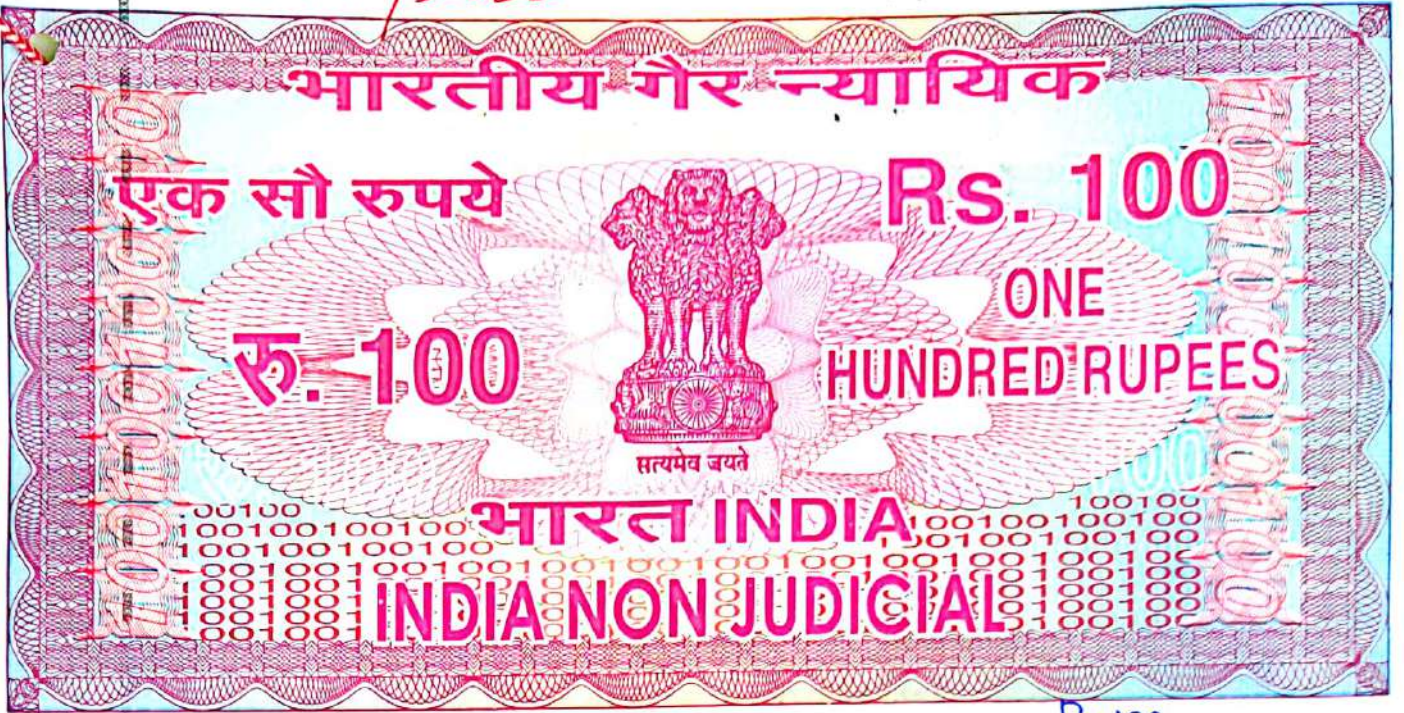


9978/2022

TP/139850409/2022.



தமிழ்நாடு தமில்நாடு TAMILNADU 23.12.2022  
A.R EDUCATIONAL TRUST  
SALEM.

Rs 100 CZ 714439

ந. பாலசுப்பிரமணியன்  
முத்திரை தாள் விற்பனையாளர்,  
மாவட்ட பதிவாளர் அலுவலகம்,  
சேலம்-636 001, தமிழ்நாடு  
உரிமம் எண்: 3110073.



### LEASE DEED

This Deed Lease is executed on the 23<sup>rd</sup> day of December 2022 between:

1. Mr. A. ASMATH HUSSAIN son of Mr.A.ABDUL AZEEM (Aadhar No.5951 8008 7578, Mobile No:9566890115) aged 52 (1970) residing at Door No.5/196, Omalur Main road, Five Roads, Salem -636004, Tamil Nadu, India IN THE CAPACITY OF CHAIRMAN and MANAGING TRUSTEE of A.R EDUCATIONAL TRUST having its Registered Office at 5/196, Omalur Main Road, Five Roads, Salem - 636004, Tamilnadu, India being a Registered Educational Trust registered as document No:1/93 of 1993 at Sub Registrar Office Kadathur herein after called LESSOR, (and)

