

## CERTIFICATE OF LAND

File No : 4059/2023

Date : 22.8.2023

Certified that the land measuring 8612 Sq.Mtr. is owned by SHRI SAI TRUST by way of lease Deed dated 25/04/2018 Registered as Document No 3937 of 2018 in the office of the Sub-Registrar, Singanallur, Coimbatore District. The Validity period of lease is from 1/4/2018 to 31/03/2052.

It is further certified that owner of the land has Sub leased the said land to PERKS PUBLIC SCHOOL fully described in the schedule mentioned hereinafter with the following details for a period of 31 years from 18/08/2020 to 17/08/2051

Sl.No	Particulars	Details	Area (sq.mtrs)
1.	Plot No.(s)/ Survey No. (s)/Khasra No.(s)/ Khata No.(s)/	Survey No. 177/6, 210/1(Part) 208/1(PART),209(PART)	8612
2.	Name of street/ village, sub- division, District and State	Uppilipalyam Village, Coimbatore South Taluk, Coimbatore District TamilNadu-641015	
3.	<b>Registration details</b>		
	Duly Registered on	24 <sup>TH</sup> August 2020	
	Executed by	Sri Sai Trust	
	Registration Number	6753 of 2020 of SRO Singanallur	
	Book and page No	Book No.1, on Page 1 To 9	
	In terms of	Sub Lease Deed for 31 Years (18/08/2020 to 17/08/2051)	

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **PERKS PUBLIC SCHOOL 177/6, 210/1(PART), 208/1(PART) and 209 (PART), UPPILIPALYAM VILLAGE COIMBATORE 641015** run by name of **SHRI SAI TRUST** is located on the said plot of land.

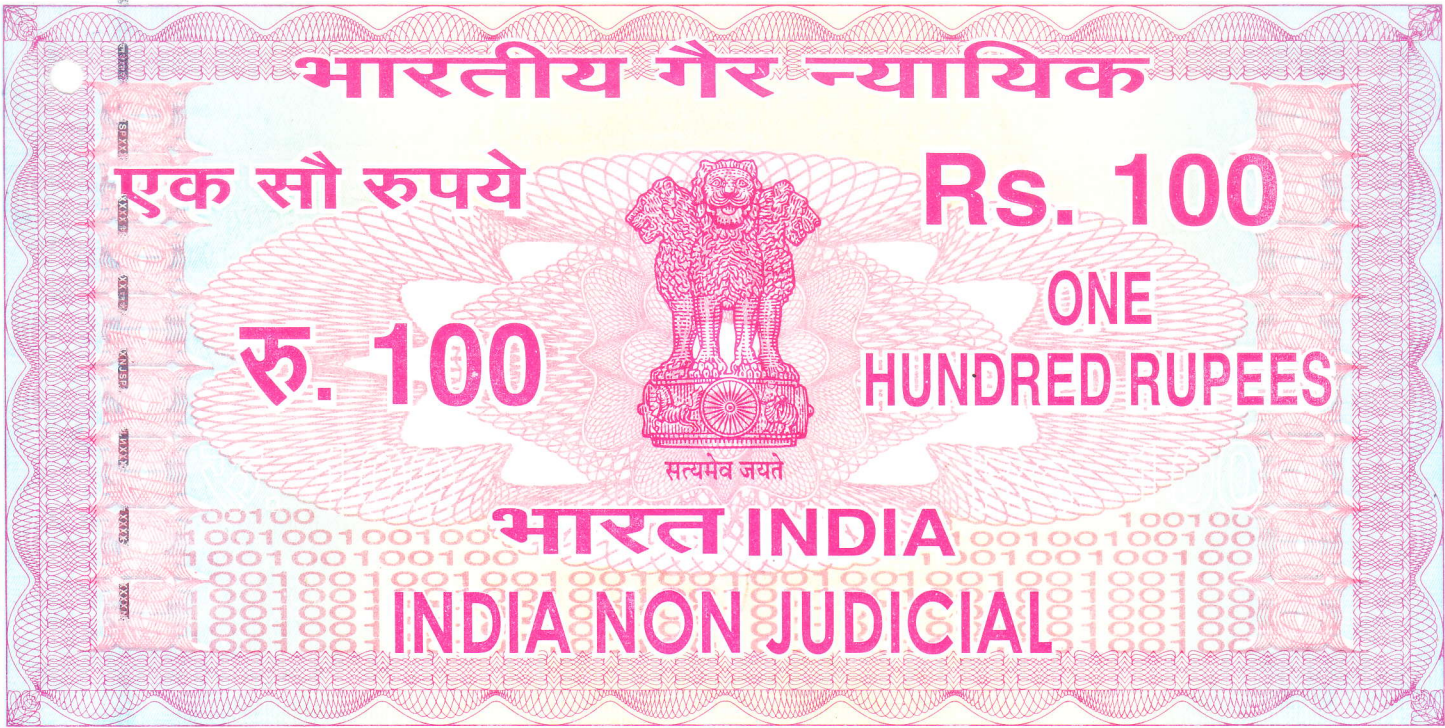
### THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8612 Sq.Mtr. (Area of land in Square meters) bounded as follows

