



தமிழ்நாடு தமில்நாடு TAMILNADU ரூ 10000/-

B 237987

6520
4.3.2013

K. விநாயகம்

சோயலிஜிஸ்டர்

T. Balakrishnan
இ.பி.எ.சி.நி.நி.எ.எ.எ.எ.
முத்திரைத்தொகுதி நிர்வாகிகள்
சார்பற்றவர்கள் அலுவலகம்
அவநாசி (தமிழ்நாடு)
உ.எண் 9224/B-V2010



This Deed of Lease made in Avinashi on this 06th day of March 2013 between :

1. Sri K.VINAYAKAM, Son of late Sri A.Kulandaivelu Mudaliar, aged about 50 years and residing at 738 _ D White Field, New Dhamu Nagar, Puliyakulam Road, Pappanayakanpalayam, Coimbatore - 641 037, herein after referred to as LESSOR (which expression shall, unless the context requires otherwise, include his legal heirs, agents representatives, administrators and executors) of the One part PAN No : ABGPV5976M. MOBILE NO 99524 33331

LESSOR

LESSEE

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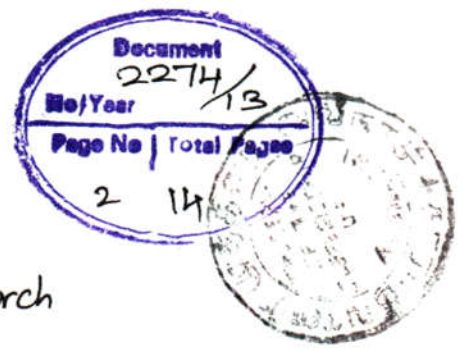
FOR ANY FOUNDATIONS

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Managing Trustee



2274
2013

2150
12994/001



Presented in the Office of the Sub Registrar of Avinashi and fee of Rs. 3120 paid between the hours of 10 and 11 on 7th day of March 2013 by

LEFT THUMB



[Signature]

Additions as per the recitals of this Document

Sub Registrar Avinashi

EXECUTION ADMITTED BY

LEFT THUMB



[Signature]

