

# CERTIFICATE OF LAND

Taluk Office  
Coimbatore North  
Dated: 02.06.2022.

K.Dis:3210/2022/A3

Certified that the land measuring 14083 ( Square meters) in Somayampalayam village of Coimbatore North Taluk, Coimbatore District is leased out to "VINODH KARUNAKARAN EDUCATIONAL & CHARITABLE TRUST" as detailed below:

Sl.No.	Particulars	Details of Schedule of Property
1.	Plot No.(s) / Survey No. (s)/No. (s)/ No.(s/ No. s)	S.F. No. 356/1 and 383/1C1
2.	Name of street/village, Sub Division, District and State	Coimbatore District, Coimbatore Taluk, Somayampalayam Village, S.F. No. 356/1 and 383/1C1
3.	In terms of (give details of the document/ deed i.e. Sale Deed / Conveyance Deed / Gift Deed / Lease Deed (with period in terms of no. of years) / Sub lease (with period in terms of no. of years) Allotment Letter etc.	As per sale deeds, 5139/2005- in S.F. No. 356/1, 0.10 ½ cent and 383/1C1, 1.14 acre land 7063/2006- in S.F. No. 356/1 and 383/1C1, 1.24 ½ acre land 1475/2005- in S.F. No. 356/1, 0.10 ½ cent and 383/1C1, 1662 Sq.Ft or 3 cent 354 Sq.ft land 4401/2016- in S.F. No. 356/1, and 383/1C1, 1894 Sq.Ft or 4 Cent 1305 Sq.ft 4543/2016- in S.F. No. 356/1, and 383/1C1, 1894 Sq.Ft or 4 Cent 257 Sq.ft <b>Total: 3.481/2 Acres</b> The above 3.48 ½ acres of land is leased for 30 years as per Lease Deed 3005/2020 ( from 06.07.2020 to 06.05.2050) <b>Lessor:</b> K.Gereesan and N.Vijayamma <b>Lessee:</b> Secretary, Vinodh Karunakaran Educational & Charitable Trust For "Akshara Academy School"
4.	Registration Details : Duly Registered on: Executed by : Serial No. Book No. Volume No.	Sub-Register Office, Vadavalli , Coimbatore 06.07.2020 3005/2020 1 23

It is certified that the AKSHARA ACADEMY SCHOOL is located in the above mentioned plot of land and it comprises of SINGLE PLOT OF LAND. The scheduled property measuring 14083 (Area of land in Square meters) is bounded as follows:

North : DHANRAJ LAND  
East : RANGASWAMY LAND  
West : COMMON PATH  
South : SHANMUGAM LAND  
(As mentioned in the sale Deeds)



*[Handwritten Signature]*  
TAHSILDAR,  
COIMBATORE NORTH.



தமிழ்நாடு தமில்நாடு TAMILNADU

b.7.20 Vinodh Karunakaran Educational & Charitable Trust  
Coimbatore Rs. 10,000/-  
R. Neel

E 432944

சென்னை மாவட்ட சட்டமன்றத் தொகுதி  
சென்னை மாவட்டம் : 7333/B1/97/2  
3-A, சிவசுப்பிரமணியர், வடகிழக்கு  
சென்னை - 41. திருச்சி

**LEASE DEED**

THIS LEASE DEED is executed at Coimbatore on the 6th day of July 2020.

BETWEEN

17/7/20

1. Shri.K.GEREESAN (PAN No. ACIPG0944M) (Cell No. 9443352849) Hindu, aged 45 years, S/O. Sri.Late. Karunakaran residing at Door No. Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S.Puram, Coimbatore - 641002 AND

2. Smt. VIJAYAMMA (PAN No. ABAPV2330D) ( Cell No 9566702080) Hindu, aged 81 years, W/o. Sri.Late. Karunakaran residing at , Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S.Puram, Coimbatore - 641002.

(hereinafter referred to as " THE LESSOR'S" which term shall mean wherever the context include their heirs, executors, legal representatives, attorneys and permitted assigns of the ONE PART.)