North : 30FT Common Road  
West : 40 Feet Perks School Road  
South : Property Belong to Srisha Educational and Charitable Trust  
East : Existing 30Ft Common Road

Sub - Registrar Office  
Singanallur

*Jeepa Kuppusamy*  
Sub Registrar 22.8.23  
Singanallur  
Coimbatore District  
TamilNadu



தமிழ்நாடு தமில்நாடு TAMILNADU

D. RAVEENDIRAN  
STAMP VENDOR  
L No: 16627/D-1/98  
SINGANAILLUR,  
CRF, TAMILNADU

BX 381769

24.8.2020 Perks Public School  
CBE-15

### DEED OF LEASE

THIS DEED OF LEASE MADE ON THIS MONDAY THE 24<sup>TH</sup> DAY OF AUGUST 2020  
BY

SHRI SAI TRUST, a Public Charitable Trust, established under a Deed of Trust dated 09.02.2015, holding PAN : AAPTS0680P and functioning at 3,4,5, Perks Arch, 40 Feet Road, Perks Campus, Uppilipalayam, Coimbatore – 641 015, represented by its Managing Trustee, Mr.Elango Ranganathan (Aadhar No.6789 5727 3556), son of late Sri Rama Ranganathan residing at 3,4,5, Perks Arch, 40 Feet Road, Perks Campus, Uppilipalayam, Coimbatore – 641 015, hereinafter referred to as the LESSOR (which expression, wherever the context admits, shall mean and include their successors, transferees and assigns)

LESSOR  
For SHRI SAI TRUST

LESSEE  
For PERKS PUBLIC SCHOOL

*Elango Ranganathan*  
Managing Trustee

*Haru*  
Secretary

Document No: 6753 of 2020 of Book
1 contains 9 Sheets 1 Sheet
Registering Officer



**IN FAVOUR OF**

“PERKS PUBLIC SCHOOL” represented by its **Secretary Mr.Hariram Ranganathan (Aadhar No. 8490 1113 5153)** S/o. Sri Elango Ranganathan, having its office at 3,4,5, Perks Arch, 40 Feet Road, Perks Campus, Uppilipalayam, Coimbatore – 641 015, hereinafter called the LESSEE (which expression, wherever the context admits, shall mean and include their successors, transferees and assigns)

WHEREAS M/s. Ramaswami Naidu and Ramaranganathan Charities, a Public Charitable Trust is the absolute owner of an extent of 212.73 cents in SF No. 177/6, 210/1 part, 208/1 part and 209 part of Uppilipalayam Village morefully described hereunder in the schedule of property along with other properties.

WHEREAS the LESSOR had taken certain properties on lease from the said Ramaswami Naidu and Rama Ranganathan Charities, hereinafter referred to as the ORIGINAL LESSOR (which expression, wherever the context admits, shall mean and include their successors, transferees and assigns). The lease was for a period of 34 years commencing from 01.04.2018 and ending on 31.03.2052 vide lease deed dated 25<sup>th</sup> April 2018 and registered as document No.3937/2018 with the office of the sub registrar, Singanallur, Coimbatore – 641 005

WHEREAS the lease cannot be terminated during the period of 34 years unless by mutual consent

WHEREAS a supplementary lease deed dated 20<sup>th</sup> December 2018 was executed between M/s. Ramaswami Naidu and Rama Ranganathan Charities (PAN : AAATR2860H) and SHRI SAI TRUST thereby enabling the LESSOR to sublet the leased property to third parties to carry out only those activities that are described in the objects clause of the ORIGINAL LESSOR Trust namely, Ramaswami Naidu and Rama Ranganathan Charities and enabling the LESSOR to fix the terms and conditions with the sub lessee but not violating the terms of the lease deed dated 25.04.2018, particularly the objects of the lease, mentioned therein

