

BK-I-10379/2017

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

AF 336630

20 DEC 2017  
20 DEC 2017  
Vel's Institute of Science  
Technology & advanced studies s.  
Chennai - 600 117

V. KUSHMITHA  
MADRAS RAICHELVI  
No. 41/2011/BU/10/05/28  
MADRAS RAICHELVI  
Chennai - 600 034

**LEASE DEED**

This Deed of Lease Executed at Chennai on this the 21<sup>st</sup> Day  
of December 2017

BY

**M. KUSHMITHA FOUNDATIONS PRIVATE LIMITED**, a company incorporated  
under the Indian companies Act having its Registered office at No. 621/2, Anna  
Salai, Nandanam, Chennai - 600035, being represented by its Director  
Mr. K. Ashwinkumar, S/o. Mr. S. Karnatakannan, aged about 30 years residing at  
No. 18, Dr. Ranga Road, Mylapore, Chennai - 600004 hereinafter called the  
**LESSOR**

For **VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES**

For **KUSHMITHA FOUNDATION PVT. LTD.**

  
Managing Trustee

  
Director



TO AND IN FAVOUR OF

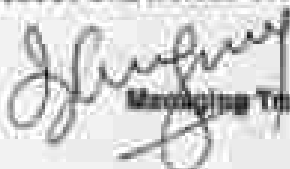
**M/s. VELS INSTITUTE OF SCIENCE, TECHNOLOGY, AND ADVANCED STUDIES (VISTAS)** being a Public and Charitable Trust, having its office at P.V.Vaidiyalingam Road, Pallavaram, Chennai - 600117, being represented by its Managing Trustee, Dr. Ishan K.Ganesh, Sr. Late Thiru. Iyer Velan, aged about 51 years, residing at No-5/109-D, Bharathi Avenue, Injambakkam, Chennai - 600115, hereinafter called the **LESSEE**

The terms LESSOR and LESSEE shall wherever the context requires or admit, shall mean and include there, respective officer in succession, legal representatives, successors, executors, administrators and assigns:-

Whereas the Lessor is the owner of the Property being land measuring a full extent of 3 Acres and 02 Cents, comprised in New Survey No's 190/ 2A, 2B, 4A1, 4A2, 4B, 5A, 5B 5C & 5D, situated at Zamin Pallavaram Village, Alandur Taluk, Kanchipuram District, morefully described in the Schedule -A, hereunder having acquired the same by way of registered Sale Deed dated 26.04.2002 bearing Document No. 2178/2002 and another Sale Deed dated 18.10.2002 bearing Document No. 3282/2002 both on the file of S.R.O. Pallavaram,

Whereas the Lessor is the present owner of the below mentioned properties ( 24 items totally measuring Acres 10.89 Cents) morefully described in the Schedule - B. The properties was earlier purchased by one M/s. Samudra Resorts Private Limited, a company incorporated under the companies Act 1956. M/s. Samudra Resorts Private Limited, Amalgamated with M/s. Kushiatha Foundations Private Limited ( the LESSOR) with effect from 01<sup>st</sup> April 2012 by way of order dated: 23<sup>rd</sup> July 2013, given by the "High Court of Madras" in the Company Petition No's 141 and 142 of 2013. The order of the "High Court of Madras" was registered on 21<sup>st</sup> November 2013 as Document No: 8257 of 2013 on the file of Sub Registrar Office, Pallavaram.

For VELS INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHIATHA FOUNDATION PVT LTD.

  
Director,



S No	Survey No.	Extent	Sale Deed Doc. No and Date
1	189/2	0.38	1478/2012 3/3/2012
2	189/3	0.60	1551/2012 9/3/2012
3	189/4	0.51	1476/2012 6/3/2012
4	189/5	0.98	1552/2012 9/3/2012
5	189/6	0.69	1554/2012 9/3/2012
6	189/8	0.10	1494/2012 6/3/2012
7	189/9	0.76	1553/2012 9/3/2012
8	189/7,10	0.34	1475/2012 6/3/2012
9	189/11	1.01	1555/2012 9/3/2012
10	190/8	0.57	1477/2012 6/3/2012
11	190/8	0.51	434/2012 27/1/2012
12	193/1	0.27	1274/2012 1/3/2012
13	193/2	0.25	1275/2012 1/3/2012
14	193/3	0.33	1309/2012 2/3/2012
15	193/4,5,6,18	0.28	1310/2012 2/3/2012
16	193/7	0.58	1307/2012 2/3/2012
17	193/8	0.26	1272/2012 1/3/2012
18	193/9	0.21	1263/2012 29/2/2012
19	193/10	0.40	1276/2012 1/3/2012
20	193/11	0.26	1261/2012 29/2/2012
21	193/12	0.26	1260/2012 29/2/2012
22	193/14,13	0.44	1273/2012 1/3/2012
23	193/15,16	0.47	1308/2012 2/3/2012
24	192/2	0.22	1262/2012 29/2/2012
	<b>Total</b>	<b>10.89 Acres</b>	

WHEREAS the Lessee herein is running several educational institutions imparting high quality of education to the students and having been granted Deemed to be University Status Under Act 3 of U.G.C. 1956 and having the name of 'Vels Institute of Science, Technology, And Advanced Studies (VELS deemed to be UNIVERSITY)', a Deemed to be University, Established U/S 3 of the UGC Act, 1956.

