

## CERTIFICATE OF LAND

File No . K.Dis.A6/706/2025

C/No:18/2025.

Taluk Office,

Vembakkottai,

Date: .03.2025

This Certified that the land measuring **16794.45 Sq.Mts.** ( 04 Acres 15 Cents) is owned by **Mrs.Vadivukarasi V.** by way of Settlement Deed bearing Document No. 480/2017 duly registered at Keelarajakularaman SRO in Book No.1.

It is further certified that owners of the said land along with 14,000 sq. ft. building was leased to **"AKSHAYA INTERNATIONAL SCHOOL"** , which is run by **VASANTH RAJAN TRUST**, fully described in the schedule mentioned hereafter with the following details for a period of 31 Years from 03.03.2023 to 02.03.2054, bearing **Document No. 2584/2023**, registered at Keelarajakularaman SRO on **11.07.2023**.

Sl.No.	Particulars	Details
1	S.F.No. 1685/2A2 (1.73 Acres) S.F.No. 1681/1G (1.23 Acres) S.F.No. 1681/1F (1.19 Acres)	Lease Document No. 2584/2023 Patta No. 9235 Total Extent: 4.15 Acres 16794.45 Sq.Mts. OR
2	Name of the Village, Sub Division, District, State	Keelarajakularaman Village, Thombakulam Panchayath, Vembakottai Taluk, Virudhunagar District, Tamilnadu – 626 136.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that to **"AKSHAYA INTERNATIONAL SCHOOL"**, No.9/152A, Keelarajakularaman Village, Vembakottai Taluk, Virudhunagar District – 626 136, Tamilnadu State run by **VASANTH RAJAN TRUST** is located on the said plot of land.

### **THE SCHEDULED OF LAND ABOVE REFERRED TO**

All that piece and parcel of land measuring 16794.45 Sq.Mts. (4.15 Acres) situated in Keelarajakularaman Village, Vembakottai Taluk, Virudhunagar District – 626136, Tamilnadu state and bounded as follows:

Boundaries	Details
North	Keelarajakularaman – Alangulam Road
South	Punjai Land belongs to Ganesan
East	Punjai Land belongs to Papammal
West	Punjai land belongs to Sangava Naiacker, Subba Naiacker, Govindaraj, Selvaraj and Sivagurunathan



Tahsildar,  
Vembakkottai.

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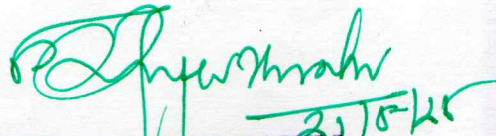
This LAND CERTIFICATE given in the name of AKSHAYA INTERNATIONAL SCHOOL, Alangulam Main Road, Keezharajakularaman Village, Vembakottai Taluk, Virudhunagar District has the Round seal of its Office in Tamil.

Round Seal :

TAHSILDAR - ADMIN MAGISTRATE  
VEMBAKOTTAI

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  
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



2584/2023



தமிழ்நாடு தமிலநாடு TAMILNADU 11.07.2023

AA 448878



*E. K. Sivasubramanian*  
**E.K. சிவசுப்ரநாதன்**  
 முத்திரைத்தாள் விற்பனையாளர்  
 ஸ்ரீவல்லிபுத்தூர், தமிழ்நாடு  
 அரிமம் எண்: R.O.C. 12517/70

*Aksaya International School*  
*Keelaraajakulamman*

**LEASE DEED**

DEED OF LEASE entered into at Keelaraajakulamman this 11 day of July, 2023 between

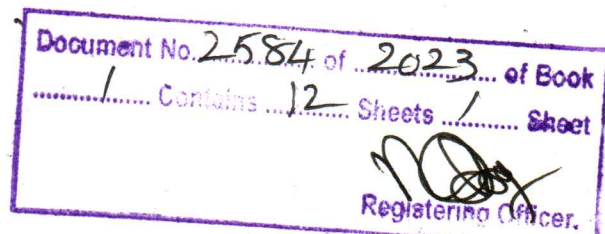
**V.Vadivukarasi** (Age 36) (Aadhaar I.D. Card No.2280 3857 1907) (Cell No.8056709015), W/o.Venkatesh, Managing Trustee, **M/s.Vasanthrajan Trust**, residing at 154, Ponnagaram, Kumarasamyraja Nagar, Rajapalayam, Rajapalayam Taluk, Virudhunagar District, herinafter referred to as the 'LESSOR' of the one part AND **V.Vadivukarasi** (Age 36) (Aadhaar I.D. Card No.2280 3857 1907)

LESSEE

LESSOR

*V. Vadivukarasi*

*V. Vadivukarasi*





(Cell No.8056709015), Correspondent, **Aksaya International School, Keelarajakularaman** residing at 154, Ponnagaram, Kumarasamyraja Nagar, Rajapalayam, Rajapalayam Taluk, Virudhunagar District hereinafter referred to as the 'LESSEE' of the other part;

WHEREAS the Lessor is the lawful owner of, and otherwise well sufficiently entitled through the registered Settlement Deed Book 1 No.480/2017 (Keelarajakularaman SRO) to Survey Nos.1685/2A2, 1681/1G, 1681/1F, Keelarajakularaman Village, Vembakottai (Tk), falling in the category of School building and comprising of total school building with an extent of 4.37 acres of land with 14,000 square feet of building hereinafter referred to as the 'said premises';

AND WHEREAS at the request of the Lessee, the Lessor has agreed to lease the said premises to the tenant for a term of 31 years commencing from 03/03/2023 in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor hereby grant to the Lessee, the right to enter into and use and remain in the said premises along with the existing fixtures and fittings to this Agreement and that the Lessee shall be entitled to peacefully possess, and enjoy possession of the said premises, and the other rights herein.