LESSOR'S

1. K. Geresan
2. N. Vijayamma

LESSEE'S

1. K. Geresan
2. A. S. Suresh
3. T. July

Document No. 3005 of 2020





தமிழ்நாடு தமில்நாடு TAMILNADU

Vinodh Karunakaran Educational & Charitable Trust  
Gumma

Rs 5000/- T 650464  
R. Nam

இதன் மூலம் கட்டுப்பாட்டுத்துறை  
உரிமம் எண் : 7333/B1/97/2  
3-A, சிவசுப்பிரமணியன், வடவாசல்  
கோயம்புத்தூர் - 41. தமிழ்நாடு



-2-

AND

"VINODH KARUNAKARAN EDUCATIONAL & CHARITABLE TRUST"  
Represented by its trustees.

1. Shri. K. GEREESAN (PAN No. ACIPG0944M) (Cell No. 9443352849) Hindu, aged 45 years, S/O. Sri. Late. Karunakaran residing at Door No. Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S. Puram, Coimbatore - 641002.

2. Smt. HANI w/o Mr. K. Gereesan, (Aadhaar No. 2812 1046 3675) (cell No. 7708333453), (Secretary of The Trust) Hindu, aged, 41 years, residing at Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S. Puram, Coimbatore - 641002.

LESSOR'S

1. K. Gereesan
2. N. Vijayamma

LESSEE'S

1. K. Gereesan
2. H. Animeshi
3. T. July



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தமிழ்நாடு தமில்நாடு TAMILNADU

6.7.2020 Vinodh Karunakaran Educational's R.O.  
Charitable Trust  
Gumma

R. 1001 -

AN 850496

சென்னை  
மெட்ராஸ் துறை விடுபடுகையாளர்  
உரிமம் எண் : 7333/B1/97/2  
2-A, சிண்டிகேட், வடவாசல்,  
கோயம்புத்தூர் - 41, தமிழ்நாடு

-3-

3) Mr. FREDY T.J., (Aadhaar No. 3772 0315 7776) (cell No. 94434 79555), (Treasurer of The Trust) Christian aged 55 Years S/o JOBE, residing at Door No. 9-10, SSS Mary Land, Kovaipudur, Coimbatore South, Kovaipudur, Coimbatore - 641 142

(hereinafter referred to as 'THE LESSEE'S' which term shall, unless repugnant to or inconsistent with the context, mean and include its successors-in-interest, legal representatives and attorneys and OF THE OTHER PART)

LESSOR'S

1. K. Gellor
2. M. Vijayamma

LESSEE'S

1. K. Gellor
2. Azami Qureshi
3. T. July

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Registering officer





தமிழ்நாடு தமில்நாடு TAMILNADU

₹ 500/-

AN 850497

b.7-2020

Vinodh Karunakaran Educational & R.R.  
Charitable Trust -  
Ghuma

நா. இ. சா. ந.

முத்திரை தள்ளி கீழ்க்கண்டவாறு  
உரிமம் எண் : 7333/B1/97/22  
2-A, சிண்டியாபாளம், வடவள்ளி,  
கோயம்புத்தூர் - 41, தமிழ்நாடு

"VINODH KARUNAKARAN EDUCATIONAL & CHARITABLE TRUST" which is registered under document No. 14/2020 dated 20.01.2020 before Joint -1 Registered office at Coimbatore. Represented by Co-opted Trustees Smt. HANI, Mr. FREDY T.J.

Where as the LESSOR'S are the absolute owners of the property is situated at Somayampalayam Village, Coimbatore more particularly described in the schedule by virtue of a sale dated on 06.04.2005 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document

LESSOR'S

1. K. Geesaa
2. M. Vijayamma

LESSEE'S

1. K. Geesaa
2. Hani Ganeshi
3. T. July

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No. 1475/2005, again by virtue of a sale dated on 27.10.2005 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No. 5139/2005, again by virtue of a sale dated on 30.11.2006 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No. 7063/2006, again by virtue of a sale dated on 08.07.2016 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No. 4287/2016, again by virtue of a sale dated on 11.07.2016 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No. 4401/2016, again by virtue of a sale dated on 15.07.2016 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No. 4543/2016, more particularly described in the schedule hereunder .

