



தமிழ்நாடு தமில்நாடு TAMILNADU

12.04.2024

GRD public school  
Coimbatore.

Banu BG 336639

M.A.SAJITHA BANU  
STAMP VENDOR  
119-C, JEEVA STREET No.2,  
CHOKKAMPUDUR  
COIMBATORE 641 039.  
No. 928 / B1 / 2021-18 / CBE

LEASE DEED

This Deed of Lease made on this 13<sup>th</sup> day of April, 2024 as and between GRD EDUCATIONAL TRUST (PAN : AAATG4848E) having its office at Door No.963, Kalalkathir Buildings, Avinashi Road, Pappanaickenpalayam, Coimbatore-641 037 represented by (1) Dr.D.PADMANABAN, (Aadhar No.6286 9471 7078), Managing Trustee, S/o.Late Prof. G.R.Damodaran, residing at Door No.44, Kamaraj Road, Redfields, Coimbatore-641 018 and (2) Mrs.GEETHA PADMANABAN (Aadhar No.8564 8345 2251), Joint Managing Trustee W/o Dr.D.Padmanaban, residing at Door No.44, Kamaraj Road, Redfields, Coimbatore-641 018, (hereinafter referred as "LESSOR") which expression wherever context required shall mean and include its legal representatives, successors executors, administrators and assigns) of the ONE PART;

LESSOR

FOR GRD EDUCATIONAL TRUST

LESSEE

FOR GRD EDUCATIONAL TRUST

FOR GRD PUBLIC SCHOOL

MANAGING TRUSTEE

JOINT MANAGING TRUSTEE

CORRESPONDENT.

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** (Aadhar No.8564 8345 2251), W/o.Dr.D.Padmanaban, residing at 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** the LESSOR is agreeable to lease out the property by way of long lease for a period of 30 years from 13.04.2024 to 12.04.2054 in favour of the LESSEE and the LESSEE also agrees to take the properties on lease on the following terms and conditions.

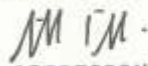
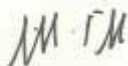
LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST

FOR GRD EDUCATIONAL TRUST

For GRD PUBLIC SCHOOL



MANAGING TRUSTEE

JOINT MANAGING TRUSTEE

CORRESPONDENT.

Document No.	2821	of	2024	
Book	1	contains	11	Sheets
	2	Sheet		
Registered Officer				





**NOW THIS DEED OF LEASE WITNESSED 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 the 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 1<sup>st</sup> 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**

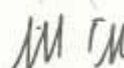
**FOR GRD EDUCATIONAL TRUST**



**MANAGING TRUSTEE**

**LESSEE**

**FOR GRD EDUCATIONAL TRUST**



**JOINT MANAGING TRUSTEE**

**For GRD PUBLIC SCHOOL**



**CORRESPONDENT.**

Document No.	26861	2024
Book	7	contains 11 Sheets
	3	Sheet
Registered Officer		

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

### Item-1

In the North 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, a portion of **acre 0.60** bounded on

- |              |  |
|--------------|--|
| The North by | - Property belonging to GRD Educaional Trust |
| The East by  | - 37½ Feet Wide North-South Common Road      |
| The South by | - Property belonging to Dr.D.Padmanaban      |
| The West by  | - S.F.No.451/2B The GRD Trust Land           |

The part of land of extent **acre 0.60** 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 above said GRD Educational Trust shall have the joint right to use the 37½ feet (approx) wide North – South Road in S.F.No.450/1 provided to reach the remaining unleased portion of land and the lands of Punja Acres 0.47 belonging to Dr.D.Padmanaban from the Avinashi Road Highway.

The property possession the following designation, appurtenances.

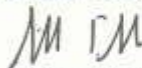
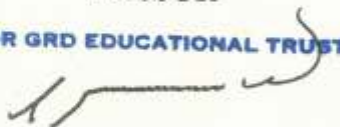
LESSOR

LESSEE

FOR GRD EDUCATIONAL TRUST

FOR GRD EDUCATIONAL TRUST

For GRD PUBLIC SCHOOL



MANAGING TRUSTEE

JOINT MANAGING TRUSTEE

CORRESPONDENT.



Payment No. 686 of 2020  
Book 3 contains 11 Sheets  
4 Sheet Registered Officer

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

Electrical Service Connection No.029-006-243 (Part)

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

**Item-2**

In the Western side of the acre 3.00 parcel of land within S.F.No.450/1 described in Item 1 above portion of **acre 0.19 ½** at the South extreme bounded on

- The North by - Acre 0.47 of land belonging to Dr.D.Padmanaban
- The West by - S.F.No.451/2B The GRD Trust Land
- The South by - Avinashi Road (NH47)
- The East by - The Common Road

with the RCC buildings therein with doors and windows, super structure, electric wirings light fittings, service connection (etc.), subject to the condition that the lessees and the above said GRD Educational Trust shall have the joint right to use the 37½ feet (approx) wide North – South Road in S.F.No.450/1 provided to reach the remaining unleased portion of land and the lands of Punja Acres 0.47 belonging to Dr.D.Padmanaban from the Avinashi Road Highway.

