



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

தமிழ்நாடு தமில்நாடு TAMILNADU

16893
29-6-12

R. Varadarajan
Bangalore

U 777395

S. S. Murthy

S. SIDDESWARA MURTHI

L.No.: 3887/B1-2003
S.V. D.KOTTA (TN)

LEASE DEED

This lease deed made and entered into this 29th day of JUNE 2012 by and between, M/s.Technology Diamond Tools India Pvt Ltd., a company incorporated under the Indian Companies Act, 1956 herein after designated "Lessor" represented by its Director Shri, R.VARADARAJAN S/o Late R.Radhakrishnan and "SHEMFORD SCHOOL Managed by Annai Shri Saroja Educational Trust, a private Charitable Trust duly registered under the Indian Trust Act having its registered Office at # 106, Rhythm Block, H.M. Tambourine, J. P. Nagar, 6th Phase, Bangalore 560 078. hereinafter designated "Lessee" represented by its Correspondent and Trustee of the Trust Smt. V.SHANMUGAPRIYA, w/o Mr. R.Varadarajan aged about 36 years residing at # 106, Rhythm Block, H.M. Tambourine, J. P. Nagar, 6th Phase, Bangalore 560 078. is as follows:-

LESSOR

LESSEE

TECHNOLOGY DIAMOND TOOLS INDIA PVT. LTD.

For SHEMFORD SCHOOL;

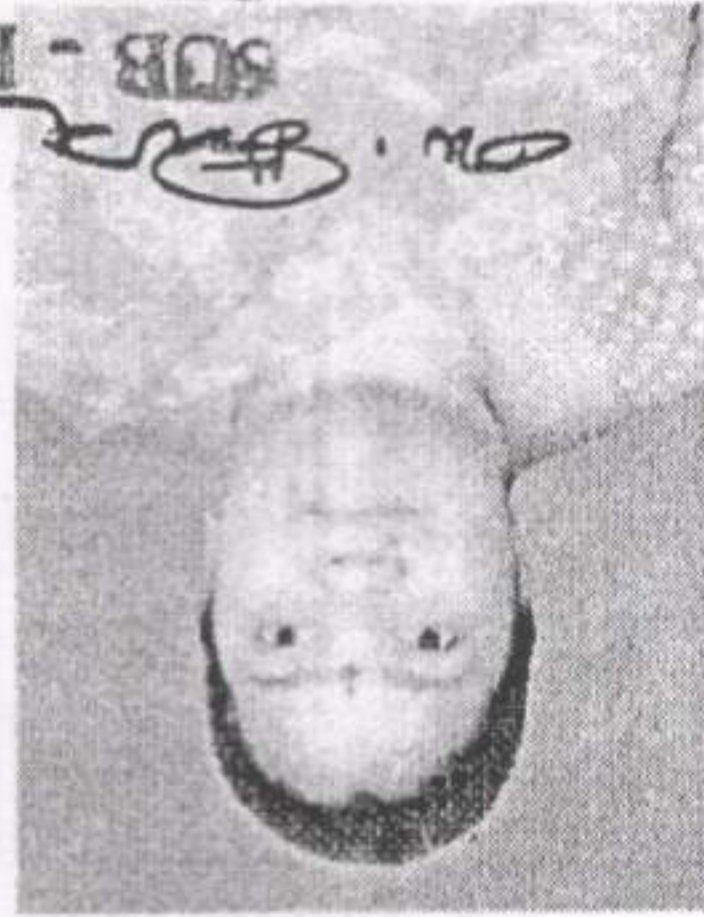
V. Shanmugapriya
Correspondent

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"Additions as per the Recitals of the Document"

