

3583 / 2025

LEASE DEED

This **Lease Deed** is made and executed on this 03rd day of September 2025, at Salem by and between;

SRI BHARATHI & CO, a partnership firm, (PAN: ADWFS9983R) (GSTIN: 33ADWFS9983RIZG) having its registered office at Coolipatti, Reddipatty Post, Namakkal Taluk, Namakkal District, represented by its Managing Partner Smt. S. Usha(A.NO 6950 9028 1686).

(Hereinafter referred to as '**LESSOR/LANDLORD**' 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.

AND

SREE MURAGAN EDUCATIONAL TRUST, (runs schools under the brand name of Sri Chaitanya) a registered Trust bearing Regn.No.190/2015, having its office at No.10/6, MGR Salai, Palavakkam, Sholingallur Taluk, Chennai-41, Tamil Nadu, India, represented by its authorized Signatory Mr. Venkata Krishna Reddy Pasupati,(A.NO 6384 0277 8983) S/o. Venkata Reddy Pasupati, aged about 42 years, residing at 1-159, J. Pangaluru Mandal, Near Muppavaram, Kondamur, Muppavaram, Prakasam, AP -523261, authorized vide trust 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.

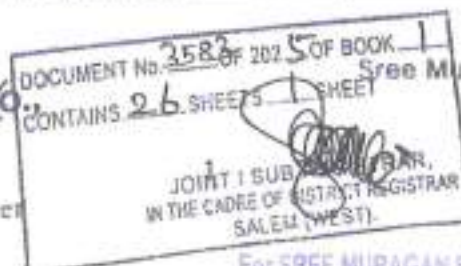
Whereas the **LESSOR** is the absolute owner and possessor of property bearing Survey No. 194/4B1, 194/4B2, 194/5B & 201/1A1, Patta No. 2439, 2437, 2438, 2436 respectively, total admeasuring Acres 4.44, situated at Kondappanaickenpatty Village, West Road, Salem Taluk, Salem, Tamil Nadu, which the **LESSOR** has purchased as follows:

LESSOR

For **SRI BHARATHI & CO.**

Principal

Partner



LESSEE

Sree Muragan Educational Trust



For **SREE MURAGAN EDUCATIONAL TRUST**

MANAGER

SRI CHAITANYA TECHNO SCHOOL
SF.No: 194/4B1, 4B2, 5B
Kondappanaickenpatty Village
Salem Taluk, Salem - 636002

Sl	Sale Deed No and Date	Vendor	Purchaser	Patta no	Survey No	Extent
1	4866/2024, Dt:11.12.2024	Dr. K.G. Palaniappan & Mrs. P. Parvatham	Sri Bharathi & Co (Partnership firm)	2439	194/4B1	Acre 1.81 1/2 Cents
				2437	194/4B2	Acre 0.55 1/2 Cents
				2438	194/5B	Acre 0.97 cents
2	4867/2024, Dt:11.12.2024	Dr. K.G. Palaniappan		2436	201/1A1	Acre 1.10 Cents
Total						Acres 4.44 Cents

Above-mentioned Sale deeds are registered at the Office of the Salem (West) Joint Sub-Registrar.

The Lessor has constructed a school building having Ground + 2 floors, with total plinth area admeasuring 79,859.61 sq.ft., in the above land

Whereas, the LESSEE has approached the LESSOR to let-out the above school building which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises.

Whereas the LESSOR has agreed to let out above said demised premises to LESSEE for the purpose of starting Educational Institution for a lease period of 16 (Sixteen) years, with retrospective effect from 23rd June 2025 and run till 22nd June 2041, with lock-in period of 10 (Ten) years, lock-in period shall end on 22nd June 2035.

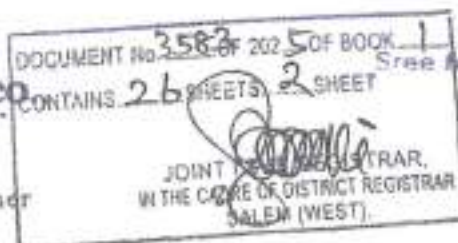
The LESSEE has agreed to pay the monthly rent of Rs.21,56,209/- (Rupees Twenty-One Lakh Fifty-Six Thousand Two hundred and Nine Only) @ Rs.27/- per sq.ft., for the area of 79,859.61 sq.ft., and the remaining open land for playground which carries no rental value.