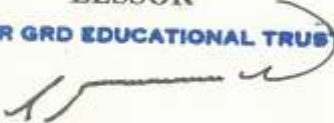
The property possession the following designation, appurtenances.

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

Electrical Service Connection No.029-006-243 (Part)



Document No.	1010	of	2014	of
Book	5	contains	11	Sheets
	5	Sheet		
		Registering officer		

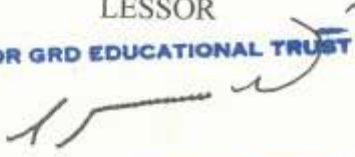
**LESSOR**  
**FOR GRD EDUCATIONAL TRUST**  
  
**MANAGING TRUSTEE**

**LESSEE**  
**FOR GRD EDUCATIONAL TRUST**  
  
**JOINT MANAGING TRUSTEE**

**FOR GRD PUBLIC SCHOOL**  
  
**CORRESPONDENT.**



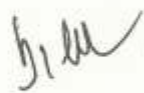
The above said properties are situated within the Limits of Coimbatore City Municipal Corporation.

LESSOR  
FOR GRD EDUCATIONAL TRUST  
  
MANAGING TRUSTEE


LESSEE  
FOR GRD EDUCATIONAL TRUST  
  
JOINT MANAGING TRUSTEE

FOR GRD PUBLIC SCHOOL  
  
CORRESPONDENT

WITNESSES :-

1. 

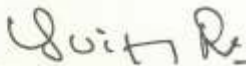
(K.C.JAYANTHI).W/o.Selvaraj, 1/2, Kaveri Nagar  
Peelamedu, Coimbatore-641 004.  
(Aadhar No.9046 0313 0026).


2. 

(R.Rajendran), S/o.Rangasamy, 123, Lakshmi  
Mills Colony, Papanaiickenpalayam,  
Coimbatore-641 037.  
(Aadhar No.3605 6326 1804).

PREPARED BY:-



  
S.VIJEY RAGHAVAN, B.A.,  
DOCUMENT WRITER,  
L.No.A/100/CBE/1993,  
COIMBATORE.  
Cell No.98430 69767.

Document No. 2680 of 2024 for  
Book 2 contains 11 Sheets  
6 Sheet  
Registering Officer 



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



Document No. 2686 of 2024 of  
 Book 2 contains 11 Sheets  
 7 Sheet  
 Registering Officer

FOR GRD EDUCATIONAL TRUST

FOR GRD EDUCATIONAL TRUST

FOR GRD PUBLIC SCHOOL

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*[Handwritten signature]*

*[Handwritten signature]*

MANAGING TRUSTEE

JOINT MANAGING TRUSTEE

CORRESPONDENT



GPS Map Camera

Coimbatore, TN, India

SF NO. 450/1, Vilankuruchi Village, Avinashi Road, Coimbatore - 641014, TN, India

04/12/2024 12:43 PM GMT+05:30

Note : Captured by GPS Map Camera

FOR GRD EDUCATIONAL TRUST

FOR GRD EDUCATIONAL TRUST

FOR GRD PUBLIC SCHOOL

*[Handwritten signature]*

*[Handwritten signature]*  
JOINT MANAGING TRUSTEE

*[Handwritten signature]*  
CORRESPONDENT

MANAGING TRUSTEE

Document No	2686	of	20	of	20
Book	82	contains	11	Sheets	
	82	Sheet			
		Registered	Officer		





Download Date: 21/11/2020

சர்க்கார்  
Government of India



டாக்டர் து. பத்மநாபன்  
Dr. D. Padmanaban  
பிறந்த நாள்/DOB: 07/10/1953  
ஆண்/ MALE

Issue Date: 18/11/2020

6286 9471 7078  
VID : 9133 5002 5735 4821

எனது

எனது அடையாளம்  
FOR GRD EDUCATIONAL TRUST

*[Handwritten Signature]*

MANAGING TRUSTEE



भारत सरकार  
GOVERNMENT OF INDIA



கீதா பத்மநாபன்  
Geetha Padmanaban  
பிறந்த நாள் / Year of Birth: 1957  
குணம் / Female



8564 8345 2251

ஆ. தார் - சாதாரண மனிதனின் அதிகாரம்

FOR GRD EDUCATIONAL TRUST

*MIM*

JOINT MANAGING TRUSTEE

சர்க்கார்  
Unique Identification Authority of India

முகவர்:  
S/O து. காமராஜ்மதுராஜன், 44,  
கேள்வெட்டி வீடு ஆதிதிரை, ஆர்.எ.  
வி.புரம், கோயம்புத்தூர்  
கோயம்புத்தூர், கோயம்புத்தூர் மாவட்டம்,  
தமிழ் நாடு - 641018

