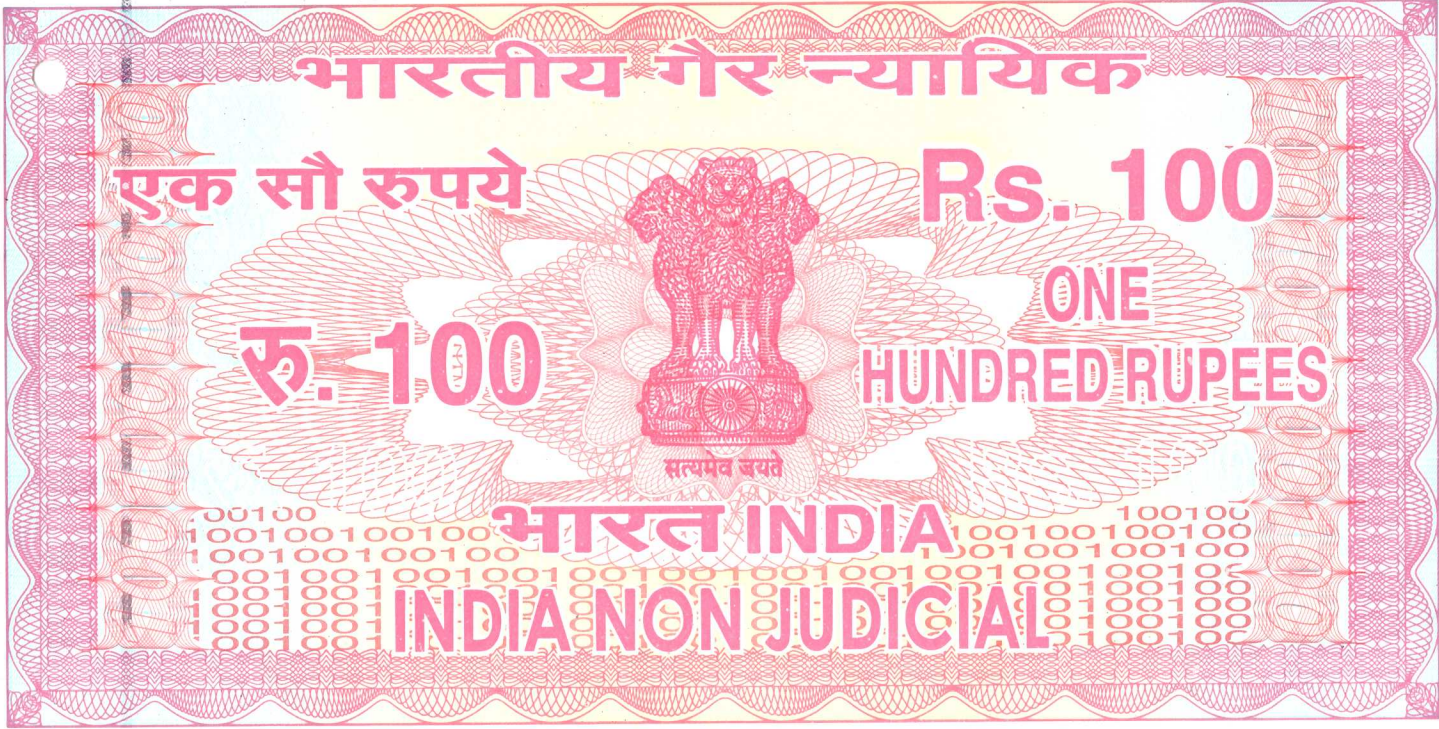
Trustee

Document No 4667 of 2023 of Book
Contains 34 Sheets / 2 Sheets

Registering Office

2019

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தமிழ்நாடு தமில்நாடு TAMILNADU

CY 859509



30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

..2..

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
L.No. 1347 B2 CH(S) / 2021 - 29.
Date: 26-02-2021

Whereas the land measuring an area of 49883 Sq.ft., (20 Grounds and 1876 sq.ft) more fully described in schedule 1 to 12 below is in possession and enjoyment of the Lessor having obtained the same through a memorandum executed by 12 previous owners of the Schedule mentioned lands on 10.09.1999 abandoning all their rights in favour of P E S Charitable Trust for the use by it for educational and charitable purpose.

Whereas the lessor, running and managing the central board of secondary education School, **DAV SARADA EASHWAR VIDYALAYA**, had applied for extension of recognition of the educational institution by the office of the education department of Government of Tamil Nadu. As a pre-condition for granting recognition, the educational institution shall possess the Land in its name or shall have lease hold rights of the land for **30 years**. To meet the requirement of holding lease hold rights of the land by **DAV SARADA EASHWAR VIDYALAYA**, it is decided by both the parties to enter into this agreement.