For VELS INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHITHA FOUNDATION PVT LTD.

  
Director



WHEREAS the Lessee, taken on Lease the above said properties by way of entering into a long term Sub-Lease Deed with M/s. Vee's Educational Trust, registered as Document No. 5072 of 2008 Dt: 14/11/2008 on the file of Sub Registrar Office, for running their Vee Institute of Science, Technology, And Advanced Studies (VELS Deemed to be UNIVERSITY), a Deemed to be University, Established U/S 3 of the UGC Act, 1956.

WHEREAS now the Lessee decided to enter in to a long term lease directly with the owners of the properties taken on Sub-Lease by the Lessee. The Lessee, based on Resolution passed by the Board of Trustees in their meeting dated 07/12/2017, Surrendered the Sub-Lease Deed (registered as Document No 5072 of 2008 Dt:14/11/2008 on the file of Sub Registrar Office) with M/s Vee's Educational Trust, by way of Surrender of Lease Deed, registered as Document No: J0378 of 2017, Dt:21/12/2017 on the file of Sub Registrar Office, Pallavaram.

WHEREAS THE Lessee approached the Lessor requesting them to lease the Schedule - A and Schedule - B mentioned properties for a long term lease of 33 years to run the Educational Institutions and the same has been accepted by the Lessor and agrees to let the Schedule - A and Schedule - B mentioned properties along with the buildings built and owned by the Lessee thereon, to the Lessee for running Educational Institutions and its allied activities on a monthly rent of Rs 3,00,000/- (Rupees Three Lakhs only) exclusive of applicable taxes and further granted permission to Lessee to put up construction if required over the Schedule property for the said activity.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHNETA FOUNDATION PVT. LTD.

  
Director



**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-**

1. That in consideration of payment of monthly rent of Rs.3,00,000/- (Rupees Three Lakhs Only) exclusive of applicable taxes by the Lessee, the Lessors hereby demise and Lease Unto the Lessee and the Lessee hereby takes on Lease the entire Schedule-A and Schedule -B mentioned properties.
2. The LESSOR has good right, full power and absolute authority to grant Lease of the schedule mentioned property to the Lessee
3. That the Lessee shall pay the monthly rent of Rs.3,00,000/- (Rupees Three Lakhs Only) exclusive of applicable taxes before 7<sup>th</sup> of English Calendar Month and that the Lessee has already paid an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) as interest free Rental Advance
4. That the Lease shall be for a period of 33 years from 21/12/2017 to 20/12/2050. The Lease being computed in accordance with English Calendar year from
5. That the Lessee is entitled to construct buildings, after the existing buildings and structures for running Educational Institutions and its allied activities after obtaining proper planning permission from the concerned authorities. That the said constructions of the buildings and other structures shall be at the cost of the Lessee and should be accordance with the law of the land.
6. That it is hereby declare that such constructed buildings and structures shall at all times remain the property of the Lessee during the term of the Lease and on expiry of the Lease or on the sooner determination the same shall vest in and become the absolute property of the Lessor, and the Lessee will not have any claim over the same.
7. The Lessor undertakes to sign and execute such application and other documents required for the purpose of running the said Educational Institution.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHMITHA FOUNDATION PVT. LTD.

  
Director



8. That the Lessor shall also sign and execute such documents required by the appropriate authorities to enable the Lessee to obtain all facilities including Electricity, Water, Drainage etc., for the buildings so constructed for running the Educational Institution.
9. That the Lessor agrees that on the Lessee paying the rent hereby reserved and observing and performing the covenants herein contained shall quietly and peacefully hold, possess and enjoy the schedule mentioned property during the set term without any interruption and disturbance by the Lessor or any person claiming under or in trust for them.
10. That during the continuance of the Lease the Lessee shall not sell, sub let or otherwise alienate the said buildings and structures constructed by them. However, they are entitled to mortgage the said buildings so constructed by them for purpose of running the Educational Institution
11. That all the taxes and others levies payable to the public authorities in respect of the existing buildings owned by the Lessee and buildings to be constructed shall be paid by the Lessee
12. That in case of any default in payment of rent the Lessor is entitled to interest at 24% per annum on the defaulted rent for the delayed period.
13. That the Lessee should run the leased property for educational and its allied activities alone and the same should not be used for any other purpose
14. That the Lessee shall have the option to renew the Lease after the expiry of the Lease period, for further period on the same terms and conditions or on new terms and conditions as agreed by both.
15. The Lessor hereby declares that the schedule mentioned property being land is free from any of encumbrances, charges, liens, attachments, etc in any manner.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Director

For KIRITISHA FOUNDATION PVT. LTD.

  
Director



16. The Lessee undertakes to pay the electricity, sewerage and water consumption charges to the concerned authorities as levied by them without any default.

