

6808/2025

TP/243844309 / 2025



தமிழ்நாடு தமில்நாடு TAMILNADU ரூ. 5000

AG 687079

10 NOV. 2025 The Society of the
Congregation of Mother of
Sorrows Servants of Mary.

Signature

எம்.கணேசன்
மு.தா.வி/உ.எண்:3/99
தா.பேட்டை, தமிழ்நாடு

DEED OF LEASE

THIS LEASE DEED MADE AND EXECUTED AT MUSIRI ON THIS
11th NOVEMBER, 2025

BY AND BETWEEN

“The Congregation of the Sisters of Our Lady of Seven Dolours” is a charitable Society duly registered under the Societies Registration Act, 1975 (XXVII of 1975) and Rules 1978 and bearing Registration No. 4 of 1954 and the name of the Society amended on 28.05.1997 in the same registration number and in the name and style of “THE SOCIETY OF THE CONGREGATION OF MOTHER OF SORROWS SERVANTS OF MARY”,

1st Party

2nd Party

Signature

Signature

PRESIDENT
The Society of the Congregation
of Mother of Sorrows
Servants of Mary

CORRESPONDENT
Amala Matric Hr Sec. School,
Thuraiyur Road, Musiri,
Trichy - 621 211.

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Signature
Registering Officer



having a registered office at Servite Generalate, 2E, Promenade Road, Tiruchirappalli- 620001 and represented by its present **PRESIDENT REV. SR. DECLAS, D/o. Santhiago Rayappan**, Christian, aged about 69 years, residing in the administrative office at Servite Generalate, 36,37, Tank bund Road, Nungambakkam, Chennai-600034 and bearing Aadhar No.673436433850 and here in after referred as **LESSOR**, which expression shall unless repugnant to the context will mean and include her successors, executors, administrators and assigns as the **FIRST PARTY**

AND

"AMALA SCHOOL, MUSIRI" situated at Thuraiyur Road, Musiri, Trichy - 621 211 and represented by its **CORRESPONDENT, REV.SR. JOYTHI GILDA MARY. D/o. Nazaren Fernando**, Christian, aged about 63 years, residing at Servite Convent, Musiri Taluk, Musiri - 621 211, bearing Aadhar No.803435354053, Mobile No.9952308777, here in after referred as **LESSEE**, which expression shall unless repugnant to the context will mean and includes her successors, executors, administrators and assigns as the **SECOND PARTY**

WHEREAS the **LESSOR** owns and possesses and other wise is well and sufficiently entitled to give on lease the Schedule mentioned property which has been purchased vide a Deed of Sale, dated 26.09.1955, registered as Document No. 1604 of 1955, Book-1, at Sub-Registrar Office of Musiri, Tiruchirappalli District with measuring of 3.12 Acres at Old

1st Party

2nd Party

Pres.
PRESIDENT
 The Society of the Congregation
 of Mother of Sorrows
 Servants of Mary

Sr. Joe
CORRESPONDENT
 Amala Matric.Hr.Sec.School
 Thuraiyur Road, Musiri,
 Trichy - 621 211

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ben
 Registering Officer



S.F.93/2, New S.F.93/2, Ward No.12, Musiri West.

The above said Sale Deed Document Property belongs to the First Party.

AND WHEREAS the **LESSOR** has agreed to grant and the **LESSEE** has agreed to accept the Lease of the Scheduled Premises.

WHEREAS the **LESSOR** and the **LESSEE** have agreed to record the terms and conditions of their agreement in relation to the Schedule Premises:

1. TERM OF LEASE

In consideration of the rents hereby reserved and of the terms, conditions and covenants of the lease contained and on the part of the parties to be observed and performed, the **LESSOR** hereby agrees to grant and the **LESSEE** hereby agrees to accept a Lease of the Scheduled premises for a period of 29 (Twenty Nine) years.

