



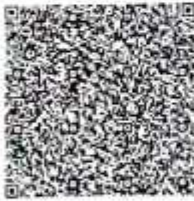
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Puducherry

e-Stamp

Certificate No. : IN-PY72426346504444V
 Certificate Issued Date : 21-Aug-2023 12:03 PM
 Account Reference : SHCIL (FI)/ pyshcil01/ OULGARET/ PY-PU
 Unique Doc. Reference : SUBIN-PYPYSHCIL0118588100567816V
 Purchased by : PETIT SEMINAIRE CBSC SHCOOL MOOLAKULAM
 Description of Document : Article 35 Lease-more than one year
 Property Description : OULGARET REVENUE VILLAGE, R.S.NO:169/3, EXTENT:01.60.00 HAC
 Consideration Price (Rs.) : 13,33,50,911
 (Thirteen Crore Thirty Three Lakh Fifty Thousand Nine Hundred And Eleven only)
 First Party : LE CONSEIL D ADMINISTRATION D ARCHIDIOCESE DE
 Second Party : PETIT SEMINAIRE CBSC SHCOOL MOOLAKULAM
 Stamp Duty Paid By : PETIT SEMINAIRE CBSC SHCOOL MOOLAKULAM
 Stamp Duty Amount(Rs.) : 8,08,200
 (Eight Lakh Eight Thousand Two Hundred only)



Please write or type below this line

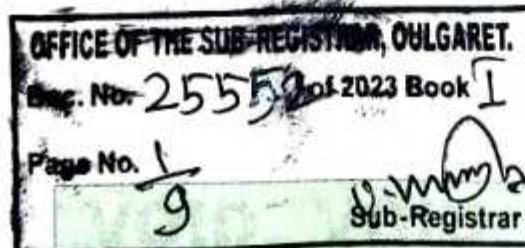
LESSOR

Fr. R. P. G. A.
Secretary & Treasurer
 LE CONSEIL D'ADMINISTRATION
 DE L'ARCHIDIOCESE DE PONDICHERY

LESSEE

Fr. R. P. G. A.

Rev. Fr. R. PASCAL RAJ
 PRINCIPAL
 PETIT SEMINAIRE CBSE SCHOOL
 MOOLAKULAM, PUDUCHERRY-10.



JD 0035474313

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.puducherry.gov.in or using a Stamp Mobile App or Clock Hacking.
 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The value of stamping the authenticity & on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

LAND LEASE AGREEMENT

This Agreement of lease is made at Puducherry on this **21th day of August Two Thousand and Twenty Three** (21-08-2023) between Le Conseil D'Administration De L'Archidiocese De Pondicherya society with Reg. No. 43 of 1973 having it office at Archbishop House, No. 206, Cathedral Street, Pondicherry-605001 represented by its **Secretary & Treasurer, Rev.Fr.PHILOMINDOSS ANTONY JOHN** S/o Antony (Aadhaar No. 3636 3587 1848) (hereinafter called the **LESSOR** in which expression are included unless such inclusion is inconsistent with the context, his respective successors, executors, administrators and assigns) of the ONE PART;

AND

PETIT SEMINAIRE CBSE SCHOOL, Dr. M.G.R. NAGAR, MOOLAKULAM, PUDUCHERRY-605010 which is a unit of Le Conseil D'administration De L'Archidiocese De Pondicherry presented by its **Principal & Correspondent, Rev.Fr.R.PASCAL RAJ**, S/o Rayappan, (EPIC No. IUM0000471) (hereinafter called the **LESSEE** in which expression are included unless such inclusion is inconsistent with the context, his successors, its under tenants) of the OTHER PART:

WHEREBY it is agreed as follows:


WHEREAS the LESSOR is the absolute owner of the schedule mentioned property acquired by virtue of the Extract of Settlement Register dated 02/05/2013 issued by the Tahsildar, Oulgaret Taluk Office, Puducherry and also by a CERTIFICATE OF LAND issued by the Settlement Officer, Directorate of Survey and Land Records, Puducherry under File No. 4199/DOS/LAND CERT/2020 dated 13/08/2020.

LESSOR



Secretary & Treasurer
 LE CONSEIL D'ADMINISTRATION
 DE L'ARCHIDIOCESE DE PONDICHERY

LESSEE



Rev. Fr. R. PASCAL RAJ
 PRINCIPAL
 PETIT SEMINAIRE CBSE SCHOOL
 MOOLAKULAM, PUDUCHERRY-10.