For SHEMFORD SCHOOL,
 V. Shanmugasundaram
 Correspondent



LEFT THUMB

Claim Admitted by

For TECHNOLOGY DIAMOND TOOLS INDIA PVT. LTD.
 DIRECTOR

LEFT THUMB

EXECUTION ADMITTED BY

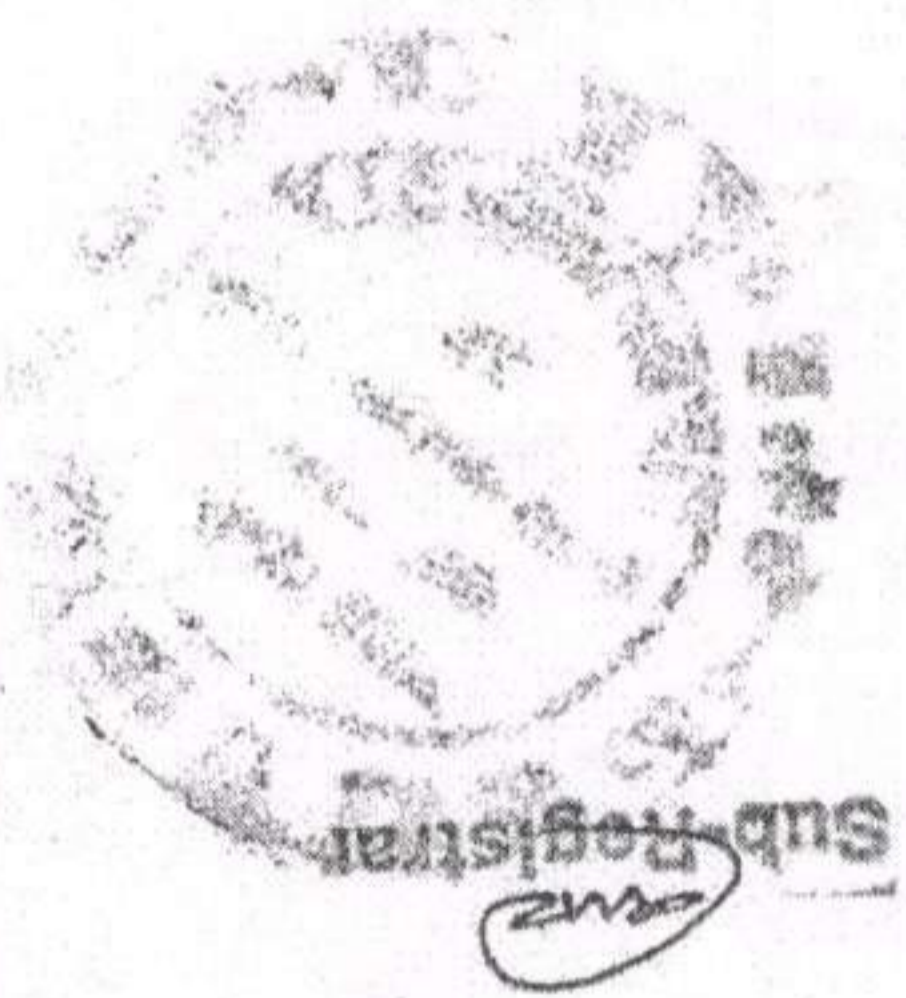
"Additions as per the Recitals of the Document"

For TECHNOLOGY DIAMOND TOOLS INDIA PVT. LTD.
 DIRECTOR



LEFT THUMB

Presented in the office of the Sub Registrar of Denkanikottai and fee of Rs. 300/100 paid between the hours of 2.30 on the 19th Day of June 2012 By.



Document No. 3305 of 2012 of Book 1 contains 8 Sheets
 1st Sheet.