2. RENT AND RENT COMMENCEMENT DATE:

- a) The initial monthly payable by the **LESSEE** for the Schedule premises shall be Rs. 2,000/- (Rupees Two Thousand Only) per month and Rs. 24,000/- (Rupees Two Thousand Only) per year (Lease Amount).
- b) The **LESSEE** shall pay the Rent on or before the Fifth (5th) day of each English calendar month in advance. Rent shall be paid by Cheque or into the respective accounts to the Lessor.
- c) The Rent does not include electricity charges.
- d) There is no security deposit paid by the **LESSEE** to the **LESSOR**

1st Party

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Q.S
PRESIDENT
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 Registering Officer

S. J. J.
CORRESPONDENT
 Amala Matric. Hr. Sec. School
 Thuraiyur Road, Musiri,
 Taluk - 621 211.



3. LEASE COMMENCEMENT:

The lease for the Scheduled Premises shall commence from **11.11.2025 TILL 10.11.2054**. The Scheduled property will be automatically returned to the owner and lessor of the above mentioned Society upon the expiration of the lease beginning period.

4. TERMINATION OF LEASE:

The **LESSEE** shall be entitled to terminate this Lease Agreement by giving 3 (three) months advance written notice to the **LESSOR** without any penalty. The **LESSOR** shall have no termination option/right during the term of this Lease except for breach by the **LESSEE**, in which event the **LESSOR** shall give 2 months cure period to the **LESSEE** to remedy the breach and should the **LESSEE** not remedy the breach within the cure period, only then will the **LESSOR** be titled to terminate the Lease with one month written notice to the **LESSEE**.

5. TAXES, DEPOSITS, ASSESSMENT CHARGES:

The **LESSOR** shall bear all present and future property taxes, all taxes, as per law the less or required to pay rates, cess, duties, charges, fines, penalties, deposits, assessment charges and other outgoings, payable to the appropriate authorities pertaining to the Scheduled Premises

1st Party

2nd Party

Pres
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S. Joen
CORRESPONDENT
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 Thuraiyur Road, Musiri,
 Trichy - 621 211.

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 Registering Officer



6. ELECTRICITY:

The LESSEE shall pay the charges levied by the (TNEB) Tamil Nadu Electricity Board for the usage of electricity as per the meter reading during the term of the lease and or any extension there of, Additional deposit if any, required by the TNEB due to usage shall be borne by the LESSEE each shall refunded by the LESSOR upon expiry or earlier termination of the Lease.

7. WATER & SEWERAGE:

The LESSEE shall pay the water & sewerage usage expenses in accordance with the applicable laws.

8. ACCESS:

The LESSEE shall have unlimited access to the Scheduled premises 24 hours a day, 7 days of the week.

9. NATURE OF USE PERMITTED:

The LESSEE shall use the premises for running school purposes only, the LESSEE shall conduct its business and function in the Schedule Premises so as preserve the reputation of the LESSOR.

10. LESSEE'S IMPROVEMENTS:

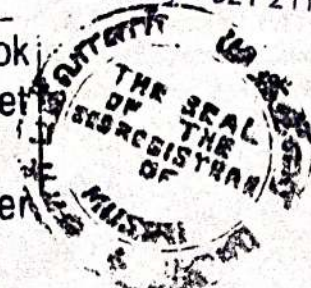
The LESSEE shall have the right to make improvements with the Scheduled Premises and make non-structural alterations without prior approval from the LESSOR.

1st Party2nd Party

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PRESIDENT
 The Society of the Congregation
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 Servants of Mary

S. Jovan
CORRESPONDENT
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 Thuraiyur Road, Musiri,
 Trichy - 621 211.

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Gen
 Registering Officer



11. SUB-LEASE:

The LESSEE has no right to sub lease the Scheduled Premises to any other persons or bodies.

12. REPAIRS AND MAINTENANCE:

The LESSEE shall be responsible for major repairs, external painting and all go other major civil, electrical and plumbing works in respect of the leased Scheduled property without prior approval from the LESSOR. Other works constituting "major" works shall be carried out by the LESSOR or its representative of their Society at its cost.

