

7312 /BK1 /2025

SCAN

भारतीय गैर न्यायिक

भारत INDIA

₹ 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU 23/7/25

AV 708325

SUNBEAM GLOBAL SCHOOL (CBSE)

N. JAMES EBENEZER
STAMP VENDOR
(S.V.L. No: 12144/B1/98)
New No. 3/142, EAST COAST ROAD,
NEELANGARAI, CHENNAI-600115.
CELL No: 73388 52549

LEASE AGREEMENT FOR A PERIOD OF 15 YEARS

This Deed Of Lease is executed at Chennai on the 23rd day of July, 2025

BETWEEN

Mr.T.HARIGOPALAN (Aadhaar No.757791737846, PAN: AAAPH9905M), son of A. Thirumalayaperumal, aged about 68 years, Managing trustee, **GANDHI EDUCATIONAL TRUST**, Vellore residing at No. 10A, 10th East Cross Road, Gandhi Nagar P.O. Katpadi Taluk, Vellore District, herein after called the "**LESSOR**" of the first part.

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Beraswathi Nagar North, Pandian Set-1,
Neelankarai, Chennai - 600 115.

T. Harigopalan

Dr.T.HARIGOPALAN, M.A., LL.B., PH.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1090)
VELLORE - 632 059.

Document No 7312 of 2025 of book

Contains 16 Streets 1 Sheet

Registering Officer



भारतीय गैर न्यायिक

भारत INDIA

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FIVE HUNDRED RUPEES



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Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU 23/11/25

AV 708326

N: JAMES EBENEZER
STAMP VENDOR
(S.V.L. No: 12144/B1/00)
New No. 3/142, EAST COAST ROAD,
NEELANGARAI, CHENNAI-000 115.
CELL No: 73388 52549

SUNBEAM GLOBAL SCHOOL (CBSE)



AND

SUNBEAM GLOBAL SCHOOL (CBSE) having its office at Door No.3/466, Saraswathy Nagar North, Pandian Salai, Neelangarai, Chennai - 600115, representing by its Chairman Mr.T.HARIGOPALAN (Aadhaar No.7577 9173 7846, PAN: AAAPH9905M), S/o A.Thirumalayaperumal, residing at No. 10A, 10th East Cross Road, Gandhi Nagar P.O. Katpadi Taluk, Vellore district hereinafter called the "LESSEE" of the other part.

T. Harigopalan

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankarai, Chennai - 600 115.

Dr.T.HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1990)
VELLORE - 632 059.

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The term lessor and lessee may wherever occur may wherever in these presents, unless repugnant to the context shall mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns.

Whereas the lessor is the sole and absolute owner of schedule properties being land and building bearing Door No. 3/466, Pandian Salai, Neelankarai, Chennai - 600115, situated at Neelankarai Village, Sholinganallur Taluk, formerly Kancheepuram District now Chennai District and more fully described in the schedule hereunder and the same having been purchased by the LESSOR from M/s. New life society, Vide Sale deed dated 15th May 2014, registered as Document No. 3353 of 2014, book - 1, filled in the office of the Sub - Registrar of Neelankarai.

Whereas the LESSEE approached the LESSOR to lease of the aforesaid property and more fully described in the schedule hereunder solely for an educational and institutional purposes for which LESSOR agreed to lease out and the LESSEE agreed to take a lease for a period of 15 years, commencing from 23-07-2025 on a monthly rent of Rs.500/- (Rupees Five hundred only) subject to the terms and conditions hereinafter appearing and LESSOR has agreed to lease the Schedule mentioned property to LESSEE.

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankarai, Chennai - 600 115.

T. Harigopalan

DR. T. HARIGOPALAN, M.A., LL.B., PH.D.,
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1990)
VELLORE - 632 059.

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Now this deed of lease executed between the parties on terms and conditions settled between them are detailed below:

1. The Lease is in favour of the LESSEE for a period of 15 years.
2. That the LESSEE can construct, erect or build a building for the Institutional purpose.
3. The rent payable by the LESSEE to the LESSOR in respect of the Schedule property is **Rs.500/- (Rupees Five hundred only)** per month payable on or before the 5th of every month regularly without fail.
4. The LESSEE shall have all amenities easements and appurtenances in respect of the Schedule mentioned land hereby leased and the LESSEE shall approach all their grievance addressed to such as electricity department for installation of electricity in their premises and for sanitary fittings, water from metro water supply etc.
5. The LESSEE shall pay water and sewerages taxes legally payable thereon from this day. Other than the property tax which shall be paid by the LESSOR.
6. The LESSEE can legally and lawfully construct, demolish in respect of the schedule mentioned property of the LESSOR subject under renewal of lease on terms and conditions, such renewal shall be registered through separate lease deed.