Additions as per the recitals of this Document

Sub Registrar Avinashi

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For AKV FOUNDATIONS

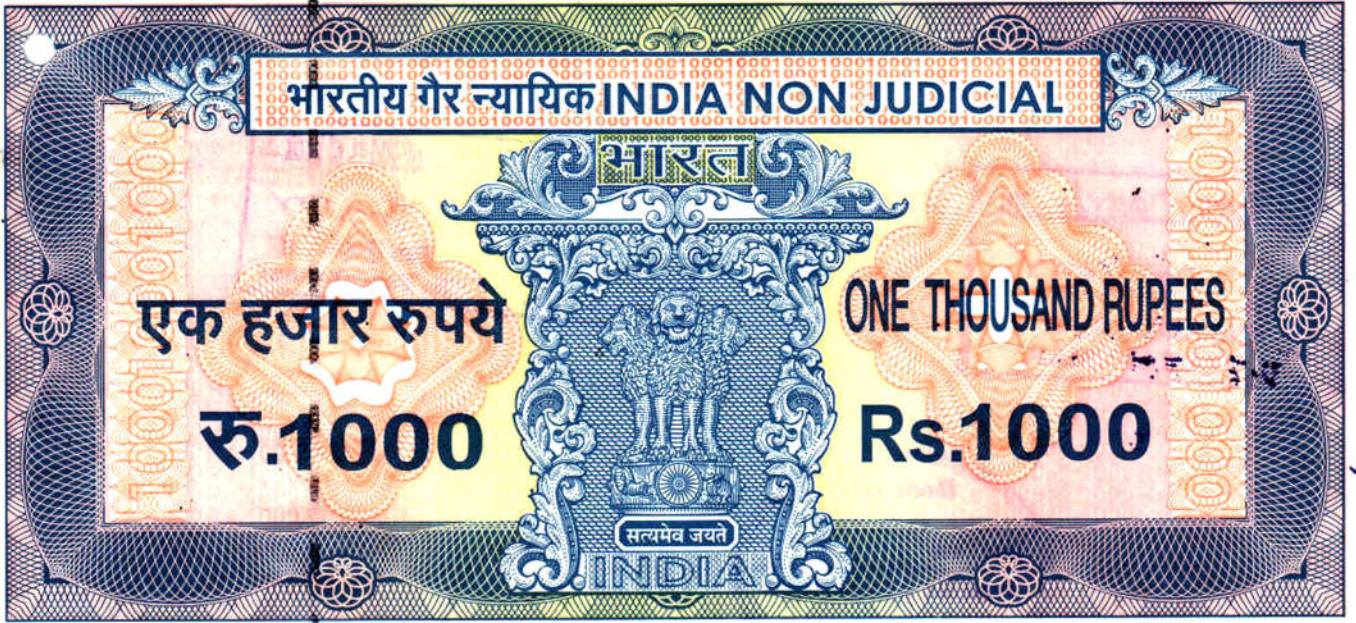
[Signature]
Managing Trustee

Additions as per the recitals of this Document

Sub Registrar Avinashi

Identified by

R. Anandh Rajan S/o Ranga Sany, 4/52 Samentham Isokkai Vengalalayam
Changanallur



தமிழ்நாடு தமில்நாடு TAMILNADU ரூ1000/-

6521
4-3-2013

K.விநாயகம்

கொய்குடி

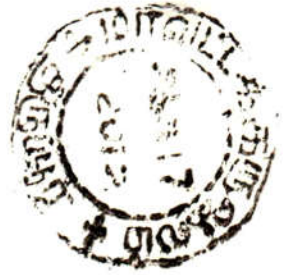
T. Babalunika

டி.பாலசுப்பிரமணியன்
முத்திரைத்தாள் விற்பனையாளர்
சார்பதிவாளர் அலுவலகம்
அவிநாசி (தமிழ்நாடு)
உ.எண் 9224/B-V2010

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2

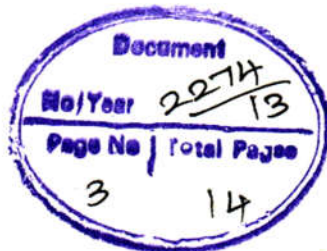
AND



2. Sri K.VINAYAKAM, MANAGING TRUSTEE OF A.K.V FOUNDATIONS, a Public Trust incorporated in India under the Indian Trusts Act-1882 and having its Registered Office at SF.56/1, 56/2A and 56/2B SRI NACHAMMAL VIDHYAVANI, AMMASAI NAGAR, AYYAVO TOWER, AVINASHI BYE PASS. AVINASHI - 641 654. PAN NO : AADTA7530Q herein after referred to as LESSEE.