Address:  
S/O. G R Damodaran, 44, Kamaraj Road, Red  
Fields, Coimbatore Central, Coimbatore  
South, Coimbatore,  
Tamil Nadu - 641018

6286 9471 7078  
VID : 9133 5002 5735 4821

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இந்திய அரசாங்கம்  
Government of India

ரங்கசாமி ராஜேந்திரன்  
Rangaswamy Rajendran  
பிறந்த நாள்/ DOB: 22/03/1953  
ஆண் / MALE

3605 6326 1804

எனது ஆதாரம், எனது அடையாளம்

இந்திய அடையாளம் துறை அமைப்பு  
Unique Identification Authority of India

முகவர்:  
S/O. ரங்கசாமி, 123,  
இலட்சுமி மில்ஸ் காலனி,  
பாப்பநாயக்கன்பாளையம்,  
கோயம்புத்தூர் தெற்கு,  
கோயம்புத்தூர்,  
தமிழ் நாடு - 641037

Address:  
S/O. Rangaswamy, 123,  
LAKSHMI MILLS COLONY,  
PAPPANAYAKENPALAYAM,  
Coimbatore South, Coimbatore,  
Tamil Nadu - 641037

3605 6326 1804

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*ulagaly*

இந்திய அரசாங்கம்  
Government of India

கே. சி. ஜெயன்  
K. C. Jayanthi  
பிறந்த நாள் / DOB: 01/03/1964  
குணம் / Female

9046 0313 0026

எனது ஆதாரம், எனது அடையாளம்

இந்திய அடையாளம் துறை அமைப்பு  
Unique Identification Authority of India

முகவர்:  
W/O செல்வராஜ், என்.டி. காவேரி  
பேரமேடு, கோயம்புத்தூர்  
தெற்கு, கோயம்புத்தூர்,  
தமிழ் நாடு - 641004

Address:  
W/O Selvaraj, 1/2, KAVERI nagar,  
peelamedu, Coimbatore South,  
Coimbatore, Tamil  
Nadu, 641004

9046 0313 0026

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*[Handwritten Signature]*

Document No. 2682 of 2024  
Book 95 contains 11 Sheets  
95 Sheet Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2003 of 2024




I hereby certify that a sum of ₹ 5,000/- (Rupees Five Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. கீதா பத்மநாபன் residing at No.44 KAMARAJ ROAD REDFIELDS, Coimbatore, Tamil Nadu, India, 641018.

Sub Registrar: Ganapathy  
Date: 13/04/2024

Signature of Sub Registrar and District Registrar under Section 41 of the Indian Stamp Act



*[Handwritten Signature]*  
**SUB REGISTRAR  
GANAPATHY**

Presented in the office of the Sub Registrar of Ganapathy and fee of ₹ 2,810/- paid at 12:51 PM on the 13/04/2024 by

<p>Left Thumb</p> 	<p><b>FOR GRD EDUCATIONAL TRUST</b></p> <p><i>M GM</i> 9842215005</p> <p><b>JOINT MANAGING TRUSTEE</b></p> <p>Additions as per recitals of document</p>	
<p>Execution admitted by Left Thumb</p> 	<p><b>FOR GRD EDUCATIONAL TRUST</b></p> <p><i>M GM</i></p> <p>Identity of the person named through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2038020cae65ddbaf142a990eab0dc27898d9d (Details from UIDAI : Geetha Padmanaban W/O D Padmanaban, 09-09-1957, xxxxxxxx2251)</p>	
<p>Execution admitted by Left Thumb</p> 	<p><b>FOR GRD EDUCATIONAL TRUST</b></p> <p><i>[Handwritten Signature]</i></p> <p>Identity of the person <b>MANAGING TRUSTEE</b> based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:52600662e7e6f2c32a44999614a7e591fcf98d (Details from UIDAI : Dr D Padmanaban S/O,G R Damodaran, 1953, xxxxxxxx7078)</p>	

Document No 2686 of 2024  
Book 5 contains 11 Sheets  
10 Sheet  
Registered Officer



<p>Claim admitted by Left Thumb</p> 	<p><b>For GRD PUBLIC SCHOOL</b></p> <p><i>MM FM</i> <b>CORRESPONDENT.</b></p> <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:233567694c8a7e9a2b4d02b6928667634a8a21 (Details from UIDAI : Geetha Padmanaban W/O D Padamanaban, 09-09-1957, xxxxxxxx2251)</p>	
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13<sup>th</sup> day of April 2024

*Geetha Padmanaban*  
**SUB REGISTRAR**  
GANAPATHY

Registered as Number **R/Ganapathy/Book-1/2686/2024.**

Date: 13/04/2024  
Ganapathy



*Geetha Padmanaban*  
**SUB REGISTRAR**  
GANAPATHY

Document No. 2686 of 2024  
Book 5 contains 11 Sheets  
11 Sheet

