

LEASE DEED OF IMMOVABLE PROPERTY
(House Site And Building)

Karaikal, The 06th day of January, 2017 (06.01.2017)

Puducherry State, Karaikal District, within Karaikal Municipal limits, No.25, Kovilpathu Revenue Village, Nehru Nagar, 1st Cross Door No.10 **S.KANCHANADEVI** W/o A.S.Senthilkumar D/o Duraipandi Nadar the house owner as being- **LESSOR-1**

Puducherry State, Karaikal District and Town, Kovilpathu Village, Nehru Nagar, 1st Cross Door No.10 wherein the **"P.S.ARUNACHALA TRUST"** functioning and its Trust deed being written on 27.02.2007 and duly registered on the same day with Sub-Registrar, Karaikal in Book.No.04 Doc.No.59 of 2007 which was found and duly declared by **S.KANCHANADEVI** W/o A.S. Senthilkumar residing at No.10, 1st Cross, Nehru Nagar, Karaikal -**LESSEE-2**

Among the parties to the document, the party of the First part Mrs. S.Kanchanadevi in pursuance of Two Sale Deeds namely

- 1) The Sale Deed dated 25.02.2016 and registered on the same day in Book 1 as Doc.No.4297 of 2016.
- 2) The Sale Deed dated 06.01.2017 and registered on the same day in Book 1 as Doc.No.414 of 2017.

The Lessor as being the absolute owner of the Properties and is more fully described in the schedule annexed hereto are leased out to the Party of the 2nd Part the Lessee namely **"P.S.ARUNACHALA TRUST"** for a period of 30 years from this day onwards and the party of the 2nd part at their own wish, necessity and requirement can put up RCC constructions in the leasehold properties by making necessary alterations in the scheduled properties for the next upcoming 30 years and further agreed to pay a monthly rent of **Rs.30,000/- (Rupees Thirty Thousand Only)** for thirty years by the Lessee to the Lessor without fail.



.2.

The party of the second part LESSEE (Trust) is hereby authorized to put up further constructions as may be required and for such activities she is authorized to execute and sign the necessary documents, and present them in the respective offices like Taluk Office, Commune Panchayath, Electricity Department, PWD, Water Service Department, Municipality, Town Planning Office and other Departments not mentioned hereunder and obtain necessary certificates and no objection certificate and other relevant certificates as and when required.

In any case or dispute arises in the day-today conduct of the TRUST in the schedule of property annexed hereunder, the Lessee is having all rights at her discretion to engage advocate(S), conduct cases in court, to appear and give evidence as and when necessity arises, sign the pleadings, receive and accept all summons and notices issued by Civil Courts, Revenue Courts on the original side and appellate side. At the discretion of the lessee to file appeal if need be.

The rent stated and fixed above shall be paid every year by first April or before that, the Lessee agrees to pay the Lessor and obtain due receipt for the same from the Lessor.

The Lessee can have possession and enjoyment of the property scheduled here under for the next 30 years by promptly making payment of rent to the Lessor.

After the expiry of lease period of 30 Years, the Lessor can take back possession of the building from the Lessee without any further notice to Lessee.



A handwritten signature in blue ink, consisting of a series of loops and strokes, positioned to the right of the notary stamp.

.3.

The Lessee hereby specifically agrees that she will return the existing building and the proposed new constructions if any in future to the Lessor without making any claim on it after the expiry of the lease period of 30 years. For this surrender of lease it is mutually agreed between Lessor and Lessee that the Lessor need not pay any compensation to the lessee. If the Lessee left any rent unpaid the same will be charged with 6 % interest per annum on the rent balance and it shall be paid by Lessee to Lessor.

It is agreed by Lessor and Lessee that the day-today transaction and Income and Expenditure accounts are to be properly and accurately to be written and maintained by the Lessee.

The Lessee shall return and give back possession of the schedule mentioned property in the same condition at the time of vacating and handing over possession without any damages thereof. If any damages done to the properties of the Lessor the lease will automatically be ceased.

The Lessee shall pay periodically the monthly electricity consumption charges, water service charges to the respective department and keep the receipts intact.

If the Lessee intends to make any changes in the buildings it shall be made with the prior written permission of the Lessor.

The Lessee during the lease period shall not remove sand from the schedule mentioned property; and the TRUST Shall not be made over to any third party or Sub-Lease the same to any other party. If there is any sub-lease or made over is done without the consent and knowledge of the Lessor, then the Lessor is at liberty to take back the tenancy properties to her possession after canceling the lease.



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.4.

The Leasehold property's taxes to Revenue Department for the land and Building tax to Municipality are to be paid from TRUST and the receipts shall be given to the Lessor then and there.

The Parties to the documents the Lessor and Lessee hereby agree to the terms and conditions of the Lease stated here above and thus this LEASE DEED is made between them.

SCHEDULE OF PROPERTY

In Puducherry Registration District, Thirunallar Sub-Registry, Thirunallar Commune Panchayath No.18, Sellur Village,

As per the Doc.No: 4297/2016 :

R.S.No. 118, O.S.No. 462/1, Patta No. 111, an Extent of Western side 01 H 00 A 37 Ca or 750 Kuzhies out of extent of 02 H 40 A 00 Ca Nanjai Land.

Four Boundaries :

North by : R.S.No. 117/2B

South by : R.S.No. 119

West by : Channel

East by : Proposed Road wide 8.00M and Remaining portion of R.S.No. 118pt

As per the Doc.No: 414/2017 :

R.S.No. 118, O.S.No. 462/1, Patta No. 111, an Extent of South Eastern side 00 H 29 A 96 Ca or 224 Kuzhies out of extent of 02 H 40 A 00 Ca Nanjai Land.

Four Boundaries :

North by : Proposed Road wide 8.00M

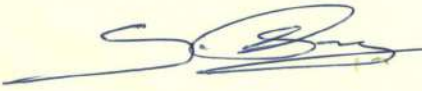
South by : R.S.No. 119

West by : Western Side of R.S.No.118 owned by Lessor

East by : Remaining portion of R.S.No. 118pt

Sd. 
1st Person
Lessor




Sd. 
2nd Person
Lessee

.5.

WITNESSES :

1) S.Senthikumar S/o Sundararajan, 10, Ist cross, Nehru Nagar, Karaikal.
(Sd)

2) K.Arunkumar S/o Sekar, 34, Kammalar Street, Karaikal. (Sd)

This Document is Prepared by J. Suresh Document Writer D.L.No.348/2000,
Karaikal

Document Registered with Sub-Registrar Office, Thirunallar as Doc.415 of
2017 Book I Page Nos. 1 to 8

*True Translation of Lease deed
dated 06.01.2017 from Tamil to English*



N.C.NO. 122/2017
Date : 26.01.2017

S. Krishnavelu
26/01/17
S. KRISHNAVELU, M.A.B.L.,
Advocate & Notary
199/1, Bharathiyar Road,
Karaikal - 609 602.
G.O.Ms. No : 16/97

S. Suresh