

Certificate Land

Certified that the land measuring 8560 Square meters is owned by the S.KAJA MYDEEN & FIRTHOUS PARVEEN by way of GIFT DEED.

It is further certified that owner of the land has leased the said land TRILUMINOUS EDUCATIONAL TRUST fully described in the schedule mentioned herein after with the following details for a period of 21.08.2017 to 20.08.2047.

Sl	Particulars	Details
1	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	76/1 0.38.50Ares 77/1A 0.34.20Ares 77/2B 0.70 Ares 77/3A 0.11.80 Ares 80/3B 0.40 Ares
2	Name of Street/Village, Sub division, District and State	Puliyankulam Madurai South Taluk, Madurai, Tamilnadu.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that ELITE PUBLIC SCHOOL, 3/283, Puliyankulam, Silaiman, Madurai - Rameswaram Bypass Road, Tamil Nadu-625201 run by name of TRILUMINOUS EDUCATIONAL TRUST is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8560 Square meters situated in Survey No's.76/1, 77/1A, 77/2B, 77/3A, 80/3B Puliankulam, Madurai South Taluk, Madurai, Tamilnadu and bounded as follows:

East : Survey No.76/2 S.Kaja Mydeen Land.
West : Survey No.54/10, 80/1 Balkees Beevi and Her family land.
North : Survey No.55/1, 55/4, Abdul Bari Land
South : Madurai - Rameswaram Bypass Road.



Jimmy
Tahsildar, 29/11/23
Madurai South Taluk.

29/11/23

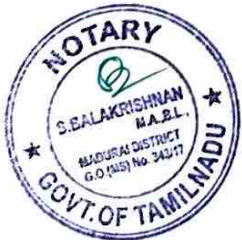
Lease Deed for 30 Years


THIS INDENTURE of lease is made at Madurai District this 21st of August of 2017, between **S. Kaja Mydeen - 1** (Aadhar ID 7754 8656 0334) (Mobile 9585544344) Son of Mr. I. Silarshah resident of Door No. 1/163 Muslim Street, Puliyangulam PO, way of Silaiman, Madurai Tamilnadu 6252106 and 1st person's wife **Y. Firthouse Parveen - 2** (Aadhar ID 2430 9150 2842) (Mobile 7639663535) D/o. Mr. M.A. Yasin Mohammad (hereinafter both 1st Person S. Kaja Mydeen and 2nd Person Y. Firthouse Parveen called "1st Party", which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the ONE PART and Founder of the **Trilumnious Educational Trust S. Kaja Mydeen** (PAN ID AACTT6861E) (Mobile 9585544344) Son of Mr. I. Silarshah resident of Door No. 1/163 Muslim Street, Puliyangulam PO, Way of Silaiman, Madurai Tamilnadu 6252106 (hereinafter called "2nd Party", which expression shall, unless repugnant to the context and meaning, include its successors and assigns) of the OTHER PART.

- I. WHEREAS the 1st Party 1st Person's father Mr. I. Silarshah had gifted settlement deed duly registered on 18.02.2016 for the Doc. no. 468 book No. 1 of year 2016 in the office of the Joint Registrar, Madurai South - Refer Property No. 1 in the annexure
- II. WHEREAS the 1st Party 1st Person's brother Mr. S. Mohammad Latheef had gifted settlement deed duly registered on 25.01.2016 for the Doc. no. 1149 book No. 1 of year 2016 in the office of the Joint Registrar, Madurai South - Refer Property No. 2 in the annexure
- III. WHEREAS the 1st Party 2nd Person's Father Mr. M.A. Yasin Mohammed had gifted settlement deed duly registered on 20.09.2012 for the Doc. no. 7809 book No. 1 of year 2012 in the office of the Joint Registrar, Madurai South - Refer Property No. 3 & 4 in the annexure

Document No. 4381/2017

Dated : 21.08.2017.




 CORRESPONDENT
ELITE PUBLIC SCHOOL
 3/283, Madurai Rameshwaram
 Bye-pass Road
 PULIYANKULAM (P.O)
 Silaiman (Via), Madurai (Dist.)-625 201

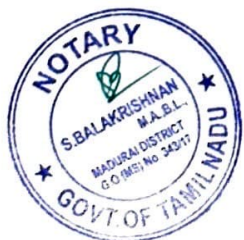
IV. WHEREAS the 1st Party 2nd Person's Grand Mother Mrs. A. Jainu Beevi had gifted settlement deed duly registered on 16.08.2005 for the Doc. no. 5300 book No. 1 of year 2005 in the office of the Joint Registrar, Madurai South - Refer Property No. 5 in the annexure


WHEREAS the 2nd Party is absolutely seized and possessed or otherwise well and sufficiently entitled to the above said gift settlement registered deeds premises for ELITE PUBLIC SCHOOL S. No. 76/1, 77/1A, 77/2B, 77/3A, 80/3B Puliankulam Village, Madurai South Taluk run by TRILUMINOUS EDUCATIONAL TRUST with a total area of 8560 Sq. Mtr.