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankaral, Chennai - 600 115.

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16 Sheets 4 Sheet

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T. Harigopalan

Dr. T. HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
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(Regd. No. 366/1990)
VELLORE - 632 059.



7. The LESSEE shall not do or commit any act prejudicial to the interest of the LESSOR
8. The LESSEE shall not sub - let or re - lease out in demised land and building to any person or persons without the consent of the LESSOR.
9. The LESSEE shall pay the Electricity Consumption charges regularly and then shall be responsible and liable for any action that may be taken by TNEB Department.
10. The LESSEE can legally and lawfully apply for recognition to run the Educational Institution in the name of SUNBEAM GLOBAL SCHOOL (CBSE).
11. The LESSEE has paid an advance of Rs.1000 (Rupees One Thousand Only) to the LESSOR for this lease.

NOW THIS LEASE DEED WITNESSETH that in pursuance of the above agreement, the LESSOR doth hereby lease for a period of 15 years in favour of the LESSEE, the piece and parcel of land belonging to the LESSOR more particularly described in the schedule for enjoyment of lease by the LESSEE. The lease is put in actual physical possession of the land hereby leased and shall enjoy the lease absolutely and exclusively for the period of 15 years as mentioned above on payment of rent regularly aforesaid.

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankaral, Chennai - 600 115.

T. Harigopalan

DR. T. HARIGOPALAN, M.A., LL.B., PH.D.
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GANDHI EDUCATIONAL TRUST
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VELLORE - 632 059.

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SCHEDULE OF PROPERTY

Item No.1

All that piece and parcel of land, situated at No.3/466, Pandian Salai, Neelangaral, Chennai - 600115, and also Plot No. 50, "Saraswathi Nagar" sholinganallur Taluk, Chennai District comprised in R.S. No. 33/1, bearing patta No.1532, PCA 5A1/92 - 93, as per patta survey No. 33/1A1A2, and as per patta No. 1192 and Present patta No.5691, New Survey No. 33/10 of Neelangaral village with an extent of **10500 square feet** bounded on the:-

NORTH BY: Plot No. 53

SOUTH BY: Road

EAST BY: Vacant land and

WEST BY: Plot No. 51

And admeasuring:-

East to West on the Northern side: 99'0"

East to West on the Southern side: 111'0"

North to South on the Eastern side: 102'0"

North to South on the Western side: 100'0"

In all measuring an extent of **10500 Sq.ft.** (4.37 grounds) and situated within the civic limits of Chennai Corporation and Registration District of South Chennai and Registration Sub - District of Neelangaral.

T. Harigopalam

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankaral, Chennai - 600 115.

T. Harigopalam

Dr. T. HARIGOPALAN, M.A., LL.B., PR.O.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 386/1990)
VELLORE - 632 059.

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Item No. II

All that piece and parcel of land, situated at No.3/466, Pandian Salai, Neelangaral, Chennai - 600 115, and also Plot No.53, "Saraswathi Nagar" Sholinganallur Taluk, Chennai District comprised in R.S.No.33/1 bearing Patta No.451, as per Patta survey No.33/1A1A3, as per Patta No. 995 and Present Patta No.5691 New Survey No. 33/6 of Neelangaral Village with an extent of **9342.5 Sq.ft.**, bounded on the :-

NORTH BY: Road

SOUTH BY: Plot No. 50

EAST BY: Vacant land and

WEST BY: Plot No. 52

And admeasuring:-

East to West on the Northern side: 86 feet

East to West on the Southern side: 99 feet

North to South on the Eastern side: 102 feet

North to South on the Western side: 100 feet

In all admeasuring an extent of **9342 sq.ft.**, and situated within the civic limits of Chennai Corporation and Registration District of South Chennai and Registration Sub - District of Neelangaral.

T. Harigopalan

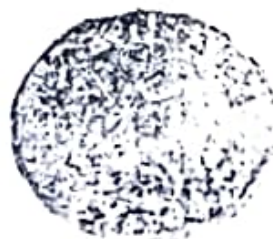
CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankaral, Chennai - 600 115.

T. Harigopalan

Dr. T. HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1990)
VELLORE - 632 059.