**LESSOR**  
**For SHRI SAI TRUST**

  
**Managing Trustee**

**LESSEE**  
**For PERKS PUBLIC SCHOOL**

  
**Secretary**

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contains 9 Sheets 2 Sheet  
Registering Office



WHEREAS the LESSEE approached the LESSOR for taking the property particularly described in schedule hereunder, hereinafter referred to as THE SCHEDULE PROPERTY on sub lease on yearly rental basis for a period of 31 years from 18.08.2020, the tenancy being according to the English calendar year on a yearly rent of Rs.1,000/- (Rupees one thousand only)

WHEREAS the LESSOR having agreed to grant sub lease of the SCHEDULE property for a period of 31 years from 18.08.2020 to 17.08.2051

WHEREAS the LESSOR has delivered possession of the SCHEDULE property to the LESSEE to hold the same unto the use and care of the purpose mentioned in the Agreement for a period of 31 years from 18.08.2020 to 17.08.2051.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS :**

(1) The LESSOR hereby assures the LESSEE that it is entitled to present possession of the property and that the property is free from any encumbrance or any other lease agreement with any other party and that it shall enjoy quite possession thereof without any disturbance at the instance of the LESSOR / representatives.

(2) The Lease under this agreement shall be for a period of 31 years from 18.08.2020 to 17.08.2051.

(3) The LESSEE shall pay the yearly rent on or before 5<sup>th</sup> January of the year and subsequent year regularly and incase the LESSEE defaults to pay the yearly rent for Two years, the LESSOR shall have the option to terminate the lease.

The Lease hold property / premises shall be used only for the purpose of running an Educational Institution under the name and style of "PERKS PUBLIC SCHOOL". Any change in the above purpose shall be only with the written consent by the LESSOR.

LESSOR  
For SHRI SAI TRUST

*K. Laxmi Raju*  
Managing Trustee

LESSEE  
For PERKS PUBLIC SCHOOL

*Han*  
Secretary

6753 2020  
Document No:.....of.....of Book  
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Registering Officer



The LESSEE is permitted to make use of the scheduled property and to construct any buildings for the purpose of School / Educational Institution referred above. The LESSEE shall acquire necessary License and sanction of any Government or Quasi – Government authorities for carrying on its Business. The Lessee shall not use the schedule property for any other purpose other than running an Educational Institution as mentioned above and the Lessee undertakes not to violate the terms of the lease deed dated 25.04.2018, particularly the objects of the lease, mentioned therein.

(4) Alterations required for carrying on the business like gardening, construction of building or any additions to the building shall be borne by the LESSEE Regular repairs to the building shall be borne by the LESSEE and the LESSEE shall keep the buildings and its contents adequately insured.

(5) The LESSOR hereby undertakes to pay the land tax and other corporation taxes on its building failing which the Lessee can pay such taxes and deduct the same from the yearly rent.

(6) The LESSEE is authorized to use the power supply available at the premises and the LESSEE shall pay for the power consumption as per bills received. The LESSEE shall be liable for any prosecution or Institution of cases, if any, due to violation of rules and laws pertaining to the supply of Electrical energies by the concerned authorities. The LESSOR also hereby undertakes that they will render necessary assistance in obtaining required power supply by signing necessary documents for obtaining any additional power supply required by the LESSEE, if any.

(7) The LESSEE shall not let, sub-let or assign its interest in the whole or in any part the Scheduled property to any other person or persons whomsoever, without the written consent of the LESSOR.

(8) It is hereby agreed that the parties hereto shall respectively have all the rights subject to all the liabilities of LESSOR and of LESSEE as set forth in the Transfer of Property Act, 1882.

**LESSOR**  
For SHRI SAI TRUST

*Flavio Raymundo*  
Managing Trustee

**LESSEE**  
For PERKS PUBLIC SCHOOL

*How*  
Secretary

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Registering Officer



(9) The LESSEE shall permit the LESSOR or his Agents at all reasonable times during the day to enter into the property to inspect the condition thereof.

(10) The LESSOR hereby agrees that in the event of selling the property to any third party during the currency of this Lease, the LESSOR shall bind the purchaser in respect of this lease so that the LESSEE'S possession of the Scheduled property under this Agreement of Lease may not be disturbed by the purchaser during period of Lease.

(11) The renewal of Agreement for any further period after the expiry of the period of Lease mentioned in this agreement is at the option of both the parties on such terms and conditions as agreed to by the parties and in that event, a new deed of agreement is to be executed by both the parties.