Whereas the Trust Deed has many objectives and one among the objective is to build and promote low cost education to the general public . The Trust has Advisory Board members who would occupy to do various acts of improvement for the Trust.

Whereas the Trust has passed a resolution dated 10.02.2020 . In the said Resolution the board has resolved to select the above Lessee's to do the Act of promoting, developing and conducting the School viz 'AKSHARA ACADEMY'. The school needs to be developed and be enlarged in future . WHEREAS the LESSOR'S are seized and possessed of and otherwise entitled to all that premises at Somayampalayam Village, Vadavalli Coimbatore And more particularly described in the schedule hereunder .

LESSOR'S

1. K. Gellada
2. N. Vijayamma

LESSEE'S

1. K. Gellada
2. Azami Eusebi
3. T. July

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The LESSOR'S were willing to promote their lands to educational institution and thus put up construction and develop the property. They further plan to put up buildings for development of the school and other educational and allied objectives like a Sports Academy, Fine Arts and all other allied objectives in future .

AND WHEREAS the LESSOR'S are the absolute owners of the DEMISED PREMISES at Somayampalayam Village in S.F.No.356 and 383/1, 356,356/1c, 383/1, 356/1cand 383/1c to a total extent of all the items included 5.44 ½ acres of land with R.C.C building thereon.

admeasuring 27,000 Sq.ft of carpet area comprising the ground floor (leaseable area) more fully described in the schedule hereto is being offered to the LESSEE'S for carrying on the business viz AKSHARA ACADEMY (EXCLUSIVE SCHOOL )

AND WHEREAS the LESSOR'S have full and unfettered rights to let out the said DEMISED PREMISES or any portion or portion thereof on Lease DIRECTLY upon the terms and conditions herein contained and on such terms and conditions as they may think fit;

NOW THIS LEASE DEED IS AGREED between the Parties hereto as follows:

1. The LESSOR'S hereby grant on lease to the LESSEE'S the DEMISED PREMISES , bearing at Somayampalayam Village in S.F.356 and 383/1, 356,356/1c, 383/1, 356/1cand 383/1c to a total extent of all the items included 3.48½ acres of land with R.C.C building thereon.

LESSOR'S

1. K. Geelada
2. N. Vijayamma

LESSEE'S

1. K. Geelada
2. H. Anil Kumar
3. T. Anil Kumar

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measuring P.A.- 3.48½ of area comprising of 27000 Sq.ft on the ground floor Sq.ft on the First Floor(leaseable area)

in the state of Tamil Nadu as the absolute owners thereof, for the purpose of the Lessee's business OF RUNNING the school in the name and style AKSHARA ACADEMY which is about setting up and operating as a higher secondary school in the name of AKSHARA ACADEMY (EXCLUSIVE SCHOOL),morefully described as per the Schedule "A" hereto and that there is no pending litigation in respect of the premises which is free of all encumbrances and not coming under any alignment/acquisition proceedings.

2.The LESSEE'S shall pay to the LESSOR'S an Interest Free security Deposit of Rs.25,000/-(Rupees.Twenty five thousand Only) prior to the date of signing and taking over possession and of the demised property as per the lease deed.

3. During the LEASE PERIOD, the LESSEE'S shall pay a monthly rent of Rs. 5,000/- (Rupees five Thousand Only) for the DEMISED PREMISES to the LESSOR'S which shall be equally apportioned among the LESSOR'S.

4. The lease is on the basis of English Calendar month.

5. The period and term of the lease granted by the LESSOR'S to the LESSEE'S for the DEMISED PREMISES shall be for a period of Thirty years (30) years which of the nature 10+10+10 years commencing from the date of taking over possession of the DEMISED PREMISES by the LESSEE'S on 03.07.2020 and expiring on 04.07.2050 ("LEASE PERIOD") (both days inclusive). The monthly rent will be escalated by 1% once in a year.