13. LESSOR'S COVENANT:

a) The LESSEE, shall subject to comply with its obligations under this Agreement be entitled to quiet and peaceful possession and enjoyment of the Scheduled Premises during the period of this Lease Agreement, free from any interference objections, evictions, claims, interruptions and demands whatsoever, by the LESSOR or any person claiming under or in trust for the LESSOR.

The LESSOR further represents and warrants that the Scheduled Premises shall be in accordance with the approvals granted to the LESSOR by the regulatory authorities and is fully complaint with all the applicable rules and regulations. The LESSOR shall indemnify the LESSEE for any damages, fines, losses, expenses, legal fees and any other charges incurred by the LESSEE as a result (directly or indirectly) of any actions of Municipal Corporation and or any other regulatory for unauthorized construction.

1st Party

2nd Party

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Q. S.
PRESIDENT
The Society of the Congregation
of Mother of Sorrows
Servants of Mary

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Registering Officer

S. Jovan
CORRESPONDENT
Anala Matric.Hr.Sec.School
Muraiyur Road, Musiri,
Trichy - 621 211.



c) The LESSOR represents to the LESSEE that the LESSOR is entitled to deal with the Scheduled Premises and that the premises is free from any charge or encumbrance and that no other person has the right, title or interest there to prevent the LESSOR from giving the Schedule Premises on Lease to the LESSEE

d) The LESSOR shall have the right to sell the Scheduled Premises subject to the purchaser being bound by all the terms and conditions of this Lease Agreement.

e) During the initial Lease Term or any sub sequent renewal there of, if the LESSOR transfer, assigns, mortgages or sells, the Schedule Premises or any part there of, the LESSOR shall procure and provide to the LESSEE an unconditional acknowledgement from the person in whose favour such interest is created, that such transferee, assignee, licensee or mortgagor, as the case may be / shall be bound by the terms and conditions of this Agreement.

14. LESSEE'S COVENANTS:

a) The LESSEE shall comply with all the rules and regulations of local authorities, whatsoever in relation to the Scheduled Premises in so far, they related to the use of the Scheduled Premises for commercial purposes.

b) The LESSEE shall up keep the premises in proper condition with due diligence, shall not cause any damage or waster of the building or the structure or to involve the property and the building for any liability, encumbrance or easementary claims by any third parties.

1st Party

2nd Party

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 PRESIDENT
 The Society of the Congregation
 of Mother of Sorrows
 Servants of Mary

Gov
 Registering Officer



S. J. J.
 CORRESPONDENT
 Amala Matric.Hr.Sec.School
 Thuraiyur Road, Musiri,
 Trichy - 621 211.

15. INDEMNITIES:

- a) The LESSOR represents and warrants that it is law fully entitled to lease out the LEASED PREMISES and is fully entitled to execute this LEASE DEED and has obtained all requisite permissions/approvals are in full force and effect. The LESSOR shall hold the LESSEE fully indemnified and harmless against any demands, claims, actions, or proceedings, by any person in respect of quiet and peaceful possession and use of the LEASED PREMISES by the LESSEE.
- b) The LESSOR shall abide by all laws, By-laws, Rules & Regulations of the Government or any other authority or local body and shall observe and perform the covenants and conditions and shall attend to, answer, and be responsible for all violations of any of the conditions or rules, or Bye-laws, That may be required to be followed, observed and performed by the land lord of the property, by the said authority and shall give any documents required thereof and shall always keep and hold the LESSEE harmless and indemnified in this regard. In the event any amount is required to be spent to comply with any of the requirements of the aforesaid authorities including but not limited to the fire fighting equipment ,the same shall be borne by the LESSOR.
- c) The LESSOR hereby undertakes to keep and hold the LESSEE indemnified and harmless against any demands, claims, actions or proceedings, by any other person in respect of quiet and peaceful possession and use of the LEASED PREMISES by the LESSEE.

1st Party2nd Party

Q. S.
PRESIDENT
 The Society of the Congregation
 of Mother of Sorrows
 Servants of Mary

Dr. J. S. S.
CORRESPONDENT
 Amala Matric.Hr.Sec.School
 Thuraiyur Road, Musiri,
 Trichy - 621 211.