3305 / 2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

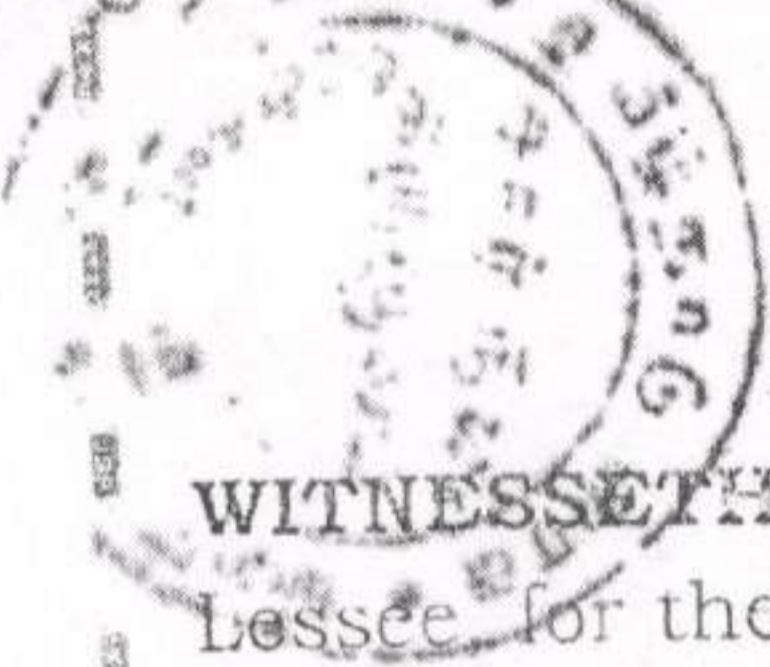


ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU



16894
29.6.12

R. Vasudharajan
Bangalore

AG 973956
S. S. Murthi
SIDDHESWARA MURTHI
L. No.: 3687/B1-2003
S.V. D.KOTTA (TN)

2

WITNESSETH:-

Lessee for the consideration hereinafter set forth, does hereby lease from Lessor certain premises subject to the terms and conditions as follows:-

1. **PREMISES:-** Lessee hereby leases from lessor the facility, including land & building, located at Sy No. 99/3A, and 99/3B, Devaganapally Village, Thally Road, Denkanikotta Taluk, Krishnagiri District, Tamil Nadu 635 114, with a land area of **2.60 acres**, together with improvements thereon including approximately 60,000 Square feet of buildings, including classrooms, restrooms, office space, staff space and performing arts building (hereinafter "the premises"). It is acknowledged that the premises are brand new, in good repair and in compliance with all state and local requirements for occupancy.

2. **TERM :-** The term of this Lease shall be from 29th June 2012, for the period of 30 years.

LESSOR

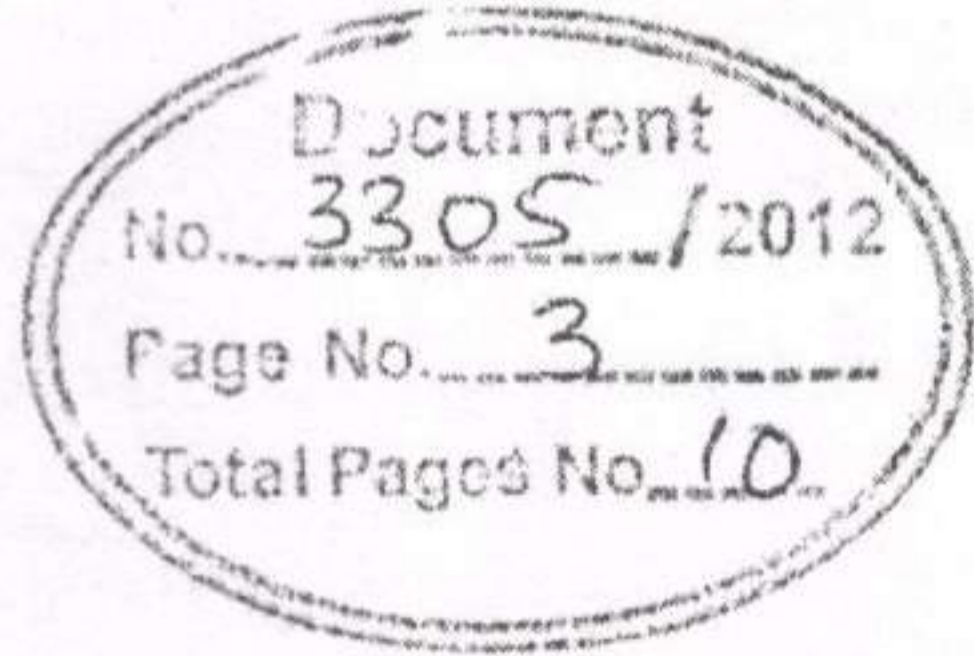
For TECHNODIA DIAMOND TOOL INDIA PVT LTD.

[Signature]
DIRECTOR

LESSEE

For CHENPOO SCHOOL, CHENNAI

V. Shanmugapriya
Correspondent



6) **INSPECTION BY LEASSOR:-** Lessee shall permit Lessor's agents, representatives or employees to enter said premises at all reasonable times and with reasonable notice for the purpose of inspecting said premises to determine whether Lessee is complying with the terms of this Lease for the purpose of doing other lawful acts that may be necessary to protect Lessor's interest in said premises under this Lease or to perform Lessor's duties under this Lease.