(12) The LESSOR has not received any advance from the LESSEE in respect of this Lease.

(13) After the expiry of the period of Lease or termination of lease by the LESSOR in terms of Clause 3 of the Agreement, the LESSEE should hand over the property to the LESSOR.

**SCHEDULE OF PROPERTY**

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, within Coimbatore Corporation limits at **UPPILIPALAYAM VILLAGE, S.F.177/6, S.F.210/1 Part, S.F.208/1 Part and S.F.No.209 Part, an extent of 212.73 cents** of land with school building and vacant land situated within the following boundaries :

North by : 30 feet common road

West by : 40 feet Perks School road

South by : Property belonging to Srisha Educational and Charitable Trust

East by : Existing 30 feet common road

**LESSOR**  
For **SHRI SAI TRUST**

  
**Managing Trustee**

**LESSEE**  
For **PERKS PUBLIC SCHOOL**

  
**Secretary**

**Witnesses:**

1. 

**Antony (Aadhaar No:8997 8044 0386) S/o.Jaqob,104, NandaNagar, Singanallur, Coimbatore-641005.**


2. 

**Vidhyalakshmi (D.L.No.TN37 20150004869) W/o.K.Sreenivasan, 8/29, Brindavan Colony-2, Uppilipalayam Post, Coimbatore-641015.**

**PREPARED BY :**



**K.SREENIVASAN Document Writer, License No. A85/93/CBE Coimbatore. Cell : 94422 80409.**

Document No. 6753 of 2020 of Book  
..... contains 9 ..... Sheets 5 ..... Sheet  
Registering Officer 





सत्यमेव जयते  
भारत सरकार



आधार

இந்திய தனிமப்பிட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/51124/04077

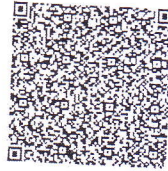
To  
Hariram Ranganathan Elango Ranganathan  
ஹரிராம் ரங்கநாதன் இளங்கோ ரங்கநாதன்  
S/O: Elango Ranganathan  
3-5  
PERKS ARCH  
40 FEET ROAD PERKS CAMPUS  
Coimbatore South  
Uppilpalayam, Coimbatore  
Tamil Nadu - 641015  
9789147707

10/10/2013



KL389772125FT

38977212



உங்கள் ஆதார் எண் / Your Aadhaar No. :

8490 1113 5153

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்  
Government of India



ஹரிராம் ரங்கநாதன் இளங்கோ ரங்கநாதன்  
Hariram Ranganathan Elango Ranganathan

பிறந்த நாள்/DOB: 08/11/1992  
ஆண்பால் / Male

8490 1113 5153



ஆதார் - சாதாரண மனிதனின் அதிகாரம்



सत्यमेव जयते  
भारत सरकार



आधार

இந்திய தனிமப்பிட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

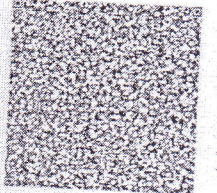
பதிவேட்டு எண் / Enrolment No.: 0635/10031/11114

To  
இளங்கோ ரங்கநாதன்  
Elango Ranganathan  
S/O: Ramaranganathan  
3-5  
PERKS ARCH  
40 FEET ROAD PERKS CAMPUS  
Coimbatore South  
Uppilpalayam  
Coimbatore Tamil Nadu - 641015  
9843057432

Download Date: 13/08/2013

Generation Date: 20/09/2013

Signature valid



QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6789 5727 3556

VID : 9159 0626 1908 2976

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்  
Government of India



இளங்கோ ரங்கநாதன்  
Elango Ranganathan  
பிறந்த நாள்/DOB: 09/08/1956  
ஆண் / MALE

6789 5727 3556

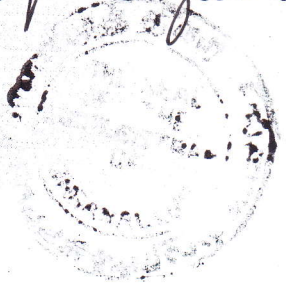
VID : 9159 0626 1908 2976

எனது ஆதார், எனது அடையாளம்

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Registering Officer

*Elango Ranganathan*



भारत सरकार  
GOVERNMENT OF INDIA

அந்தோளி  
Antony  
பிறந்தவருடம் / Year of Birth : 1951  
ஆண்பால் / Male

8997 8044 0386

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையமைப்பு  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:  
S/O ஜொகப், எண் 104,  
நந்தா நகர், சிங்காநல்லூர்,  
கோயம்புத்தூர் கிழக்கு,  
சிங்காநல்லூர்,  
கோயம்புத்தூர், தமிழ் நாடு,  
641005