LESSOR

For **SRI BHARATHI & CO**

Principal

Partner



LESSEE

For **Sree Muragan Educational Trust**



For **SREE MURAGAN EDUCATIONAL TRUST**

(Signature)

SRI CHAITANYA TECHNO SCHOOL

EE No: 1904B1, 4D2, 5G1

Kondapuram, Chittoor District

Salem Town, Salem District

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSOR hereby declares that, they are the owner and possessor 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 LESSOR has already transferred by way of lease on 23rd 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.
3. The term of lease is for a period of 16 (Sixteen) years, with a lock-in period of 10 (Ten) years. The lease period has commenced with retrospective effect from 23rd June 2025 and run till 22nd June 2041, lock-in period shall end on 22nd June 2035. The LESSEE and the LESSOR have the option of terminating this lease deed by serving a notice six months in advance after the completion of lock-in period from either side. It was also agreed that the vacation notice will not be served in the middle of 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 agree 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 a monthly rent of Rs.21,56,209/- (Rupees Twenty-One Lakh Fifty-Six Thousand Two hundred and Nine Only) @ Rs.27/- per sq.ft., for the area of 79,859.61 sq.ft., and the remaining open land for playground which carries no rental value. Rent is subject to deduction of TDS as per Income Tax laws, 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 LESSOR has commenced with retrospective effect from 23rd June 2025. The rent will be paid in proportion to the occupied slab area of the building.

LESSOR

LESSEE

For **SRI BHARATHI & CO.**

For **Sree Muragan Educational Trust**

Principal

Partner



SRI CHAITANYA TECHNO SCHOOL,
SP. No: 1944B1,4B2,5B,
Kondappanackkenpaty Village,
Salem Taluk, Salem District, Salem - 636008.

For **SREE MURAGAN EDUCATIONAL TRUST**

[Handwritten Signature]

Common areas like cellar, parking, playground, open land, elevation balconies, O.T.S. will not be considered for the calculation of the rent. However, the LESSEE shall have the right to utilize the space/area along with the building.

5. That the LESSOR has provided/constructed the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
6. As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground which is also co terminus with this lease deed and does not carry any rental value.
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 shall take place on 23rd June 2026 and every year thereafter.
8. That the LESSEE has agreed to pay to the LESSOR a sum of Rs.5,07,47,832/- (Rupees Five Crore Seven Lakh Forty-Seven Thousand Eight Hundred and Thirty-Two Only) towards interest free rental deposit. If the LESSEE serves vacation notice the lease rentals cannot be paid from the date of notice. The lease rentals for the period after issuing notice and before actual vacation of the building can be adjusted against rental deposit. The balance if any left will be refunded immediately by the LESSOR to LESSEE. [Advance via OTS dated: 07-10-2024]
9. That the building is constructed as per the approved plan by the respective authority and as per the CBSE Norms. The plan of the building constructed is signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises is consulted with the LESSEE and designed so as to bring out rich ambiance to the structure and its location. [REF NO. A113 P00549692148 from LESSOR's Bank A/c to LESSOR's TMS Bank A/c.]
10. The LESSEE shall have a right to alter the building according to the convenience without affecting the utility and the life of the buildings with the prior approval of the LESSOR in writing for major works.

LESSOR

LESSEE

For SRI BHARATHI & CO.,

Sree Muragan Educational Trust

Principal

Authorized Signatory



SRI CHAITANYA TECHNO SCHOOL
SF. No: 194/AB1,482,5R,
Kondappanaiickenpatty Village,
Salem Taluk, Salem District, Salem - 636 013.

For SREE MURAGAN EDUCATIONAL TRUST

Handwritten signature

11. 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.
12. 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.
13. That the **LESSOR** 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 if applicable on the rent of the building shall be borne by LESSEE.**
14. That the registration charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by the **LESSEE**.
15. That the lessor has provided AC wiring for all the rooms to install the AC machines and the panel boards wherever required.
16. That the lessor has provided parking area in proportion to occupation of the building, electrical generator room, security room at the main gate and a penthouse on the terrace for erection of mineral water plant at free of rent.
17. The **LESSOR** has provided sufficient electricity with required capacity/load to the building as per requirement of **LESSEE** at the time of handover of the building.
18. The additional electrical consumption deposit (**ACD**) shall be borne by the **LESSOR**. In case the **ACD** is paid by the **LESSEE** the same shall be reimbursed by the **LESSOR** by way of deduction from the next month rentals. Transformers to be erected by the **LESSOR** according to the technical and electrical requirement proportionate to the building.