AND WHEREAS on the request of the 2nd Party, the 1st Party has agreed to grant lease in respect of the demised premises for a term of 30 Years from 21.08.2017 to 20.08.2047 in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the 2nd Party part to be paid, observed and performed, THE 1st Party HEREBY DEMISES UNTO THE 2nd Party ALL THAT the building situated at ELITE PUBLIC SCHOOL and hereinafter called as the demised premises, TOGETHER WITH ALL the fixtures and fitting therein, TOGETHER WITH the electrical installations TO HOLD the demised premises unto the 2nd party for the period of 30 Years only commencing from the 21.08.2017 but determinable earlier as hereinafter provided PAYING therefore unto the 1st Party during the said term monthly rent of Rs. 1000 per month payable every month each succeeding year to which it relates.
2. The 2nd Party hereby covenants with the 1st Party as follows:
 - a. Advance payment of Rs. 1000 made for this agreement.
 - b. To pay the rent as aforesaid on the days and in the manner aforesaid.
 - c. To pay the electricity bills for the electricity consumed for lighting the demised premises and for operation of air conditioners, fans, computers and electrical appliances in the demised premises.
 - d. To use the demised premises for School and Education purposes.
 - e. Not to sub-let, transfer, assign or part with the possession of the demised premises or any part thereof.




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- f. To hand over the peaceful possession of the demised premises at the end or the sooner determination of the said term together with 1st Party

3. To 1st Party doth hereby covenant with the 2nd Party as follows:

- a. That on the 2nd Party paying the rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on his part to be observed and performed, shall peaceably and quietly hold, possess and enjoy the demised premises for school and education during the term
- b. To pay the Panchayat tax, assessment, duties, impositions, outgoing and burdens whatsoever payable to State or local or other authority, which may at any time or from time to time during the term hereby created be imposed or charged upon the demised premises.

IN WITNESS WHEREOF, the 1st Party has set its hands unto these presents and a duplicate hereof and the 2nd Party has caused its common seal to be affixed hereunder and a duplicate hereof on the day, month and year first hereinabove written.

For 1st Party,

S. Kaja Mydeen



Y. Firthouse Parveen



Witness 1: B. Prithviraj

B. Prithviraj

S/o. A. Balasubramanian

3/1072-1, Pasiya Puram

Keeladi (PO) Thiruppuvanam(Tk)

Sivagangai - 630611

For 2nd Party,

Triluminous Educational Trust



Witness 2: N. P. Prithviraj

Muthu Pandi

S/o. Nagu


Door No. 4/94 Karupilaiyandal

Andarkottaram

Madurai- 625020

Doc. No. 4381, Book No. 1 Year 2017




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Sillaiman (Via), Madurai (Dist.)-625 201

Property Details – Annexure

The Schedule of land above referred to all that piece and parcel of land measuring 8560Sq.mtr situated in S.No. 77/1A, 76/1, 77/2B, 77/3A, 80/3B at Puliankulam village, Madurai South Taluk, Madurai Tamilnadu and bounded as follows:

Property 1

Survey No. 77/1A: 0.34.20 Acres

North: Balkees Beevi and Abdul Bari Land

East: 76/2, S. Kaja Mydeen Land

West: 54/10, Balkees Beevi and her family members land

South: 77/1A, S. Kaja Mydeen Land

Property 2

Survey No. 76/1: 0.38.50 Acres

Patta No: 356

North: 76/1, S. Kaja Mydeen Land, 54/10, Balkees Beevi and her family members land

East: 77/5A, Firthouse Parveen Land

West: 80/3B, Firthouse Parveen land and 80/1, Balkees Beevi land and Madurai Rameshwaram Bypass Road, NH 49

South: 77/2B, 77/3A, Firthouse Parveen Land and Madurai Rameshwaram Bye Pass Road NH 49

Property 3

Survey No. 77/2B: 0.70 Acres

Patta No.: 326

North: 77/1, S. Kaja Mydeen Land

East: 77/3A, Firthouse Parveen Land

West: Madurai Rameshwaram Bypass Road, NH 49

South: Madurai Rameshwaram Bypass Road, NH 49

Property 4

Survey No. 77/3A: 0.11.80 Acres

Patta No. 326


North: 77/1, S. Kaja Mydeen Land

East: 77/5A, Firthouse Parveen Land

West: 77/2B, Firthouse Parveen Land and 77/1A S. Kaja Mydeen Land

South: 77/4 Firthouse Parveen Land




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Property 5

Survey No. 80/3B: 0.40 Acres

Patta No. 30

North: 77/1A, S. Kaja Mydeen Land

East: 77/1A, Firthouse Parveen Land

West: 80/1 Balkees Beevi and her family members land

South: Madurai Rameswaram ByPass Road NH 49

This Lease Deed document No. 4381, dated 21.08.2017 was translated language Tamil to English.



S. Balakrishnan 21.01.18
S. BALAKRISHNAN, M.A., B.L.,
 ADVOCATE / NOTARY
 3/125, Palkalai Nagar, MADURAI - 625 021
 CELL : 98940 59799

[Signature]
CORRESPONDENT
ELITE PUBLIC SCHOOL
 3/283, Madurai Rameshwaram
 Bye-pass Road
 PULIYANKULAM (P.O)
 Silaiman (Via), Madurai (Dist.)-625 201