Address:  
S/O Jaqob, 104, NANDHA  
NAGAR, SINGANALLUR,  
Coimbatore East,  
Singanallur, Coimbatore,  
Tamil Nadu, 641005

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

*Handwritten signature*

India Driving Licence (Tamilnadu)  
DOI 17/07/2015

TN37 20150004869  
VIDYALAKSHMI N  
SREENIVASAN K

8/29 BRINDAVAN COLONY - 2  
UPPILPALAYAM  
COIMBATORE 641015

AMMAIAPPAR DRIVING SCHOOL  
28/05/1980

Oct 23/10

*Handwritten signature*

Licensed to drive throughout India, vehicles of the following descriptions  
M/CYCL WOG 17/07/2015 TN37 LAIV 17/07/2015 TN37

Non-Transport Veh. Valid upto 27/05/2030

Signature L.T.I  
of the Holder

Asst Licensing Authority  
RTO, COIMBATORE (South)

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Registering Officer





## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899


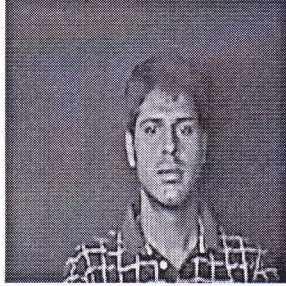


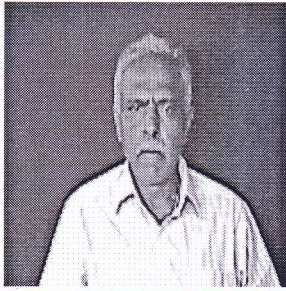


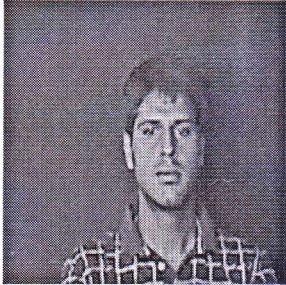
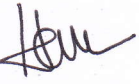
S.No 3666 of 2020

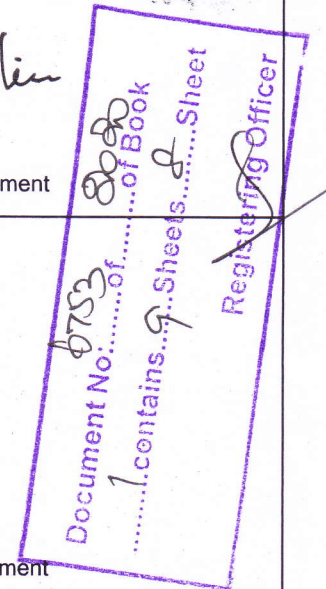
I hereby certify that a sum of ₹ 1,140/- (Rupees One Thousand One Hundred and Fourty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஹரிராம் ரங்கநாதன் residing at 3, 4, 5 பெர்க்கல் ஆர்ச். 40 அடி ரோடு. பெர்க்கல் காம்பவுண்ட் உப்பிலிபாளையம். கோவை, Coimbatore, Tamil Nadu, India, 641015.

Sub Registrar: Singanallur  
Date: 24/08/2020

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

Presented in the office of the Sub Registrar of Singanallur and fee of ₹ 510/- paid at 12:27 PM on the 24/08/2020 by

<p>Left Thumb</p> 		 <p>Additions as per recitals of document</p>
<p>Execution admitted by Left Thumb</p> 		 <p>Additions as per recitals of document</p>
<p>Claim admitted by Left Thumb</p> 		<p>1/2 </p> <p>Additions as per recitals of document</p>



R/Singanallur/Book-1/6753/2020

Identified By

1.



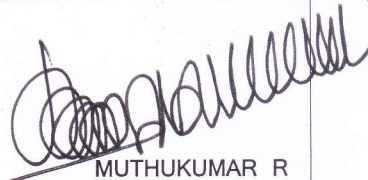
Mrs. VIDHYALAKSHMI Wife of SREENIVASAN 8/29, Brindavan Colony-2,  
Uppilipalayam Post., Coimbatore, Tamil Nadu, India, 641015.

2.