LESSOR'S

1. K. Ganesan
2. M. Vijayarajamma

LESSEE'S

1. K. Ganesan
2. H. Anil Kumar
3. T. Jyoti

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Registry officer





6. The LESSOR'S agree to hand over the possession of the DEMISED PREMISES on .07.08.2020. Both the parties to this Deed confirm that the rent will start from 07.08.2020 . The Parties confirm that Rent shall become payable on the expiry of the said rent free period or start of operations at the Demised Premises whichever is earlier.

7. The LESSEE'S shall during the Term of the Lease pay to the LESSOR'S for the DEMISED PREMISES a monthly rent of Rs.5,000/-(Rupees Five Thousand Only) per month. The LESSEE'S shall bear the CESS, Service tax, Educational Cess etc which is effective from the date of implementation (as per Government Rules)and the LESSEE'S shall give the details of payment of taxes to the LESSOR'S from time to time of the Lease Period, and the LESSOR'S shall regularly and without fail make payment of property tax and other taxes to the respective authorities pertaining to the Demised Premises and the LESSOR'S shall not raise any demand on the LESSEE'S on this behalf. The LESSEE'S shall pay the Rent, net of tax deduction at source and other Statutory deductions as may be applicable under the law.

8. At the end of the lease period, upon, the termination of this Lease and surrendering vacant possession of the DEMISED PREMISES to the LESSOR'S the said deposit of Rs. 5,000/- (Rupees Five thousand only) shall simultaneously be refunded by the LESSOR'S to the LESSEE'S subject to deductions, if any, towards damages (except normal wear and tear) and / or arrears of rent or other dues, agreed to between the Parties, under this Deed.

LESSOR'S

1. K Gelles
2. N. Vijayamma

LESSEE'S

1. K Gelles
2. Azmi Qureshi
3. T. Muly

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Registering officer



9. The LESSEE'S shall pay the monthly lease rent stipulated herein above on or before the 5th day of the calendar month. The LESSEE'S on paying the rent herein regularly and observing the covenants on its part to be performed, shall peacefully and quietly enjoy the Demised Premises without any hindrance by the LESSOR'S or anyone claiming under or through the LESSOR'S or any of them.

10. The LESSEE'S agrees that it will not reduce the agreed rent at any point of time citing any reasons.

11. The LESSOR'S have represented that the total sanctioned electricity load for the SCHEDULE PROPERTY is upto 100 KVA with a separate meter for the exclusive use of the LESSEE'S and the LESSEE'S shall pay the electricity charges as demanded by State Electricity Board towards consumption of electricity charges from the date of possession as recorded in the separate meter provided for the DEMISED PREMISES. However if LESSEE'S wants additional load for running the business the LESSOR'S shall apply and obtain the same for the DEMISED PREMISES. It is hereby clarified that any additional deposits to be paid to the Electricity Board shall be paid by the LESSEE'S. The LESSOR'S shall sign the necessary papers and co-operate for getting the additional power.

12. The LESSEE'S shall be entitled to all common amenities like supply of water, power, common pathway etc and agree to maintain the same. The consumption charges for electricity (power and light), water shall be paid by the LESSEE'S in accordance with the actual bills and the receipts thereof shall be maintained by the LESSEE'S for records.

LESSOR'S

1. K. Gelles
2. N. vijayamma

LESSEE'S

1. K. Gelles
2. H. zani Greshi
3. T. July

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13. It is agreed by both LESSOR'S and LESSEE'S regarding the electricity deposit enhancement that if any in future amount payable to the Electricity board, the LESSEE'S shall pay such security deposit to the Electricity board. This amount should be added to the advance amount and is shall be refunded to the LESSEE'S without any interest at the time of vacating the premises.

