

CERTIFICATE OF LAND

File No.K.Dis B1/ 542 /2025

Date: 18.03.2025

Certified that the land measuring 20639 Sq.mt (222156 Sq.ft) is owned by the **DURAIMURUGAN EDUCATIONAL TRUST** by way of Gift Deed dated 18.07.2008 registered as Doc no.7336/2008 on the file of Sub Registrar of Katpadi.

It is further certified that owner of the land has leased the said land to **KINGSTON INTERNATIONAL ACADEMY** duly registered on 06.07.2016 Doc No.5112/2016 of Sub Registrar Office of Katpadi, fully described in the schedule mentioned herein after with the following details for a period of 33 years from 01.06.2016 to 01.06.2046 .

SL	Particulars	Details
1.	Survey No.	Survey Nos. 17/1A, 17/1B
2.	Name of street/village, Sub Division, District and State	CHITTOOR MAIN ROAD, CHRISTIANPET H/O DHARAPADAVIDU VILLAGE, KATPADI

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **KINGSTON INTERNATIONAL ACADEMY** run by name of **DURAIMURUGAN 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 20639 Sq.mt (222156 Sq.ft)_situated in **SURVEY NO. 17/1A, 17/1B DHARAPADAVIDU VILLAGE, KATPADI TALUK, VELLORE DISTRICT** and bounded as follows:

North : Land Belongs to MUNUSAMY
 South : Land Belongs to DURAIMURUGAN EDUCATIONAL TRUST
 East : Land Belongs to DURAIMURUGAN EDUCATIONAL TRUST
 West : Land Belongs to CHITTOOR MAIN ROAD

DM/ADM/SDM/TEHSILDAR/NAIB TEHSILDAR / REGISTRAR /SUB - REGISTRAR /EQUIVALENT
 LAND AUTHORITY

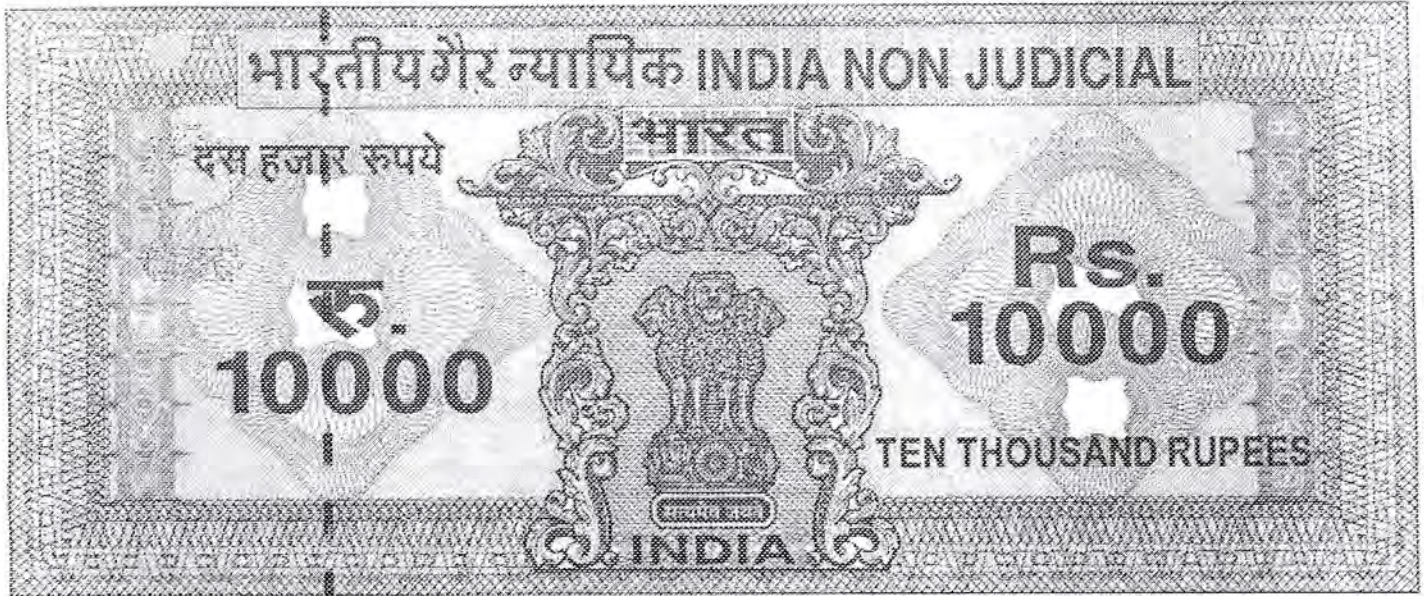
Name of Officer : D.JEGADESWARAN

Name of District : VELLORE

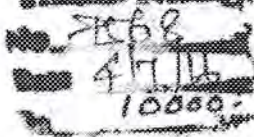


5112/16

13000/-



காபிளாதி தமிழ்நாடு TAMILNADU

KINGSTON INTERNATIONAL ACADEMY
VELLORE - 59D. 332939
V. 2S. G. DAYALAN
STAMP VENDER,
No. 40 / B1 / 2000
KATPADI, VELLORE - 7