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 Registering Officer



16. JURISDICTION:

All disputes arising under or out of this Agreement or in any way connected with this Agreement, shall be subject to the exclusive jurisdiction of the courts of Musiri alone, to the exclusion of all the other courts.

From this day, the **LESSOR** undertakes the possession of the Scheduled mentioned property. The **LESSOR** shall have the right to remove all the structures and other amenities put up by the Second Party while vacating the leased premises after the end of the lease period. The leased lands should be handed over to the First Party without any Encumbrances.

SCHEDULED OF THE LEASE PROEPRTY**Item 1:**

All that piece and parcel of Land with the Buildings there on

DISTRICT : TIRUCHIRAPALLI
TALUK : MUSIRI
VILLAGE : MUSIRI WEST & MUSIRI SRO
PLACE : MUSIRI-THURAIYUR ROAD WEST SIDE
WARD : 12
NEW T.S. No. : 93/2
EXTENT : 3 Acres 12 Cents (126.32 Ares)

Which is bounded on the:

North By : The Society of the Congregation of Mother of Sorrows Servants of Mary's balance land

South By: Periyasami Pillai Land,

East By : Thuraiyur Road,

West By: Azhagapatti Road,

1st Party

2nd Party

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Ques
PRESIDENT
 The Society of the Congregation
 of Mother of Sorrows
 Servants of Mary

Ques
Registering Officer

Ques
CORRESPONDENT
 mala Matric.Hr.Sec.School
 Thuraiyur Road, Musiri,
 Trichy - 621 211.



- **Ground Floor** (தரைதளம்): "On the said plot, about 15 years ago, North & south with East-West boundaries of 214¼ feet and North-South boundaries of 37¼ feet, a built-up area of 15,961½ sq. ft. (1,482.87 sq. meters) of RCC ground floor was constructed."
- **Ground Floor** (தரைதளம்): "On the said plot, East & West with East-West boundaries of 160 feet and North-South boundaries of 36¼ feet, a built-up area of 11,600 sq. ft. (1,077.67 sq. meters) of RCC ground floor was constructed."
- **First Floor** (முதல்தளம்): "On the said plot, North & south with East-West boundaries of 214¼ feet and North-South boundaries of 37¼ feet, a built-up area of 15,961½ sq. ft. (1,482.87 sq. meters) of RCC ground floor was constructed."
- **First Floor** (முதல்தளம்): "On the said plot, East & West with East-West boundaries of 160 feet and North-South boundaries of 36¼ feet, a built-up area of 11,600 sq. ft. (1,077.67 sq. meters) of RCC ground floor was constructed."
- **SecondFloor** (இரண்டாவது தளம்): "On the said plot North & south with East-West boundaries of 136 ½ feet and North-South boundaries of 37 ¼ feet, a built-up area of 10,169.25 sq. ft. (944.75 sq. meters) of RCC second floor was constructed."
- **SecondFloor** (இரண்டாவது தளம்): "On the said plot East & West with East-West boundaries of 36 ¼ feet and North-South boundaries of 160 feet, a built-up area of 5,800 sq. ft. (538.83 sq. meters) of RCC second floor was constructed."

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As
 PRESIDENT
 The Society of the Congregation
 of Mother of Sorrows
 Servants of Mary

Gen
 Registering Officer
 S. J. J. CORRESPONDENT
 Amala Matric.Hr.Sec.School
 of the Trichy - 621 211.

Situated within the Registration District of MUSIRI MUNICIPALITY:-

Ward	Taluk	T.S. No.	Extent
12	Musiri	93/2	3 Acres 12 Cents

The above said property in these 3 Acres 12 cents site with buildings etc., site with Building and passage rights in Lessor Remaining Land etc., is only covered by this LEASE DEED

The above said property is situated in MUSIRI, TIRUCHIRAPPALLI DIST. IN WITNESS WHEREOF THE AFORESAID PARTIES.

HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS 11th DAY, NOVEMBER MONTH AND 2025 YEAR ABOVE WRITTEN.