7) **ALTERATION:-** No alterations may be made by Lessee without consent of Lessor, which shall not be unreasonably withheld. All alterations will be in compliance with the State, Local and / or any other appropriate authorities. While the cost of construction will be borne by the Lessor, Lessee shall be responsible for and shall pay for any inspections, permits, licenses, approvals or fees required. Any alterations, additions or improvements, Lessee had made to the premises shall become the property of Lessor at the end of this of any subsequent Lease term.

8) **UTLITIES:-** Lessee shall install and pay for all utilities and services, including, electricity any water.

9) **HOLD HARMLESS:-** Lessee shall hold harmless, defend and indemnify Lessor, its officers, agents and employees, from and against any liability, claim, action, cost, damage or loss, including reasonable costs, for injury, including death, to any person or damage to any property arising out of Lessee's activities under this Lease, but excluding liability due to the sole negligence or willful misconduct of lessor.

10) **INSURANCE:-** With respect to this Lease, Lessee shall obtain, umbrella insure and maintain insurance perpetually and to specifically cover damage due to fire, theft, flood and riot.

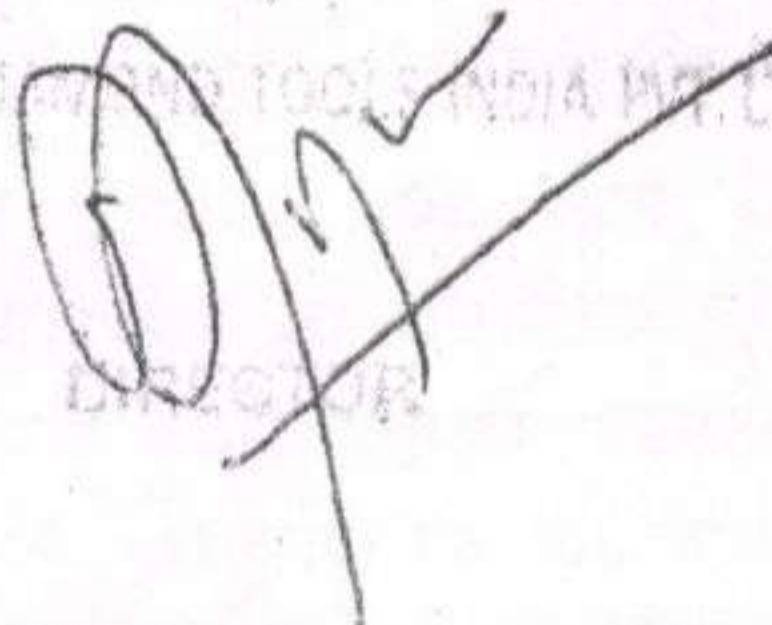
11) **ASSIGNMENT:-** This Lease, or any interest of Lessee therein, shall not be assignable by Lessee or by operation of law. Any attempt to so assign shall be null and void.

12) **ABANDONMENT BY LESSEE:-** Should Lessee breach this Lease and abandon Premises prior to the natural expiration of the term of this Lease, Lessor may terminate this Lease.