LESSOR

LESSEE

For **SRI BHARATHI & CO.**

For **Sree Muragan Educational Trust**

Principal

S. 200

Partner



SRI CHAITANYA TECHNO SCHOOL
SF. No: 184MB1, 402, A11
Kondeppanaiickenpatty Village
Salem Taluk, Salem District, Salem

For **SREE MURAGAN EDUCATIONAL TRUST**

Authorised Signatory

19. Entire building is fixed with tube light, bulb fixtures and fan hooks as directed by the **LESSEE**. Speaker cables and telephone cables are provided as directed by the **LESSEE**. The **LESSOR** has provided pipelines and wiring for CCTV cameras at all required areas as desired by the **LESSEE**.
20. The **LESSOR** has provided sufficient water for drinking and sanitary purpose. There is a bore well drilled and fit with a 5 HP motor to pump water to an overhead tank with a capacity of 10,000 litres from where pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsible of the **LESSOR** 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.
21. The **LESSOR** has provided sheds at terrace and install RO water plant and provide separate tanks with required capacity for drinking cool water and RO water and also provided separate pipelines from the water tanks to all the floors.
22. All rooms/corridors are provided with reputed quality **anti-skid tile** flooring and toilet/restroom/urinal floors, walls, passages fitted with glazed anti-skid tiles. Corridors, two staircases wall are provided with tiles or enamel paint up to the height of 3 to 4 feet. The doors frames are with wood sections, main door with flush shutter, windows of sliding UPVC make, and bathroom doors with bison board panelled shutters/ G I sheet shutters. That the **LESSOR** has provided doors, windows and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms are given altek finishing on the walls and the flooring with vitrified tiles. All floors including 2 staircases with railing furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies/OTS, corridors are provided with grills.

LESSOR

LESSEE

For **SRI BHARATHI & CO.,**

For **Sree Muragan Educational Trust**

Principal

SRI CHAITANYA TECHNICAL SCHOOL
SF No: 194/481/482/50
Kannur District, Kerala



For **SREE MURAGAN EDUCATIONAL TRUST**

Authorized Signatory



Handwritten signature in blue ink.

23. That the LESSOR has provided a compound wall around the building with the gates erected at the required areas. And also provided lift and two staircases as per the requirement of the LESSEE.
24. Both the parties agree that the LESSOR is responsible for the structural maintenance of the building till the completion the term of lease.
25. That the lessors have also provided parking area, toilets in cellar area and greenery in proportion to the occupation of the building at free of rent.
26. All classrooms are constructed with 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 are installed in all the doors. Cement racks are provided in each classroom, Office block, & reception as per the requirement of the LESSEE.
27. 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 LESSOR property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
28. The Lessor represents and warrants that the Lessor 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 Lessees business of running the educational activity and can enjoy quiet and peaceful possession and use of the demised premises. In the event the LESSOR have mortgaged or mortgaged at any time, the demised premises, the LESSOR shall ensure that the leasehold right and interest hereby created in favour of the LESSEE is not in any manner disturbed/hindered/affected by the LESSOR' mortgage during the subsistence of this deed.

LESSOR

For **SRI BHARATHI & CO.,**

Principal

SRI CHAITANYA TECHNICAL SCHOOL
SP. No. 104/51-40253,
Kondabandalokurthy Village,
Salem Taluk, Salem District, TS



LESSEE

Sree Muragan Educational Trust



Authorised Signatory

29. The **LESSOR** 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 earthquake, hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. Security posts (Rooms) at the all gates (including main gate) shall be provided by the **LESSOR**. The approach road to the premises will be provided by the **LESSOR**.
30. In the event, the **LESSOR** offer the demised premises for sale/transfer to other third party/ i.e. as a whole or in part/s in future, the **LESSOR** shall notify the **LESSEE** well in advance and the **LESSOR** shall ensure that such sale/transfer by the **LESSOR** shall be subject to the lease in favour of the **LESSEE**. The **LESSOR** 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 **LESSOR**. It is hereby further agreed, understood and confirmed that a clause in respect of such option in favour of the **LESSEE** shall be incorporated in the Deed of Sale/transfer in favour of such Third party/parties.
31. **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.

LESSOR

LESSEE

For **SRI BHARATHI & CO.**

For **Sree Muragan Educational Trust**

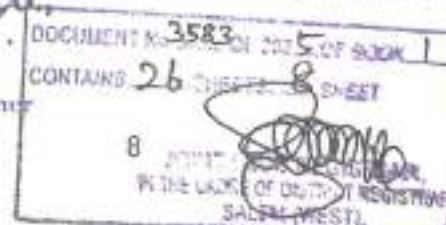
Principal

Partner

Authorized Signature

SRI CHAITANYA TECHNOLOGIES
SR. No. 194/2014/11/11
Kondapalle, Chittoor District

For **SREE MURAGAN EDUCATIONAL TRUST**



For **SREE MURAGAN EDUCATIONAL TRUST**

37. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed shall be subjected to **Salem Jurisdiction** only.
38. The **LESSOR** agrees 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.

