



தமிழ்நாடு தமிழ்நாடு TAMILNADU 2.5000

G 457887

2393
05.11
GIRD PUBLIC SCHOOL
COIMBATORE

S. MURUGANANTHAM,
STAMP VENDOR,
R. O. PARTY SHED,
CBE-18, TAMIL NADU.
REF. NO: 4914/B1/84

LEASE DEED



THIS DEED OF LEASE made on this the 20th day of May , 2011
at Coimbatore

BETWEEN

GRD EDUCATIONAL TRUST, having its Office at
Door No.963, Kalaikathir Buildings, Avinashi Road,
Pappanaickenpalayam, Coimbatore - 641 037 represented by
(1) Dr. D. PADMANABAN, (India Driving Licence (Tamilnadu)
D.L. No. TN37 19710001225), Managing Trustee, son of late
Prof. G.R. Damodaran, residing at Old Door No. 35-A, New

LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST,

[Signature]
MANAGING TRUSTEE.

FOR GRD EDUCATIONAL TRUST,

[Signature]

For GRD PUBLIC SCHOOL

[Signature]
CORRESPONDENT.



2011

Document No/Year 3082 / 11
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Sub Registered Ganapathy 9

Presented in the Office of the Registrar of Ganapathy and ea of ns 1600 paid between the hours of R.T.3 on the 1st May 2011 by



LEFT THUMB

FOR GRD EDUCATIONAL TRUST,



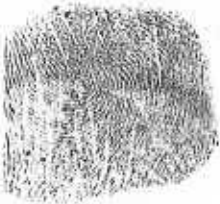
MANAGING TRUSTEE.

ADDITIONS AS PER THE REGITALS OF THIS DOCUMENT

Execution Admitted

LEFT THUMB

FOR GRD EDUCATIONAL TRUST,

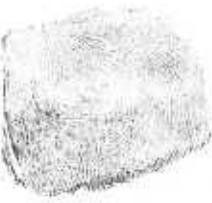


MANAGING TRUSTEE.

ADDITIONS AS PER THE REGITALS OF THIS DOCUMENT

LEFT THUMB

FOR GRD EDUCATIONAL TRUST,



JOINT MANAGING TRUSTEE.

ADDITIONS AS PER THE REGITALS OF THIS DOCUMENT

CLAIM ADMITTED BY

LEFT THUMB

For GRD PUBLIC SCHOOL



CORRESPONDENT.

ADDITIONS AS PER THE REGITALS OF THIS DOCUMENT

IDENTIFIED BY

all copy R. NARAYANAN, SO. PK RANJANESWARAN, 123, LAUREL MILLS COLONY, PN RAJARAM COMBATIONS 640089.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

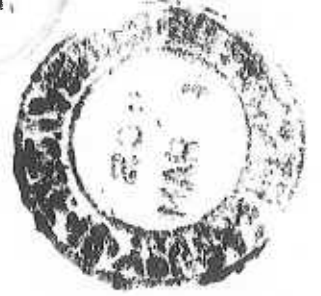
Rs.1000

தமிழ்நாடு தமிழ்நாடு TAMILNADU 1000

L 314013

2394 GIRD PUBLIC SCHOOL
-05-11
COIMBATORE

S. MURUGANANTHAM,
STAMP VENDOR,
R O. PARTY SHED,
CBE-18, TAMIL NADU,
REF. No: 4914/B1/84



-2-

Door No. 44, Kamaraj Road, Redfields, Coimbatore - 641 018
and (2) **Mrs.GEETHA PADMANABAN** (India Driving Licence
(Tamilnadu) D.L. No. TN38 19780000162), Joint Managing
Trustee wife of Dr. D. Padmanaban, residing at Old Door
No. 35-A, New Door No. 44, Kamaraj Road, Redfields,
Coimbatore - 641 018 (hereinafter referred to as the **LESSOR**
which expression wherever context required shall mean and
include its legal representatives, successors executors,
administrators and assigns) of the ONE PART.

LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST,

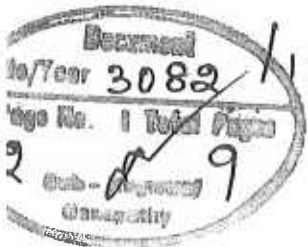
MANAGING TRUSTEE.

FOR GRD PUBLIC SCHOOL,

CORRESPONDENT.

FOR GRD EDUCATIONAL TRUST,

JOINT MANAGING TRUSTEE.



S. M. ... S. MUTHUKUMARAN, 810. Sadiolhondham
U. plague mainyamam 500/1 Street, Perum, Coimbatore, to

In
... day of May 2011

Sub Registrar
(R. PERIABAMY)



Registered as No. 3082 of 2011 of Book

Date: 20.5.11

Signature of Registering Officer



AND

GRD PUBLIC SCHOOL, having its Office at S.F.No. 450/1, (Vilankurichi Village), Avinashi Road, Civil Aerodrome Post, Coimbatore - 641 014, represented by its Correspondent **Mrs.GEETHA PADMANABAN** (India Driving Licence (Tamilnadu) D.L. No. TN38 19780000162), wife of Dr. D. Padmanaban, residing at Old Door No. 35-A, New Door No. 44, Kamaraj Road, Redfields, Coimbatore - 641 018 (hereinafter referred to as the **LESSEE** which expression shall mean and include its successors, administrators and assigns) of the OTHER PART.


WHEREAS the LESSOR is the absolute owner of the land and buildings situated at Vilankurichi Village more fully described in the schedule hereunder by virtue of a Gift Settlement deed dated 13-11-1995 executed in favour and registered as Document No. 2821 / 1995 of Book 1, Volume 55, pages 193 to 197 in the Sub -Registrar's Office, Ganapathy and since that date has been in possession and enjoyment of the same.

WHEREAS the LESSEE requires the said premises of land and buildings more fully described in the schedule hereunder for their occupation to be used for running a Public School in the name of **GRD PUBLIC SCHOOL**.

AND WHEREAS teh LESSOR is agreeable to lease out the property by way of long lease for a **period of 30 years from 20-05-2011 to 19-05-2041** in favour of the LESSEE and the LESSEE also agrees to take the properties on lease on the following terms and conditions.

LESSOR

FOR GRD EDUCATIONAL TRUST,


MANAGING TRUSTEE.

LESSEE

For GRD PUBLIC SCHOOL


CORRESPONDENT.

FOR GRD EDUCATIONAL TRUST,


JOINT MANAGING TRUSTEE.



NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

THAT in consideration of the LESSEE agreeing to pay the annual rent of **Rs.5,000/- (Rupees Five Thousand only)** to the LESSOR, the LESSOR hereby grants lease of the said property described in the schedule hereunder in favour of the LESSEE for a period of 30 years from this date on the following terms and conditions.

The annual rent of Rs.5,000/- shall be paid by the LESSEE to the LESSOR in advance on or before the 1st April of every year. No rental advance or other amounts has been paid by the LESSEE to the LESSOR.

The annual rent of Rs.5,000/- will remain fixed for the entire 30 years lease period. The LESSOR shall not be entitled to any enhancement or revision of annual rents till the expiry of the lease period.

The LESSEE shall be entitled to develop and improve the said property in any manner as it may think fit, either on its own, or through any agents representatives or by any means whatsoever, so long as the properties are used for educational purposes.

The LESSEE shall be entitled to obtain necessary and required water and electricity service connections and telephone connections in the said property in its own name.

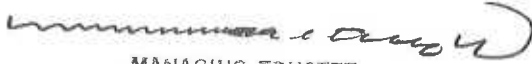
Building and all other taxes, charges and Government , Corporation and TNEB dues other than land tax payable in respect of the property shall be paid by the LESSEE.

LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST,

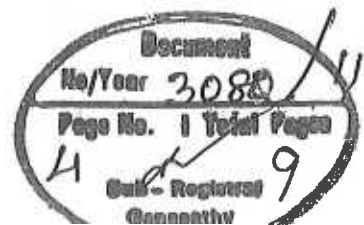
for GRD PUBLIC SCHOOL


MANAGING TRUSTEE.


CORRESPONDENT.

FOR GRD EDUCATIONAL TRUST,


JOINT MANAGING TRUSTEE.



This LESSEE shall not be entitled to revoke or terminate this lease arrangement for non payment of rent, or for any reason whatsoever.

After the expiry of the lease period the lessee will hand over the schedule mentioned property to the LESSOR in the same condition it has been received this day together with all the developments done during the lease period.

SCHEDULE OF PROPERTY

In the Registration District of Coimbatore, and the Sub - Registration District of Ganapathy, Coimbatore Taluk, Vilankurichi Village, S.F.No.450 /1 of extent acre 5.21 in the parcel of extent acre 3.00 on the Western side belonging to the GRD Educational Trust, In this a portion of acre 2.00 bounded on :

the North by - S.F.No. 449 /2 The GRD Trust Land

the East by - Property belonging to Mrs. D. Rukmini Ammal and Mr. D. Vidyaprakash

the South by - Property belonging to GRD Educational Trust

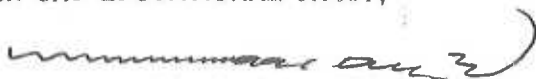
the West by - S.F.No. 451/2 B The GRD Trust Land

This part of land of extent Acre 2.00 together with RCC buildings therein with doors and windows, superstructure, electric wirings, light fittings, service connection (etc.), subject to the condition that the lessees and the abovesaid GRD Educational Trust shall have the joint right to use the 37½ feet (approx)

LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST,


MANAGING TRUSTEE.

For GRD PUBLIC SCHOOL


CORRESPONDENT.

FOR GRD EDUCATIONAL TRUST,


JOINT MANAGING TRUSTEE.



wide north - South passage in S.F.No. 450 /1 provided to reach the remaining unleased portion of land and the lands of Punja acre 0.47 belonging to Dr.D. Padmanaban from the Avinashi Road Highway.

The property possesses the following designation , appurtenances

Door No. : S.F.No. 450 /1

Electrical Service connection No. : 029 - 006 - 243

The above said properties are situated within the limits of Coimbatore City Municipal Corporation.

The above said Acre 2.00 shown in RED colour and the passage marked in YELLOW colour in the plan attached herewith.

IN WITNESS whereof the parties have signed this deed on the date month and year above written at Coimbatore.

LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST,

For GRD PUBLIC SCHOOL

[Signature]
MANAGING TRUSTEE.

[Signature]
CORRESPONDENT.

FOR GRD EDUCATIONAL TRUST,

[Signature]
JOINT MANAGING TRUSTEE.

Witnesses : _____

1. *[Signature]*
A. RATENDRAN, S/o. P.K. RANJASWAMY, 123, UAKRAMI MILLS COLONY, AN. PAUAYAM, COIMBATORE 641037.
2. *[Signature]* S. MUTHUKUMARAN, S/o. S. Sathidhanandan, u, plaque mainyamman Street, PERU, Coimbatore 641010

Drafted by :