*V. Vadiukerani*

LESSEE

*V. Vadiukerani*

LESSOR

Document No.	2584	of	2023	of Book
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<i>[Signature]</i> Registering Officer.				






2. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of 31 years.
3. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
4. That the Lessee shall use the said premises only for school purpose.
5. That the Lessor shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Lessor for their return in the working condition at the time of re-possession of the said premises (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).
6. That the Lessee is authorized to make any alteration in the construction of the said premises. The Lessee may however install and remove his own fittings and fixtures, provided this is done without causing any excessive damage or loss to the said premises.
7. That the day to day repair jobs such as fuse blow out, replacement of light, bulbs/tubes, leakage of water taps, maintenance of the water pump and other minor repairs, and any major repairs, either structural or to the electrical or water connection, plumbing leaks, water seepage etc., shall be effected by the Lessee at its own cost.

*V. Vasimkharasi*

LESSEE

*V. Vasimkharasi*

LESSOR

Document No.	2584	of	2023	of Book
Contains	12	Sheets	3	Sheet
 Registering Officer.				



8. That the Lessee shall use the said premises along with its fixtures and fitting in careful and responsible manner and shall handover the premises to the Lessor in working condition (reasonable wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
9. That in use of the said premises the Lessee and Lessor agrees during the period of this agreement, a yearly Lease amount Rs.12,000/-. Any Advance not paid. Lease amount should be paid before January 10 for every year.
10. The Lessee shall pay the actual electricity, repairs and maintenance, water bills for the period of the agreement directly to the authorities concerned. The relevant 'start date' meter readings are Starting Meter Reading.
11. That the Lessee shall be responsible for the payment of all Taxes and levies pertaining to the said premises including House Tax, Property Tax, other cesses, if any, and any other statutory taxes, levied by the Government for Governmental Departments. During the term of this Agreement, the Lessee shall comply with all rules, regulations and requirements of any statutory authority, local, state and central government and governmental departments in relation to the said premises.

V. Vadiyankarasi  
LESSEE

V. Vadiyankarasi  
LESSOR



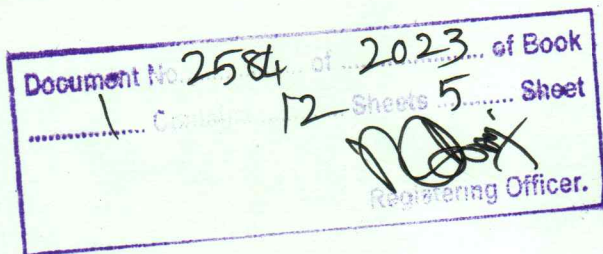


**Schedule of Property**

District : Virudhunagar  
Registration District : Virudhunagar  
Sub Registration District : Keelarajakularaman  
Taluk : Vembakottai  
Panchayat : Thombakulam  
Panchayat Union : Srivilliputtur  
Revenue Village : Keelarajakularaman  
Revenue Patta No : 9235  
Revenue Survey Nos. : 1685/2A2 Hect.0.70.0 i.e. Acre 1 Cents 73  
1681/1G Hect.0.50.0 i.e. Acre 1 Cents 23  
1681/1F Hect.0.48.0 i.e. Acre 1 Cents 19  
Total extent of 4.15 acres of land with constructed 14,000 square feet of  
School Building, fixtures and fittings.

V. Vadukarasi  
LESSEE

V. Vadukarasi  
LESSOR



IN WITNESS WHEREOF the parties hereto have set their respective hands on the date, month and year first above written WITNESSES:

V. Vaidyanathan  
LESSEE

V. Vaidyanathan  
LESSOR

**WITNESSES :**

1) 

G.Murugesan S/o.Ganesan, Main Road, Keelarajakularaman Village, Vembakkottai Taluk, Virudhunagar District. (Aadhaar I.D. Card No.5462 8344 7167) (Cell No.8098380727)

2) 

M.Murugesan S/o.Muthaiah, 4/11, Seermarabinar Colony, Keelarajakularaman Village, Vembakkottai Taluk, Virudhunagar District. (Aadhaar I.D. Card No. 4388 0906 8472)

**DRAFTED BY**





**NAME** : M.MUTHUKUMARESAN B.B.A.,M.Com.,L.L.B  
S/o.S.MUTHUPANDI  
**ADDRESS** : 245, MAINROAD,KEELARAJAKULARAMAN  
**CELL NO** : 9443012382  
**Roll No** : MS.3881/2011

