

TP/65826357/2019

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LEASE DEED

This Deed of Lease entered into at Chennai on this the 22ND day of June 2019

Between

VIJPAL KHISHI CHARITABLE TRUST represented by its Managing Trustee Mr. SHARAD VASANJI, Son of Mr. Vasanji Vijpal, aged about 67 years, residing at New No.9 (Old No.4) Taylors Road, Kilpauk, Chennai- 600 010, hereinafter called the 'LESSOR' of the FIRST PART;

And

SCOPE EDUCATIONAL TRUST operating a School named **SCOPE GLOBAL SCHOOL** represented by its Trustee Mrs. DIPTI SHARAD, aged about 61 years, hereinafter called the 'LESSEE' of the SECOND PART;

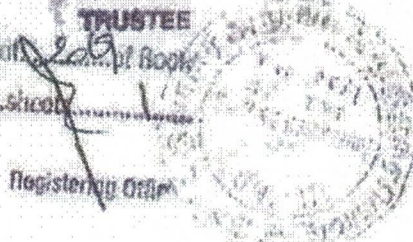
For VIJPAL KHISHI CHARITABLE TRUST

For SCOPE EDUCATIONAL TRUST

Sharad Vasanth

Dipti Sharad
Trustee

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SCOPE GLOBAL SCHOOL

Dipti Sharad
Correspondent

The terms LESSOR of the FIRST PART shall wherever the context admits or permits mean and include his respective heirs, executors, administrators, legal representatives and assigns and the terms of the LESSEE of the SECOND PART shall wherever the context admits or permits mean and include the said school, its successors, administrators and assigns; WITNESSETH AS FOLLOWS;

WHEREAS the LESSOR above named is the Sole and Absolute Owner of the School Building constructed vide Planning Permission No. C/9639/05A to C/2017 in Letter No C4/11221/2015 dated 9.2.2017 under Completion Certificate Letter No. EC/N-II/8372/2017, on property at Old S No. 380, New TS No.65/B2, Block No 58, Ward-H of Mogappair Village, Chennai, under Patta No. TK8A/1998/1418 dated 6.1.2009, having purchased the same from M/s. Golden Bricks and Tiles Company and registered vide Doc No 321/87 and Doc No 333/87 registered at Office of Sub-Registrar, Ambattur more fully and particularly described in the Schedule hereunder;

WHEREAS the LESSOR herein, is in uninterrupted possession and absolute enjoyment of the premises herein, by paying all the necessary taxes and charges to the appropriate authorities and enjoying the same as an absolute Owner, without any let, hindrance, encumbrances, whatsoever ever since from the date of purchase.

WHEREAS the LESSEE herein has approached the LESSOR to lease out the property now more fully and particularly described in the Schedule hereunder for running a School under the name and style of "SCOPE GLOBAL SCHOOL" and the LESSOR herein has also agreed to lease out the Schedule mentioned Property to the LESSEE herein for the above said purposes;

WHEREAS the LESSOR herein has agreed to lease out the Schedule mentioned Property to the LESSEE on the terms and conditions noted below by way of this LEASE DEED;

For VIJPAL KHISHI CHARITABLE TRUST

Shanmugam Vasan
TRUSTEE

For SCOPE EDUCATIONAL TRUST

Dipti Shanmugam
Trustee



TERMS AND CONDITIONS

1. The Property more fully and particularly described in the Schedule hereunder is hereby leased out to the LESSEE by the LESSOR, for a Yearly rent of Rs.1,00,000/- (Rupees One lakh only) per annum for a period of Thirty years, commencing from 01.04.2019 onwards and to be paid before 31st March of every year. The LESSEE shall pay the said rent in respect of the schedule mentioned Property to the LESSOR herein, on every succeeding year, without any default.
2. The LESSEE herein has paid a sum of Rs.1,00,000/- [Rupees One lakh only] to the LESSOR, as an interest free advance towards the schedule mentioned Property, which is hereby leased out the receipt of which the LESSOR hereby admits and acknowledges. The above said advance shall be refundable, subject to any deductions for arrears of rent, taxes, damages/ charges payable if any, when the LESSEE delivers vacant possession of the Schedule mentioned Property to the LESSOR herein.
3. The LESSEE is hereby now entitled to occupy the Schedule mentioned Property for running a school in the name and style of "SCOPE GLOBAL SCHOOL" in the said name or in any other name as may be decided by the LESSEE and shall continue to use the Schedule mentioned Property for the said Purpose only.
4. It is further agreed that the LESSEE shall be liable to pay the license fees and other taxes and charges payable for running the school in the schedule mentioned Property besides paying Water Charges, Drainage Taxes, Property Taxes and Electricity charges in respect of the Schedule mentioned Property in the name of the LESSOR herein and shall hand over the receipts for such payments to the LESSOR herein.
5. The LESSOR shall be liable to pay Urban Land Taxes, if any, payable in respect of the schedule mentioned property.