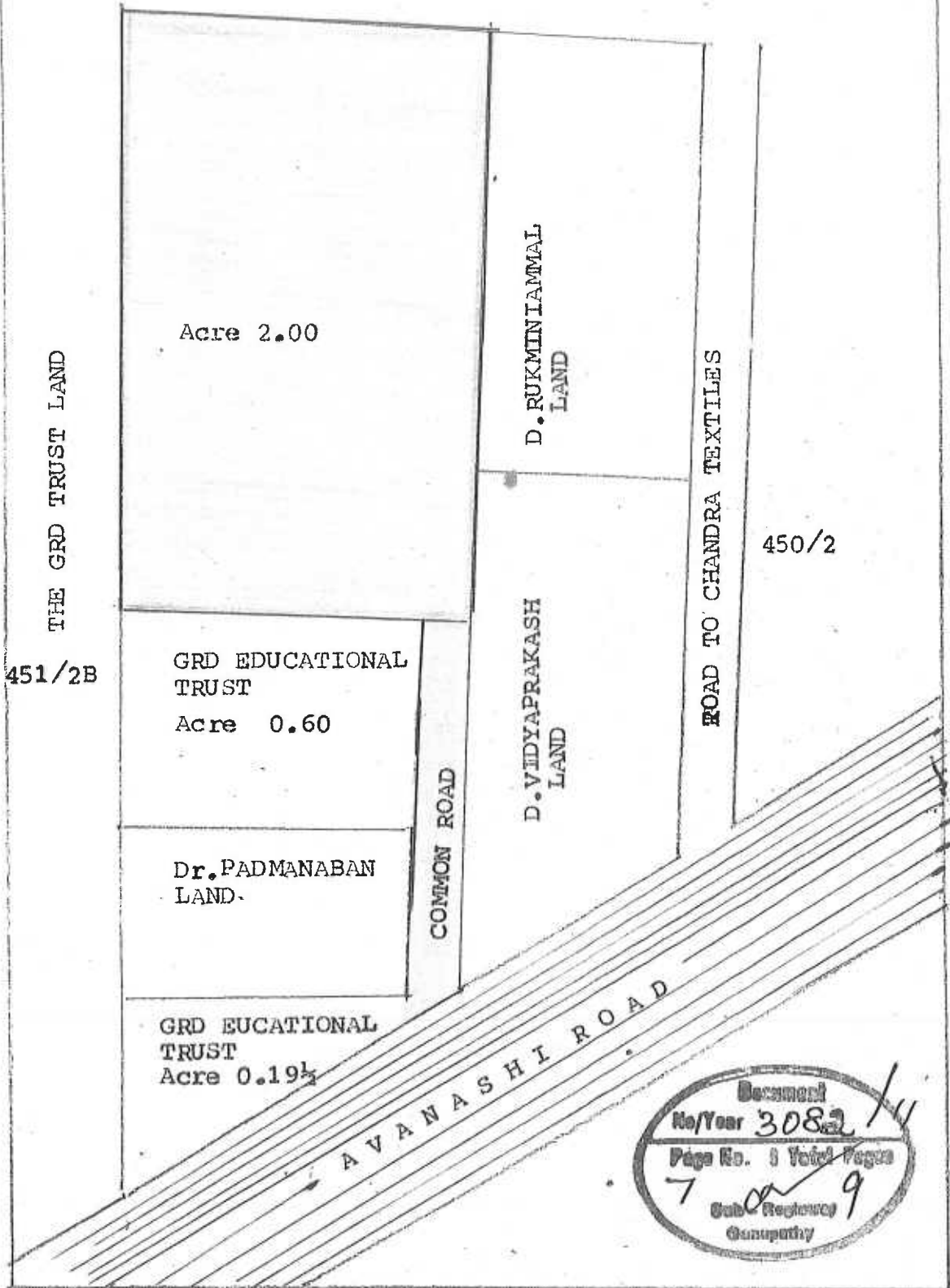
[Signature]
M. Rathnavelu

Document Writer,
Licence No. A1117/CBE/84
Peelamedu, Coimbatore - 641 004.
Cell : 94433 56128



SITE PLAN SHOWING THE LOCATION OF GRD EDUCATIONAL TRUST
IN THE EXISTING AGRICULTURAL LAND IN VILANKURICHI
VILLAGE SF No. 450/1

THE GRD TRUST LAND
449/2



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Sub Registrar
Ganapathy

FOR GRD EDUCATIONAL TRUST,

[Signature]
MANAGING TRUSTEE.

FOR GRD EDUCATIONAL TRUST,

MIM
JOINT MANAGING TRUSTEE.



For GRD PUBLIC SCHOOL

MIM
CORRESPONDENT.