17. The Lessee should keep the leased premises in neat and good condition.

18. No transfer of property is effected by way of this Lease Deed.

#### SCHEDULE - A

All that piece and parcel of Land measuring 3 Acre and 02 Cents in Zamin Pallavaram Village, Pallavaram, Kanchipuram District and covered in Patta No:5000 bearing New Survey No's. 1902A, 2B, 4A1, 4A2, 4B, 5A, 5B, 5C and 5D bounded on the

North By: Survey No. 190/4

South By: Survey No. 189/2

East By : Survey No. 190/6 and 8

West By : Survey No. 88/2 and Survey No. 190

The property lies within the Sub-Registration District of Pallavaram and Registration District of Chennai South.

#### SCHEDULE - B

##### Item No. : 1

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No. 189/2, measuring about 38 Cents, bearing Patta No. 5023, bounded on the

North By: Survey No. 190/5D

South By: Survey No. 188/3

East By : Survey No. 190/6

West By : Survey No. 193/2

The property lies within the Sub-Registration District of Pallavaram and Registration District of Chennai South.

For VEL'S INSTITUTE OF  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee



For KUSHNITHA EDUCATION PVT. LTD.

  
Director

**Item No.2**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, Comprised in Survey No.1893, Measuring 50 Cents, bearing Patta No 5023, bounded on the

North By: Survey No 1892

South By: Survey No 1895

East By : Survey No. 1894

West By : Survey No.193/3

The property lies within the Sub-Registration District of Pallavaram and Registration District of Chennai South

**Item No.3**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, Comprised in survey No. 1894, Measuring 51 Cents, bearing Patta No -5023 . Bounded on the

North By : Survey No. 190/8

South By : Survey No. 190/5

East By : Others Land

West By : Survey No. 189/3

Situated within the Sub-Registration District of Pallavaram and Registration District of Chennai South.

**Item No 4**

All that Piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey no.1895, measuring 88 Cents, bearing Patta No 5023, bounded on the

North By : Survey No. 1894

South By : Survey No. 189/11

East By : Others Land

West By : Survey No. 189/5

Situated within the Sub Registration District of Pallavaram and Registration District of Chennai South.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUDIRITHA FOUNDATION PVT. LTD.

  
Director





**Item No.5**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.189/6, measuring 69 cents, bearing Patta No 5023, bearing Patta No 5023, bounded on the

North By : Survey No.189/3  
South By : Survey No.189/10  
East By : Survey No.189/5  
West By : Survey No. 189/7 & 8

Situated within the Sub Registration District of Pallavaram and Registration District of Chennai South.

**Item No.6**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.189/8, measuring 30 Cents, bearing Patta No 5023, bearing Patta No 5023, bounded on the

North By : Survey No.189/7  
South By : Survey No.189/9  
East By : Survey No.189/5  
West By : Survey No. 189/8&9

Situated within the Sub Registration District of Pallavaram and Registration District of Chennai South.

**Item No.7**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.189/9, Measuring 78 Cents, Bearing Patta No. 5023, bearing Patta No 5023, bounded on the

North By : Survey No.189/8  
South By : Others Land  
East By : Survey No.189/10 & 11

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHMETHA FOUNDATION PVT. LTD.

  
Director



West By : Survey No.193/108/17

Situated within the Sub Registration District of Pallavaram and Registration District of Chennai South.

Item No.8

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.189/7, Measuring 8 Cents, Survey No.189/10 measuring about 27 cent totally measuring about 35 Cents, bearing Patta No 5023, bearing Patta No 5023, bounded on the

North By : Survey No.189/6

South By : Survey No.189/5

East By : Survey No.189/8

West By : Survey No.193/8

For Survey No.189/7, and bounded on the

North By : Survey No.189/6

South By : Survey No.189/9

East By : Survey No.189/11

West By : Survey No.189/9

For Survey No.189/10

Situated within the Sub Registration District of Pallavaram and Registration District of Chennai South.

Item No.9

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised Survey No.189/11, Measuring 1 Acre and 3 Cents, Bearing Patta No. 5023, bounded on the

North by : Survey No.189/5

South By : Survey No Others Land

East By : Survey No Others Land

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSUMITRA FOUNDATION PVT. LTD.

  
Director



West By : Survey No.189/10 & 9

Situated Within the Sub Registration District of Pallavaram and Registration District of Chennai South.

**Item No.10**

All that piece and parcel of land in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, Bearing Patta No.5023 Comprised in Survey No. 190/8 Measuring 57 Cents on the Southern Side out of total extent of 1 acre 8 cents bounded on the

North by : Survey No. 190/6A3 & 7B

South By : Survey No.189/4

East By : Others Land

West By : Survey No. 189/2, 3 & 190/5C & 5D

Situated Within the Sub Registration District of Pallavaram and Registration District of Chennai South.