For VJPAL KISHI CHARITABLE TRUST

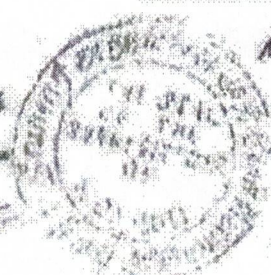
For SCOPE EDUCATIONAL TRUST

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Dipti Shrivastava
Trustee

6. The LESSEE shall keep the demised property in good and tenantable condition and shall deliver the said property subject to wear and tear, in the same condition on the expiry of Thirty years lease or on its earlier termination to the LESSOR herein.
7. The LESSEE shall not be entitled to transfer, assign or sublet the demised property to any third party without the prior written consent of the LESSOR herein.
8. It has been agreed that the LESSOR or his representatives or agent shall be entitled to inspect the demised property at all reasonable times to view its condition after giving prior notice to the LESSEE herein.
9. The LESSOR doth hereby covenant with the LESSEE that they are entitled to grant a lease of the Schedule mentioned Property to the LESSEE and that the LESSEE shall subject to their observing the covenants herein contained, entitled to possess and enjoy the same during the lease as aforesaid without any claim, demand or objection from the LESSOR or from anybody claiming through or under them.
10. The parties hereto have agreed that if at anytime before the expiry of the period of the lease, the LESSEE desires to vacate the said property they may do so after giving six months prior notice in writing to the LESSOR herein.
11. The parties hereto have agreed that in the event of the LESSOR committing any default in the payment of yearly rent mentioned in these presents for three consecutive years or committing breach of the covenants and conditions herein before set out, the LESSOR shall, notwithstanding the period of the lease herein before provided, is entitled to terminate the lease and re-enter the demised property.

For VIJPAL KHISHI CHARITABLE TRUST

Shamudharsan

TRUSTEE

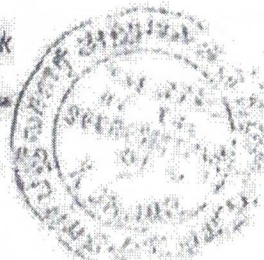
For SCOPE EDUCATIONAL TRUST

Dipti Shamudharsan

Trustee

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Registering Office



12. It has been agreed that the LESSEE shall keep the demised property insured against the risk of fire and other accidents and obtain the insurance policy in the name of the LESSOR herein. The LESSEE shall be liable to pay the annual premium on the insurance policy without default during the period of the lease till vacant possession of the Schedule mentioned Property is given to the LESSOR and shall hand over the insurance policy the receipts for payment of premium, addressed to the LESSOR herein.

13. The parties hereto have agreed that the LESSEE herein, for purpose of running the school and with the prior written permission of the LESSOR shall be entitled to carry out any addition/ alteration or repairs at their cost including electricity service connection and additional deposit payable for the same and fixtures and fittings in the demised property.

14. It is agreed that in the event of renewal of the lease on the expiry of the lease period provided in this deed the parties hereto shall by mutual agreement enter into a fresh lease arrangement on terms and conditions to be agreed between them.

In default in the faithful performance of any of the above conditions, the Lease Deed is liable to be determined irrespective of the period of 30 years as aforesaid.

SCHEDULE

A School Building consisting Basement Floor, Ground Floor, First Floor and Second Floor in all admeasuring 61472 sq.ft.[Bulltup area] on the land measuring 36598 Sq. Ft.(3400 Sq.M.) situated at Old S No 380, New TS No.65/B2, Block No. 58, Ward H at Church Road, of Mogappair Village, Chennai - 600037, and bounded on the,

For VIJPAL KHISHI CHARITABLE TRUST

Shahad Vasanth
TRUSTEE

For SCOPE EDUCATIONAL TRUST

Dipti Sharmad
Trustee

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Registering Office



North: Vijaya Praveen Apartments,
South: CMWSSB Pumping Station,
East : Church Road,
West : Mogappair Lake.

within the Registration District of Konnur.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HAVE SIGNED IN THIS DEED OF
LEASE AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For VIJPAL KHISHI CHARITABLE TRUST

Shreedhar
LESSOR TRUSTEE

For SCOPE EDUCATIONAL TRUST

Shakti Sharan
LESSEE Trustee

IN THE PRESENCE OF
WITNESSES:

1. *[Signature]*
J. ROBERT
S/o. JOHN KENNEDY
12/2, 4th Lane, Flower's Road,
Chennai-600 084.