AND WHEREAS the LESSEE requested the LESSOR to grant him a lease of the schedule mentioned VACANT LAND for a period of 15 years (fifteen years) on the terms and conditions herein contained and renewable in the manner hereinafter appearing AND WHEREAS the LESSOR has agreed to grant to the LESSEE a lease of the VACANT LAND for the period of 33 years (Thirty Three years) and renewable thereafter mutually by the Lessor and the Lessee.

NOW THIS DEED WITNESSETH that in consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the LESSEE to be paid, observed and performed, the LESSOR hereby lease out to the LESSEE the schedule mentioned vacant land together with all ways, passages, lights, drains, sewers, water courses, rights easement, advantages and appurtenances whatsoever to the Vacant Land belonging or therewith usually held or enjoyed and together also with the right for the LESSEE to construct school buildings according to the requirement and maintain in and upon the Vacant Land, road ways, pathways and underground tanks and delivery pumps, shelters, buildings, structures, tube wells, erection of equipment whether of a permanent or temporary nature, as it may consider necessary from time to time without the permission of the LESSOR for a period of 33 years (Thirty Three years) commencing from the 08.08.2023 renewable and determinable as hereinafter provided, yielding and paying therefore unto the LESSOR during the said term monthly rental of Rs.50,000/- (Rupees Fifty Thousand only) with 10% enhancement every YEAR payable on or before 10th day of every month English Calendar.

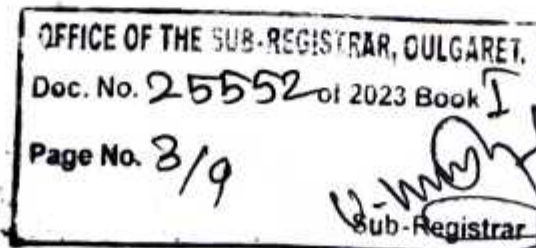
PERIOD MONTHLY RENT

From 08-08-2023 to 07-08-2056 the total amount sum of Rs. 133350911.98/- arrayed with 10% enhancement for every year.

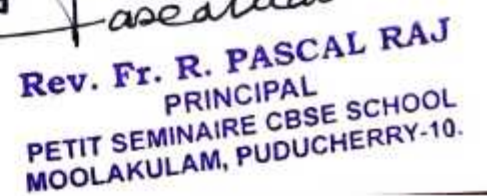
LESSOR



Secretary & Treasurer
LE CONSEIL D'ADMINISTRATION
DE L'ARCHIDIOCESE DE PONDICHERY



LESSEE


Rev. Fr. R. PASCAL RAJ
PRINCIPAL
PETIT SEMINAIRE CBSE SCHOOL
MOOLAKULAM, PUDUCHERRY-10.

(1) The Lessee do hereby covenant with the Lessors as follows.

- (a) To pay the rent reserved at the time and in manner aforesaid.
- (b) To obtain and renew all necessary licenses and permits in respect of the VACANT LAND by reasons of it being used for running school and raise the structure and develop the playgrounds and to observe and perform all rules and regulations of the Education Department.
- (c) To pay all charges for electricity or water consumed in or upon the building premises as shown by the separate meter or meters thereof and to pay the tariff of such meter or meters.
- (d) To permit the lessors and his agents duly authorised by him to enter into and upon the demised land at all reasonable times for the purposes of reviewing the conditions of the demised land.
- (e) The Lessor shall pay the property tax. The Lessee shall pay the municipal tax on building/superstructure constructed by it on the demised land, and also any tax or other imposition levied by the Government or any Municipality / Authority on any Signboard / Advertisement etc put up the Lessee.
- (f) To deliver up the demised land to the lessor at the expiration or sooner determination of the said term or its renewal after restoring the demised land.
- (g) The Lessee shall pay to the Lessor the Service Tax as extra over and above the rent reserved, on/ upon the Lessor raising of an invoice as per statutory to that effect.

(2) The Lessor do hereby covenant with Lessee as follows: -

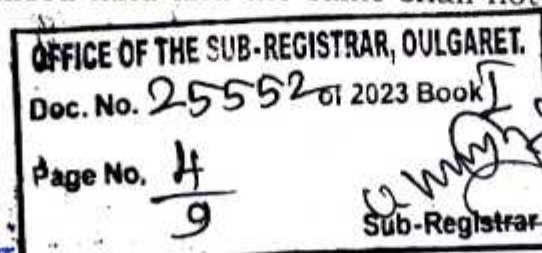
- (a) To pay and discharge all existing and future Government, Municipal or other rents, cesses, rates, taxes and assessments payable in respect of the demised land and the same shall not be recoverable from the Lessee.