Mr. ANTONY Son of JAQOB 104, Nanda Nagar, Singanallur,, Coimbatore, Tamil  
Nadu, India, 641005.

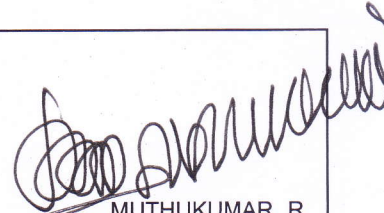
24<sup>th</sup> day of August 2020



MUTHUKUMAR R  
Sub Registrar  
Singanallur


Registered as Number **R/Singanallur/Book-1/6753/2020.**

Date: 24/08/2020  
Singanallur



MUTHUKUMAR R  
Sub Registrar

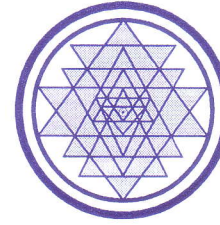


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Registering Officer 



## SHRI SAI TRUST

3,4,5 Perks Arch, 40 Ft Road,  
Perks Campus, Uppilipalayam,  
Coimbatore - 641015  
M : 9843057432  
E : truebounceindia@gmail.com



# Shri Sai Trust

## SHRI SAI TRUST

3,4,5, Perks Arch Road, 40 feet Road, Perks Campus, Uppilipalayam Post, Coimbatore – 641015

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE TRUSTEES OF **SHRI SAI TRUST**, A Public Charitable Trust having its registered office at 3,4,5, Perks Arch Road, 40 feet Road, Perks Campus, Uppilipalayam Post, Coimbatore – 641015 held on **22<sup>nd</sup> day of August 2020, Saturday at 10.30 AM**

RESOLVED THAT THE PROPERTY MEASURING AN EXTENT OF 212.73 CENTS IN SF NO. 177/6, 208/1 PART, 209 PART AND 210/1 PART, PERKS ROAD, UPPILIPALAYAM VILLAGE, COIMBATORE-641015 MOREFULLY DESCRIBED HEREUNDER SHALL BE SUB LEASED OUT by the trust in favour of **PERKS PUBLIC SCHOOL**, SF No 177 / 6, 208/1, 209, 210/1, Perks Road, Uppilipalayam, Coimbatore – 641015

FURTHER RESOLVED THAT for the purpose of the same Mr.ELANGO RANGANATHAN (Aadhar No:6789 5727 3556), the MANAGING TRUSTEE of SHRI SAI TRUST be and is hereby authorized to execute the Lease Deed on behalf of SHRI SAI TRUST

