

CERTIFICATE OF LAND

File No. 5282/2024/A4

Date : 10-1-25

Certified that the land measuring 8296 Sq. Mts. (02 Acres 05 Cents) is owned by **K.JOTHIMURUGAN** by way of Gift Deed, bearing Document No.1767/2018 & 2226/2018 and 3314/2024, duly registered at Peraiyur SRO in Book No.1 on 28.06.2018 & 06.08.2024 respectively.

It is further certified that the said land was leased to **PONNAMMAL MODERN PUBLIC SCHOOL** run by **Ponnammal Memorial Educational and Charitable Trust** fully described in the schedule mentioned hereinafter with the following details for a period of 30 Years from 07.08.2024 to 06.08.2054, bearing Document No. 3367/2024, registered at Peraiyur SRO on 07.08.2024.

Sl. No.	Particulars	Details
1	S.F. No. 18/3C (24 Cents) S.F. No. 18/4A (38 Cents) S.F. No. 18/4H (14 Cents) S.F. No. 18/4I2 (27 Cents) S.F.No. 18/4H (25 Cents) S.F. No. 20/2A1A (30 Cents) S.F. No. 20/2A1B (07 Cents) S.F. No. 20/2A2 (39 Cents)	Lease Document No. 3367/2024 Patta No. 3336 & 5117 Total extent: 2.05 Acres OR 8296 Sq. Mts.
2	Name of the Village , Sub Division, District, State	Chinnapoolanpatti Village Peraiyur Taluk Madurai District Tamilnadu State - 625703

It is certified that the said entire land comprise of a single contiguous plot of land.

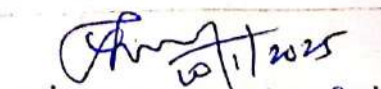
It is further certified that **PONNAMMAL MODERN PUBLIC SCHOOL**, Saptur Road, Chinnapoolanpatti Village , Peraiyur Taluk, Madurai District, Tamilnadu State – 625 703 run by **PONNAMMAL MEMORIAL EDUCATIONAL AND CHARITABLE TRUST** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8296 Sq. Mts. (2.05 Acres) situated in Saptur Road, Chinnapoolanpatti Village , Peraiyur Taluk, Madurai District, Tamilnadu State – 625 703 and bounded as follows:

Boundaries	Details
North	Punjai Land belongs to Ramasamy & Odai
South	Punjai Land belongs to Ramasamy
East	Saptur Road
West	Punjai Land belongs to Ramasamy


VILLAGE ADMINISTRATIVE OFFICER
CHINNAPOOLAMPATTI
PERAIYUR (TK.), MADURAI (DT.)


மண்டல துணை வட்டாளியர்
T.கல்நிப்பட்டி,
பேரையூர் (Tk), மதுரை (Dt)


வட்டாளியர்
பேரையூர்
10-1-25

CERTIFICATE OF LAND

File.NO. 5282/2024/A4

Dated: 10.01.25

This LAND CERTIFICATE given in the name of PONNAMMAL MODERN PUBLIC SCHOOL, Saptur Road, Chinnapoolanpatti Village, Peraiyur Taluk, Madurai District- 625 703 has the seals of the Zonal Deputy Tahsildar and Tahsildar in Tamil.

Second Officer's Seal:

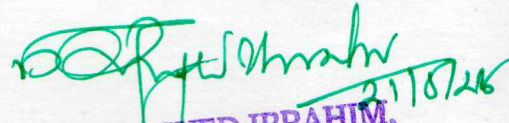
**Sd/-
ZONAL DEPUTY TAHSILDAR
T.KALLUPATTI
PERAIYUR(TK), MADURAI (Dt)**

Third Officer's Seal :

**Sd/-
TAHSILDAR
PERAIYUR**

Hereby I affirm that the above translation is true and correct.




M. SULTAN SYED IBRAHIM,
M.A.,B.L.,D.L.L.,
Advocate / Notary Public
78, P.T.R. Main Road, N.R.T. Nagar
THENI (DT.)-625 531, Cell: 9942103220

LEASE DEED FOR 30 YEARS

This Lease Deed was executed on **7th day of August, 2024.**

Between

K.JOTHIMURUGAN, S/o Koppukandan, (Cell No.: 93610-57992) (Aadhaar No.: 5133 5906 7766) residing at Door No. 2/107, South Street, Chinnappoolampatti Village, Peraiyur Taluk, Madurai District, herein after called the **First Party** (Owner of the Land/ Lessor);