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Survey No. 194/4B1, 194/4B2, 194/5B & 201/1A1, Patta No. 2439, 2437, 2438, 2436 respectively, total admeasuring Acres 4.44 Cents, situated at Kondappanalkenpatty Village, west road, Salem Taluk, Salem, Tamil Nadu and a School building having Ground + 2 floors, with total plinth area admeasuring 79,859.61 sq.ft., leased to the Lessee are bounded by:

East: Thar Road

West: Survey No.202/4

North: Venkateswarlu land in Survey No. 194/5 and Remaining Land in Survey No.201/1A

South: Survey No. 193, 194/1, 194/4A1, 4A2, 4A3 and Thar Road

LESSOR

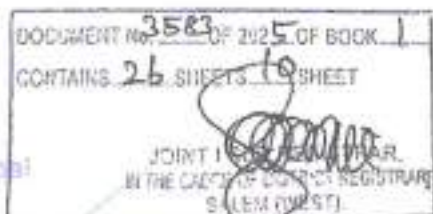
For **SRI BHARATHI & CO.,**

[Signature]
Partner

LESSEE

Sree Muragan Educational Trust

[Signature]
Authorized Signatory



Principal

SRI CHATTANYA TECHNO SOLUTIONS
OFF No: 104/401/402/403
Kondappanalkenpatty Village, West Road,
Salem Taluk, Salem District, Tamil Nadu

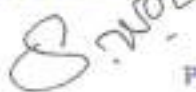
For SREE MURAGAN EDUCATIONAL TRUST

[Signature]



In Witness Where of the LESSOR 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.

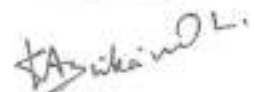
For **SRI BHARATHI & CO.,**

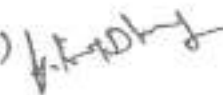

Partner

For **Sree Muragan Educational Trust**


Authorised Signatory

WITNESSES:

1)  Ashwin Anandh S/o. Krishnan, Karamana St -
Salem.

2)  Eswar S/o. Dhanaseelan S/o. Karamana
Maniyapur, Salem.

DRAFTED & ATTESTED BY:




M.K. MATHIYAZHAGAN, ME, LLB
ADVOCATE, ENROLL NO: Ms. 215/2020
OMALUR (Tk), SALEM-636455
CONTACT NO: 9842331818



SRI CHAITANYA TECHNO SCHOOL
SF. No: 104/MB1, 482, 5B,
Kondappanalkkenpatty Village,
Salem Taluk, Salem District, Salem - 636008

For **SREE MURAGAN EDUCATIONAL TRUST**





ABSTRACT

S NO	PERIOD	RENT/MONTH	RENT/YEAR
1	23.06.2025 TO 22.06.2026	2156209	25874508
2	23.06.2026 TO 22.06.2027	2264019.45	27168233.4
3	23.06.2027 TO 22.06.2028	2377220.423	28526645.07
4	23.06.2028 TO 22.06.2029	2496081.444	29952977.32
5	23.06.2029 TO 22.06.2030	2620885.516	31450626.19
6	23.06.2030 TO 22.06.2031	2751929.792	33023157.5
7	23.06.2031 TO 22.06.2032	2889526.281	34674315.37
8	23.06.2032 TO 22.06.2033	3034002.595	36408031.14
9	23.06.2033 TO 22.06.2034	3185702.725	38228432.7
10	23.06.2034 TO 22.06.2035	3344987.861	40139854.33
11	23.06.2035 TO 22.06.2036	3512237.254	42146847.05
12	23.06.2036 TO 22.06.2037	3687849.117	44254189.4
13	23.06.2037 TO 22.06.2038	3872241.573	46466898.87
14	23.06.2038 TO 22.06.2039	4065853.652	48790243.82
15	23.06.2039 TO 22.06.2040	4269146.334	51229756.01
16	23.06.2040 TO 22.06.2041	4482603.651	53791243.81
			612125960
ADVANCE			50747832
TOTAL			662873792

For **SRI BHARATHI & CO.,**

[Signature]
Partner

Sree Muragan Educational Trust

[Signature]
Authorized Signatory

DOCUMENT No. 3583 OF 2025 OF BOOK 1
CONTAINS 26 SHEETS 12 SHEET
JOINT *[Signature]*
IN THE CAPACITY OF *[Signature]* SECRETARY
SRI CHAITANYA TRUST