2. *[Signature]*
(MANIKANDAN)
S/o. Adhikesan,
No. 4, Jampuli St.,
Kodungaiyur,
Chennai, 600 018.

DRAFTED BY:

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Registering Office



[Signature]
(R. Prasad) Enrol. 266/
R. SUBRAMANIAN /93
R. PRASAD, C.B. UMA MAHESHWARAN,
D. NAGESH BABU, R. RAMESH
Advocate & Attorneys At Law
85, Pantheon Road, 20, Srirangam Avenue,
Egmore, Chennai-600 008.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Phone : 28414855

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 006.

COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi Irwin Road
Egmore, Chennai-600 006
Letter No.EC/N-II/8372/2017

To
1) The Chairman, TNEB,
Anna Salai, Chennai-600 002.
2) The Managing Director,
CMWSSB, No.1, Pumping Station
Road, Chintadripet,
Chennai-600 002

Dated: 12-12-2017

- Sr.
Sub: CMDA - Enforcement Cell (North-II) - Completed construction of Basement floor + Ground floor + 2 floors School Building at Old S.No.380, New T.S.No.65/B2, Block No.58, Ward-II of Mogappair Village, Chennai within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.
- Ref: 1. Planning Permission issued in P.P.No. No.C/9639/05A to C/2017 in Letter No.C4/11221/2015 dated: 09.02.2017.
2. Completion Certificate Application from M/s.Vijpal Khishi Charitable Trust, Rep. by Shard Vasanji received on 14.06.2017.
3. This office letter even no. dated 01.12.2017.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-006151 dated 05.12.2017.

This is to certify that M/s.Vijpal Khishi Charitable Trust, Rep. by Shard Vasanji have constructed Basement floor + Ground floor + 2 floors School Building at Old S.No.380, New T.S.No.65/B2, Block No.58, Ward-II of Mogappair Village, Chennai within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.C/9639/05A to C/2017 in Letter No.C4/11221/2015 dated: 09.02.2017 was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II/310/2017 dated: 12-12-2017.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Yours faithfully,

Copy to:

1. M/s.Vijpal Khishi Charitable Trust, Rep. by Shard Vasanji, Old No.9, New No.4, Taylors Road, Kilpauk, Chennai-600 010.
2. The Principal secretary to Govt., Housing & Urban Dev. Dept. & Chairman, TNRIIRA, CMDA - Tower-II(1st Floor), No.1-A Gandhi-Irwin Bridge Road, Egmore, Chennai-8.

for MEMBER-SECRETARY

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மாண்புமிகு	தலைவர்
உறுப்பினர்	உறுப்பினர்
உறுப்பினர்	உறுப்பினர்

வார்டு : 4 இலட்சியர்
பிளாக் எண் : 58
நகர்ப்புல எண் : 65/2

அம்பத்தூர் நகர அளவை நிலப்பதிவேடு
AMBATTUR TOWN SURVEY FIELD REGISTER

TK8A/1992/1418 TT-6-1-109

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~~Registering Office~~



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1985 of 2019

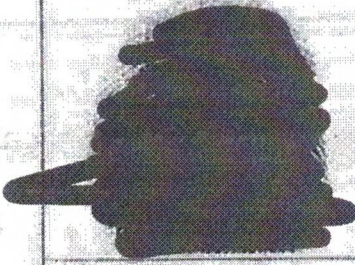
I hereby certify that a sum of ₹ 1,46,320/- (Rupees One Lakh Fourty Six Thousand Three Hundred and Twenty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. திப்தி ஷரத் residing at புதிய நெ.9 , பழைய நெ. 4, டெய்லர்ஸ் ரோடு , கீழ்பாக்கம் , சென்னை, Chennai, Tamil Nadu, India, 600010.