LESSOR

LESSEE

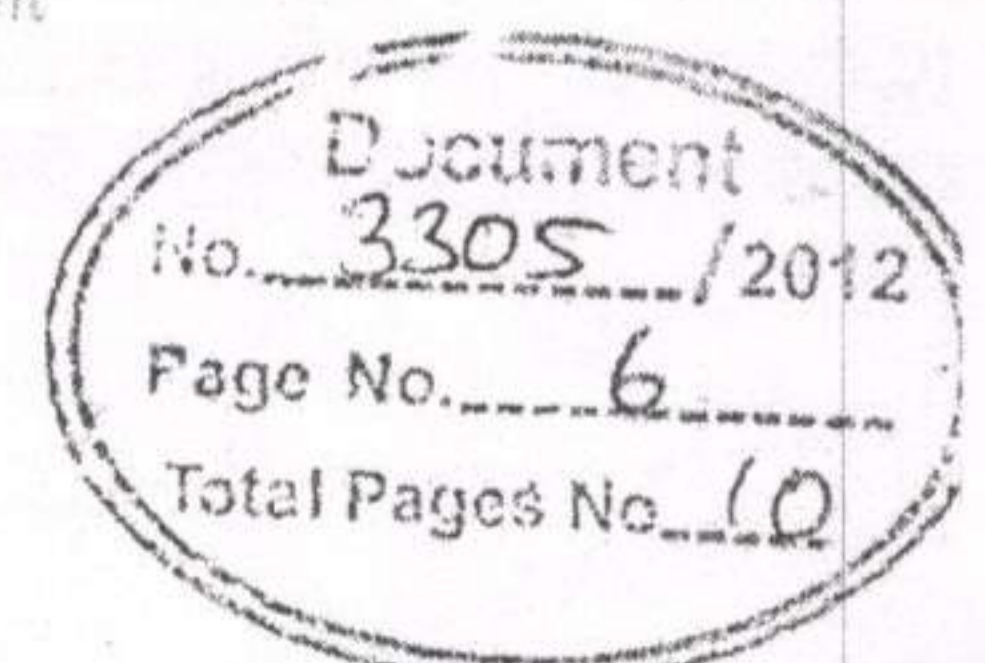
For TECHNOLOGY DESIGN TOOLS INDIA PVT. LTD.


DIRECTOR

For SHEMFORD SCHOOL,

V. Shanmugapriya

Correspondent



13) **LESSOR'S REMEDIES ON DEFAULT:-** If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions of this agreement, Lessor may give Lessee notice of such default and if this Lessee does not cure any default within 30 days, after the giving of such notice, or if such default is of such nature it cannot be completely cured within such period, if Lessee does not commence such curing within such 30 days and thereafter proceed with reasonable diligence and in good faith to cure such default, then Lessor may terminate this Lease on not less than 15 days notice to Lessee. On the date specified in the notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as proceeded below. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects.

14) **LESSOR'S REMEDIES IN EVENT OF BRACH:-** In the event of any breach of this Lease, Lessor in addition to the other rights or remedies Lessor may have, shall have the immediate right of reentry and may remove all persons and property from the premises. The property may removed and stored in any place, for the building where the demised premises are located, or in any other place, for the account of, any at the expense and risk of Lessee. Lessee waives all claims for damages which may be caused by the reentry of Lessor and the taking of possession of the demised premises or removal or storage of the furniture and property as herein provided. Lessee will save Lessor harmless from any loss, costs or damages caused by Lessor and no such entry will considered or construed to be a forcible entry. Should Lessor elect to reenter, as provided in this agreement or should Lessor take possession pursuant to any notice provided for by law, this Lease shall terminate, effective the date that Lessor takes possession.

15) **QUITE ENJOYMENT AND PERMITTED :-USE:-** Lessor warrants that Lessee, so long as no event of default has occurred and is then continuing under this Lease, shall have peaceful possession and quiet enjoyment of the premises during the term of this Lease and that Lessee may use the same for a charter school or any related purpose. Lessee's use of the premises shall not violate any ordinance, law or regulations of any Local, State or Central Satiation Authority.

LESSOR

LESSEE


 For SHEMPORD SCHOOL,
 V. Shanmuga Priya
 Correspondent

For SHEMPORD SCHOOL,
 V. Shanmuga Priya
 Correspondent

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16. **COMPLIANCE WITH RULES AND REGULATIONS:-** The rules and regulations contained in this lease, as well as such rules and regulations as may be adopted in the future by Lessor for the safety, care, and cleanliness of the Premises and the preservation of good order on the premises, are expressly made a part of this Lease, and Lessee agrees to obey all such rules and regulations. With the exception of safety rules and regulations, Lease shall be given thirty (30) days written notice prior to Lessor's adoption for any change in the rules and regulations regarding the premises.

17. **COMPLIANCE WITH LAW:-** Lessee shall not use the premises or permit anything to be done in or about the premises which will in any way conflict with any law, statute, ordinance or government rule or regulation now in force or which may hereafter be enacted or promulgated. Lessee shall, at its sole cost and expense, promptly comply with all laws, statutes, ordinances and government rules, regulations or requirements now in force or which may hereafter be in force, relating to, or affecting the condition, use or occupancy of the premises.