**Item No.11**

All that piece and parcel of land in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, Bearing Patta No. 5023 Comprised in Survey No. 190/8 Measuring 51 Cents on the Southern Side out of total extent of 1 acre 8 cents bounded on the

North by : Survey No. 190/6A3 & 7B

South By : Survey No.189/4

East By : Others Land

West By : Survey No. 189/2, 3 & 190/5C & 5D

Situated Within the Sub Registration District of Pallavaram and Registration District of Chennai South.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHITHA FOUNDATION PVT. LTD.

  
Director



**Item No.12**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/1, measuring 27 cents, , bearing Patta No. 285 bounded on the

North By : Others Land

South By : Survey No. 193/3,4,5&6

East By : Survey No. 193/2

West By : Survey No. 192

Situated within the registration Sub District of Pallavaram and registration District of Chennai South.

**Item No.13**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/2, measuring 25 cents, , bearing Patta No. 5131 bounded on the

North By : Others Land

South By : Survey No.193/3

East By : Survey No.189/2

West By : Survey No. 193/1

Situated within the registration Sub District of Pallavaram and registration District of Chennai South.

**Item No.14**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/3, measuring 33 cents, , bearing Patta No. 5132 bounded on the

North By : Survey No. 193/2

South By : Survey No.193/6

East By : Survey No. 189/3

West By : Survey No. 193/4

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUSHNETRA FOUNDATION PVT. LTD.

  
Director



Situated within the registration Sub-District of Pallavaram and registration District of Chennai South

**Item No.15**

All that piece and parcel of Land situated in Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/4, measuring 6 cents, Survey No.193/5 measuring 6 cents, Survey No.193/8 measuring 6 cents, Survey No.193/18 measuring 8 cents in all aggregating to 26 cents, bearing Patta No. 5133

Survey No: 193/4, bounded on the

North By : Survey No. 193/1

South By : Survey No.193/7

East By : Survey No.193/3

West By : Survey No.193/5

Survey No.193/5, bounded on the

North By : Survey No.193/1

South By : Survey No.193/7

East By : Survey No.193/4

West By : Survey No.193/8

Survey No.193/8, bounded on the

North By : Survey No. 193/1

South By : Survey No. 193/7

East By : Survey No. 193/5

West By : Survey No. 192

Survey No.193/18, bounded on the

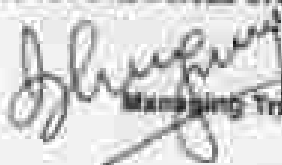
North By : Survey No.193/12

South By : Survey No. 193/15

East By : Survey No. 193/14

West By : Survey No. 193/13

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUMARATHA FOUNDATION PVT. LTD.

  
Director



All the Properties situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.15.**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in 1937 and measuring 58 cents, bearing Patta No. 273 bounded on the

North By : Survey No. 193/3,4,5&6

South By : Survey No. 193/11&12

East By : Survey No. 193/8

West By : Others Land

Situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.17.**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No. 193/8, measuring about 26 cents, bearing Patta No. 5134 bounded on the

North By : Survey No. 193/3

South By : Survey No. 193/9

East By : Survey No. 193/7&5

West By : Survey No. 193/7

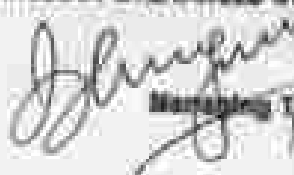
Situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.18.**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No. 193/9, measuring 21cents, bearing Patta No. 5135 bounded on the

North By : Survey No. 193/8

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee



For KUMARIA FOUNDATION PVT. LTD.

  
Director

South By : Survey No 193/10

East By : Survey No. 189/8

West By : Survey No. 193/11

Situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.19:**

All that piece and parcel of Land situated in: Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/10, measuring 40 cents, bearing Patta No. 5136 bounded on the

North By : Survey No. 193/9 & 11

South By : Survey No. 193/16&17

East By : Survey No. 189/9

West By : Survey No. 193/14

Situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.20:**

All that piece and parcel of Land situated in: Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.193/11, measuring about 20cents, bearing Patta No 5137 bounded on the

North By : Survey No. 193/7

South By : Survey No. 193/10&14

East By : Survey No. 193/9

West By : Survey No. 193/12

Situated within the registration Sub-District of Pallavaram and registration District of Chennai South

For VELS INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUMATHA FOUNDATION PVT. LTD.

  
Director



**Item No.21.**

All that piece and parcel of Land situated in Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No 193/12, measuring 26cents, bearing Patta No 5138 bounded on the

North By : Survey No.193/7

South By : Survey No. 193/13, 14&18

East By : Survey No. 193/11

West By : Others Land

Situated within the registration Sub District of Pallavaram and registration District of Chennai South

**Item No.22.**

All that piece and parcel of land situated in Zamin Pallavaram village, Pallavaram Taluk, Kanchipuram District, Comprised in Survey No. 193/14, extent of 20 cents, Survey No. 193/17, extent of 24 cents totally aggregating to 44 cents, bearing Patta No 5139

**Survey No.193/14 bounded on the**

North By : Survey No. 193/11&12

South By : Survey No. 193/15

East By : Survey No.193/10

West By : Survey No. 193/18

**Present Survey No.193/17, bounded on the**

North by : Survey No: 193/10

South By : Others Land

East By : Survey No. 189/9

West By : Survey No. 193/18

Situated within the registration Sub District of Pallavaram and registration District of Chennai South.