Sub Registrar, Konnur
Date: 24/08/2019

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 20,195/- paid at 04:28 PM on the 24/08/2019 by

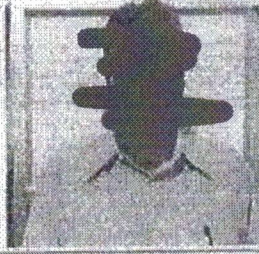
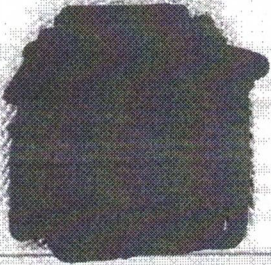
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Additions as per recitals of document

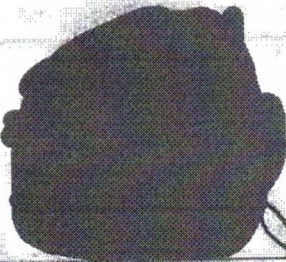
Execution admitted by
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Additions as per recitals of document

Claim admitted by
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Additions as per recitals of document

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Revised



Identified By

1.

[Signature]
600084

Mr. ROBERT J Son of JOHN KENNEDY NO.12/2, 4TH LANE, FLOWERS ROAD,
PURASAIWALKAM, CHENNAI, Chennai, Tamil Nadu, India, 600084.

2.

[Signature]

Mr. MANIKANDAN Son of ADHIKESAVAN NO.4, JAMPULI STREET,
KODUNGAIYUR, CHENNAI, Chennai, Tamil Nadu, India, 600118.

24th day of June 2019

[Signature]
SELVAKUMAR

SUB-REGISTRAR
KONNUR - 600049

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[Signature]
Registrar's Office



R/Konnur/Book-1/3284/2019

Registered as Number R/Konnur/Book-1/3284/2019.

Date: 02/07/2019

Konnur



SUB-REGISTRAR
KONNUR
600 026

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आयकर विभाग
COMETAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHARAD VASANJI
VASANJI VIJPAL
24/03/1952

Permanent Account Number
[REDACTED]

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISI
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614

एत कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें
आयकर सेवा एकाईयूनिट - UTISI
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर
नवी मुंबई - 400 614

भारत सरकार
GOVT. OF INDIA

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1110/20042/02439

To
ஸ்ரீத் வசந்தி
Sharad Vasanti
B/O: Vasanti
N NO 0 0 NO 4 TAYLORS ROAD
KILPAUK
Kilpauk
Chennai 600010
Tamil Nadu 600010
0040033231

11/12/03

116673524

ML196735247FT

For VIJPAL KHISHI CHARITABLE TRUST

உங்கள் ஆதார் எண் / Your Aadhaar No. :

TRUSTEE

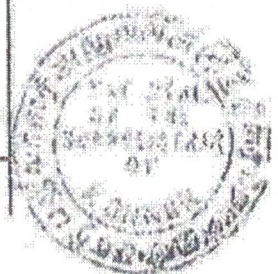
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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ஆதார் - சாதாரண மனிதனின் அதிகாரம்



UNION OF INDIA Driving Licence (Tamil Nadu)

DL No. [REDACTED]

Date of Issue: 11-07-1996 Valid Till: 18-03-2024

Date of Birth: 26-03-1988 Blood Group: A1B+

Name: ROBERT J

Son/Daughter/Wife of: JOHN KENNDY

[REDACTED PHOTO]

[REDACTED ADDRESS]

TND00332217

DLV: DE-01-1009

ADWS: 11-07-1996

Address: NO 122 4TH LANE FLOWERS ROAD, PURASAWALKAM, CHENNAI 600084

Holder's Signature: [Signature]

Badge Date: [REDACTED]

Badge No: [REDACTED]

Signature of Issuing Authority: [Signature]

TN01 CHENNAI CENTRAL RTO

Form 2 (Rev. 1992)

Noted

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Government of Tamil Nadu

Registration Department

Acknowledgement

P102

3284

Reference Details

SRO Name

Konnur

Application No.

S01LANDVV201906225068080

Transaction No.

REG201906224762118

Transaction Date

22/06/2019

Application Details

Applicant Name

Prince Foundations

Service Type

Document Registration (New) in SRO

Stamp Duty (₹)

146320/-

Registration Fee (₹)

20000/-

Computer Fee (₹)

100/-

CD Fees (₹)

50/-

Payment Details

Name of the Bank

SBI

Bank Ref. No.

CPS9206470

Payment Mode

Online

Amount Paid (₹)

166470/-

Payment Status

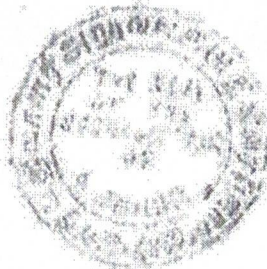
Success

Payment Date

22/06/2019

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Registering Officer



SCOPE GLOBAL SCHOOL

Lip ti Sharaal
Correspondent

For Scope Global School

Principal

Principal