14. The LESSOR'S shall PUT UP ADDITIONAL BUILDING as and when the need arises and any additions modifications, improvements, or alterations of a permanent nature to or erect any permanent structure upon the DEMISED PREMISES should not be put up without the express prior consent in writing of the Lessees. The LESSEE'S shall be entitled to do the interiors and all building works as per their plans and specifications including providing furniture and fixtures, installation of air conditioning system, Generators for Power back up, any electrical panels etc., within the DEMISED PREMISES.

15. The LESSOR'S allow space on the South facing (Outer portion of the building ) for the outdoor units of the air conditioner to be kept.

LESSOR'S

1. K Geleer
2. N. vijayamma

LESSEE'S

1. K Geleer
2. A. Anil Prasad
3. T. July

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16. The LESSOR'S allow the space at the Demised Premises to keep a Silent generator bought by the LESSEE'S (upto 100 KVA Only).

17. That the LESSEE'S will abide by all laws and regulations of the Municipal corporation, L &DO and statutory bodies at present applicable to the premises or that may be enforced in respect of the same from time to time and shall carry out and obey all lawful orders or directions issued by Municipal corporations or any other local body or Government Authorities from time to time inclusive of Garbage and sanitation for commercial purpose which shall be abided by the LESSEE'S.

18. That the LESSOR'S also agrees to pay all rates of taxes applicable to them which are imposed by the Municipal corporation or Government in respect of the DEMISED PREMISES.

19. The LESSEE'S shall not sub-let the DEMISED PREMISES or any part thereof. The tenancy shall always remain with the LESSOR'S herein alone. The LESSEE'S shall use the premises only for the purpose of conducting the above specified business and allied works and shall not use or conduct any other business other than the specifically mentioned business .

20. That the LESSEE'S agree to use only the leased out area and they shall not use any other area of the premises which include the additional floors and terrace etc.

LESSOR'S

1. K. Gelles
2. N. Vijayamma

LESSEE'S

1. K. Gelles
2. Shrini Ganeshi
3. T. G. G. G.

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21. That the LESSEE'S agrees to maintain the premises which is leased out to them (leased out area) and parking premises.

22. The LESSEE'S shall permit the LESSOR'S, their representatives and /or agents to enter upon the DEMISED PREMISES for inspection and carrying out any constructions repairs etc., at all reasonable times as and when necessary.

23. That the LESSEE'S shall have the full right and authority including its employees, agents, customers, licencees and persons authorized by the LESSEE'S to use the DEMISED PREMISES.

24. The LESSOR'S hereby authorizes the LESSEE'S to display its name boards, signages for its School at appropriate places in the DEMISED PREMISES and in front of the DEMISED PREMISES as mutually agreed.

25. The LESSEE'S during the LEASE PERIOD at its cost shall keep the DEMISED PREMISES in good and tenable condition and shall be responsible for undertaking at its cost all minor repairs as may be required from time to time.

26. The LESSEE'S during the lease period shall ensure that the stocks and interiors are insured adequately against risks, fire, floods, riots etc. The LESSOR'S shall insure the DEMISED PREMISES, from all possible risks.

27. That the LESSOR'S had agreed to provide parking space for cars and two wheelers to be parked on business hours and the LESSEE'S shall appoint a separate ward and watch to manage the parking during day time and it has been agreed by the LESSEE'S.

LESSOR'S

1. K. Gees
2. N. Vijayamma

LESSEE'S

1. K. Gees
2. Azani Qureshi
3. T. Holey

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28. The LESSEE'S shall use the DEMISED PREMISES exclusively for the purpose of its business and accessories or such other diversification of its own or of its group .

29. The LESSEE'S shall maintain all services, fittings, fixtures , motorized shutter etc at its own cost including day to day repairs such as fuses, electrical, switches, plumbing and leakage of water taps, etc but in the case of any major repairs such as leakage in electric current or bursting of sanitary pipes or any damage to the structure, the same shall be promptly attended to and repair effected by the LESSOR'S at the cost of the LESSOR'S. The LESSEE'S shall be responsible for undertaking at his own cost, all minor and day to day repairs of the DEMISED PREMISES arising in the course of normal use and those incidental to damage arising out of the negligence or misuse

on the part of the LESSEE'S. The LESSEE'S shall maintain an Annual Maintenance for the motorized shutter and maintain the same properly.