Principal



SRI CHAITANYA TRUST SCHOOL

SR No. 154/2019/2020

Kondapalli, Krishna District

Salem Taluk, Salem District

For SREE MURAGAN EDUCATIONAL TRUST

[Signature]



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் இராமம் : 001கொண்டப்பநாயக்கன்பட்டி
2439

பட்டா எண் :

உரிமையாளர்கள் பெயர்

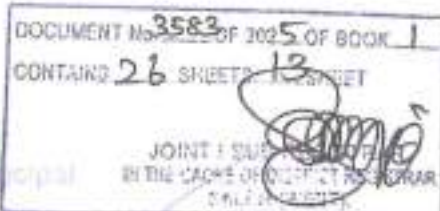
1. ஸ்ரீ பாரதி அன் கோ

புல எண்	உட்பிரிவு	புன்செய்		நுன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
194	481	0 - 73.54	4.10	--	--	--	--	2024/0103/08/516287- 2024/08/01/000714SD Digitally signed: Venkatesan R Zonal Deputy Tahsildar 03/01/2025 05:02:08:PM
		0 - 73.54	4.10					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 9/08/01/032/02439/20208 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 02-09-2025 அன்று 06:08:29 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்





தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் இராமம் : 001கொண்டப்பநாயக்கன்பட்டி
2437

பட்டா எண் :

உரிமையாளர்கள் பெயர்

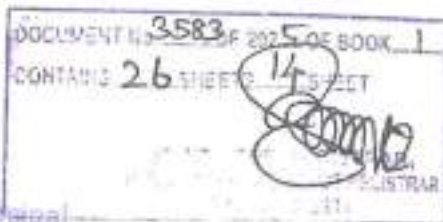
1. ஸ்ரீ பாரதி அன் கோ

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	
194	482	0 - 22.46	1.25	--	--	--	--	2014/0103/08/516287- 2024/08/01/00071450 ----- Digitally signed: Venkatesan R Zonal Deputy Tahsildar 03/01/2025 05:02:08:PM
		0 - 22.46	1.25					

குறிப்பு :



- மேற்கண்ட நகல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் P/08/01/032/02437/20286 என்ற குறிப்பு எண்ணை உள்வீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 02-09-2025 அன்று 06:10:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- தகவல்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்



Principal



MANAGER



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் இராமம் : 001கொண்டப்பநாயக்கன்பட்டி
2438

பட்டா எண் :

உரிமையாளர்கள் பெயர்

1. ஸ்ரீ பாரதி அன் கோ

பல எண்	உட்பிரிவு	புன்செய்		தன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	
194	58	0 - 39.35	2.19	--	--	--	--	2024/0103/08/516287- 2024/08/01/000821SD Digitally signed:Venkatesan R Zonal Deputy Tahsildar 03/01/2025 05:02:08:PM
		0 - 39.35	2.19					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் யின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் P/08/01/032/02438/20297 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 02-09-2025 அன்று 06:17:50 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.



Principal



9/2/25, 5:55 PM

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : சேலம்

வட்டம் : சேலம்

வருவாய் இராமம் : 001கொண்டப்பநாயக்கன்பட்டி
2436

பட்டா எண் :

உரிமையாளர்கள் பெயர்

1. --- --- ஸ்ரீ பாரதி அன் கோ

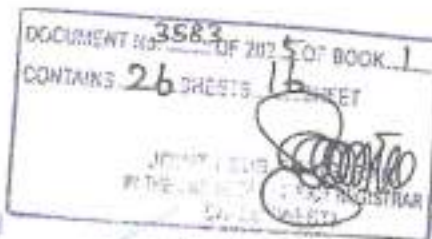
புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	ஹெக்டர் - ஏர்	ரூ - பை	
201	1A1	0 - 44.50	2.50	--	--	--	--	2024/0103/08/516251- 2024/08/01/00082050 Digitally signed: Venkatesan R. Zonal Deputy Tahsildar 03/01/2025 04:42:45 PM
		0 - 44.50	2.50					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் பின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் P/08/01/032/02436/20275 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
- இதே தகவல்கள் 02-09-2025 அன்று 06:11:45 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Principal



[Signature]

FORM. C (See Rule 9 (a))



Acknowledgement of Registration of Firm

The Registrar of Firms, hereby acknowledges the receipt of the statement prescribed by section 58 (1) of the Indian Partnership Act 1932. The statement has been filed and the name of the Firm,

"ஸ் பரத டீக்கா"

has been entered in the Register of Firms as No. — 46 — of 2002

Date the — 21st day of — March — 2002



Registrar of Firms
Namakkal.