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Item no. III

All that piece and parcel of land situated at No.3/466, Pandian Salai, Neelangaral, Chennai - 600115 and also Plot Nos.51 and 52 "Saraswathi Nagar" sholinganallur Taluk, Chennai District comprised in R.S.No.33/1, bearing Patta No.1192 and Present Patta No.5691 New Survey No. 33/1B of Neelangaral Village with an extent of **19200 square feet** bounded on the:-

- NORTH BY: Road
- SOUTH BY: Road
- EAST BY: Plot No. 50 and 53
- WEST BY: Road

And admeasuring:-

- East to West on the Northern side: 96' 0"
- East to West on the Southern side: 96' 0"
- North to South on the Eastern side: 200' 0"
- North to South on the Western side: 200' 0"

In all measuring an extent of **19200 Sq.ft** and situated within the civic limits of Chennai Corporation and Registration District of South Chennai and registration Sub - district of Neelangaral.

T. Harigopalau

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankaral, Chennai - 600 115.

T. Harigopalau

Dr. T. HARIGOPALAN, M.A., LL.B., M.J.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1990)
VELLORE - 632 059.

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And a total built up area of 33000 sq. ft., ground floor + 2 floors constructed on the above mentioned 3 items of scheduled properties, and also E.B. connection, well, compound wall, gates, school furniture benches & desks, tables, chairs, computers, tube lights, televisions, fans, shelves, telephone connections, CCTVs and all other appurtenances and furnishing like air - conditioners, interiors, buses, auditorium equipments and all the electrical and electronic appliances etc.

The aforesaid Item Nos. I, II, III all total measuring 39042.5 Sq.ft.

IN WITNESS WHEREOF THE LESSOR AND LESSEE HAVE SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

T. Harigopalan

CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
Saraswathi Nagar North, Pandian Salai,
Neelankarai, Chennai - 605 115.
LESSEE

T. Harigopalan

Dr. T. HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 368/1990)
VELLORE - 632 059.
LESSOR

IN THE PRESENCE OF WITNESSES :-

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1 Contains 16 Sheets 9 Sheet

1. G. Ramesh

G. RAMESH
S/O Gopalkumar, S/O. Pothigai Chettiar
Injambalam - Ch-115

2. R. Gunasekaran

R. GUNASEKARAN
S/O P. Rathnaswamy.
A.10.307 SSM. Nagar
Alapakkam. Perungelathur
Chennai: 63

[Signature]
Registering Office



(Drafted by:
[Signature]
A.J. NARAYANAN Advocate
Enroll. No. 7691/2022
No. 4/239, 2nd South Cross
Street Sri Kapaleswara
Nagar, Neelankarai Chennai.
600115 ☎ 9710255789



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை
நில உரிமை விபரங்கள் - இ. எண் 10(1) பிரிவு

வட்டம் : சோழிங்கநல்லூர்

பட்டா எண் : 5691

மாவட்டம் : சென்னை

வருவாய் கிராமம் : நீலாங்கரை

உரிமையாளர்கள் பெயர்

மகன் 14 ஹரிசோமையன்

1. எ. திருமலைய பெருமாள்

பல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு ஹெக்டே - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக்டே - ஏர்	தீர்வை ரூ - பை	பரப்பு ஹெக்டே - ஏர்	தீர்வை ரூ - பை	
33	10	0 - 10.00	0.20	--	--	--	--	Digitally signed: Nirmala D Tahsildar 24/09/2018 06:44:29:PM
33	18	0 - 18.00	1.33	--	--	--	--	5182/14--- Digitally signed: Nirmala D Tahsildar 24/09/2018 06:44:29:PM
33	6	0 - 8.50	1.45	--	--	--	--	5182/14--- Digitally signed: Nirmala D Tahsildar 24/09/2018 06:44:29:PM
		0 - 36.50	1.98					

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Contains 16 Sheets 10 Sheet



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குறிப்பு :

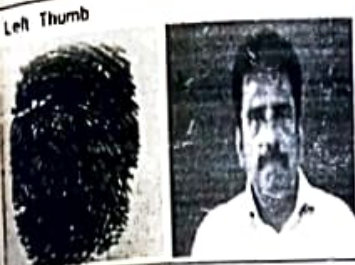


1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவு செய்துள்ளதற்கு பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.in.gov.in> என்ற இணைய தளத்தில் P/02/11/006/0569-70621 என்ற குறிப்பு எண்ணை உட்பதிவு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 21-09-2025 அன்று 11:43:30 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவுடன் 2D barcode படிப்பால் சூயம் டிடிசு 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

T. Harigopalan
Dr. T. HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
(Regd. No. 366/1990)
VELLORE - 632 059.

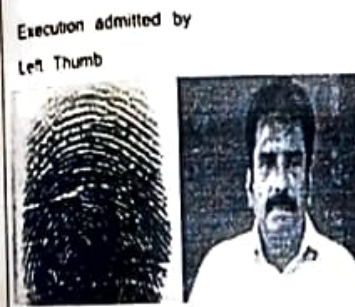
T. Harigopalan
CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CRSE)
Saraswathi Nagar North, Pandian Sola,
Neelankaral, Chennai - 600 111.