LESSOR

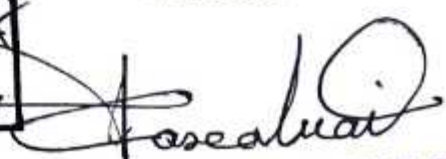
LESSEE



Secretary & Treasurer
LE CONSEIL D'ADMINISTRATION
DE L'ARCHIDIOCESE DE PONDICHERY




Sub-Registrar


Rev. Fr. R. PASCAL RAJ
PRINCIPAL
PETIT SEMINAIRE CBSE SCHOOL
MOOLAKULAM, PUDUCHERRY-10.

(b) That if the Lessee shall pay the rent and observe and perform the covenants and conditions on the part of the Lessee therein contained the Lessee shall quietly enjoy the demised land during the period of the lease or its renewal without interruption by the Lessor or any persons lawfully claiming under or in trust for the Lessor or otherwise howsoever.

(c) That the Lessor shall on the written request of the Lessee made before the expiry of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the Lessee hereinbefore contained, grant to Lessee, a lease of the demised land for the further term of fifteen years from the expiration of the said term and containing the like covenants and provisions as are herein contained upon rents to be mutually agreed.

(d) That the Lessor will not sell or agree to sell their title and interest in the demised land until the expiration of one year after they shall have given to the Lessee notice of their intention to sell which notice shall state the price at which the Lessors shall intend to sell and such other particulars as the Lessee may require and shall give an option to the lessee to purchase the demised land at the said price, such option to be exercised by lessee within a period of one year from the date of receipt of such notice.

(e) The lessor shall not mortgage or encumber the demised land in any manner without the prior written consent of the Lessee. If there is any defect in title or encumbrance on the demised land, the lessor undertakes to rectify or cure the said defect or remove the encumbrance at his cost.

(f) The lessor states that the land is Non Agriculture Land.

(3) PROVIDED ALWAYS and it is mutually agreed as follows: -

(a) The Lessee shall be at liberty (1) To construct, fix, erect and maintain in or upon or fasten to the demised premises office and trade fixtures and fittings such as screens, counters partitions, benches, shelves,

LESSOR

K. S. S. S.
Secretary & Treasurer
LE CONSEIL D'ADMINISTRATION
DE L'ARCHIDIOCESE DE PONDICHERY

OFFICE OF THE SUB-REGISTRAR, OULGARET.	
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Sub-Registrar	

LESSEE

R. P. R. P. R.
Rev. Fr. R. PASCAL RAJ
PRINCIPAL
PETIT SEMINAIRE CBSE SCHOOL
MOOLAKULAM, PUDUCHERRY-10.

lockers and sun blinds and gas, electric fittings, lights and fans and construct other buildings, structures, wells, tube wells, compound wall, canopy, or install equipments without the consent of the Lessors and (2) To remove, alter, modify, repair, replace or increase the said fixtures and fittings and also the said underground tank(s) and delivery pump(s) and shelter with their appurtenances and all civil and building erections and equipment during the term of the lease or at the expiration or sooner determination of the lease or within one month thereafter without objection on the part of the Lessors but in such case the Lessee shall make good any damage which may be caused to the demised premises by such removal / actions of lessee.

(b) The Lessee shall be at liberty to affix, place or display name-boards, sign boards, advertisement boards and advertisements and signs of any nature whatsoever in relation to the school of the Lessee to in open or from any part of the demised premises without the consent of the lessor.

(c) If there is a default of rent on the part of the Lessee for 3 months the Lessor may determine the lease by giving a notice of onemonthand the lease shall thereupon determine but without prejudice to any claim which either parties hereto may have against the other in respect of any breach, non-performance of any of the covenants and conditions herein contained.

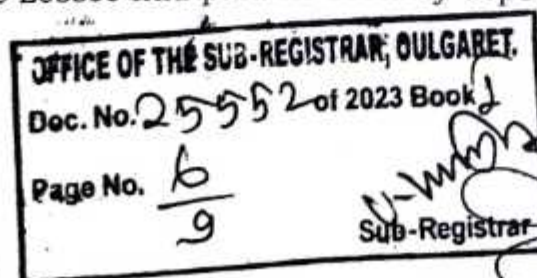
(d) The Lessee shall be at liberty to determine this agreement by giving to the Lessor one year notice in writing expiring at any time during the currency of this agreement.

(e) The stamp duty and registration charges payable in respect of this agreement and duplicate thereof shall be borne and paid by the Lessee and Lessor in equal proportion and the Lessee shall retain the original agreement and the Lessors the duplicate or copy thereof.