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

For KUMARITHA FOUNDATION PVT. LTD.

  
Director

16





**Item No.23**

All that piece and parcel of land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in survey No 193/15, measuring about 36 cents; survey No. 193/16 Measuring about 11 Cents totally aggregating to 47 cents, bearing Patta No 5140

**Survey No.193/15, bounded on the**

North By : Survey No:193/13,14&15

South By : Others Land

East By : Survey No: 193/16

West By : Others Land

**Survey No.193/16, bounded on the:**

North By : Survey No:193/10

South By : Others Land

East By : Survey No.193/17

West By : Survey No.193/15

Situated Within the Registration Sub District of Pallavaram and Registration District of Chennai South.

**Item No.24**

All that piece and parcel of Land situated in Zamin Pallavaram Village, Pallavaram Taluk, Kanchipuram District, comprised in Survey No.192/2, measuring 22 cents, bearing Patta No- 413 bounded on the

North By : Survey No. 192/1

South By : Survey No. 193/7

East By : Survey No.193/6

West By : Survey No.193/7

FOR VELS INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

  
Managing Trustee

FOR KUSUMITHA EDUCATION PVT LTD

  
Director



Situated within the registration Sub District of Pallavaram and Registration District of Chennai South.

In all Schedule - A and 24 items in Schedule - B Totally measuring an Extant of Acres 13 and 91 Cents

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

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

*[Signature]*  
Managing Trustee

LESSEE

For KUMATHA FOUNDATION PVT. LTD.

*[Signature]*  
Director

LESSOR

WITNESSES

- 1) *[Signature]*  
V. Venkateshraman  
S/o. M. Veangudai,  
59-B Rajanagar Avenue 2nd Fl.,  
Chennai - 600115
- 2) *[Signature]*  
S. S. SUBRAMANIAM  
S/o. A. KUMARASWAMY  
1155 SETHUPATHI STREET  
SOLEBES CHENNAI - 600092

Document signed by  
*[Signature]*  
Director  
KUMATHA FOUNDATION PVT. LTD.



10378/2017/BK1

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S.No. 6937 of 2017

I hereby certify that a copy of Rs. 5748500 Fifty Seven Lakh Forty eight thousand Five hundred Charitra (Rupees) stamp duty has been tendered under SECTION 41 of the STAMP ACT in respect of the instrument from ADDRESS BLANK, resulting in

Place and Date

*[Signature]*  
SUB-REGISTRAR  
PALLAYAKAM



Recorded in the Office of SUBREGISTRAR at Pallayakam and file of No. 1000 1000 1000 1000 of 3 and 4 on evidence by

I, Left Thumb



*[Signature]*  
Attestation As per the practice of the document  
9826400523

Execution Attested by

I, Left Thumb



*[Signature]*  
Attestation As per the practice of the document



Chit Admitted by

Chit Photo




*[Handwritten Signature]*  
 Admitted As per the content of the document  
 9846 9530

Identified by

*[Handwritten Signature]*  
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Name : SUNDARASUBRAMANIAN

NO : VENUGOPAL

RS PER DOC

Name : SUNDARAMANIKAVELU

NO : SUNDARASURTHI

RS PER DOC

2nd day of December 2017

*[Handwritten Signature]*

SUB REGISTRAR  
PALLAVARAM

Pallavaram

Registered in the name of one of sons

Date : 21/12/17

*[Handwritten Signature]*

SUB REGISTRAR  
PALLAVARAM





1PA20/02

SCHEDULE OF PROPERTY

KANCHEEPURAM DISTRICT, ALANDUR TALUK, JAMEEN PALLAVARAM VILLAGE

DETAILS OF LAND SURVEY NUMBERS WITH THE EXTENT

Sl.No	Survey Numbers	Extent
1.	192/2	0.22 acres
2.	193/1	0.27 acres
3.	193/2	0.25 acres
4.	193/3	0.83 acres
5.	193/4, 5, 6, 18	0.26 acres
6.	193/7	0.58 acres
7.	193/8	0.26 acres
8.	193/9	0.21 acres
9.	193/10	0.40 acres
10.	193/11	0.26 acres
11.	193/12	0.26 acres
12.	193/14, 17	0.44 acres
13.	193/15, 16	0.47 acres
14.	189/2	0.38 acres
15.	189/3	0.60 acres
16.	189/4	0.51 acres
17.	189/5	0.98 acres
18.	189/6	0.69 acres
19.	189/8	0.30 acres
20.	189/9	0.76 acres
21.	189/7, 10	0.35 acres
22.	189/11	1.03 acres
23.	190/8	0.57 acres
24.	190/8	0.51 acres
25.	190/2A, 2B, 4A1, 4A2, 4B, 5A, 5B, 5C, 5D	3.02 acres



VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

Dr. K. S. Srinivasan  
Vice-Chancellor  
VEL'S INSTITUTE OF SCIENCE  
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For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

*K. Srinivasan*  
Managing Trustee

For KUSHMITHA FOUNDATION PVT. LTD.