V. R. R. R.
PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA

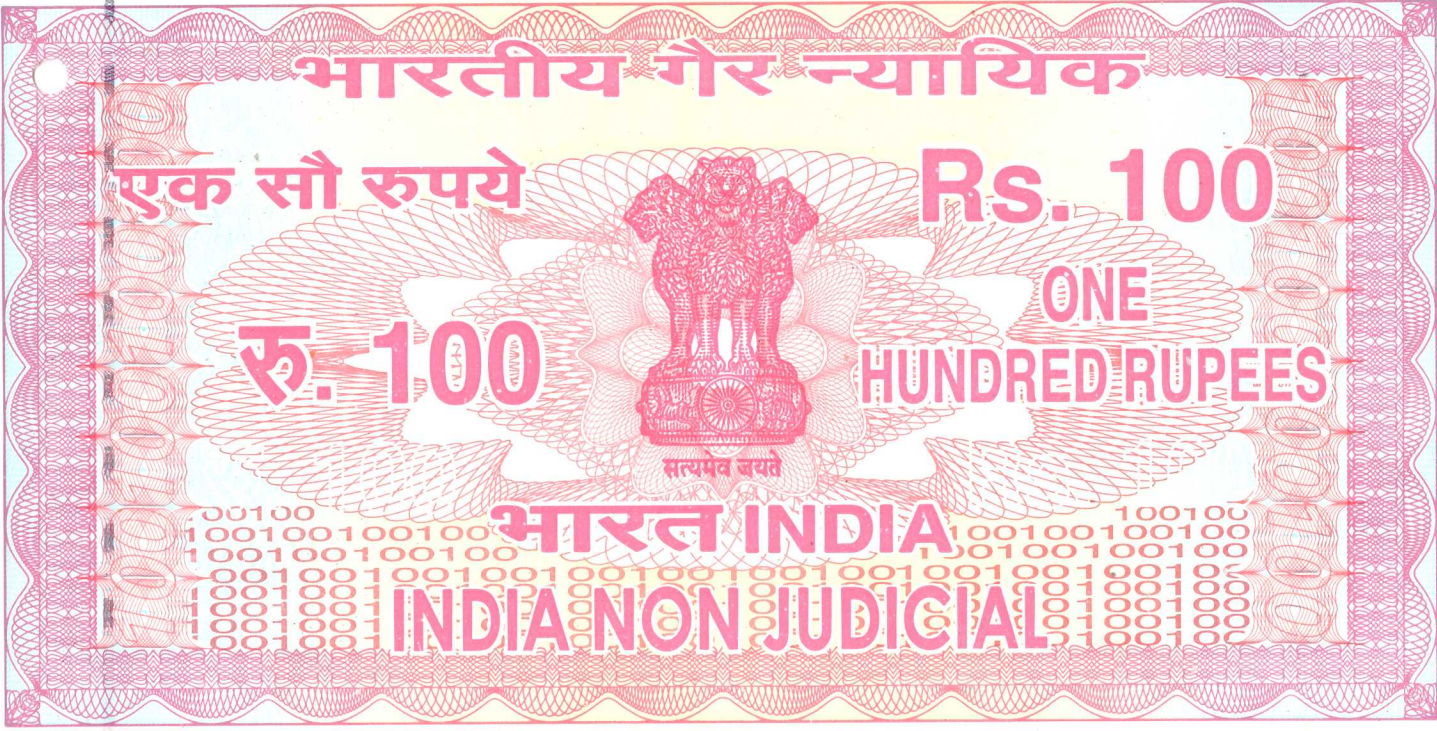
No:6/118, Buddar Street, Ambedkar Nagar,
Chennai-600 074

PES CHARITABLE TRUST

Trustee

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Register office





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30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

CY 859510

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
L.No.. 1347 B2, CH(S)/2021-19.
Date: 26-02-2021

..3..

Now this indenture of Lease Witnesseth that in pursuance of the above said covenants the Lessor hereby lease and grant possession of the lands fully described in the schedule 1 to 12 mentioned below on the following terms and conditions.

1. The lease shall commence from **10.03.2023** and shall remain valid for **30 Years (from 10.03.2023 to 10.03.2053)**.
2. The lease rent shall be **Rs.1000/-** (Rupees One Thousand only) **per month** throughout the lease period.
3. The lessee is permitted to use the premises only for educational purposes and activities connected with the educational institution.
4. The lessee shall not sublet the land or part thereof to any others.
5. The lessee is permitted to construct superstructure in the premises for its expansion purpose and obtain permission from the Corporation of Chennai or the local bodies for electricity and water connections.
6. All service charges such as electricity, water sewage and other services shall be Paid directly to the appropriate authorities by the lessee.