LESSOR

LESSEE



For AKV FOUNDATIONS

Managing Trust ee

2 T. Sub. 810 Thayerath 77-E V.G.V. Vijay Gnanan T.P.

7th DAY OF March 2013
Sub Registrar
H. VEERAKUMAR

Registered as No: 2274 of 2013 of book 2
7/3/13
Sub Registrar
H. Veerakumar

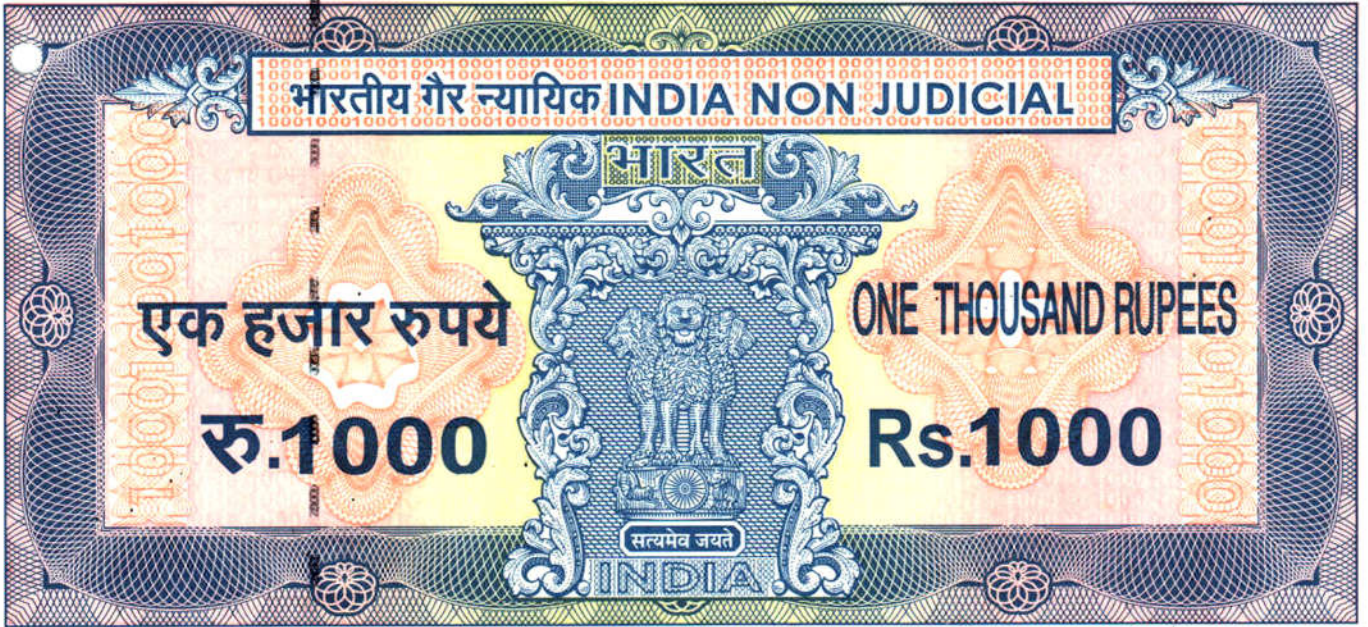


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சுப்பிரீம் கர்ட்
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சுப்பிரீம் கர்ட்
சுப்பிரீம் கர்ட்

தற்ப்பு: இத்துடன் பதிவு செய்யப்பட்ட
பிரதி...யின்... எண்ணிக்கை...
சுப்பிரீம் கர்ட்
சுப்பிரீம் கர்ட்



தமிழ்நாடு தமில்நாடு TAMILNADU ரூ.1000/-

6522
4.3.2013

K.விநாயகம்
கோயமுத்தூர்

T. Babalunika
டி.பாலகிருஷ்ணன்
முத்திரைத்தாள் நிற்பனையாளர்
சார்பத்வாளர் அலுவலகம்
அவிநாசி (தமிழ்நாடு)
உ.எண் 9224/B-V2010

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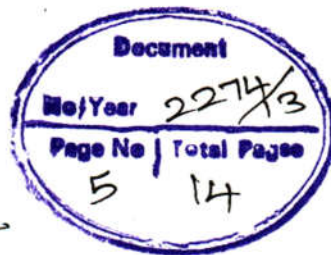
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WHEREAS:

- A. The Lessor is the owner of and otherwise well and sufficiently entitled to the land described in the Schedule hereto vide Gift Deed dated 21st day of June 2011 Vide No 5702/2011. Of District Registrar office Tiruppur.
- B. The Lessee is in need of Land for the purpose of accomplishing its objects as set out in Trust Deed dated 12th day of December 2012 and has requested the Lessor to grant Lease of the premises, which the Lessor has agreed.