18. **SEVERABILITY,-** The invalidity or illegality of any provision shall not affect the remainder of the Lease.

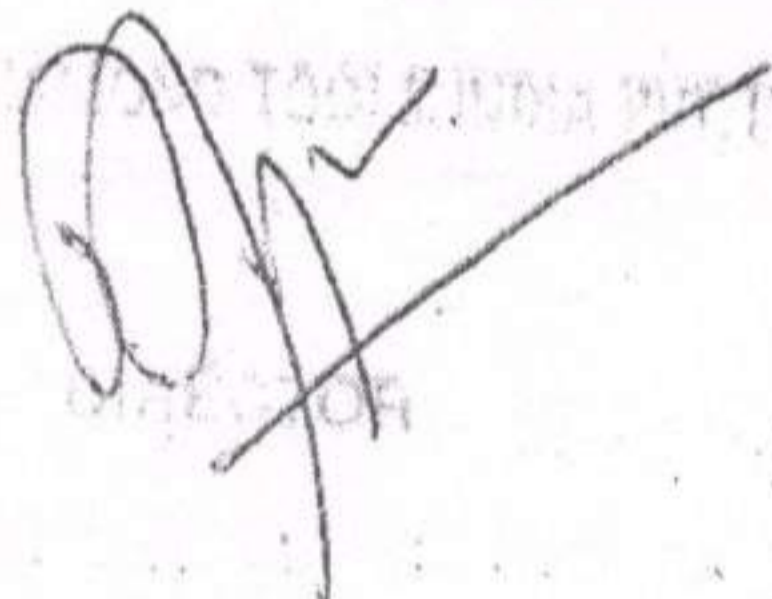
19. **NOTICE:-** As used in this Lease, notice includes but is not limited to the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver and appointment. All notices must be in writing. Notices considered given (a) when delivered in person to the recipient named as below, or (b) when deposited in the United States mail in sealed envelope or container, postage and postal charges prepaid, addressed by name and address to the party or person intended as follows:-

20. **SUCCESSORS IN INTEREST:-** The provision and conditions of this Lease shall extend to and bind the assignees transferees under said Lease, and shall also extend to and bind heirs, executors, administrators and successors in interest of the parties hereto.

LESSOR

LESSEE

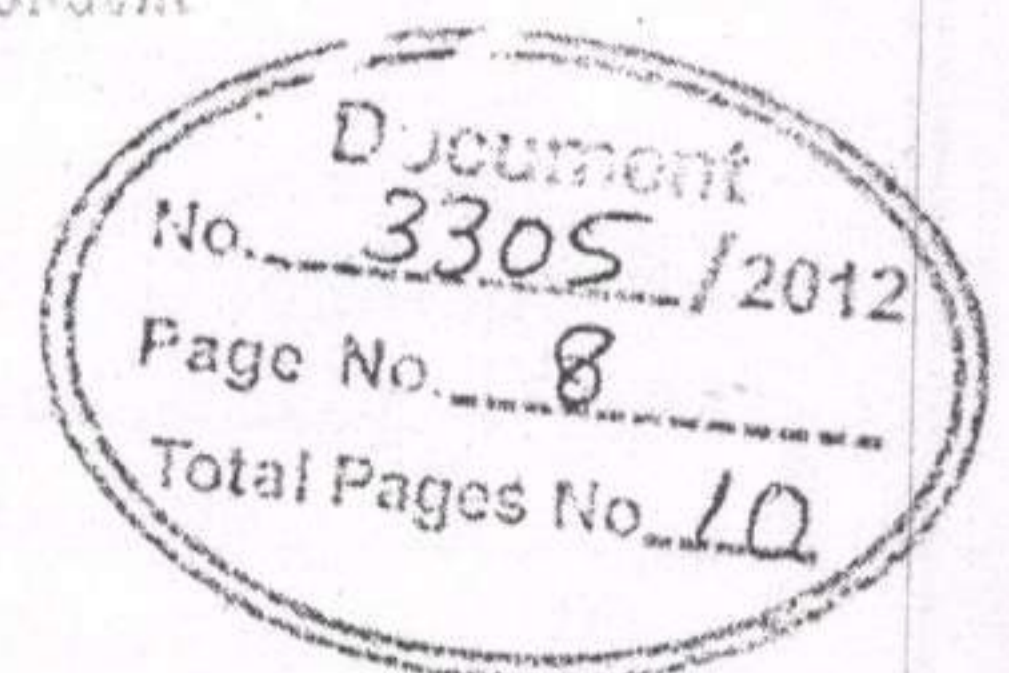
For TECHNICAL SERVICES AND CONSULTANCY INDIA PVT. LTD.