And

PONNAMMAL MODERN PUBLIC SCHOOL, run by **Ponnammal Memorial Educational and Charitable Trust**, situated at Saptur Road, Chinnappoolampatti Village, Peraiyur Taluk, Madurai District, represented by the current President of the Trust, **K.JOTHIMURUGAN**, S/o Koppukandan, (Cell No.: 93610-57992) (Aadhaar No.: 5133 5906 7766) residing at Door No. 2/107, South Street, Chinnappoolampatti Village, Peraiyur Taluk, Madurai District, herein after called the **Second Party** (Lessee);

Whereas the First Party Son received a part of the property mentioned hereunder from his father, Mr.Koppukandan, through a Gift Deed, vide Document No. **1767/2018**, registered at Peraiyur SRO in Book No.1 on **27-06-2018**.

Whereas the First Party purchased a part of the property mentioned hereunder from Mrs.Parvathy, wife of Ayothiraman, residing at Chinnappoolampatti, through a Sale Deed, vide Document No. **2269/2018**, registered at Peraiyur SRO in Book No.1 on **30-07-2018**.



Whereas the First Party Son received a part of the property mentioned hereunder from his own brother, Mr.Ramasamy, through a Gift Deed, vide Document No. **3314/2024**, registered at Peraiyur SRO in Book No.1 on **06-08-2024**.

Both the parties have agreed upon leasing the above mentioned pieces of land belonging to the First Party, to the Second Party for running the School through the Trust with the following conditions.

CONDITIONS

- This Lease Deed shall be valid for **30 (Thirty) Years**, from **07.08.2024** and the lease amount shall be **Rs.1000/-** (One Thousand) per year. It shall be used only for the purpose of school and playground.
- The Second Party shall pay the Lease amount of Rs.1,000/- to the First Party in the beginning of every year.
- The Second Party shall not use the property mentioned hereunder for any purpose other than running the school.
- When the Lease period is over, the Second party shall hand over the property to the First Party without any encumbrance.
- If the both the Parties want to extend the lease period, a new Lease Deed shall be executed on mutual consent.

As mentioned above, we, both the parties, have wholeheartedly agreed upon the conditions the mentioned above and signed this agreement.



SCHEDULE OF THE PPROPERTY

ITEM-1:

The land situated at Chinnappoolampatti Village, Peraiyur SRO, Madurai South Registration District, comprised in S.F. No. **18/4I1**, Patta No.**5117**, an extent of **14 Cents** and also a piece of land comprised in S.F. No. **18/4I2**, Patta No.**3336**, an extent of **27 Cents**, totaling to an extent of **41 Cents**.

ITEM-2:

The land situated at Chinnappoolampatti Village, Peraiyur SRO, Madurai South Registration District, comprised in S.F. No. **20/2A1A**, Patta No.**3336**, an extent of **30 Cents** and also a piece of land comprised in S.F. No. **18/4I2**, Patta No.**5117**, an extent of **07 Cents**, totaling to an extent of **37 Cents**.

ITEM-3:

The land situated at Chinnappoolampatti Village, Peraiyur SRO, Madurai South Registration District, comprised in S.F. No. **20/2A2**, Patta No.**5117**, an extent of **39 Cents** .

ITEM-4:

The land situated at Chinnappoolampatti Village, Peraiyur SRO, Madurai South Registration District, comprised in S.F. No. **18/3C**, Patta No.**3336**, an extent of **24 Cents** .

ITEM-5:

The land situated at Chinnappoolampatti Village, Peraiyur SRO, Madurai South Registration District, comprised in S.F. No. **16/4F**, Patta No.**3336**, an extent of **64 Cents** .



All together the above mentioned 05 items, totaling to an extent of **Acre 02 Cent 05**.

First Party

Sd/-
K.Jothimurugan

Second Party

Sd/-
President
Ponnammal Memorial
Educational and Charitable Trust
Chinnappoolampatti

Witnesses:

Sd/-

1. R.Blasubramanian, S/o Ramakrishnan
Door No.1-1,Thurmal Nagar, Peraiyur Town
Peraiyur Taluk, Maduari Dist.
(Aadhaar No.8144 0959 0586) (Cell: 95432 65431)

Sd/-

2. R.Jeya, D/o Raja
Door No.10-5-16,Kanakkupillai St., Peraiyur Town
Peraiyur Taluk, Maduari Dist.
(Aadhaar No.4547 9204 0207) (Cell: 76393 37629)

Document Prepared by:

Sd/-
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Cell: 95978 83377

Translation made from Peraiyur SRO 8367/2024
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M. SULTAN SYED IBRAHIM,
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