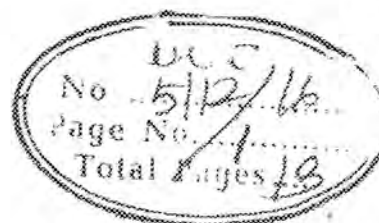
KINGSTON INTERNATIONAL ACADEMY

LEASE DEED

This deed of Lease executed at Katpadi on this 06 th day of JULY 2016 (06/07/2016) between M/s. DURAIMURUGAN EDUCATIONAL TRUST, registered under the Trust Act, herein represented by its Chairman Cum Managing Trustee Mr. D.M.KATHIR ANAND Son of Mr.DURAIMURUGAN aged about 41 years and having their office at No: 7, 5th East Cross Road, Gandhi Nagar Vellore - 632 006, Tamil Nadu, hereinafter called the "LESSOR (which term shall mean and include all the trustees, successors in interest and assigns).

LESSEE

LESSOR





தமிழ்நாடு தமில்நாடு TAMILNADU

7068
4/2/16
1000

KINGSTON INTERNATIONAL ACADEMY,
VELLORE - 59

AL 446616
S. G. DAYALAN
STAMP VENDER,
No. 446 / BA / 2000
CHITPADEI VELLORE - 9

-2-

To and in favour of KINGSTON INTERNATIONAL ACADEMY, having its office at Chittoor Main Road, Vellore-632059 represented by its Correspondent Mr. D.M. KATHIR ANAND, Son of Mr. DURAIMURUGAN residing at No:7, 5th East Cross Road, Gandhi Nagar, Vellore -632006. hereinafter called the "LESSEE" (which shall mean and include its successors in interest and assigns) witness:-

LESSEE

LESSOR





தமிழ்நாடு தமில்நாடு TAMILNADU

7525
4.7.2016
1000.

KINGSTON INTERNATIONAL ACADEMY
VELLORE-59

AL 446617
V.C.
S. G. DAYALAN
STAMP VENDER.
6-6-68/BI/200
KATPADI, VELLORE-7

-3-

The above named LESSOR is the full and absolute owner of the property mentioned below at Christian pet H/O THARAPADA VEDU village, Katpadi Taluk bearing the following survey numbers:-

No. 5112/16
Page No. 3
Total Pages 9



தமிழ்நாடு தமில்நாடு TAMILNADU

NAME

KINGSTON INTERNATIONAL ACADEMY

VELLORE-59

7576
4.7.2016
500

-4-

AE 04816.1
V. C. DAYALAN
STAMP VENDER
No. 4743 / BI / BDA
CATPADI VELLORE - 7

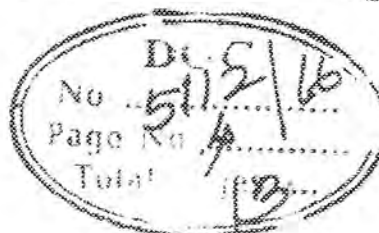
Christian pet H/O THARAPADAVIDU village,

Survey No	Extend /acres	Document No	Date of Registration
17/1A	0.33	7336	18-07-2008
17/1A	1.18	7336	18-07-2008
17/1A	1.18	7336	18-07-2008
17/1A	0.69	7336	18-07-2008
17/1A	0.72	7336	18-07-2008
17/1B	1.00	7336	18-07-2008

Total Acre 5.10 Cents

LESSOR

LESSOR





தமிழ்நாடு தமில்நாடு TAMILNADU

41214
500.

WINSTON INTERNATIONAL ACADEMY
VELLORE-59

AE 048162
V.C.

V.C. DAYALAN
STAMP VENDOR,
No. 4748 / BE / 200A
CHAPPADI VELLORE-5

-5-

The LESSEE requested the LESSOR in the month from 1st June 2016 (i.e., 01.06.2016) to grant LEASE of the said premises with effect from 01.06.2016 for a period of 33(Thirty Three) years i.e., for 396 months for the purpose

LESSEE

LESSOR

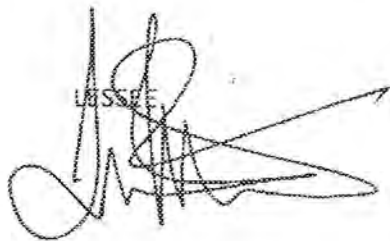
No. 5112/16
Page No. 5
Total Pages 13

Of running an educational Institution under the name of "KINGSTON INTERNATIONAL ACADEMY", considering the fact that one of the objects of the LESSOR Trust is to promote Education, the LESSOR has agreed to LET OUT the schedule mentioned property to the LESSEE for the purpose of running a School. Accordingly a LEASE DEED was entered into 1st June 2016 by the LESSOR here in favour of the LESSEE.