For SHEMFORD SCHOOL

V. Shanmugapriya

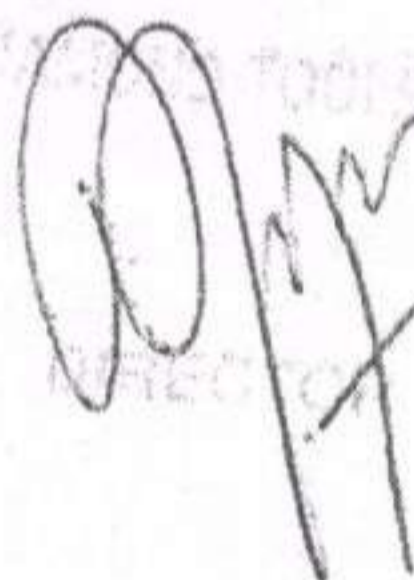
Correspondent



21. HOLDING OVER:- If Lessee, with Lessor's consent, remains in possession of the Premises after expiration or termination of the term, or after the date in any notice given by Lessor to Lessee terminating this Lease, such possession by Lessee shall be deemed to be a month-to-month tenancy terminable on 30 days' notice given at any time by either party. All provisions of this Lease, except those pertaining to term and option to extend shall apply to the month-to-month tenancy.

22. CONDITION AT TERMINATION:- During the term of this Lease, shall at all times maintain the Premises in a good, clean and safe condition. Upon the expiration of the term of this Lease and any renewals thereof or upon the sooner termination thereof, Lessee shall surrender to Lessor possession of the Premises. Lessee shall leave the Premises in as good order and condition as said Premises were in at the beginning of the term of this Lease, ordinary wear and tear thereof and damage by the elements, fire, earthquake, flood, act of God, or public calamity excepted.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed the day and year first above written. Schedule of property
Krishnagiri - R.D, Denkanikottai. S.R.D. to Devaganapally village, the land to
1) Sy. no. 99/3A, AC. 0.60 ^{cont} full land
2) Sy. no. 99/3B, AC. 2.00 ^{cont} full land, Both in the Number Makinagan Extent of Ac. 2.60
For SHERFORD SCHOOL