V. Raghava
PRINCIPAL

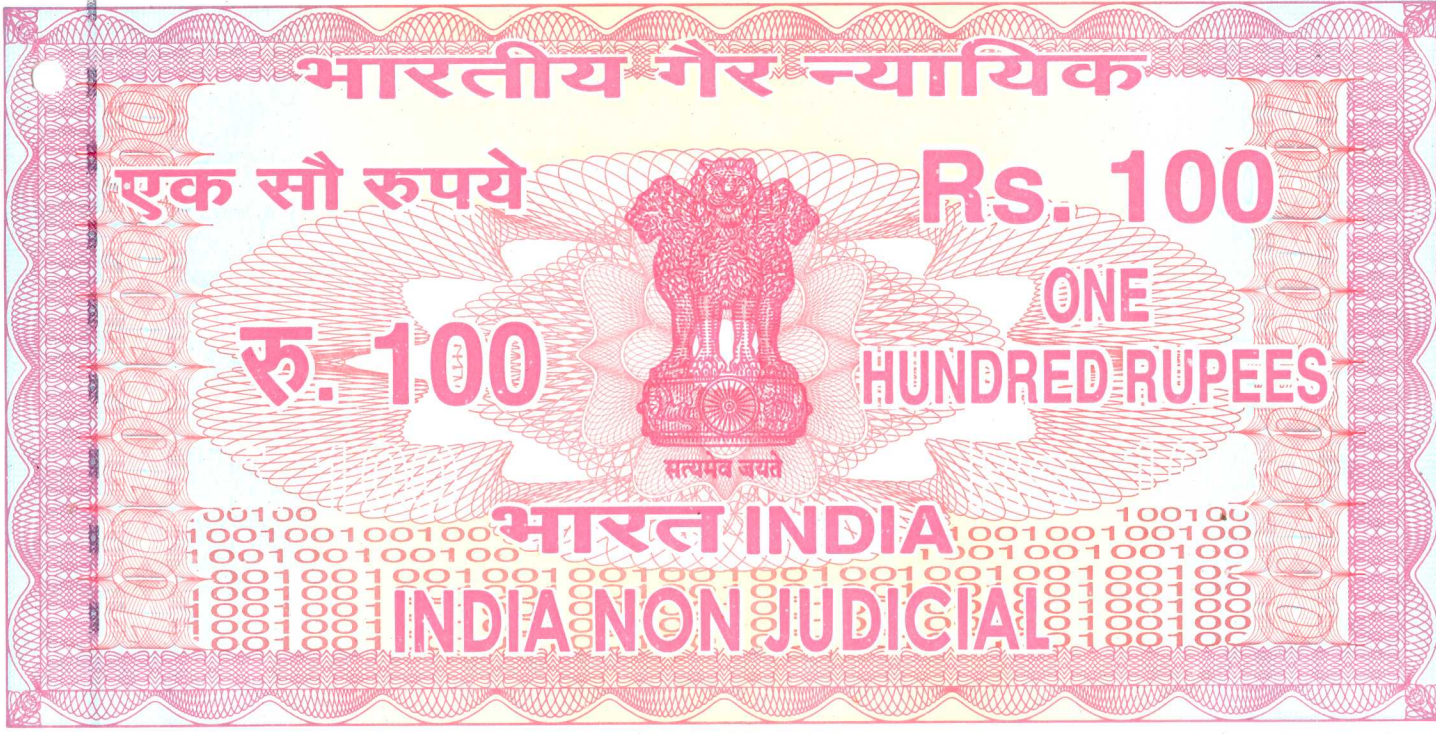
PES CHARITABLE TRUST

DAV SARADA EASHWAR VIDYALAYA

No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

Trustee

Document No. 4667 of 2023 of Bco1
1 Contains 34 Sheets 3 Sheets
Registering officer



தமிழ்நாடு தமில்நாடு TAMILNADU

CY 859511

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovenda Nagar, Pammal, Ch-73.
/No.. 1347 B2 /CH(S) /2021 - 26.
Date: 26-02-2021

..4..

7. The Lessor agrees to give such letters of consent and sign such applications or other papers as may be needed by the lessee for effectively carrying out its activities for which execution of documents by lessor is necessary.
8. They Lessor permits free ingress and egress to and out of the demised land by all persons who had dealing with the lessee.
9. On termination of the lease and its renewal if any the lessee shall surrender peaceful possession of the land to the lessor.
10. Any dispute arising out of this lease agreement the parties shall settle the issues and seek reliefs from appropriate forums.

V. R. S. S.
PRINCIPAL

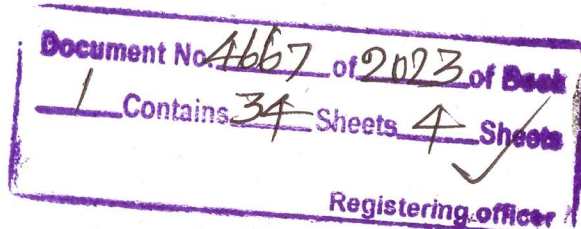
DAV SARADA EASHWAR VIDYALAYA

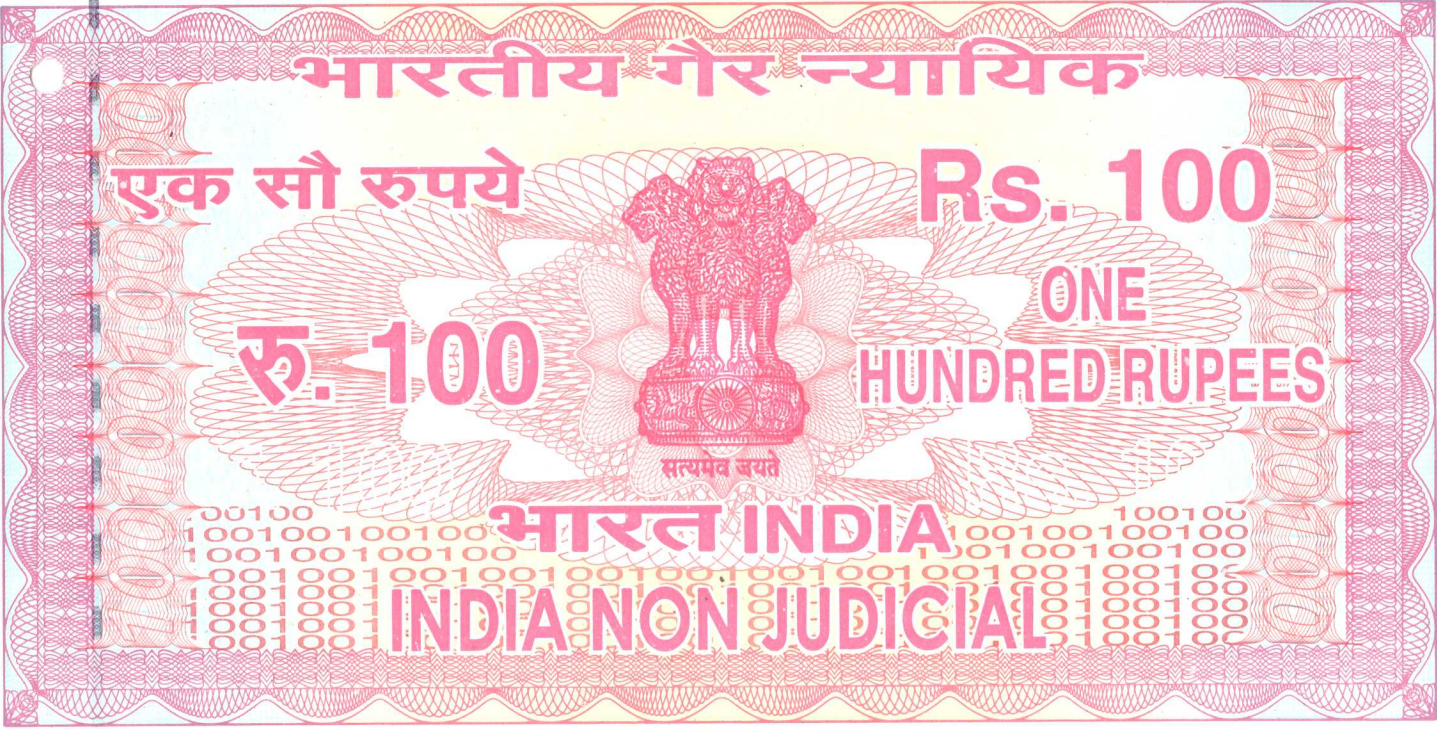
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

PES CHARITABLE TRUST

J. Hari Krishnan

Trustee





தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 859512

30/05/23

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

..5..