30. The LESSEE'S shall maintain necessary fire extinguishers and other fire-fighting equipment in the DEMISED PREMISES and the LESSEE'S shall not keep any inflammable, banned or combustible article in the DEMISED PREMISES.

LESSOR'S

1. K. Ganesan
2. N. Vijayamma

LESSEE'S

1. K. Ganesan
2. A. Anand Ganesan
3. T. Thiruvengadam

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36. In case of extension of the Lease after completion of leased out term, it is agreed between the parties that they will discuss mutually and arrive at a solution.

37. The LESSOR'S agrees and undertakes to indemnify and keep indemnified the LESSEE'S against all claims, demands, suits, actions or other proceedings that may be brought or instituted against the LESSEE'S in respect of the LESSEE'S using DEMISED PREMISES for commercial purposes.

38. The LESSEE'S shall hand over vacant possession of the DEMISED PREMISES in good condition to the LESSOR'S, at the expiry of the Lease period or sooner determination thereof, and the LESSEE'S shall be liable to make good any damages caused to the DEMISED PREMISES, at the cost of the LESSEE'S except normal wear and tear and force majeure clause.

39. The LESSOR'Ss shall keep the exterior and structure of the Demised Premises in good condition, and if any damage is caused by the other owners/occupants of the building, then the LESSOR'S shall carryout such repair or replacement at its own cost. If the LESSOR'S fail to repair the same, the LESSEE'S shall carry out such repairs and will be liberty to recover the costs from the LESSOR'S by appropriating the same amount out of rents payable after producing the necessary bills.

40. Any notice under this Agreement of Lease shall be in writing and may be served on the LESSOR'S at the Trust office address mentioned above either personally or by sending it by registered post with acknowledgment due. All notices to the LESSEE'S will be addressed

LESSOR'S

1. K. Ganesan
2. N. Vijayamma



LESSEE'S

1. K. Ganesan
2. A. Anil Kumar
3. T. J. Jeyaraj

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To...K.Gereesan, 153,EastPeriaswamy Road, R.S.Puram., Coimbatore - 641 002 by Registered Post and with Acknowledgement Due.

41. All disputes arising out of this Lease Agreement shall be referred to a sole Arbitrator to be appointed by the parties by consent. The parties will get a sole Arbitrator appointed by consensus, failing which they may move

the Court for appointment of an Arbitrator whose decision will be binding and conclusive to both the parties. Provisions of the Arbitration and Conciliation Act 1960 with any amendments thereto will apply and the venue of Arbitration will be at Coimbatore.

42. This lease deed is prepared in Duplicate. The original shall be kept by the LESSEE'S and the LESSOR'S shall keep the duplicate duly registered with original as their documents.

**SCHEDULE PROPERTY**

Coimbatore Registration District, Coimbatore Sub registration district , Coimbatore taluk , in 25, **Somayampalayam Village**

S.F. No. 356 and 383/1 part an extent of Punjai acre. 0.87

S.F. No. 356 an extent of Punjai acre. 1.24 ½

S.F No. 356 and 356/1C an extent of Punjai acre. 1.24 ½

S.F. 356 and S.F. No.383/1 an extent of 3 cents 354 sq.ft

S.F. .F No. 356 and 356/1C part an extent of 4 cents 150 sq.ft

S.F 356 and 383/1Cpart an extent of 4 cents 237 sq.ft

LESSOR'S

1. K Gereesan
2. N. Vijayarajamma

LESSEE'S

1. K Gereesan
2. H. Animesh
3. T. Thilak

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Registering officer









## Vinodh Karunakaran Educational & Charitable Trust

No.8, Periaswamy Road, R.S. Puram, Coimbatore - 641 002 Tamil Nadu INDIA

Resolution passed at the meeting of Managing Trustees & the Advisory board  
meeting held on 10/02/2020.