LESSOR


V. Shanmugasriya
Correspondent
LESSEE

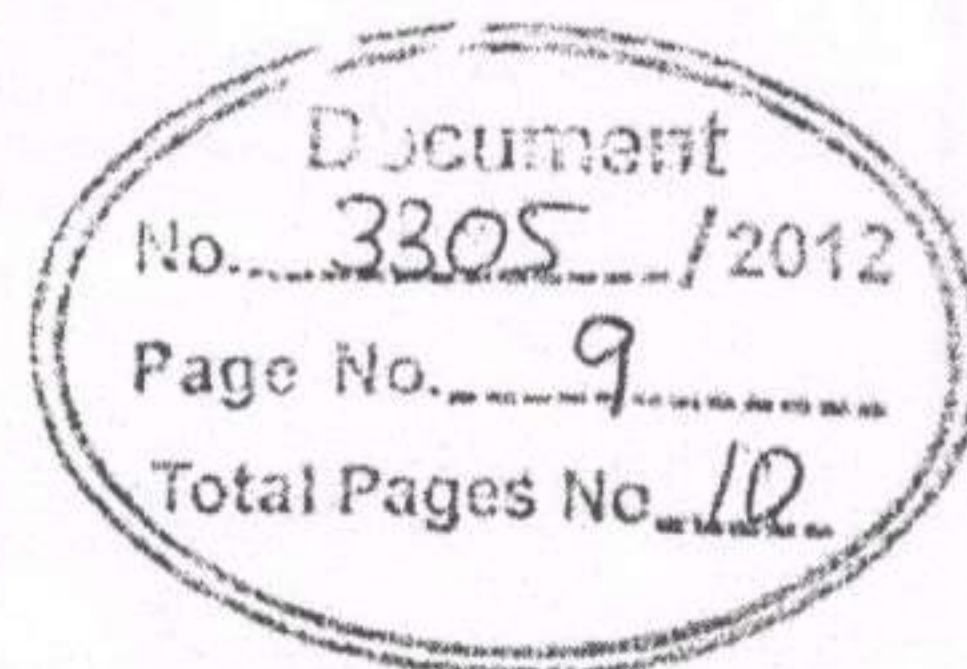
WITNESSES

1) V. Thirumanyan (s/o p. veeramalan, no 3 vaduga street, math west(po) Thanjavur - 614 206)

2) Kepeela - s/o M. Mirraj Denkanikottai

Drafted by:-


K. SUBRAMANI
Document Writer
LC.No.A/1566/KGI/1993
Ramana Agraharam
Devaganapally-(PO)
DENKANIKOTTAI



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TECHNOLOGY DIAMOND TOOLS INDIA
PRIVATE LIMITED



10/11/2008

Permanent Account Number

AAOCT0682P

इस कार्ड के धारक/पान पर कृपया सुविधा करें, क्योंकि
आयकर पैन सेवा इकाई, वन एक ही एक
पहले मॉडल टाइम टैक्स, प्रमत्त विवरण प्रकाशित करने के लिए
संगठन परेशान करे-800 013

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Park, Mumbai - 400 013
Tel: 91-22-2499 4654 Fax: 91-22-2493 1000
email: nimsfo@nsdl.co.in

ELECTION COMMISSION OF INDIA
ಭಾರತ ಚುನಾವಣಾ ಆಯೋಗ
IDENTITY CARD MBQ1199310



Elector's Name: Y. Shanmugapriya
ಚುನಾವಣಾಕರ್ತೃ: ಯ. ಶ್ಯಾಮ್‌ಪ್ರಿಯಾ
His Name: R. Varadarajan
ಅಭ್ಯರ್ಥಿಯ ಹೆಸರು: ರ. ವರದರಾಜನ್
Date of Birth: 11/11/2008

Address: 86, 1st Cross Road, Gangadhar Nagar

Town/Vill: Hiyashnagar
Taluk: Bangalore South
District: Bangalore
ಪಂಚಾಯತ್: ಹಿಶಾಷನಗರ
ತಾಲ್ಲೂಕು: ಬೆಂಗಳೂರು ದಕ್ಷಿಣ
ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು

Place: Bangalore
ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು
Date / Date of: 18/05/2003
This Card may be used as an Identity Card
under different Government Schemes
ಇದು ವಿವಿಧ ಸರ್ಕಾರಿ ಯೋಜನೆಗಳ
ಅಡಿಯಲ್ಲಿ ಗುರುತಿಸಲ್ಪಟ್ಟಿದೆ.

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ELECTION COMMISSION OF INDIA
ಭಾರತ ಚುನಾವಣಾ ಆಯೋಗ
IDENTITY CARD MCL4754024



Elector's Name: R. Varadarajan
ಚುನಾವಣಾಕರ್ತೃ: ರ. ವರದರಾಜನ್
His Name: R. Raghurishanan
ಅಭ್ಯರ್ಥಿಯ ಹೆಸರು: ರ. ರಾಘುರೀಶನನ್
Date of Birth: 11/11/2008

Address: 86, 1st Cross, Gangadharanagar

Town/Vill:
Taluk: Bangalore South
District: Bangalore
ಪಂಚಾಯತ್: 86, 1st Cross, ಗಂಗಾಧರನಗರ

Place: Bangalore
ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು
Date / Date of: 15/09/2003
This Card may be used as an Identity Card
under different Government Schemes
ಇದು ವಿವಿಧ ಸರ್ಕಾರಿ ಯೋಜನೆಗಳ
ಅಡಿಯಲ್ಲಿ ಗುರುತಿಸಲ್ಪಟ್ಟಿದೆ.

For TECHNOLOGY DIAMOND TOOLS INDIA PVT. LTD.

DIRECTOR

For SHEMFORD SCHOOL,
V. Shanmugapriya
Correspondent