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-72
(No.. 1347 B2 CH(S) / 2021 - 22
Date: 26-02-2021

SCHEDULE OF PROPERTY

SCHEDULE 1 (Sale Deed Doc.No.3888/1983)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **being Plot Nos.5 and 6 of an area of 2 grounds and 1061 Sq.ft.**, measuring on the North 64 ft on the South 26 ft, and on the West 130 ft. and on the East 136 ft. bounded on the North and South by the 20ft. Road, on the West by Plots 7 and 4 and on the East by the vacant land and plan attached hereto.

SCHEDULE 2 (Sale Deed Doc.No.3887/1983)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **being Plot No.4 & 7, of an area of 2 ground and 485 Sq.ft.**, bounded on the North and South by the 20 ft. common Road, on the West by Plots 8 and 3 and the East by Plots 6 and 5 measuring 42ft. on the North, 41 ft. on the South, 125 ft. on the West and 130 ft. on the East and plan attached hereto.

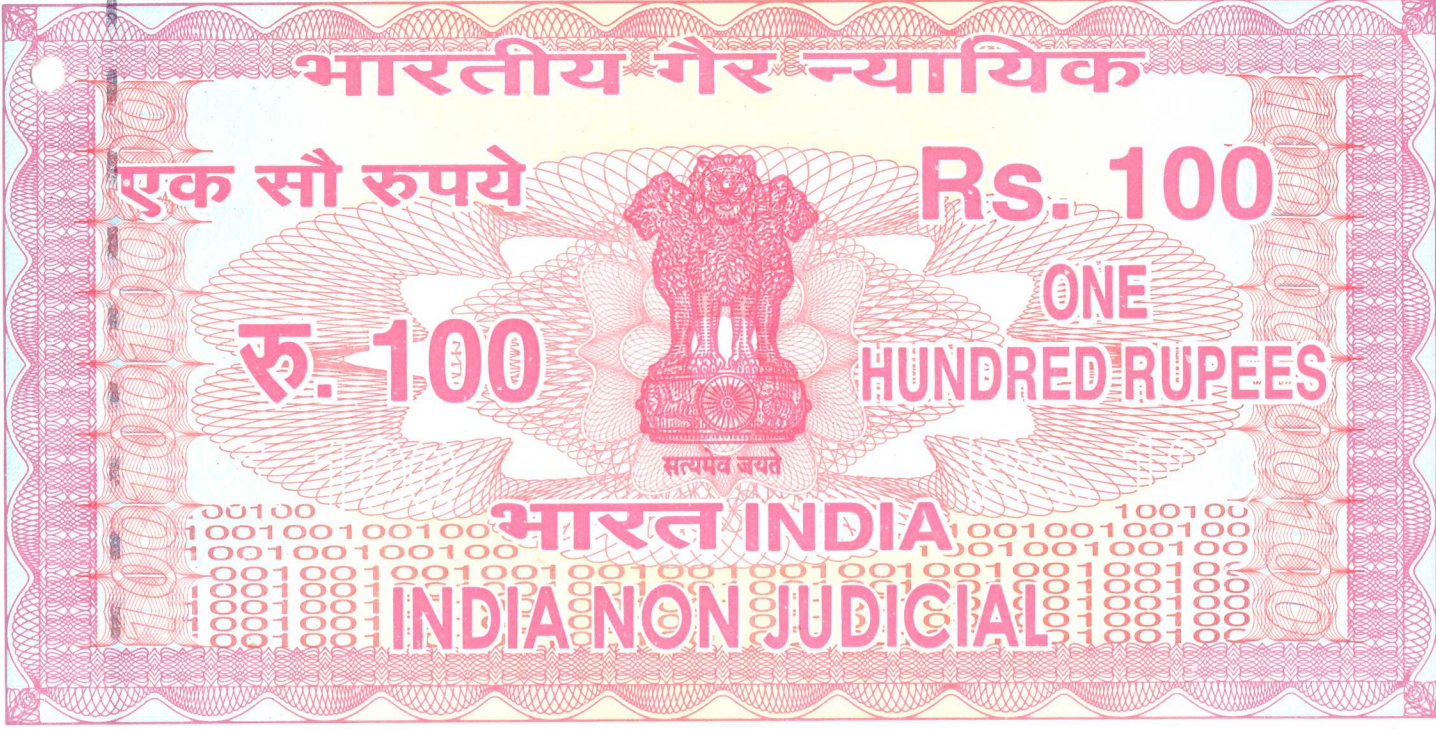
V. R. Rache
PRINCIPAL

PES CHARITABLE TRUST

DAV SARADA EASHWAR VIDYALAYA
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

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1 Contains 34 Sheets 5 Sheets

Trustee



தமிழ்நாடு தமில்நாடு TAMILNADU

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

..6..

CY 859513

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-73.
i.No. 1347 B2 CH(S) / 2021 - 26.
Date: 26-02-2021

SCHEDULE 3 (Sale Deed Doc.No.774/1983)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **bearing Plot Nos.9 and 8 of an area of 4992 Sq.ft.**, be it a little more or less, bounded on the North by the 20 ft Road on the South by plot Nos.2 and 3 on the East by Plot No.7 and on the West by Plot No.10, measuring East to West on the North and South 92 ft; North to South on the East 54 feet and West 53 ft. and plan attached hereto.

SCHEDULE 4 (Sale Deed Doc.No.776/1983)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **bearing Plot Nos.2 and 3 of an area of 5998 Sq.ft.** be it a little more or less, bounded on the North by Plot Nos.9 and 8, South by 20 feet Road; and East by Plot No.4, West by Plot No.1, measuring North to South on the East 71 feet and West 58 feet; and East to West on the North 92 feet and South 94 feet and plan attached hereto.