Lessor

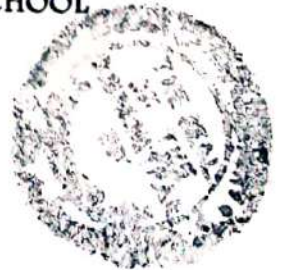
Lessee

*Asmath*

Chairman  
A.R. Educational Trust

*Aftab Hussain*

Correspondent  
ARISE INTERNATIONAL SCHOOL

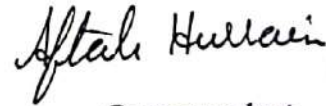


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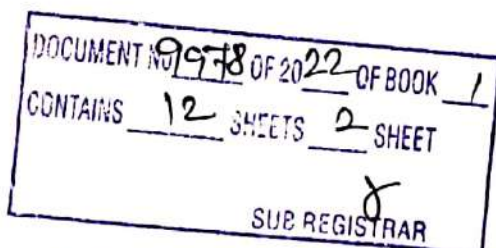
2. **ARISE INTERNATIONAL SCHOOL OF EXCELLENCE, Perumal Malai Adivaram, Kuranguchavadi, Salem – 636004, Tamil Nadu, India** represented by its present **CORRESPONDENT Dr.A.AFTAB HUSSAIN W/O of Mr. A. Asmath Hussain (Aadhar No.2932 2259 2714) aged 47 (1975) residing at Door No.5/196, Omalur Main Road, Five Roads, Salem -636004, Tamil Nadu, India** here in after called **LESSEE**:
3. WHEREAS both the Lessor and Lessee agreed to the following terms and conditions set below:
1. That the Lessor agrees to lease out the land and building more fully described in the schedule below to the lessee for a period of 32 Years from the date of its commencement. The said lease can be renewed for a further period of 32 Years, upon mutual consent of the lessor and the lessee. Any such renewal shall be effected by way of Execution and Registration of a separate deed of Lease.
- a) That the Lessor agrees to lease out the land and building more fully described in the schedule below to the lessee from the commencement of the registration for a period of 32 years.
- b) Whereas the lessee agrees to pay to the lessor a sum of Rs.6,000/- (Rupees Six Thousand only) per year being yearly rent for the schedule mentioned property.
- c) Whereas the lessee agrees to pay the yearly rent of Rs.6,000/- (Rupees Six Thousand only) on or before the 1<sup>st</sup> January of every year and obtain the receipts for the same.

LessorLessee

Chairman  
A.R. Educational Trust



Correspondent  
ARISE INTERNATIONAL SCHOOL  
OF EXCELLENCE



- d) The lessor hereby agrees to permit the Lessee to utilize the land and building for running school / classes and construct additional building for the benefit of the children studying in the school and also use the remaining vacant site as play ground for the school children.
- e) The lessor should pay the property tax and Kist due on the schedule mentioned property to the Corporation (Govt) or Local bodies.
- f) The lessee agrees that the Lessee and his successor-in-office, to pay the professional tax, electricity charges and other charges levied by the Government of local bodies to the schedule mentioned property.
- g) The Lessor (include the present lessee as well as his successor-in-office) have the right to extend the period of lease with mutual consent.
- h) The terms and conditions mentioned above would equally be binding in the successors-in-office of both the lessor and lessee.
- i) No amount has been given as advance by the lessee to the lessor in respect of this lease of the schedule mentioned property
- j) The above said property is registered under document number 1489/1994 at Kulathoor SRO, Kerala State, and document number 4/2020(Memo Copy), at Salem West Suramangalam SRO, Tamil Nadu

Lessor

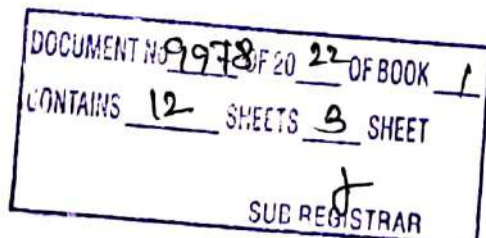
*Jeeva*

Chairman  
A.R. Educational Trust

Lessee

*Aftab Hurrain*

Correspondent  
ARISE INTERNATIONAL SCHOOL  
OF EXCELLENCE



**SCHEDULE OF THE PROPERTY**

Salem District, Salem West Registration District, Suramangalam Sub-Registration District, Salem West Taluk, Reddiyur Village, Old Survey No. 51/4, 51/5 for Resurvey & Settlement Old Patta No. 239, New Patta No.973, Karisal Resurvey No. 51/5, as per Town Resurvey no Ward C, Block-03, T.S.No.1/9 for Punchai Acres 2.20 for Rs. 3.43 The whole of this land was subject to this lease deed. Situated in the following boundaries.

**East of** : Perumal Malai foot hills & Corporation Water Tank.  
**West of** : Megawin Switch Gear Company.  
**North of** : 30 feet road and Karattu purampokku Land.  
**South of** : Chinnappa vagayara.