THE TERMS AND CONDITIONS ARE AS FOLLOWS:

1. The LEASE shall be in respect of the premises including Land situated at Chittoor main road, Vellore - 632059, TamilNadu and more fully described in the schedule here to.
2. The LEASE shall be deemed to have commenced from 01.06.2016 and it will be for a period of 33 (Thirty Three) years. i.e., for 396 months.
3. The LESSEE shall pay a yearly Rent of Rs.7,000/- (Rupees Seven Thousand Only) to the LESSOR on or before Tenth of Every Succeeding English Calendar year.
4. The LESSEE has paid the LESSOR an interest free advance of RS.50,000/- (Rupees Fifty Thousand Only) which will become refundable to the LESSEE at the time of vacating the premises.

LESSEE



LESSOR



5. The LESSEE shall pay Electricity Charges and Water Consumption Charges Separately.

6. The LESSEE shall use the Schedule mentioned properly only for the purpose of running a School in the name of KINGSTON INTERNATIONAL ACADEMY and for no other purpose.

7. The LESSEE shall keep the premises in a good and tenable condition.

8. The LESSEE shall permit the LESSOR and their agent to inspect the premises at all reasonable times.

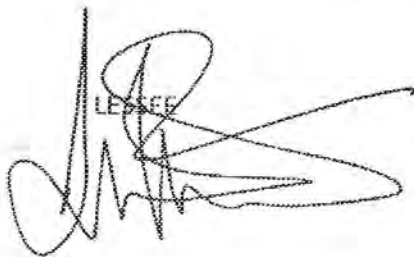
9. The LESSEE shall not SUB- LET or transfer or assign the LEASE without the previous written consent of the LESSOR

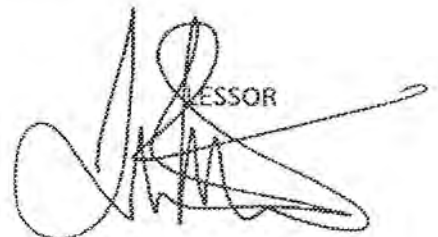
10. The LESSEE shall not make any alteration in the said premises without the previous written consent of the LESSOR

11. On the LESSEE observing and performing the terms and condition contained hereinbefore the lessor shall not disturb the LESSEE's peaceful possession and enjoyment of the premises during the currency of the LEASE.

12. In the event of breach of any of the above terms and conditions, it will be open to the LESSOR to terminate the LEASE and call for eviction irrespective of the period fixed herein above.

13. The LESSOR shall pay Property Taxes, Water and Sewerage Tax.

LESSEE


LESSOR




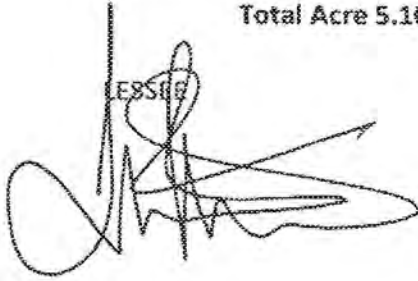
SCHEDULE - I

All that piece and parcel of Land with R.C.C Building including electrification situated at Christianpet H/O. THARAPADAVIDU Village, Katpadi Taluk, Vellore District comprised in Survey Numbers

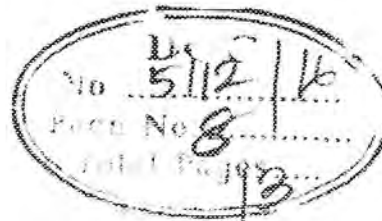
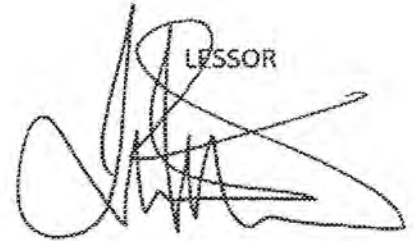
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Total Acre 5.10 Cents

LESSOR



LESSOR



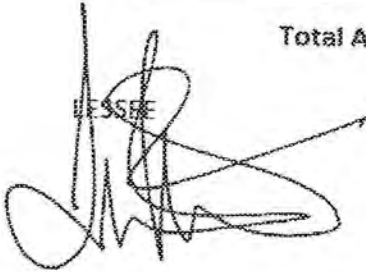
Property mentioned in the Schedule - I registered details is as under in the
Sub- Registrar Office, Katpadi.