V. Radha
PRINCIPAL

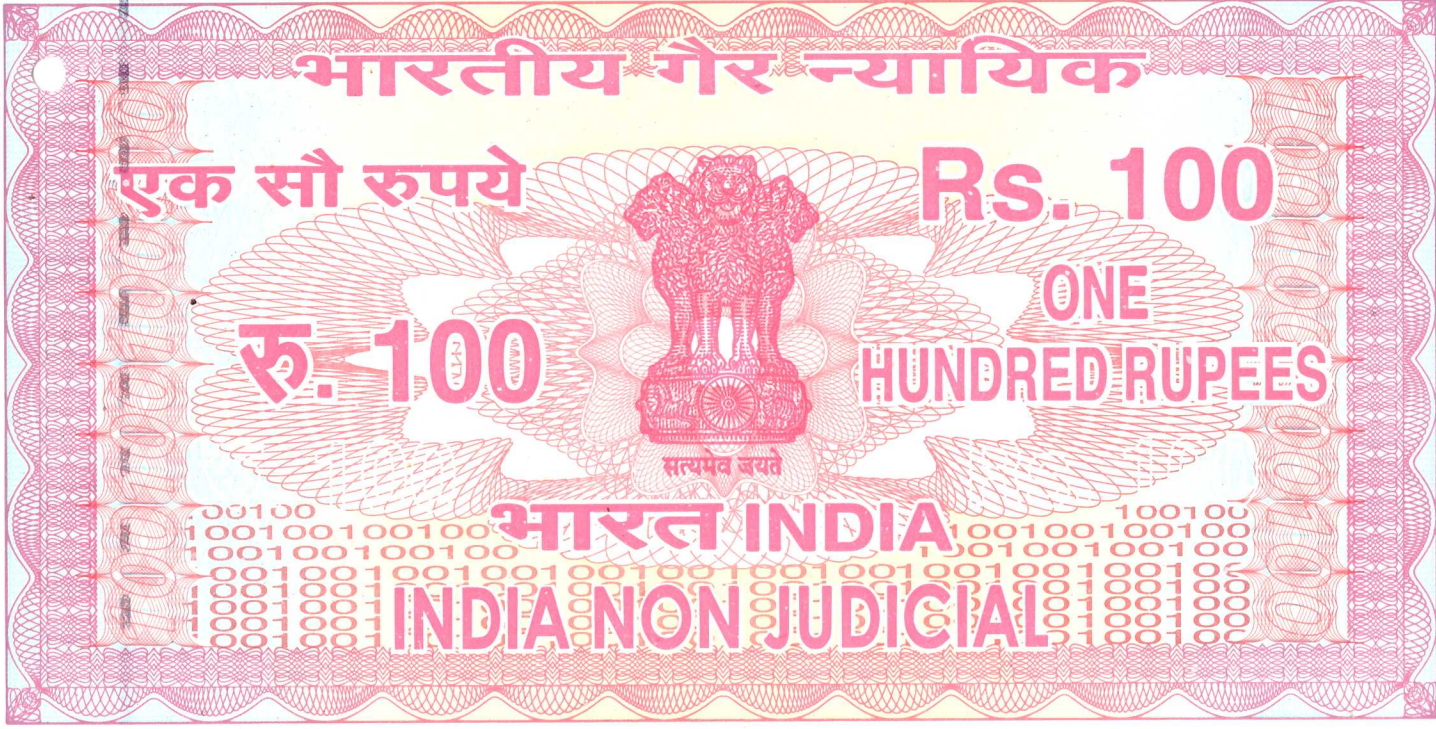
PES CHARITABLE TRUST

DAV SARADA EASHWAR VIDYALAYA

No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074

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Trustee



தமிழ்நாடு தமிழ்நாடு TAMILNADU

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

..7..

CY 859514


J. HARI KRISHNAN
STAMP VENDOR
No.57, Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
/No. 1347 B2 CH(S)/2021 - 26.
Date: 26-02-2021

SCHEDULE 5 (Sale Deed Doc.No.3892/1983)

All that piece and parcel of land with building in **Survey No.47/2B-4**, in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **Plot No.15 & 16 of an area of 2 grounds and 780 Sq.ft.** measuring on the North 107ft. on the south 79 ft; on the West and East 60 ft. and bounded on the North and East by the 20 ft. common Road on the South by Plot No.12 and 13 and on the West by S.No.47/2A and plan attached hereto.

SCHEDULE 6 (Sale Deed Doc.No.3891/1983)

All that piece and parcel of land with building in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, 33 Cents out of 0.49 cents in **S.No.47/2B/3**, 47 Cent in punjai **Survey No.47/2B/4** of a total area of **1 ground and 590 Sq.ft. bearing Plot No.18**, bounded on the North by vendors land, South by 20ft Road, East by Survey No.47/2A and the West by Plot No.17, measuring as the North 70 feet; south 60 feet; East and West 46 Feet and plan attached hereto.

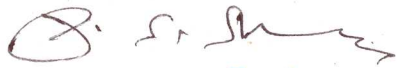
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1 Contains 34 Sheets 7