1st Party

2nd Party

Devi
PRESIDENT
The Society of the Congregation
of Mother of Sorrows
Servants of Mary

WITNESSES:

S. Jeeva
CORRESPONDENT
Amala Matric.Hr.Sec.School
Thuraiyur Road, Musiri,
Trichy - 621 211.

1) *Dr. Quietlene* Quietlene, D/o. Peter Fernando 36,37, Tank Bund Road, Nungambakkam, Chennai – 600 034 (Aadhar No.2395 8299 9885) (Cell No.9131323192)

2) *Pauline Rosy* Pauline Rosy, D/o. Antonyraj, Sub Collector Office Road, Dindigul, Dindigul (Tk), (DT) – 624001 (Aadhar No.4284 3651 5738) (Cell No.9629229687)

ஆவணம் தயாரித்தவர்



S. Geyapalan
S. Geyapalan,
L.No. C10/TRY/84,
818 பரிசல் துறைமுகம்,
முத்தி வட்டம், திருச்சி மாவட்டம்.
செல் நம்பர் 9942135454.

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Law
1 Registering Officer





தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருச்சிராப்பள்ளி

வட்டம் : முசிறி

வருவாய் கிராமம் : முசிறி (மேற்கு)

பட்டா எண் : 37

உரிமையாளர்கள் பெயர்

1. ... தந்தை பிரசிடெண்ட் அமலா பெண்கள் பள்ளி

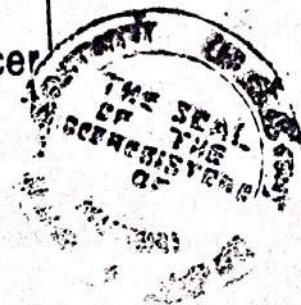
புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
93	2	2 - 48.00	3.37	--	--	--	--	Digitally signed: Vasudevan V Tahsildar 24/12/2015 12:21:10:PM
		2 - 48.00	3.37					

குறிப்பு :



1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் S/15/04/551/00037/60110 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 10-11-2025 அன்று 11:56:22 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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 Law
 Registering Officer



R/முசிறி/புத்தகம்-1/6808/2025

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2025ம் ஆண்டு வரிசை எண் 5352









துறையூர் ரோடு, முசிறி (கீழ்), முசிறி, திருச்சிராப்பள்ளி, தமிழ்நாடு, இந்தியா, 621211-ல் வசிக்கும் செல்வி ஜோதி கில்லா மேரி என்பவரிடமிருந்து ₹ 2,000/- (ரூபாய் இரண்டாயிரம் மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.



சார்பதிவாளர் : முசிறி
நாள்: 29/12/2025

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு
41ன் படி ஆட்சியர்

2025 ஆம் ஆண்டு டிசம்பர் மாதம் 29ம் தேதி பி.ப. 02:09 மணியளவில் முசிறி சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 7,810/- செலுத்தியவர்.

<p>இடது பெருவிரல்</p>  	<p>சு. ஜோசப்</p> <p>கூடுதல் விவரங்கள் ஆவண வசூலில் உள்ளபடி</p>	
<p>எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்</p>  	<p>சு. ஜோசப்</p> <p>"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:6498884f1adf76f4f404f5cb3fcc9276563f340 (Details from UIDAI : Decla S C/O: Santhiago Rayeppan, 13-05-1956, xxxxxxxx3850)</p>	
<p>எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்</p>  	<p>சு. ஜோசப்</p> <p>"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:698598437141e4e53d41fc983a990e275e7a81</p>	

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Fernando, 30-05-1962, xxxxxxxx4053)

2025 ஆம் ஆண்டு டிசம்பர் மாதம் 29ம் நாள்

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சார்பதிவாளர்
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R/முசிறி/புத்தகம்-1/6808/2025 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 29/12/2025
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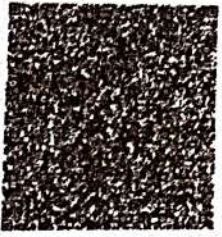
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