### DESCIRPTION OF THE PROPERTY:

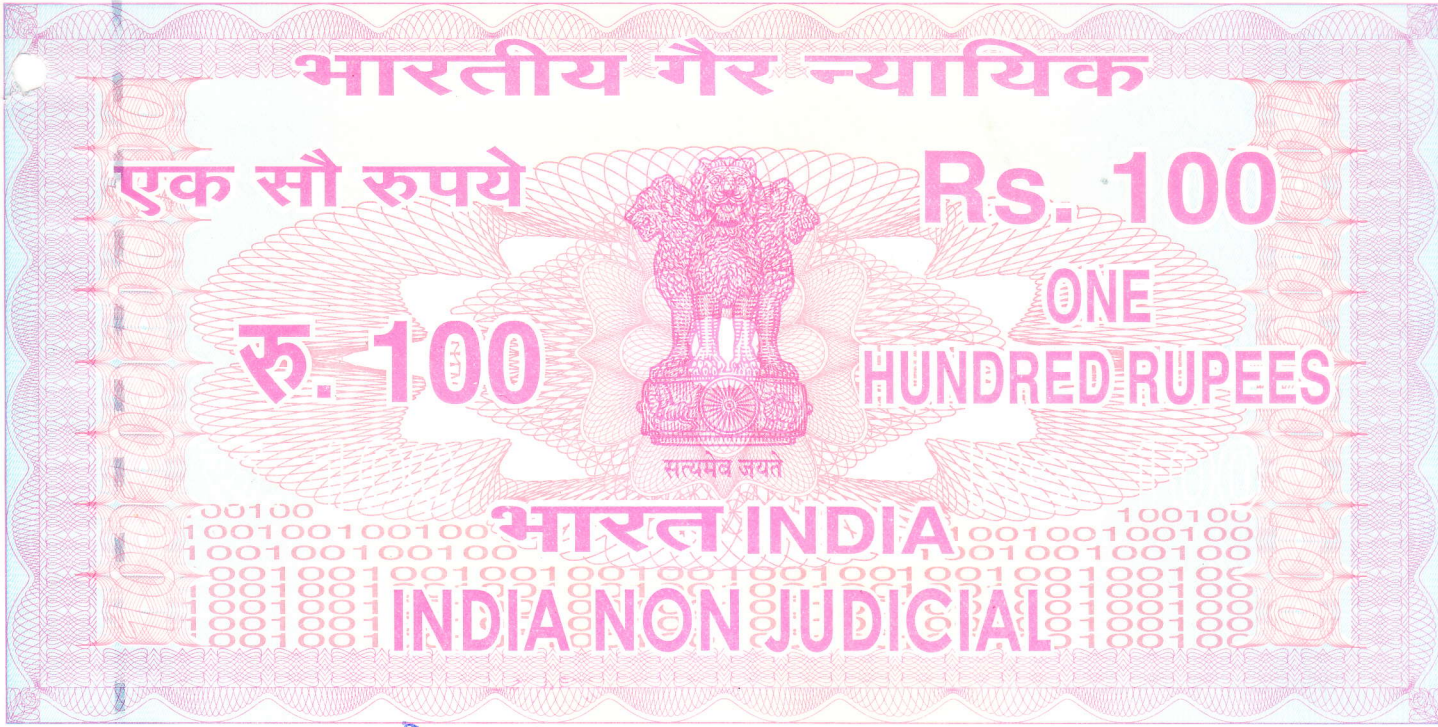
In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, within Coimbatore Corporation limits at UPPILIPALAYAM VILLAGE, S.F. 177/6, S.F.210/1 Part, S.F.208/1 Part, and S.F. No. 209 Part, an extent of 212.73 cents of land with school building and vacant land within the following boundaries: North by: 30 feet common road, West by: 40 feet Perks School Road, South by: Property belonging to Srisha Educational and Charitable Trust, East by: Existing 30 feet common road

Specimen Signature of

**For SHRI SAI TRUST**

Trustee

**Thiru. Hariram Ranganathan (Trustee)**



தமிழ்நாடு தமில்நாடு TAMILNADU

B. 100/-

Suri Sai Trust  
cbe

*R. Gopalakrishnan*  
R. GOPALAKRISHNAN  
STAMP VENDOR  
DOOR No<sup>o</sup> 24, KVK BUILDING,  
GOPALAPURAM 3rd STREET,  
COIMBATORE - 641 018.  
L.No.12096 / B1 / 2010 / 6.

BF 443907

9851  
20.04.18

### LEASE DEED

THIS DEED OF LEASE executed on this the 25<sup>th</sup> day of April 2018 at Coimbatore, between Ramaswamy Naidu and Rama Ranganathan Charities, (PAN: AAATR2860H) a Public Charitable Trust, functioning at 54, Perks Arch, 40 feet Road, Perks Campus, Uppilipalayam, Coimbatore-641015, represented by its Managing Trustee, Mrs. Kalpana Srinivasan, (PAN: AFDPK4982M) wife of Mr. D. Srinivasan residing at 63/54, Perks Compound, Kulatheri Main Road, Uppilipalayam, Coimbatore-641015 empowered by a

LESSOR

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kalpana*  
Managing Trustee.

LESSEE

For SURI SAI TRUST

*Rama Ranganathan*  
Managing Trustee

3937 2018  
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Registering Officer



Resolution of Trustees of the "Ramaswamy Naidu and Rama Ranganathan Charities" dated 3<sup>rd</sup> March 2018 hereinafter referred to as the LESSOR, (which expression, wherever the context admits, shall mean and include their successors, transferees and assigns).

**TO AND IN FAVOUR OF**

**SHRI SAI TRUST** (PAN: AAPTS0680P) a public Charitable Trust, established under a Deed of Trust dated 09.02.2015 and functioning at 3, 4, 5, Perks Arch, 40 feet Road, Perks Campus, Uppilipalayam, Coimbatore-641015, represented by its **Managing Trustee, Mr.Elango Ranganathan** (Aadhaar No: 6789 5727 3556) son of Late Sri.Rama Ranganathan residing at 3, 4, 5, Perks Arch, 40 feet Road, Perks Campus, Uppilipalayam, Coimbatore-641015, hereinafter referred to as the **LESSEE** (which expression, wherever the context admits, shall mean and include their successors, transferees and assigns).