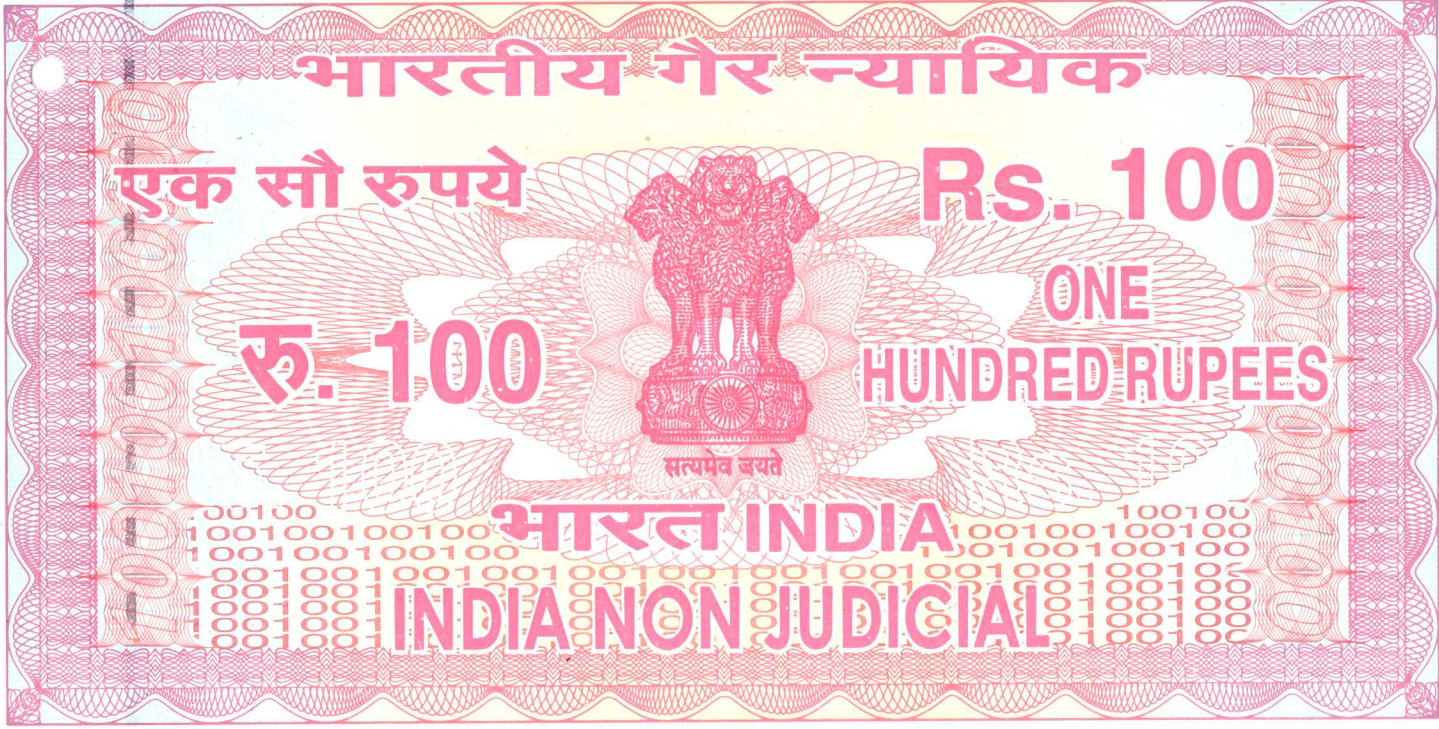
Registering office


PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

PES CHARITABLE TRUST


Trustee



தமிழ்நாடு 6 தமிழ்நாடு TAMILNADU

CY 859515



306 sheets

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

J. HARI KRISHNAN
STAMP VENDOR
No.57, Thiruneeermalai Road,
Moovendar Nagar, Pammal, Ch-25.
L.No.. 1347 B2 / CH(S) / 2021 - 26.
Date: 26-02-2021

..8..

SCHEDULE 7 (Sale Deed Doc.No.2180/1989)

All that piece and parcel of land with building plotted out and bearing Plot No.11, total area of 3351 Sq.ft., be it a little more or less in Survey No.46/1 in Village No.127, Pozhichalur Village, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, bounded on the North by the lands comprised in Survey No.47/2A, in the East by Plot No.12, and the South by the 20ft, road and in the West by the land reserved for a park, measuring North 52 ft, and South 57 ft. and East 61 ft. and West 62 ft. and plan attached hereto.

SCHEDULE 8 (Sale Deed Doc.No.1121/1985)

All that piece and parcel of land with building being Plot No.17, measuring an extent of 3013 Sq.Ft., comprised in S.No.47/2B4 in Village No.127, Pozhichalur Village, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, measurements and Boundaries as follows bounded on North by Plot Nos.20, 21, 22, South by 20ft Road, East by Plot No.18 and West by S.No.47/2A, measuring on the North 73ft., South 74 ft., East 46 ft., and West 36 ft., and plan attached hereto.