- i) Resolved that the following members were selected to be co-opted trustees for the board
- 1) Dr C.Sekar
  - 2) T.J. Fredy
- ii) It is further resolved that the following Trustees was selected for the following post for the trust
- |                  |           |
|------------------|-----------|
| 1) Dr C.Sekar    | Chairman  |
| 2) Hani Gereesan | Secretary |
| 3) T.J. Fredy    | Treasurer |
- iii) It is also resolved that the post dated cheques will be signed by the Secretary or the Treasurer for AKSHARA ACADEMY AND VINODH KARUNAKARAN EDUCATIONAL AND CHARITABLE TRUST.

*Hani Gereesan*

Secretary



VINODH KARUNAKARAN EDUCATIONAL &  
CHARITABLE TRUST  
OLD No. 153, NEW No. 8, EAST PERIASAMY ROAD,  
R. S. PURAM,  
COIMBATORE - 641 002

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*[Signature]*  
Registering officer



தமிழ்நாடு தமில்நாடு TAMILNADU

*K. G. Ganesan*  
K. G. Ganesan

CA 679729

VINODH KARUNAKARAN EDUCATIONAL

விநோத கருணாகரன்  
உரிமம் எண் 10814 ஆர் 2007 93  
3/34, மருதமலை மெயின் ரோடு,  
வடவள்ளி, கோவை

2 CHARITABLE TRUST

08.07.2020

COIMBATORE



**SUPLIMENTAL DEED**

THIS LEASE DEED is executed at Coimbatore on the 8th day of July 2020.

BETWEEN

1. Shri.K.GEREEAN (PANNo. ACIPG0944M) (CellNo.9443352849) Hindu ,aged 45 years, S/O.Sri.Late. Karunakaran residing at Door No. Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S.Puram, Coimbatore - 641002 AND

2. Smt. VIJAYAMMA (PAN No. ABAPV2330D) ( Cell No 9566702080) Hindu , aged 81 years, W/o. Sri.Late. Karunakaran residing at , Old Door No. 153, New Door No. 8,Periyaswamy Road, R.S.Puram, Coimbatore - 641002.

FIRST PART

SECOND PART

1. *K. G. Ganesan*  
2. *Vijayamma*

1. *K. G. Ganesan*  
2. *Azami Ganesan*  
3. *T. Mohy*



Document No. 3057 of 2020 Bc  
I contains 9 Sheets 1 Sheet  
Registering officer

(hereinafter called which term shall mean wherever the context include their heirs, executors, legal representatives, attorneys and permitted assigns of the ONE PART.)

**AND**

**"VINODH KARUNAKARAN EDUCATIONAL & CHARITABLE TRUST"**  
**Represented by its trustees.**

1. Shri.K.GEREESAN (PAN No.ACIPG0944M)(Cell No.9443352849 ) Hindu ,aged 45 years, S/O.Sri.Late. Karunakaran residing at Door No. Old Door No. 153, New Door No. 8, Periyaswamy Road, R.S.Puram, Coimbatore - 641002.

2. Smt. HANI w/o Mr . K.Gereesan, (Aadhaar No.2812 1046 3675 ) ( cell No. 7708333453 ), (Secretary of The Trust ) Hindu, aged ,41years, residing at ,Old Door No.153, New Door No. 8, Periyaswamy Road, R.S.Puram, Coimbatore - 641002.

3. Mr.FREDY T.J,(Aadhaar No.3772 0315 7776) (cell No.94434 79555),(Treasurer of The Trust ) Christian aged 55 Years S/o JOBE, residing at Door No. 9-10, SSS Mary Land, Kovaipudur, Coimbatore South, Kovaipudur,Coimbatore - 641 142. (hereinafter called which term shall, unless repugnant to or inconsistent with the context, mean and include its successors-in-interest, legal representatives and attorneys and OF THE OTHER PART)

Where as the first part are the absolute owners of the property is situated at Somayampalayam Village, Coimbatore more particularly described in the schedule by virtue of a lease deed dated 06.07.2020 in the Vadavalli Sub Registrar office Coimbatore in Book 1, as Document No.3005/2020, more particularly described in the schedule hereunder .