Christianpet H/O. THARAPADAVIDU Village,

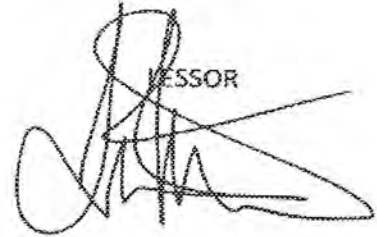
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17/1A	0.69	7336	18-07-2008
17/1A	0.72	7336	18-07-2008
17/1B	1.00	7336	18-07-2008

Total Acre 5.10 Cents

LESSEE



LESSOR



U.C
5/12/16
9
13

IN WITNESS WHERE OF THE ABOVE NAMED PARTIES HAVE SIGNED HERE UNDER THE
DAY AND YEAR FIRST ABOVE WRITTEN

WITNESSES

1) S. Aravindhan

S/o. Subramani

No. 13. Gandhi St.

Senguttai. Kalpalai

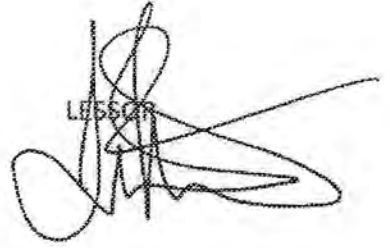
Udumkottai-7

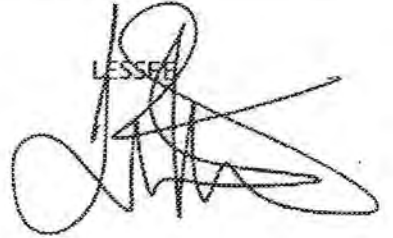
2) V. 

S/o. Sub. Vithalram

Vallimalai.

Kalpadiy.

LESSOR


LESSEE



B. G. Gopalan, I.C.M.

மாநில சபையில் உறுப்பினர்

பதவி எழுத்தன்.

L No. A 18/VLR/ 2006

சான்று எழுதிவைக்க.

சான்று எழுதிவைக்க 632 007



Presented in the Office of SUB REGISTRAR of Katpadi and fee of Rs. 3385 paid between hours of 2 and 2 on 05/07/2016 by

1 Left Thumb



Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



Additions As per the recitals of the document

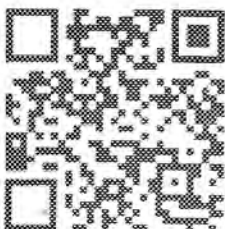
Identified by

1 S. Amudhakum Name : 1 S. Amudhakum S/o Subramani, NO. 13, Gandhi St.
Sengottai, Katpadi - 637
2 V. Name : 2 V. Ramesh S/o Late. Veluvanathan Vallinathal - Katpadi
T.N.

6th day of July 2016

SUB REGISTRAR

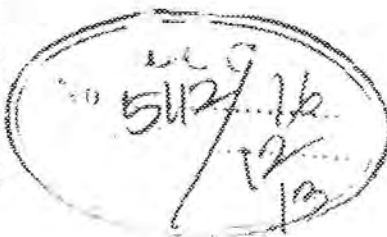
Katpadi



Registered as No 5112 of 2016 of Book I

Date : 06/07/2016

[Signature]
SUB REGISTRAR Katpadi



Sheet no. 2 of 2

ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்தியத் தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை

DUPLICATE

KXZ1326412



Elector's Name Kadhiranandhan

வாக்காளர் பெயர் கதிர்ஆனந்தன்

Father's Name Duraimurugan

தகப்பனார் பெயர் துரைமுருகன்

Sex / பாலினம் : Male / ஆண்

Age as on 1.1.2006

32

11/2006 அன்று வயது

KXZ1326412

Address : 7

Ward-15, 5th Cross Street
Gandhinagar (C.C.)
VELLORE - 632006

முகவரி : 7

வார்டு-15, 5-வது கிழக்கு குறுக்காலை
காந்தி நகர் (சி.சி.)
வேலூர் - 632006

Facsimile Signature of Electoral Registration Officer

வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை

For 036 - Katpadi

Assembly Constituency

036 காட்பாடி

சட்டமன்ற தொகுதி

Place

Vellore

இடம்

வேலூர்

Date / நாள்

28/04/2006

This card may be used as an Identity Card under different Government Schemes

இந்த அட்டையை அரசு திட்டங்களின் கீழ் அடையாள அட்டை எனப் பயன்படுத்தலாம்

149/1203