(f) The Lessee had paid no security deposit for executing this Lease Agreement.


LESSOR

LESSEE



Vr. 

Secretary & Treasurer
LE CONSEIL D'ADMINISTRATION
DE L'ARCHIDIOCESE DE PONDICHERY


Rev. Fr. R. PASCAL RAJ
PRINCIPAL
PETIT SEMINAIRE CBSE SCHOOL
MOOLAKULAM, PUDUCHERRY-10.

SCHEDULE OF PROPERTY

Puducherry Registration District, **Oulgaret Sub Registration District**, Oulgaret Municipality Limit, **Village No.35. Oulgaret Revenue Village Comprised in Cad. No. 815, Re-Survey. No.169/3**, out of the total extent 02-87-00 HAC), only **(01.60.00 HAC)** or **172160 Sq.Ft.** for this lease document, and its boundaries as follows:

North by - Road

East by - Road

West by - Part of owner's land bearing R.S. No. 169/3

South by - Part of owner's land bearing R.S. No. 169/3

IN WITNESS WHEREOF the Lessors and Lessee have hereunto set their respective hands the year first above written.

LESSOR


Secretary & Treasurer
LE CONSEIL D'ADMINISTRATION
DE L'ARCHIDIOCESE DE PONDICHERY

Witnesses:-

1. 

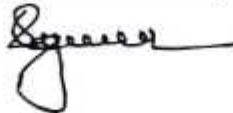
ANTHOY ARUL PUSHPAM, S/o.
Lourdunathan,
No.164. M.R.K. Nagar,
H. No. 4. Beach Road, Cuddalore,
Tamilnadu - 607 001.
Aadhaar No.9502 4906 4586

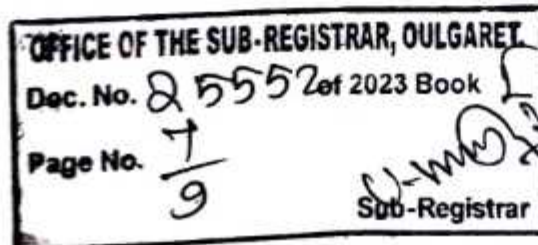
2.



RAPHAEL, S/o. Mickel,
No.23. Chandrasekaran Street,
Iyyanar Nagar, Saram(Py),
Puducherry - 605 013.
Aadhaar No. 9757 8375 5377

Prepared by: G. IYANAR, M.A., LL.M., PGDFL, Advocate & Notary,
Enrol. No. M.S. 2772/2013.





SCANNED

presented in the office of the Sub Registrar of
Oulgaret with the photographs and finger prints
captured and fee of ₹20402/- paid on date
21/08/2023 12:59 PM
By: PETIT SEMINAIRE CBSE SCHOOL.




Signature

Registered as No. 25552 of book 1 on 21/08/2023
12:59 PM




BALAMOUGAN.P
Sub Registrar - Oulgaret

Nature of Transaction : Lease Agreement




Claim admitted by

Name	Address/ID Proof	Photo	Finger
PETT SEMINAIRE CBSE SCHOOL, C/O. REP BY MR R.PASCAL RAJ	DR MGR NAGAR MOOLAKULAM Puducherry - 605010		
Signature: 	Others: IUM0000471		

Execution admitted by

Name	Address/ID Proof	Photo	Finger
LE COUNSEIL D ADMINISTRATION DE L ARCHIDIOCESE DE PONDICHERRY. C/O. REP BY PHILOMINDOSS ANTONY JOHN	ARCHBISHOP HOUSE NO 206 CATHEDRAL STREET Puducherry - 605001		
Signature: 	Others: 363635871848		

Identified by




Name	Address/ID Proof	Photo	Finger
ANTONY ARUL PUSHPAM. LOURDUNATHAN	NO 164 MRK NAGAR H.NO 4 BEACH ROAD CUDDALORE TAMIL NADU - 607001		
Signature: 	Others: 950249064586		

OFFICE OF THE SUB-REGISTRAR, OULGARET.

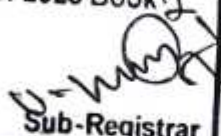
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Sub-Registrar

RAPHAEL . MICKEL  Signature:	NO 23 CHANDRASEKARAN STREET IYYANAR NAGAR SARAM Puducherry - 605013 Others: 975783755377		
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21 AUG 2023

OFFICE OF THE SUB-REGISTRAR, OULGARET.
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Sub-Registrar




BALAMOUGAN..P
Sub Registrar - Oulgaret
Signature of the Registering Authority