LESSOR

LESSEE



For AKV FOUNDATIONS

Managing Trustee

C. The parties are desirous of executing this Deed of Lease to demise the premises unto the Lessee, on the terms and conditions herein contained.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In consideration of the premises a sum of Rs.10000/- (Ten Thousand Only) payable as annual rent by the Lessee to the Lessor hereby reserved (hereinafter referred to as the "Lease Rent") and of the covenants and agreements on the part of the lessee hereinafter contained the lessor doth hereby demise unto the Lessee the premises and more particularly described in the schedule hereunder. TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the lessor all mines and minerals in and under the land or any part thereof TO HOLD the land and premises hereinbefore expresses to be hereby demised (hereinafter referred to as the "Demised premises") unto the Lessee for the term of 30 (THIRTY) YEARS computed from the date hereof (hereinafter referred to as the "lease period"). The lease rent to be paid in advance without any deductions whatsoever however subject to deduction of tax at source at the rate applicable under the Income Tax Act, 1961, on or before the first day of May in each and every year. No advance paid for this lease.
2. The lease rent payable by the lessee to the lessor are inclusive of all assessments, cesses, dues, duties, taxes, levies and all increases therein in respect of and applicable to the demised premises, but excluding electricity

LESSOR

LESSEE

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For AKV FOUNDATIONS
 Managing Trust ee

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charges for the electricity actually consumed by the lessor in the demised premises during the lease period, and maintenance charges in respect of the demised premises during the lease period, however to the condition that the lessee shall be entitled to and shall deduct tax at source, if applicable, at the rate as may be prescribed and prevailing from time to time under the provisions of the income tax act, 1961 and then pay the balance amount of the lease rent to the lessor.

3. The lessee hereby covenants with the lessor as under:

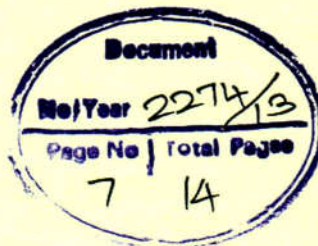
- (a) To pay the yearly lease rent and/or compensation hereby reserved at the time and in the manner mentioned hereinabove.
- (b) Not to transfer the benefit of this deed of lease or sub-lease or part with the possession of the demised premises or any part hereof or permit or suffer the demised premises to be used or occupied by any other person.

4. The LOCK IN PERIOD for the lease period is Thirty years. Nobody is having the rights to terminate the lease.

5. On the expiry of the lease period or the sooner determination of this lease on account of the lessor terminating this lease the lessee and all the staff members shall cause to occupy the demised premises and shall remove all their only movable belongings, articles, chattels and things etc. from the demised premises, and the lessor or any person or persons so authorized by the lessor shall be entitled, without prejudice to their other rights and

LESSOR

LESSEE



For AKV FOUNDATIONS



remedies in law, to remove them from the demised premises and also to prevent them from entering into the demised premises. At the time of expiry of this lease the lessee should deliver the vacant possession of the property as it is now to the lessor.

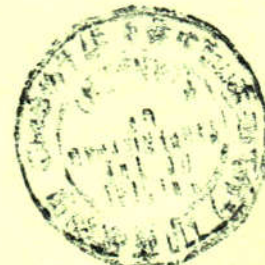
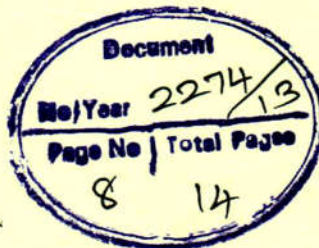
6. Any notice intended to be given to the lessee shall be deemed to be properly and validly given if it is signed by the lessor or on behalf of the lessor and addressed to the lessee at registered office of the trust or at any other address which may be communicated by the lessee; and if it is signed by the lessee or on behalf of the lessee and addressed to the lessor at addresses of the co owners or any other address which may be communicated by the lessor.
7. The lessee shall regularly, punctually and fully pay the charges for electricity actually consumed by the lessee in the demised premises during the lease period.
8. The Lessee shall keep and maintain the Demised premises in good order and condition as on the date hereof, reasonable wear and tear accepted.
9. The Lessor shall not be responsible or liable for any theft, loss, damage or destruction of any property of the Lessee lying in the Demised premises.
10. The Lessor to the end and intend that the obligations hereunder written shall continue throughout the term of this Deed of Lease hereby agrees and covenants with the Lessee as follows:

LESSOR

LESSEE

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Managing Trustee
For AKV FOUNDATIONS

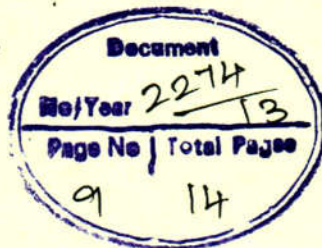


- a) That on the Lessee observing and performing the conditions and stipulations and on its part hereinbefore contained, the lessee shall use the demised premises during the terms of this lease without any hindrance by the lessor or any person or persons lawfully or equitably claiming or to claim by, through, form under or in trust for the lessor or otherwise howsoever.
- b) That the lessor hereby represents warrants and assures the lessee that the lessor has good valid power and complete authority to grant this lease to the lessee and to arrive at all suitable arrangements in respect of the demised premises or pertaining there to with the lessee.
- c) That the lessor shall observe and perform all the rules, regulations and bye-laws for the time being in force in respect of the demised premises and shall not do or omit to be done anything so that this lease of the demised premises is jeopardized.
- d) That the Lessor shall not transfer or otherwise dispose of the demised premises or its interest therein so as to cause any breach of or adversely affect the rights of the lessee under this deed of lease and in the event of such transfer or disposal the lessor hereby agrees and undertakes to obtain an acknowledgement from the proposed transferee recognizing the lessee as the terms and conditions contained in this deed of lease.

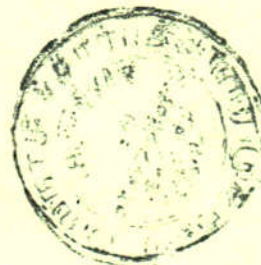
LESSOR

LESSEE

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For AKV FOUNDATIONS
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Managing Trust ee



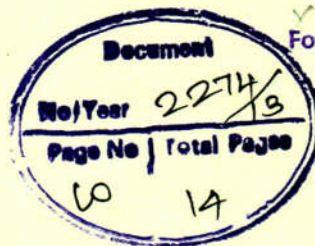
- e) The lessor shall not do, omit or suffer to be done anything whereby the right of the lessor as well as the right of the lessee to enjoy the demised premises is avoided, forfeited, extinguished or prejudicially affected.
- f) The lessor shall not do anything or claim any right or power in respect of the demised premises so as to jeopardize, prejudice or otherwise affect the rights of the lessee in any manner whatsoever.
- g) The lessor shall regularly, punctually and fully pay all charges relating to the land, such as taxes, assessments, levies, demands, cesses, rates, taxes and other duties, and all increase, enhancements and additions thereto.

11. The Lessee with the end and intent that the obligations hereunder written shall continue throughout the term of this Deed of Lease hereby agrees with the Lessor as follows:-

- a) The Lessee shall not do or permit to be done to or in respect of the Demised premises anything, which may or can be a nuisance and annoyance to the Lessor.
- b) The Lessee shall allow to construct any type of buildings, fixtures during the Lease period in the Demised premises, and all other convenience reasonably required by the LESSEE for or in connection with the full use, occupation and enjoyment of the Demised premises, which shall

LESSOR

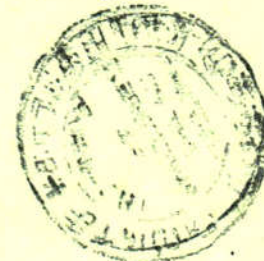
LESSEE



For AKV FOUNDATIONS



Managing Trustee



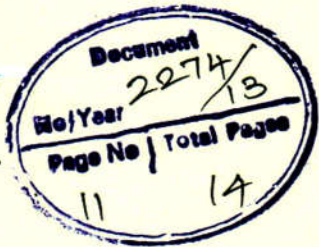
remain the property of the Lessee and shall remain the property of the Lessee and shall be removed by the Lessee on vacating from the Demised premises.