21/3/02

DOCUMENT No.	3583	OF 202	5 OF BOOK
CONTAINS	26	SHEETS	17 SHEET
JOINT SECRETARY INDIAN PARTNERSHIP ACT REGISTRAR Salem (West)			

Principal

SRI CHAITANYA TESHNO SCHOOL
SF No: 194/4B1, 4B2, 5B,
Kondappansalanganpatty Village,
Salem Taluk, Salem District, Tamil Nadu - 636004

For SREE MURAGAN EDUCATIONAL TRUST

[Signature]



SRI BHARATHI & CO

Sri Chaitanya Techno School Campus, Koolipatti, Thuraiyar Road,
Reddipatti Post, Namakkal - 637 002.

e-mail : bharathiandco2002@gmail.com Ph. No. : 9994494882

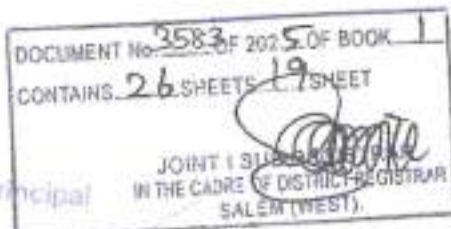
To
The Sub - Registrar,
Salem West Joint 1.

Authorisation Letter

We Sri Bharathi & Co., having our registered office at Koolipatti, Reddipatti Post, Namakkal hereby authorize our partner **Mrs. Usha S.** W/o Madhusudan Rao M N, residing at 8A, 19th Cross, TG Layout, Ittamadu, BSK 3rd Stage, Bengaluru - 560085, to sign on behalf of the Firm in your office in the Lease Deed of the school building to the extent of 79,859.61 sq. ft. at land bearing Sy No. 194/4B1, 194/4B2, 194/5B at Kondappanaickenpatti Village, Yercaud Foothills, Salem and also to sign in all necessary papers and documents and to appear before such authorities as may be necessary and giving efforts to such Lease Deed and to attend all matters incidental thereto on behalf of the firm and the same will be binding on the firm.

For **SRI BHARATHI & CO.,**

S. Usha S.
Partner



SRI CHAITANYA TECHNO SCHOOL
OF No: 194/4B1, 4B2, 5B
Kondappanaickenpatti, V.
Salem Taluk, Salem District.

For SREE MURAGAN EDUCATIONAL
For SREE MURAGAN EDUCATIONAL

S. Muragan
MANAGER



ಭಾರತ ಸರ್ಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ಸೇರಿಸಿದ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No: 1204/7828/0012

To,
ಮಾಡು ಕುಲಕರ್ಣಿ
Usha S
W/O: M N Madhusudan Rao
#B A
19th Cross T G Layout
Bannur Bharathnagar 2nd Stage
Bangalore South
Hoskotehali Bangalore South Bangalore
Karnataka 560089
9866160778

Ref: 236 / 118 / 416239 / 460500 / P



SH1714551350F



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6950 9028 1686

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ

GOVERNMENT OF INDIA



ಮಾಡು ಕುಲಕರ್ಣಿ
Usha S
ಹುಟ್ಟಿದ ದಿನ / Your of Birth: 1978
ಸ್ತ್ರೀ / Female



6950 9028 1686

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

DOCUMENT No. 3583 OF 2025 OF BOOK 1
CONTAINS 26 SHEETS 20 SHEET
JOINT I SUB REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
SALEM (WEST).

For SRI BHARATHI & CO

Partne



For SREE MURAGAN EDUCATIONAL TRUST

MANAGER

SRI CHAITANYA TECHNICAL SCHOOL
SF No: 19/481,482,53,
Kondeppanayakanpatty Village,
Salem Taluk, Salem District, Salem - 571008

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 (Yeracaud Foothills Branch): The Chairman informed the trustees that the trust intends to register the lease agreement with **SRI BHARATHI & CO** represented by its Managing Partner **S. Usha**, for the property bearing Survey No. 194/481, 194/482, 194/5B & 201/1A1, Patta No. 2439, 2437, 2438 & 2436, total admeasuring Acres 4.44, situated at Kondappanaickenpatty Village, west road, Salem Taluk, Salem, Tamil Nadu. 3 (Three) buildings are constructed on the above said property as follows and for a lease period of 16 (Sixteen) years, with lock-in period of 10 (Ten) years with retrospective effect from 23rd June 2025.