Presented in the office of the Sub Registrar of Neelankaral and fee of ₹ 1,710/- paid at 04:46 PM on the 23/07/2025 by



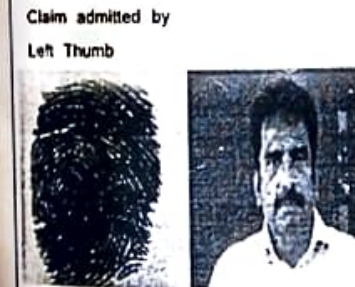
T. Harigopalan
94422 92555

Additions as per recitals of document



T. Harigopalan

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:03701459d49d909dcfc419bb085aca145513841 (Details from UIDAI : Harigopalan Thirumalayaperumal S/O: Thirumalayaperumal, 24-04-1957, xxxxxxxx7846)



T. Harigopalan
94422 92555

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:8117473745d2fc9f3ed49058794652929b29f32 (Details from UIDAI : Harigopalan Thirumalayaperumal S/O: Thirumalayaperumal, 24-04-1957, xxxxxxxx7846)



23rd day of July 2025

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FEROZ KHAN
Sub Registrar
NEELANKARAI

R/Neelankara/Book-1/7312/2025

Registered as Number R/Neelankara/Book-1/7312/2025

Date: 23/07/2025
Neelankara



3.2j
FEROZ KHAN
Sub Registrar

SUB REGISTRAR
NEELANKARA



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[Signature]
Registering Office

சார்பற்ற அமைதி
TRUSTEES

Dr. T. Harigopal
 திருமலைப்பேரூர்
 Harigopal
 Thirumalayaperumal
 (Date of Birth: DOB 24/04/1957)
 ஆண் / MALE

7577 9173 7846

சார்பற்ற அமைதி, சார்பற்ற அமைதி, சார்பற்ற அமைதி.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANDHI EDUCATIONAL TRUST

09/11/1990
 Pan/Board Account Number
AAAT05738K

Signature

T. Harigopal
CHAIRMAN
SUNBEAM GLOBAL SCHOOL (CBSE)
 Saraswathi Nagar North, Pandian Salai,
 Neelankaral, Chennai - 600 115.

T. Harigopal
Dr. T. HARIGOPALAN, M.A., LL.B., Ph.D.
MANAGING TRUSTEE
GANDHI EDUCATIONAL TRUST
 (Regd. No. 366/1990)
VELLORE - 632 059.

சார்பற்ற அமைதி
TRUSTEES


Address:
 510 Thirumalayaperumal, 10A,
 10th East Cross Street Near TO
 8, Vellore, Vellore
 Tamil Nadu - 632008

7577 9173 7846

MEERA AADHAAR, MERI PEHACHAN

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[Signature]
 Registering Office





இந்திய அடையாளம்
Unique Identification Authority of India
Government of India

உட்காணல் எண் / Enrollment No: 0000/00471/87340

To
 ரமேஷ் கி
 Ramesh G
 B/O M Gangafulal
 1/502
 Pothigai Street
 Injambakkam
 Injambakkam
 Injambakkam
 Kancheepuram Tamil Nadu - 600115
 9840026157

Government Form 807 (2011)
 Government Code: 87140211



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7009 5098 4611

எனது ஆதார். எனது அடையாளம்



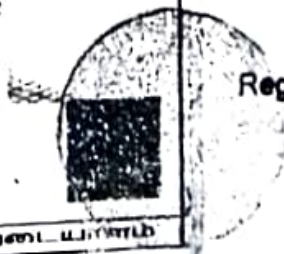
ஆதார் அட்டை எண் / Aadhaar Card No.