- c) The Lessee shall use the Demised premises for the purpose of accomplishing its Objects as set out in Trust Deed Dated 12th day of December 2012, and for no other purpose.
- 12. The Lessor shall not be entitled to sell, transfer, mortgage, create any charge, lien, encumbrance or otherwise deal with or dispose of the Demised premises or any part thereof or his right, title or interest therein or do or permit, cause or suffer to be done anything so as not to in any manner whatsoever, adversely affect, avoid or extinguish in any way, the rights of the Lessee under this Deed of Lease.
- 13. The LESSOR has no objection for obtaining any financial assistance from Bank by the LESSEE for fulfilling its objects and all repayment to the loan availed by the LESSEE will be made by the LESSEE itself.
- 14. If at any time during the subsistence of this lease the Demised premises are damaged or destroyed by fire, storm, flood, tempest, earthquake, enemies, war, riot, civil commotion or any other irresistible force, act beyond the control of the Lessee or act of God so as to make the same unfit for use or occupation for the Lessee then in that event this lease shall stand terminated at the option of the Lessee.

LESSOR

LESSEE

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Managing Trustee
For AKV FOUNDATIONS
Managing Trustee



15. The Lessor shall indemnify and keep indemnified the Lessee against all costs, charges, expenses, losses or damages suffered to caused to the Lessee by reason of any breach, default, non-observance, non-performance or non payment by the Lessor under the terms of this Deed of Lease.

16. It is agreed that Lessee shall exhibit any name board, signboard or other signage either outside the Demised premises or the outer façade of the building housing the Demised premises along with the nameplate of the Lessor.

IN WITNESS whereof the parties hereto have executed this Deed of Lease in duplicate the day and year first hereinabove mentioned.

SCHEDULE

(Description of the Demised Land)

Tiruppur Registration District, Avinashi Sub Registrar Office, Tirumurugan Poondi, Town Panchayat, Rakkiyalalayam Village, S,F,No : 56/1, 56/2A, 56 2A,2B, Acre 6.66 bounded as follows

East by : S.F.No : 95 Cart Track

West by : S.F No : 57

North by : S.F.No : 55

South by : S.F.No : 89

With usual pathway, cart way rights to the said property.

This property situated within the limits of Avinashi Taluk.

LESSOR

LESSEE

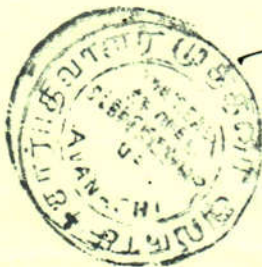
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[Signature] For AKV FOUNDATIONS
Managing Trust ee

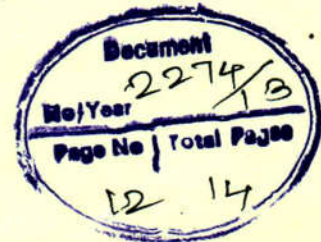
Witness:

1. *[Signature]* O. V. JAYAKOMAR 89/5, P. KM Street, RSPuram, Coimbatore - 2

2. *[Signature]* S/o KANDHA SAMY 1/53 MORAPATTAMPALLY
Document Prepared by KARUNATHAN AVINASHI.



[Signature]
T. PRABU, B.A.B.L.
ADVOCATE
ROLL No: MS 707/05
2/278, CHINNA KARIINA PALAYAM
VELAYUDHAM PALAYAM (PO)
AVINASHI-641 654



PERMANENT ACCOUNT NUMBER
ABGPV5976M

NAME
KULANTHAIVEL VINAYAGAM

FATHER'S NAME
KULANTHAIVEL MUDALIAR

DATE OF BIRTH
04-10-1962

STATE
TAMIL NADU

REGISTRATION NO.
...

...



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आयकर विभाग
INCOME TAX DEPARTMENT
A.K.V. FOUNDATIONS



भारत सरकार
GOVT. OF INDIA

12/12/2012

Permanent Account Number

AADTA7530Q

29012013

For AKV FOUNDATIONS

Managing Trust ee

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8081 / 91-20-2721 8081
e-mail: unit@nsdl.com