V Rache
PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

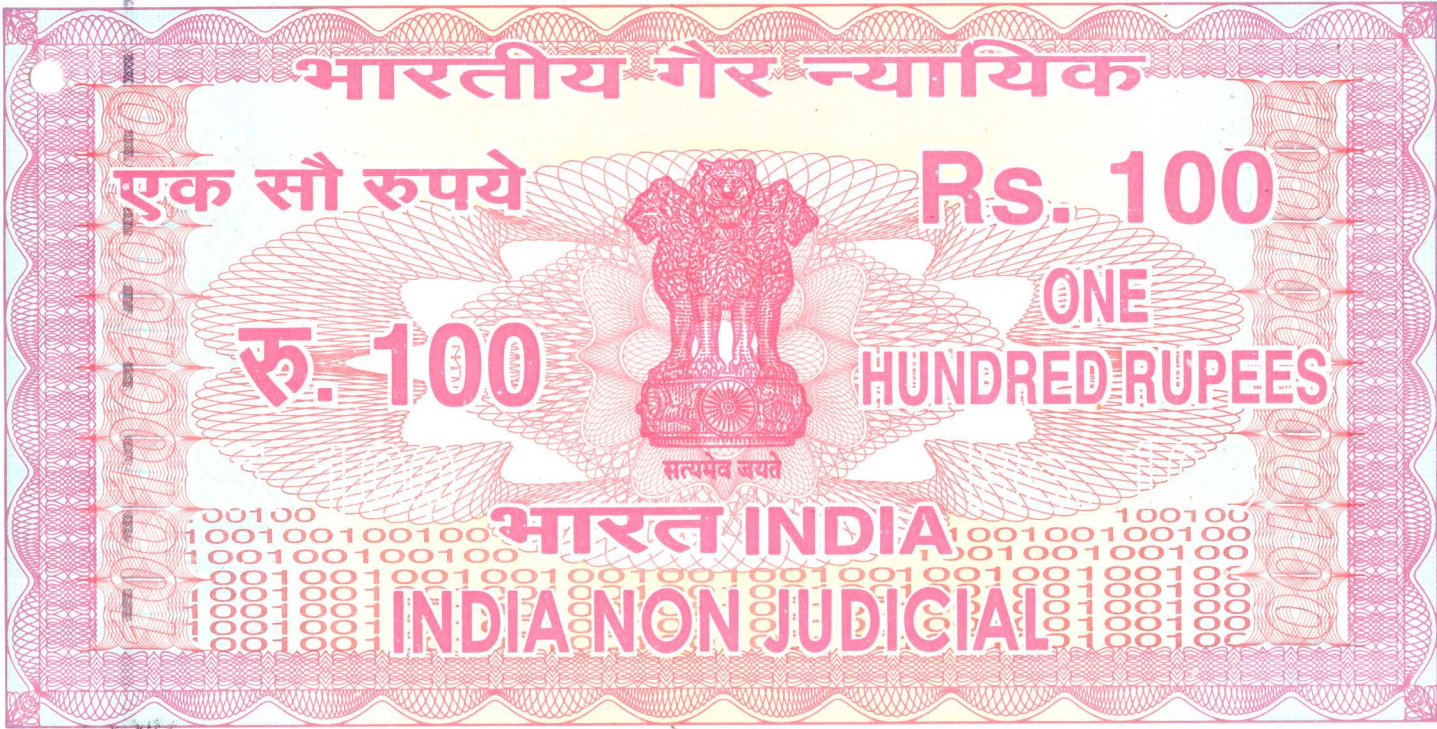
PES CHARITABLE TRUST

Trustee

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Contains 34 Sheets 8 Sheets

Registering officer



தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 859516

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

J. HARI KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
(No. 1347 B2 / CH(S) / 2021 - 26.
Date: 26-02-2021

..9..

SCHEDULE 9 (Sale Deed Doc.No.2644/1989)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **bearing Plot No.1 and 10, measuring an extent of 4991 sq.ft.**, bounded on the North by the 20 feet Road on the East by Plot No.9 and 2, on the South by 20 feet Road and on the West by Road, measuring West 106 ft. and on the East 111 ft; and East to West on the North and South 46 feet, and plan attached hereto.

SCHEDULE 10 (Sale Deed Doc.No.3054/1988)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, **bearing Plot No.12, measuring an extent of 2440 Sq.Ft.**, be it a little more or less, bounded on the North by Plot No.16 in Survey No.47/2A, on the East by Plot No.13, on the South by the 20ft, Road and on the West by Plot No.11, measuring North and South 40 Feet, East and West 61 Feet and plan attached hereto.

PES CHARITABLE TRUST

VR Radha
PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA

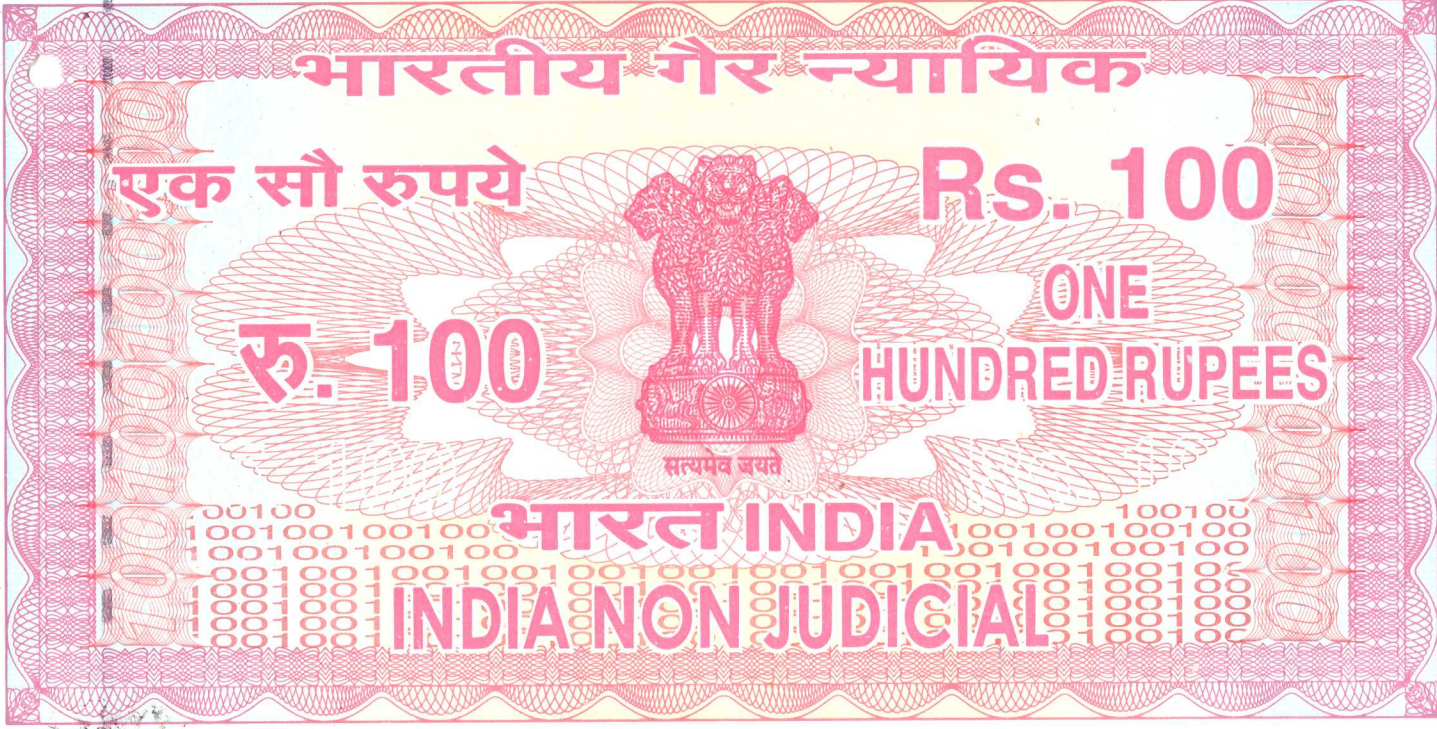
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

J. Hari Krishnan
Trustee

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Registered




தமிழ்நாடு தமில்நாடு TAMILNADU

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

CY 859517


M. KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75,
No.. 1347 B2 / CH(S) / 2021 - 22,
Date: 26-02-2021

..10..

SCHEDULE 11(Sale Deed Doc.No.3055/1988)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, bearing **Plot No.13, measuring an extent of 2440 Sq.Ft.**, be it a little more or less, bounded on the North by Plot No.15 in Survey No.47/2A, on the East by 20 Feet Road, and the South by the 20 feet road and in the West by Plot No.12, measuring North and South 40 Feet on the East and West 61 Feet and plan attached hereto.


