

K.dis.1985/2025/B1,

ANNEXURE B
Taluk Office - Mohanur,
Date: 26.06.2025.

CERTIFICATE OF LAND

Certified that the land measuring **9359.57 Square Meters (Acres 2.31.28 Cent)** is owned by the **K. VELU, AND K. KAVITHA** by way of Sale **Deed.(Document NO: 2223/2013 and 3585/2024)**

It is further certified that owner of the land has leased the said land to **SHRINIVASA EDUCATIONAL TRUST**, running the school **THE MODERN ACADEMY SCHOOL N. PUDUPATTI, MOHANUR (TK), NAMAKKAL (DT), TAMILNADU, pin- 637020** fully described in the schedule mentioned hereinafter with the following details for a period of **30 years from 20.09.2024 to 20.09.2054 . (Document No: 4764/2024).**

S.No	Particulars	Details
1	Plot No(s)/ Survey No. (s)/ Khasra No. (s)/ Khata No.(s)/ Khatauni No.(s)	S. F. No. 132/2A, 132/2B part, 132/2D1,132/2C1 part, 114/1. Patta No.2330 & 10323.
2	Name of street/village, sub Division, District and State	N. PUDUPATTI VILLAGE & PANCHAYAT, MOHANUR (TK), NAMAKKAL (DT), TAMILNADU, PIN. 637020

It is certified that the said entire land comprise of a **SINGLE** contiguous plot of land. It is further certified that **THE MODERN ACADEMY SCHOOL N. PUDUPATTI, MOHANUR (TK), NAMAKKAL (DT), TAMILNADU, pin 637020** run by name of **SHRINIVASA EDUCATIONALTRUST**, is located on the said plot of land.

THE SCHEDLED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **9359.57Sq. Meter (Acres2.31.28 cent)** Situated at **Surey no. 132/2A, 132/2B part, 132/2D1, 132/2C1 part, 114/1** and located **THE MODERN ACADEMY SCHOOL, N. PUDUPATTI, MOHANUR (TK), NAMAKKAL (DT), TAMILNADU, pin 637020** and bounded as follows.

East - The Modern Academy Matric School

West -132/1, 113

North -113, 115

South - 132/2C2, 132/2D2.



[Signature]
26/06/2025
TAHSILDAR
MOHANUR

[Signature]
CORRESPONDENT
THE MODERN ACADEMY SCHOOL
N.PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.

[Signature]
26.06.25

[Signature]
PRINCIPAL
THE MODERN ACADEMY SCHOOL
N.PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.

Managing Trustee

TAMIL PRINCIPAL
THE MODERN ACADEMY SCHOOL
PUDUPATTI, MOHANUR TALUK
NAMAKKAL - 637 002

And

Mr. P. KUMARESAN (3) (Adhaar No. 4818 2422 9936) PAN NO. AETPK2141K (Cell No: 98655 28540) (Party 3) (Lessee) S/O. Periyannagounder residing at Door No.1/345P5 Paramathi Road, Kongu Nagar Colony , Namakkal Town, Namakkal DT, Tamil Nadu, who is the Managing Trustee of **SHRINIVASA EDUCATIONAL TRUST** functioning at Door No. 63-1F2, Trichy Main Road, Near Nagarajapuram, Vasanthapuram PO, Namakkal DT, Tamil Nadu and the trust documents have been duly Registered at Registrar office Namakkal vide Document No147/2006. and that the Trust running **THE MODERN ACADEMY SCHOOL**, functioning at Trichy Main Road, N.Pudupatti, Mohanur TK, Namakkal (DT), Tamil Nadu.

The land sale deed executed from K.Nalusamy and M. Sundrarajan to Party No.1 and 2 vide no. Book No.1 and Document No. 2223/2013 and duly registered in the join No.2 Sub Registrar Office, Namakkal.

And also another sale deed executed on 08-03-2024 from Mr.Ahamadjohn to party No. 1, 2 vide book No.1, Document No.3585/2024 and duly registered in the join No.2 Sub Registrar Office, Namakkal.

Since then, the party No.1& 2 are enjoying the property with full freedom.

The lease deed executed between both the parties as per terms and conditions mentioned below.

1. The period of lease deed is for **30 years** with effect from **20.09.2024 to 20. 09.2054** for running the school activities of **THE MORDEN ACADEMY SCHOOL**, running under **SHRINIVASA EDUCATIONAL TRUST**.
2. The Party No.3 has to pay Rs 15000 (FIFTEEN THOUSAND) as Yearly rental charges throughout 30 years.
3. The Yearly rental fee should be given to Party No. 1&2 before 7th of March every year
4. Party No.3 has paid NIL advance to party No 1&2
5. If Party No.3 continuously doesn't pay the rent for 6 months even after completion of a year the Party: 1&2 can cancel the lease agreement there after Party No.3 cannot have any right to use the building or to rent out to other person.
6. After completion of 30 years lease period if Party No: 1&2 allows the Party No.3 can continue entering the new lease agreement.
7. The Party No.3 should get school approval /recognition and other matter related to the school in his/her own expenditure.
8. If Party No. 1&2 doesn't wants to continue the lease the Party No. 3 must vacate and hand over the building to the Party no:1&2 in good condition.

Party no: 3 has accepted all government rules and regulations like payment of Water, Electric bill charges and land tax etc.

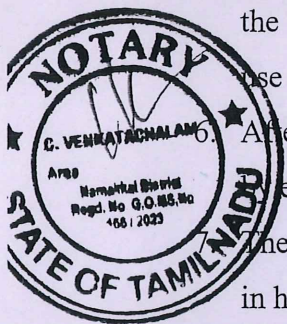
Party no: 3 has no rights to give lease to another person or giving internal lease and he

has accepted the same.