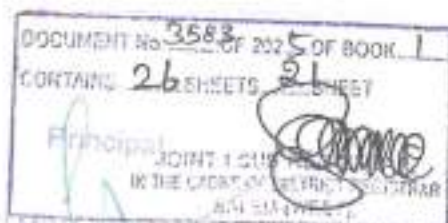
Type of building	Number of floors	Extent
School building	Ground + 2	79,859.61 Sq.ft.

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 Mandal, Near Muppavaram, Kondamur, Muppavaram, Prakasam AP 523261, (Adhar No. 6384 0277 8983) to represent the Trust before the Registrar of Assurances for the registration of Lease deed for the property bearing Survey No. 194/481, 194/482, 194/5B & 201/1A1, Patta No. 2439, 2437, 2438 & 2436, total admeasuring Acres 4.44, situated at Kondappanaickenpatty Village, west road, Salem Taluk, Salem, Tamil Nadu. 3 (Three) buildings are constructed on the above said property as follows and for a lease period of 16 (Sixteen) years, with lock-in period of 10 (Ten) years with retrospective effect from 23rd June 2025.

Type of building	Number of floors	Extent
School building	Ground + 2	79,859.61 Sq.ft.

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



SRI CHAITANYA TECHNICAL SCHOOL
3F No. 114/481, 452-501
Kondappanaickenpatty Village,
Salem Taluk, Salem District - 638402

FOR SREE MURAGAN EDUCATIONAL TRUST

[Signature]
MANAGER





SREE MURAGAN EDUCATIONAL TRUST

Further resolved that any one 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

[Signature]

Trustee



DOCUMENT No. <u>3583</u> OF 202 <u>5</u> OF BOOK <u>1</u>
CONTAINS <u>26</u> SHEETS <u>22</u> SHEET
<i>[Signature]</i> Principal JOINT I S B S IN THE CADRE OF DISTRICT REGISTRAR SALEM (WEST).

SRI CHAITANYA TECHNO SCHOOL
SF No. 194/4B1/452 SB,
Kondappanankomputy Village,
Salem Taluk, Salem District, Salem

For SREE MURAGAN EDUCATIONAL TRUST

[Signature]
MANAGER



  सूचना / INFORMATION Government of India இலங்கை அரசு / Unique Identification Authority of India பதிவு எண் / Enrolment No.: 2193/10209/04364 To தலைவர் திரு முகேஷ் Tirumala & Sons Realty Private Ltd 5/2 Venkateswara Road, Pongalur, T.E.P., 1 Pongalur Main Rd, Near Nappagudi, S.T.O. Kumbakonam, Kumbakonam, Pongalur, Tamil Nadu 612001 Pin Code: 612001, Mobile: 9389574988   உங்கள் ஆதார் எண் / Your Aadhaar No. : 6384 0277 8983 VID : 9171 7864 1011 6904 மரபு அமைதி, எங்கள் அமைதி	  सूचना / INFORMATION இலங்கை அரசு / Unique Identification Authority of India பதிவு எண் / Enrolment No.: 2193/10209/04364 To தலைவர் திரு முகேஷ் Tirumala & Sons Realty Private Ltd 5/2 Venkateswara Road, Pongalur, T.E.P., 1 Pongalur Main Rd, Near Nappagudi, S.T.O. Kumbakonam, Kumbakonam, Pongalur, Tamil Nadu 612001 Pin Code: 612001, Mobile: 9389574988  உங்கள் ஆதார் எண் / Your Aadhaar No. : 6384 0277 8983 VID : 9171 7864 1011 6904 மரபு அமைதி, எங்கள் அமைதி
--	--

Sree Muragan Educational Trust

DOCUMENT NO. 3583 OF 2025 OF BOOK 1
 CONTAINS 26 SHEETS SHEET 23

Principal
 JOINT SUB REGISTRAR,
 IN THE CARE OF DISTRICT REGISTRAR,
 SALEM (WEST).

Authorized Signature
 Authorised Signature



For SREE MURAGAN EDUCATIONAL TRUST

SRI CHAITANYA TECHNO SCHOOL
 SF. No: 1944B1/40250,
 Kondappanickoripally Village,
 Salem Taluk, Salem District, Tamil Nadu - 636008.

MANAGER
 MANAGER

Government of India



आशीष आरविंद कृष्णन
Ashish Aravind Krishnan
பிழைப்பு எண்/DOB: 12/07/2001
ஆண் MALE

3952 5605 0631
VID : 9177 7135 9304 5471

எனது அடையாளம். எனது அடையாளம்.