In the above lease Deed 14 the page has been omitted. In order to attach the 14<sup>th</sup> page to the above lease deed document number 3005/2020 we hereby execute this supplemental deed. The following contents of serial no 31 to 35 shall be inserted as page no 14 of the said lease deed.

FIRST PART

1. K Gereesan
2. N. vijayamma

SECOND PART

1. K Gereesan
2. Azami Qureshi

1 of 2020 of Book 1

31. "The LESSEE'S shall deduct Income Tax at Source including Surcharge (if any applicable to IT only) from payment of rent as per rates applicable under Income Tax Rules, 1962 as may be prescribed from time to time and deposit the same to the respective government Account and issue a TDS certificate and service tax receipts to the LESSOR'S every year as prescribed.

32. The LESSEE'S covenants not to bring in or store upon the DEMISED PREMISES or any part thereof any hazardous goods of combustible or inflammable nature save in small quantities for normal office use as permitted by law.

33. That the LESSEE'S also covenants not to do or cause to be done anything in or upon the DEMISED PREMISES, which is or may be a source of nuisance or annoyance to the LESSOR'S or the other occupants or neighbours of the building.

34. The LESSEE'S shall be entitled to terminate the Lease by giving 1 month notice in writing to the LESSOR'S (here in after called lock in period) the date of possession of the Demised Premises for fit outs. However the LESSOR'S has no right to terminate the lease during the LEASE PERIOD under any circumstances whatsoever except as provided in Clause 37 herein below..

35. If the LESSEE'S defaults in paying the rent for a period of two consecutive months and the default continuing despite the LESSOR'S having issued one months notice in writing to the LESSEE'S in this regard, the LESSOR'S shall thereafter be entitled to terminate this lease and get vacant physical possession of the Demised Premises from the LESSEE'S".

There is no other alterations, corrections in the above ~~Lease~~ deed. We have not received any consideration for this Supplemental deed.

FIRST PART

- 1. K. Geesha
- 2. N. Virjayamma

SECOND PART

- 1. K. Geesha
- 2. Azami Geesha
- 3. T. Hely

Document No. 3057 of 2020 of Book  
1 of 9 Charts 3 Chart



**SCHEDULE PROPERTY**

Coimbatore Registration District, Coimbatore Sub registration district , Coimbatore taluk , in 25, **Somayampalayam Village**

S.F. No. 356 and 383/1 part an extent of Punjai acre. 0.87

S.F. No. 356 an extent of Punjai acre. 1.24 ½

S.F. No. 356 and 356/1C an extent of Punjai acre. 1.24 ½

S.F. 356 and S.F. No.383/1 an extent of 3 cents 354 sq.ft

S.F. .F No. 356 and 356/1C part an extent of 4 cents 150 sq.ft

S.F 356 and 383/1Cpart an extent of 4 cents 237 sq.ft

**FIRST PART**

1. K. Geeser
2. N. vijayamma

**SECOND PART**

1. K Geeser
2. Hzani Qurashi
3. T. Hily

**WITNESS:**

1. M. h Mr.M.MANOHARAN (age58) (AadhaarNo.2446 8130 8871 )  
s/o Achuthan Door No. 3c1,Nataraj Nagar ,P&T Colony, Kavundampalayam  
Coimbatore-641030.

2. R. Mani Mr.R. MANI (age62) (AadhaarNo.5919 2599 1976 )  
s/o Ramamsamy Door No. 31K, Thadagam road, Vidhya colony  
Edayarpalayam, Coimbatore-641025.

prepol y-

**R. GOVINDARAJAN**  
DOCUMENT WRITER  
L.No. B4395 / CBE / S4  
Vadavalli, Coimbatore - 41.

Document No. 3057 of 2020 of 10  
1 contains 9 Sheets 4 Sheet  
Registering officer