SCHEDULE 12 (Sale Deed Doc.No.277/1984)

All that piece and parcel of land with building in **S.No.46/1** in Village No.127, **Pozhichalur Village**, formerly Saidapet Taluk now Pallavaram Taluk, Chengalpet District, being **Plot No.14, measuring an extent of 1 ground and 542 Sq.Ft.**, bounded on the North by Survey No.47/2A, on the South and West by the Common Roads, on the East by the Vacant Land, measuring on the North 13 Feet and 37 Feet on the West 59 ft. on the South 53 ft. on the East 54 ft. and plan attached hereto.

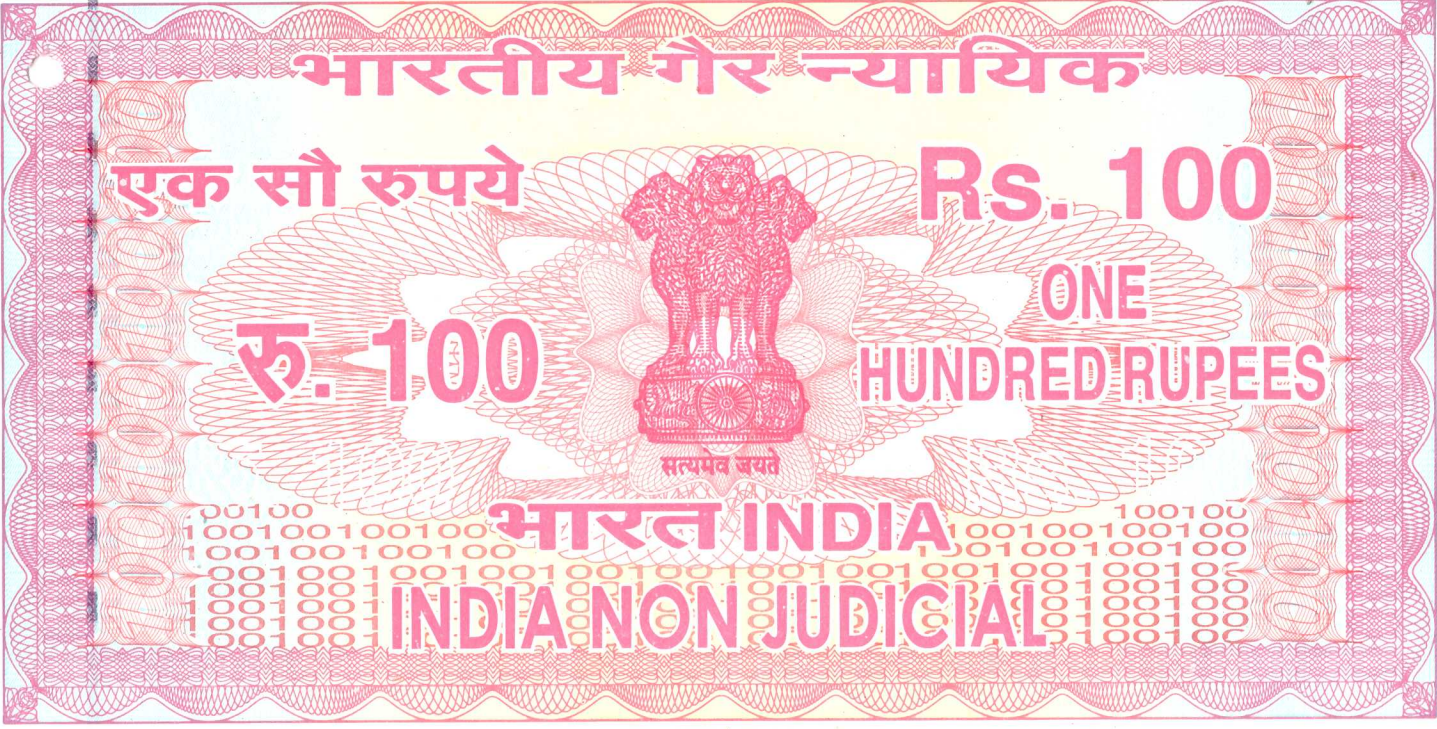

PRINCIPAL

DAV SARADA EASHWAR VIDYALAYA
No:6/318, Buddar Street, Ambedkar Nagar,
Pozhichalur, Chennai-600 074.

PES CHARITABLE TRUST


Trustee

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Registering officer



தமிழ்நாடு தமில்நாடு TAMILNADU

30/05/2023

DAV SARADA EASHWAR VIDYALAYA
Chennai-600 074

CY 859518


R. KRISHNAN
STAMP VENDOR
No.57 Thiruneermalai Road,
Moovendar Nagar, Pammal, Ch-75.
No. 1347 B2 / CH(S) / 2021 - 26.
Date: 26-02-2021

..11..

All admeasuring an extent of 49883 Sq.Ft., Land with Building only.

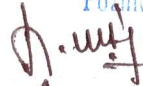
This Property lies within the limits of St.Thomas Mount Panchayat Union.


IN WITNESS WHEREOF THE LESSOR AND LESSEE DO HEREBY SET THEIR
HANDS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.


PRINCIPAL

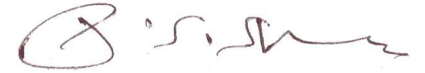
LESSEE
DAV SARADA EASHWAR VIDYALAYA

WITNESSES: ddar Street, Ambedkar Nagar,
Porhichalur, Chennai-600 074.

1.  D. SRIDHAR
S/o. A. DHARMAN
NO. 43, Bojana Koi St,
Poonamallee
Chennai - 600056.

2.  DEVENDIRAN.C
S/o CHINNA DURAI.K
9/266, Kambar St,
Ambal Nagar,
Kovur - 600128

PES CHARITABLE TRUST



LESSOR Trustee



Drafted by:-

Mrs.N.SAMUNDEESWARI, B.A., L.L.B.,

ADVOCATE

Roll No.M.S. 1737/2013

Sri Ramanujar Enterprises

(Near Sub Registrar Office Pammal)

Cell No:99627 51234 / 73586 89816

Mail ID: sriramanujar17@gmail.com

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Registering officer