Unique Identification Authority of India

आशीष आरविंद कृष्णन
Ashish Aravind Krishnan
பிழைப்பு எண்/DOB: 12/07/2001
ஆண் MALE

3952 5605 0631
VID : 9177 7135 9304 5471

எனது அடையாளம். எனது அடையாளம்.

Ashish

Government of India



சரீ மூரகன் கன்ன
Sree Murugan Kannan
பிழைப்பு எண்/DOB: 15/01/1999
ஆண் MALE

9241 9451 6510
VID : 9173 6145 3356 0978

எனது அடையாளம். எனது அடையாளம்.

Unique Identification Authority of India

சரீ மூரகன் கன்ன
Sree Murugan Kannan
பிழைப்பு எண்/DOB: 15/01/1999
ஆண் MALE

9241 9451 6510
VID : 9173 6145 3356 0978

எனது அடையாளம். எனது அடையாளம்.

S. Murugan

DOCUMENT No. 3583 OF 2025 OF BOOK 1
CONTAINS 26 SHEETS OF SHEET

[Signature]
JOINT SUPERVISOR,
Principals OFFICE OF DISTRICT REGISTRAR
SALEM (WEST)



GRI CHAITANYA TECHNICAL SCHOOL
OF ARTS, SCIENCE & IT
Mundakkulam, Salem District, Tamil Nadu - 636008

For SREE MURUGAN EDUCATIONAL TRUST
[Signature]
SALAMATI

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2576 of 2025

I hereby certify that a sum of ₹ 66,28,738/- (Rupees Sixty Six Lakh Twenty Eight Thousand Seven Hundred and Thirty Eight only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. வெங்கட் கிருஷ்ணா ரெட்டி பசுபதி residing at 1-159, பங்களுகு மண்டல், மூப்பவாரம், கொண்டமூர், பிரகாஷம், Andhra Pradesh, India, 523261.

Sub Registrar, Salem West Joint I
Date: 03/09/2025

Signature of Joint Sub Registrar under Section
41 of the Indian Stamp Act, 1899
Sub Registrar,
Salem (West).

Presented in the office of the Sub Registrar of Salem West Joint I and fee of ₹ 41,810/- paid
the 03/09/2025 by

Left Thumb



Sree Murugan Educational Trust

Authorized Signatory
Authorized Signatory

Additions as per recitals of document

Execution admitted by
Left Thumb

For SRI BHARATH & CO.,

Partner
Partner

Identity of the person verified through Consent based
AADHAAR Authentication using Thumb Impression with
UIDAI reference No. :
UKC:49112834b3b56bd41fc4411a553965b8e7dd0fd
(Details from UIDAI : Usha S Madhusudan Rao M
N, 20-06-1978, xxxxxxxx1686)

Claim admitted by
Left Thumb

Sree Murugan Educational Trust

Authorized Signatory
Authorized Signatory

Identity of the person verified through Consent based
AADHAAR Authentication using Thumb Impression with
UIDAI reference No. :
UKC:5263104c03939d0dd2c41a19b49779
(Details from UIDAI : Venkata Krishna Rao)



DOCUMENT NO. 2576 OF
CONTAINED SHEET

JOINT SUB REGISTRAR
IN THE CADRE OF DISTRICT REGISTRAR
SALEM (WEST)

SRI CHAITANYA CHITRA DEVI
SP. No: 194/AB1, 112, 5B
Kondappanickeripatty Village,
Salem Taluk, Salem District, Salem - 636005

1 / 2
For SREE MURUGAN EDUCATIONAL TRUST

Authorized Signatory
Authorized Signatory

R/Salem West Joint I/Book-1/3583/2025

	Pusapati S/O Venkata Reddy Pusapati, 01-05-1983, XXXXXXXXX8983)	
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3rd day of September 2025


Joint Sub-Registrar (I/C)
Salem (West).

Registered as Number R/Salem West Joint I/Book-1/3583/2025.

Date: 03/09/2025
Salem West Joint I


Joint Sub-Registrar (I/C)
Salem (West).

DOCUMENT No. <u>3583</u> OF 202 <u>5</u> OF BOOK <u>1</u> CONTAINS <u>26</u> SHEETS <u>26</u> SHEET JOINT SUB REGISTRAR IN THE CADRE OF DISTRICT REGISTRAR SALEM (WEST).
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Principal

SRI CHAITANYA TECHNICALS
SF. No. 194401410410
Kondapuram, Salem
Salem, Tamil Nadu

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For SREE MURAGAN EDUCATIONAL TRUST