*K. Srinivasan*  
Director



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Technology & Advanced Studies  
Vellore, Tamil Nadu



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Vellore, Tamil Nadu

**For VEL'S INSTITUTE OF SCIENCE  
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*Handwritten signature*  
**Managing Trustee**

**For KISHITHA FOUNDATION PVT. LTD.**

*Handwritten signature*  
**Director**

**DOCUMENT  
NO. YEAR  
10379 / 2023  
PAGE 4**



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एक सौ रुपये

Rs. 100

₹ 100

ONE HUNDRED RUPEES

भारत INDIA  
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तमिलनाडु TAMILNADU

16 MAR 2020

BZ 459019

Vels Institute of Science  
Technology & Advanced Studies  
Chennai-600035

V.RAMA  
S.V.L No. 1381/E/94  
No 332, ANNA SALAI  
CHENNAI-600015

**LEASE DEED**

THIS DEED OF LEASE EXECUTED AT CHENNAI this 16<sup>th</sup> of March 2020 between Mrs. Arthi Ganesh (PAN: AANPG0841E), W/o Dr. Ishari K. Ganesh, Aged about 45 Years, residing at , 5/109 D, Bharathi Avenue, Injambakkam, Chennai - 600115 hereinafter called the LESSOR of the First Part,


AND

"M/s VEL'S INSTITUTE OF SCIENCE TECHNOLOGY AND ADVANCED STUDIES" (VISTAS), (PAN: AAATV9804F) having office at Velan Nagar, P.V.Vazhiyalingam Road, Pallavaram, Chennai - 600117 represented by its Trustee Ms. Preetha Ganesh For VEL'S INSTITUTE OF SCIENCE TECHNOLOGY & ADVANCED STUDIES

*Preetha Ganesh*

Trustee

*Arthi*

Document No.	2450 - 2020
Contains	13 Sheets 1 Sheet
 - Registering Officer	



(PAN: BYPPP7629Q) D/o. Dr. Ishan K Ganesh, aged about 24 Years, hereinafter called the LESSEE, of the Other Part.

The Terms "LESSOR" and "LESSEE" shall wherever the context so permits mean and include their respective legal heirs, legal representatives, successors-in-interest, executors, administrators and assigns.

Whereas the Lessor herein is the absolute owner Land comprised in Survey No. 102/1 and T.S.No:1/2, admeasuring to a total extent of 67 cents, situated in Zamig Pallavaram Village, Tambaram Taluk, Kanchipuram District lies within the Registration District of South Chennai and Sub Registration District of Pallavaram.

WHEREAS the Lessee herein is a Public Charitable Trust formed for the purpose of running educational institutions under the name and style of "Mrs.VELS INSTITUTE OF SCIENCE TECHNOLOGY AND ADVANCED STUDIES (VISTAS) popularly known as "Vels University" and the Lessee herein approached the Lessor herein with a request to lease the above mentioned land and institutional building of an extent of 78,000 Sq.ft for running educational institutions under VISTAS. The Lease will be initially for a period of 60 Months and the LESSOR has agreed to grant the same on receiving an monthly rent of Rs.23,40,000/- (Rupees Twenty Three Lakhs and Forty Thousand only) for the schedule mentioned property from March 2020.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-**

1. THAT the Lessor hereby declare that she is the owner of the Scheduled property and having acquired the same from Mrs.G.Vijayalakshmi by a Registered Sale Deed bearing document No.1841/2005 Dt:18/04/2005. Ever since the date of the said execution of Sale Deed, the Lessor herein is in absolute possession and enjoyment of the said Property without any let, hindrance and interruption.

For VELS INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

*[Signature]*

Trustee

Document No. <u>51450</u> of <u>2020</u> of Book <u>I</u> Contains <u>13</u> Sheets & <u>2</u> Sheet
<i>[Signature]</i> Sub-Registrar Officer



2. THAT in consideration of payment of monthly rent of Rs.23,40,000/- (Rupees Twenty Three Lakhs and Forty Thousand only) by the Lessee to the Lessor hereby demise and Lease unto the Lessee and the Lessee hereby takes on lease the said property more fully described in the Schedule mentioned property together with the building of an extent of 76.000 Sq. ft.
3. THAT the Lessee shall pay the monthly rent of Rs.23,40,000/- ( Rupees Twenty Three Lakhs and Forty Thousand only) subject to deduction of TDS as applicable, on or before 7<sup>th</sup> of every month and the first of such lease rent is payable from March 2020.
4. That the Lease rent will be increased by 5% every three years.
5. THAT the Lessor has paid an Advance of Rs.3,00,00,000/- (Three Crores only). The interest free security deposit is refundable by the Lessor without interest on termination of Lease period/after vacating the building.
6. THAT the Lessor agrees that on the lessee paying the rent hereby reserved and observing and performing the covenants herein contained shall quietly and peacefully hold, possess and enjoy the schedule mentioned property during the set term without any interruption and disturbance by the Lessor or any person claiming under or in trust for them.
7. THAT the Lessee shall not be entitled, without obtaining in writing the permission of the Lessor to sublet or otherwise part with the possession of the schedule mentioned property or any of them or any part thereof.
8. THAT the Lessee, shall at their own cost, during the term of lease, maintain the Schedule mentioned property in good order and condition, normal wear and tear and damage or deterioration caused by riots, fire, storm, flood and other natural calamities being excepted.
9. THAT all the taxes and other levies payable to the public authorities in respect of the said land and building shall be paid by the Lessor. However electricity