VENKATACHALAM, M.A.B.L.
Advocate Notary
Regd. G.O.MS.No.166/2023
Chinna Mudalainathi

For SHRINIVASA EDUCATIONAL TRUST,

Managing Trustee



CORRESPONDENT
THE MODERN ACADEMY SCHOOL
N.PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.

Property Schedule

The dry land Located at N. Pudupatti, Namakkal RD, Namakkal joint No.2 SUB RD, Namakkal DT.

1. Patta No. 2330 and Survey No.132/2A dry Hectare 0.26.5 and dry acres 0.65.½, cent thiruvai Rs.1.47.
2. Patta No. 2330 and survey no132/2B dry hectares 0.26.5 and dry acres 0.65.½, cent thiruvai Rs.1.47, dry acres 0.50 ½ cent 1 and above one side.
3. Surey No. 132/2D dry hectares 0.16.0 and dry acres 0.40., cent thiruvai Rs. 0.89

The boundaries are following.

North – A Karuppudaiyar Son Ramasamy land and 132/2D2, part dry acres 0.04 cent.
East – Sivalingam land
West – Survey No.132/2C1
South – Survey No.132/2A

In the center dry acres 0.36 cent land comes under this property.

For Above said property individual patta bearing no. 2330 survey No. 132/2D1 dry hectares 0.14.50 and thiruvai rupee 0.80.

4. Survey No. 132/2C dry hectares 0.15.0, dry acres 0.37 Cent, thiruvai rs. 0.83 in that dry acres 0.29 Cent land above one side dry 0.20 Cent having boundaries as follows.

East Survey No.132/2D1
West Survey No 132/2C1
North Survey No. 132/2C2
South Survey No.132/2B

For The above said property, individual patta bearing No.2330 and Survey No. 132/2C1 dry hectares 0.12.00 and thiruvai Rs. 0.66

Road Rights :

Having all rights to avil road as per details

Namakkal to trichy Main Road N. Pudupatti village Opposite to Majid and South side of Co-operative society east west and south north road and also east side of said property having South north common road to avail all types of transport. The said property is located in N.Pudupatti Panchayat and Mohanur union.

5. Patta No. 1239 Survey No. 114/1 dry hectares 0.24.00 dry acres 0.59.28 thiruvai rs. 1.35 having boundary

East Survey No. 133
West Survey No. 114/2
North Survey No. 132
South Survey No. 115/3

In the center 0.59.28 cent comes under this property.

For Above said land individual patta bearing patta no. 10323, New Survey No. 114/1.

Dry hectares 0.24.00 thiruvai Rs. 1.35.

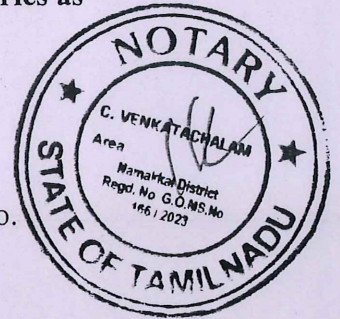
Hence, all five items together having total dry land Area 2.31 acres and 28 cents.

Road Details :

The above said property from Trichy main road East west and south north panchayat road and also Pudupatti, Lathuvadi South North panchayat road having right to avail the road

in all categories.

All the above said property is located at N. Pudupatti panchayat and Mohanur Union.



C. VENKATACHALAM, M.A., B.L.
Advocate Notary,
Regd. G.O.MS.No.166/2023
2/116, Chinna Mudalaipatti,
Mudalaipatti (Po), Namakkal (DT)

CORRESPONDENT
THE MODERN ACADEMY SCHOOL
N. PUDUPATTI, MOHANUR TALUK
NAMAKKAL - 637 020.

For SHRINIVASA EDUCATIONAL TRUST,

Managing Trustee.

PRINCIPAL
THE MODERN ACADEMY SCHOOL
N. PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.

Lesser (Party no 1&2)

Leese (Party no 3)

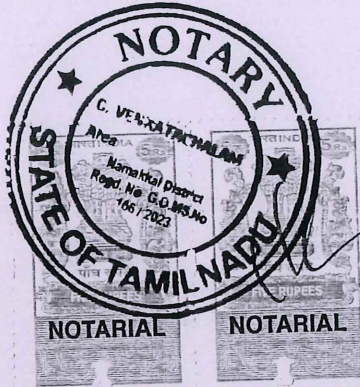
WITNESS NAME AND ADDRESS:

1. V. GUNAVATHI, D/o. Varathappan, Door No.19A/2A, Vasantham Apartment, Thiru Nagar,
Mohanur Road, Namakkal. Aadhar No.: 7503 9906 1124, Cell No. : 9486980462

2. S. ARUNPRASHATH, S/o. Selvaraju, Door No.1/345 P5, Kongu Nagar Colony,
Paramathi Road, Namakkal. Aadhar No.: 2990 0659 0336, Cell No. : 8344999938

For SHRINIVASA EDUCATIONAL TRUST,

SH. R. R. R. R.
Managing Trustee.



Before me

ck 18.6.2025
C.VENKATACHALAM, M.A., B.L.
Advocate Notary,
Regd. G.O.MS.No.166/2023
2/116, Chinna Mudalaipatti,
Mudalaipatti (Po), Namakkal (Dt).

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PRINCIPAL
THE MODERN ACADEMY SCHOOL
N.PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.

SH. R. R. R. R.
CORRESPONDENT
THE MODERN ACADEMY SCHOOL
N.PUDUPATTI, MOHANUR TALUK,
NAMAKKAL - 637 020.