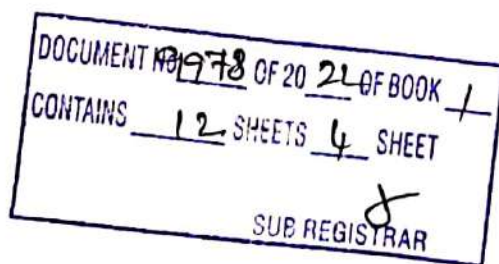
The land standing in the middle of 2.20 acres With 28,692 Sq feet , RCC Building and Water Connection No.4893, EB connection No. 044-5700-5935, 044-5705- 374 This property Situated at "Perumal Malai Adivaram"

Lessor


Chairman  
A.R. Educational Trust

Lessee


Correspondent  
ARISE INTERNATIONAL SCHOOL  
OF EXCELLENCE



IN WITNESS WHERE OF THE LESSOR **Mr. A. ASMATH HUSSAIN** (CHAIRMAN and MANAGING TRUSTEE of A.R. EDUCATIONAL TRUST AND THE LESSEE **Dr. A. AFTAB HUSSAIN** (CORRESPONDENT, ARISE INTERNATIONAL SCHOOL OF EXCELLENCE) have hereunder set their hands and sealson the day and year first above written in the presence of the following witnesses.

Lessor

Lessee

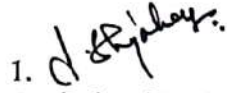


Chairman  
A.R. Educational Trust

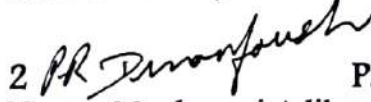


Correspondent  
ARISE INTERNATIONAL SCHOOL  
OF EXCELLENCE

Witness:-

1. 

**A. Shajahan**, S/o. Abdul Basheer, D.No.1/78,  
Govindan Street, Arunachala Asari Road, Salem 636001 (Aadhar No.2790 0824 9661)

2. 

**P.R. Diwan Farvesh**, S/o Abdul Rahiman Flat No.7, Kumaran  
Nagar, Mookaneri Adikarai Road, Chinnatirupathy, Salem 636008 (Aadhar No.5756  
1766 4224)

Drafting & Typing:

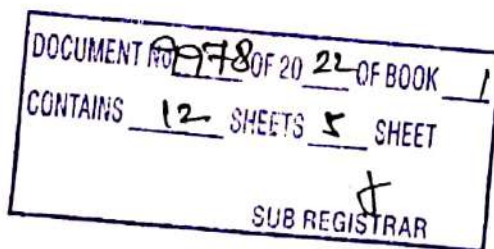


**Er. A.K. SATHIISH KUMAR D.C.E.**,  
No.1. Annapattu Maligai, Salem-636 001.  
Mobile No. **9362104811**

Attested by:-



**V. SIVARAMAN B.A., B.L.**, Advocate, Enrl No.1614/2007,  
No.12. Annapattu Maligai, Salem-636 001.  
18. Mobile No.7598971889



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5358 of 2022

I hereby certify that a sum of ₹ 7,580/- (Rupees Seven Thousand Five Hundred and Eighty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஆப்தாப் உசேன் residing at 5/196 ஒமலூர் மெயின் ரோடு, அழகாபுரம், Salem, Tamil Nadu, India, 636004.

*Jay*

Sub Registrar: Suramangalam  
Date: 23/12/2022

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

Presented in the office of the Sub Registrar of Suramangalam and fee of ₹ 2,130/- paid at 02:34 PM on the 23/12/2022 by

Left Thumb



*Aftab Hussain*

Additions as per recitals of document

Execution admitted by  
Left Thumb



*Abdul Azeem*

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9248333933a0e3338041a1baf9f6483186d52a (Details from UIDAI : Abdul Asmath Hussain S/O: Abdul Azeem, 12-05-1970, xxxxxxxx7578)



Claim admitted by  
Left Thumb



*Aftab Hussain*

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:25cd5acf5e3d5446b94704a74ccad004c




DOCUMENT NO 5780 OF BOOK 1  
CONTAINS 12 SHEETS  
SUB REGISTRAR

R/Suramangalam/Book-1/9978/2022


	Asmath Hussain, 04-06-1975, xxxxxxxx2714)	
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23<sup>rd</sup> day of December 2022

  
SAMPATH K K  
SUB REGISTRAR  
SURAMANGALAM.

Registered as Number R/Suramangalam/Book-1/9978/2022.

Date: 23/12/2022  
Suramangalam

  
SAMPATH K K  
Sub Registrar  
SUB REGISTRAR  
SURAMANGALAM.



DOCUMENT No 9978 TOP 20 OF BOOK 1  
CONTAINS 12 SHEETS 12 SHEET  
SUB REGISTRAR