P-VV'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES

*[Signature]*

Trustee

*[Signature]*

Document No. <u>2150</u> of <u>2020</u> of (Town)
<u>1</u> Contains <u>12</u> Sheets <u>3</u> Sheet
<i>[Signature]</i> Registering Officer



- consumption charges as per the meter readings and bills issued by the competent authorities shall be paid monthly/regularly by the Lessee during the tenancy.
10. THAT in case of any default in payment of rent, the Lessor is entitled to interest @ 15% P.A on the defaulted rent for the delayed period.
  11. THAT the Lessee shall have the option to renew the Lease after the expiry of the Lease Period for further period as mutually agreed on the same terms and conditions. The said Option shall be exercised on giving a notice to that effect in writing by the Lessee of their intention to do so, at least 3 calendar months before the expiry of the Lease period.
  12. THAT the Lessor declares that the said land is not subject to any reservation or any intended acquisition or requisition and there are no building restrictions on the land.
  13. THAT the Deed of Lease will be executed in Duplicate and one original Copy will remain with the Lessee and the other will remain with the Lessor.
  14. No Transfer of Property is effected by way of this Lease Deed.
  15. THAT in the event of any dispute arising between the parties hereto in respect of this lease deed the same will be referred to arbitration of a common arbitrator if agreed upon, otherwise to two arbitrators one to be appointed by each party and the arbitration will be governed by the Arbitration Act, 1940.


#### SCHEDULE OF THE PROPERTY

All that piece and parcel of Land comprised in Survey No. 192/1 and T.S.No:1/2, admeasuring a total extent of 67 Cents together with 78000 Sq.ft of Institutional Building constructed thereon, situated in Zamin Pallavaram Village, Tambaram Taluk, Kanchipuram District lies within the Registration District of South Chennai and Sub Registration District of Pallavaram,  
For VJIT INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES



Trustee



Document No. <u>2150</u> of <u>2020</u> of Book <u>I</u> Contains <u>12</u> sheets <u>4</u> Sheet
 Registrar's Office



Bounded on the:

- North By : Survey No. 192/1;
- South By : Pennuvelu's Land and Survey No. 192/2;
- East By : Survey No. 191
- West By : Road

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE HAVE SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES IN THIS DEED OF LEASE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN

For VEL'S INSTITUTE OF SCIENCE  
TECHNOLOGY & ADVANCED STUDIES



LESSEE

Trustee



LESSOR

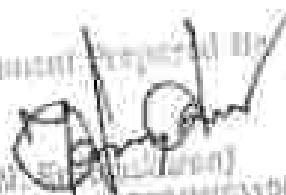
WITNESSES

1.  


S. Saravanan  
S/o Mr. Subramani,  
37, Rajaji Salai, Karikalan Nagar,  
Anakaputhur - 600070.

2. 

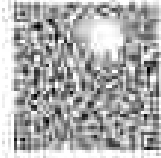
V. Venkatasubramanian,  
S/o Mr. M. Venugopal,  
59-B, Rajaratnam Avenue 2<sup>nd</sup> St,  
Inyambakkam, Chennai - 600115.

Document Properly  
  
STATE L.H.N. 1992/11/11001

Document No. 2450 of 2020 of the  
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Registering Officer





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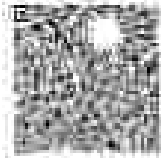
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1. **අරමුණ** : මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

නම	2023-2024	ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.	2023-2024
විෂයය	2023-2024	ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.	2023-2024
සමත් වූ දිනය	2023-2024	ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.	2023-2024

2. **විෂයය** : මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

3. **සමත් වූ දිනය** : මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

4. **විෂයය** : මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

5. **සමත් වූ දිනය** : මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

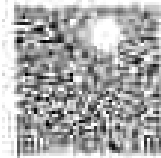
Document No. 2150 of 2023  
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මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.

මෙහි අරමුණ වන්නේ ප්‍රදේශීය මට්ටමේ දැනුම වැඩි කිරීම සහ ප්‍රජාවේ සාමාජිකයන්ගේ සහභාගීත්වය ඉතා වැදගත් කර ගැනීමයි.