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Contains 16 Sheets 14 Sheet



ரமேஷ் கி
 Ramesh G
 பிறப்பு நாள் / DOB: 14/02/1982
 பால / GENDER: MALE



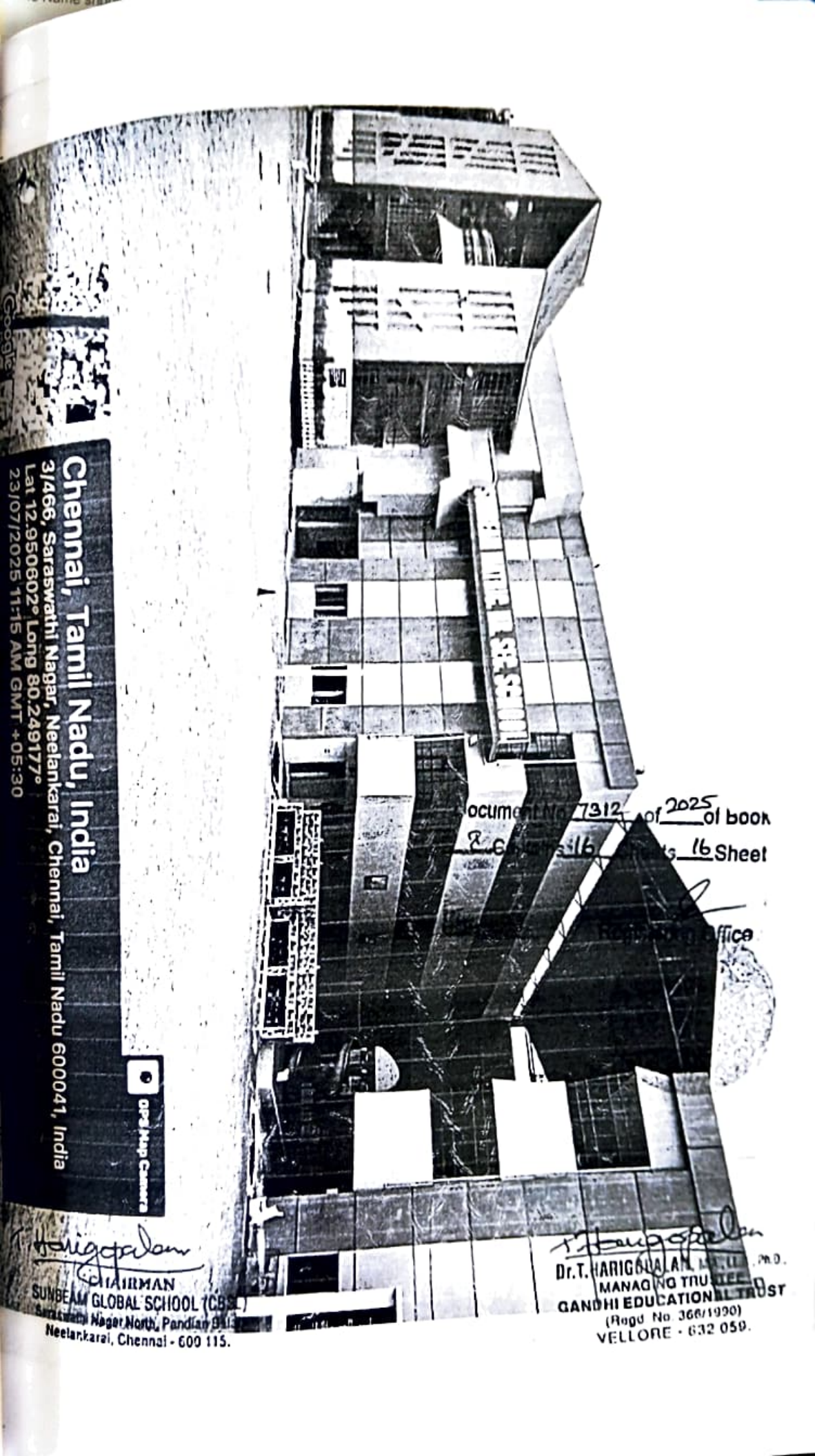
Registering Office

7009 5098 4611

எனது ஆதார். எனது அடையாளம்

T. Harigopal
 CHAIRMAN
 SUNBEAM GLOBAL SCHOOL (CBSE)
 Saraswathi Nagar North, Pandian Setal,
 Neelankarai, Chennai - 600 115.

T. Harigopal
 Dr. T. HARIGOPALAN, M.A., LL.B. PRO.
 MANAGING TRUSTEE
 GANDHI EDUCATIONAL TRUST
 (Regd No 356/1990,
 VELLORE - 632 059.



Chennai, Tamil Nadu, India

3/466, Saraswathi Nagar, Neelankarai, Chennai, Tamil Nadu 600041, India

Lat 12.950602° Long 80.249177°

23/07/2025 11:15 AM GMT +05:30



Open Map Camera

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8.6.2016 16 Sheet

Office

Harigopalam

CHAIRMAN

SUNBEAM GLOBAL SCHOOL (CBSE)

Saraswathi Nagar, North, Pandian Road

Neelankarai, Chennai - 600 115.

T. Harigopalam

Dr. T. HARIGOPALAM, M.A., LL.M., Ph.D.

MANAGING TRUSTEE

GANDHI EDUCATIONAL TRUST

(Regd No 366/1990)

VELLORE - 632 059.