சமீப காலங்களில் சிலர் மூலிய சிவசாமி

என்க்கு, 100 ரூபாய் அளவிற்கு மூலிய சிவசாமி சிலைகளை உருவாக்கி விற்கும் முயற்சி செய்துள்ளதாகத் தகவல் கிடைத்தது. இவ்வாறு செய்துள்ள சிலைகளை மூலிய சிவசாமி சிலைகளை உருவாக்கி விற்கும் முயற்சி செய்துள்ளதாகத் தகவல் கிடைத்தது.

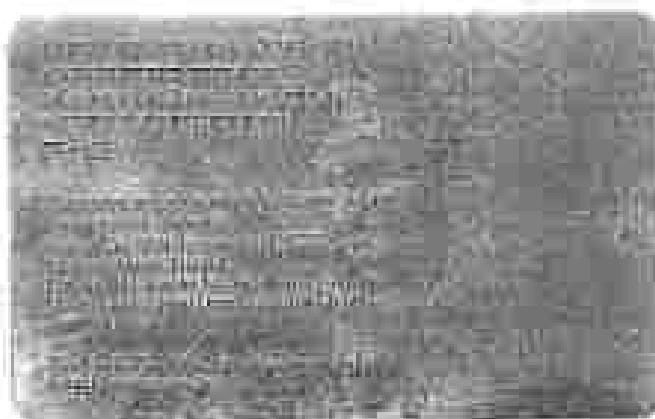
**ஏதேனும் சந்தேகங்களுக்குறிகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்:**

உள்ளூர் அலுவலகம்	1001 101 3174
உள்ளூர் அலுவலகம்	1001 101 3174
முகவரி	1001 101 3174

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 Registering Officer



சென்னை



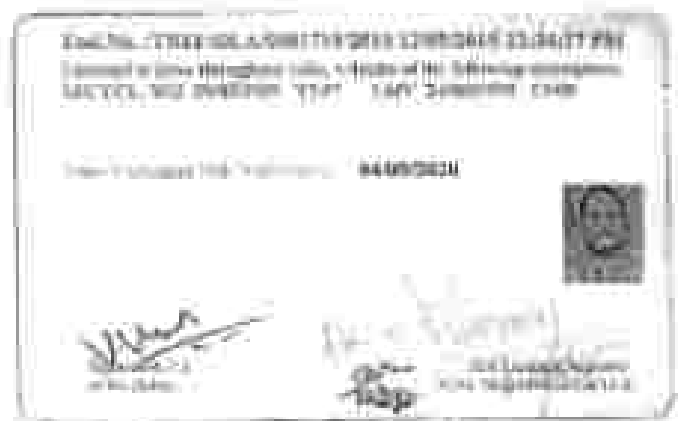
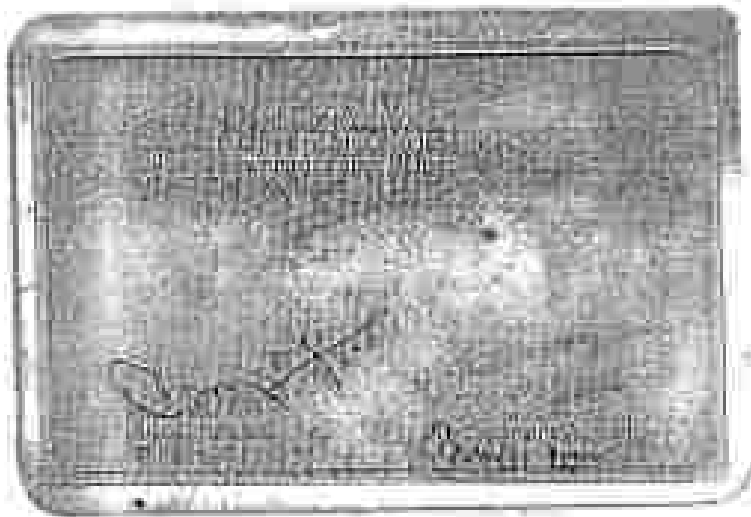
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Original

பலலாவரம்புத்தகம்-1/2450/2020

பெயர்: [Handwritten Name]

[Handwritten Signatures]

இது, பெயர்: [Handwritten Name] தனது சொந்த உரிமை மீது பதிவு செய்துள்ளதாக தெரிகிறது. பெயர்: [Handwritten Name], இயல்பு: [Handwritten Name], இயல்பு: [Handwritten Name], இயல்பு: [Handwritten Name]

இது, பெயர்: [Handwritten Name] தனது சொந்த உரிமை மீது பதிவு செய்துள்ளதாக தெரிகிறது. பெயர்: [Handwritten Name], இயல்பு: [Handwritten Name], இயல்பு: [Handwritten Name], இயல்பு: [Handwritten Name]

[Handwritten Text]

[Handwritten Signature]

SUB REGISTRAR PALLAVARAM

[Handwritten Text]

[Handwritten Signature]

SUB REGISTRAR PALLAVARAM

பலலாவரம்புத்தகம்-1/2450/2020 பெயர்: [Handwritten Name]

[Handwritten Text]

[Handwritten Signature]

SUB REGISTRAR PALLAVARAM



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[Handwritten Signature]  
Registering Officer