**WHEREAS** the Lessor is the absolute owner of properties and measuring **312.23 Cents** with

**212.73 Cents** in S.F.No's. 177part, 208/1part, 209part, 210/1 part,

**15.50 Cents** in S.F.No's.179part, 208/1C, 209 part and

**84.00 Cents** in S.F.No.176 in Uppilipalayam Village

Which were assigned to the Trust (Lessor) under a Deed of Trust Registered as Document No.645/1972 of District Registrar Office Coimbatore, Gift Deed Registered as Document No.1421/1976 of District Registrar Office Coimbatore, Deed of Will Registered as Document No.214/BK3/2014 of Sub Registrar office Peelamedu, Exchange Deed Registered as Document No.1079/1988 of Sub Registrar office Singanallur,

**LESSOR**

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

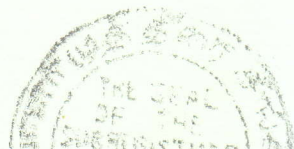
*S. Kelpana*  
Managing Trustee.

**LESSEE**

For **SHRI SAI TRUST**

*Elango Ranganathan*  
Managing Trustee

3937 2018  
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Registering Officer



Exchange Deed Registered as Document No.2306/2003 of Sub Registrar office Singanallur and Exchange Deed Registered as Document No.11174/2012 of Sub Registrar office Singanallur.

**WHEREAS** the property described in the schedule hereunder which measures 312.23 Cents of land, with swimming pool, Synthetic surfaced Tennis Courts numbering 3, Pyramid, Auditorium and building housing the Rama Hostel hereinafter referred to as Schedule Property, forms part of the properties owned by the Lessor.

**WHEREAS** the Lessee was in search of taking on lease a suitable property to carry out its objects which are similar to the objects of the Lessor namely establishing educational Institutions, sports activities, etc.

**WHEREAS** the Lessor was approached by the Lessee with the proposal of taking on Lease the property on lease with the Terms thereof.

**WHEREAS** the Lessor placed the matter before the Board of Trustees of the Lessor in its meeting held on 3<sup>rd</sup> day of **March 2018** and the Board of Trustees deliberated the proposal with Terms and authorized the Managing Trustee to let on lease the property described herein below on the Terms and Conditions deliberated in the meeting that may be reasonable and mutually agreed to by the parties.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

- 1) The Lease shall be for duration of **34** years commencing from **01.04.2018** and ending on **31.03.2052**.
- 2) This Lease cannot be terminated during the period of 34 years by the Lessor. However, the Lessee can opt to have the lease terminated and the lease can only be terminated by mutual consent.

**LESSOR**

For **RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,**

*S. Kalpana*  
Managing Trustee.

**LESSEE**

For **SHRI SAI TRUST**

*K. Ramo Ranganathan*  
Managing Trustee

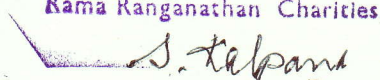


**THE LESSEE COVENANTS WITH THE LESSOR AS FOLLOWS:**

- a) The Lessee has paid the Lessor advance of Rs.10,000 by Cheque No.000016. Dated 1<sup>st</sup> April 2018 Drawn on HDFC Bank, Coimbatore, which is refundable without interest on termination of the lease.
- b) During the period of lease, the Lessee shall pay the Lessor before the month of December of every year an **Annual Rent** of
- Rs.1000** (Rupees One Thousand only) **per annum for the period of first 10 years from 01.04.2018 to 31.03.2028**
- Rs.1050** (Rupees One Thousand and Fifty only) **per annum for the next 10 years from 01.04.2028 to 31.03.2038**
- Rs.1100** (Rupees One Thousand and One Hundred only) **per annum for the next 10 years from 01.04.2038 to 31.03.2048 and**
- Rs.1150** (Rupees One Thousand and One Fifty only) **per annum for the last 4 years of the lease period from 01.04.2048 to 31.03.2052**
- c) The Lessee, if they so will, can put up structures, construct school building and develop sports complex in the scheduled property to impart education as per the objects set out in the Trust Deed of the Lessee.
- d) All the capital expenditure for developing the infrastructure in the scheduled property shall be borne by the Lessee.
- e) The Lessee agrees that if they put-up any structures and construct any buildings, despite the lease being terminable during the / before the expiry of the lease period of 34 years and if the lease is so terminated before the agreed period, the Lessor will not in any way be liable to pay the value of the structures and buildings put-up by the Lessee.

**LESSOR**

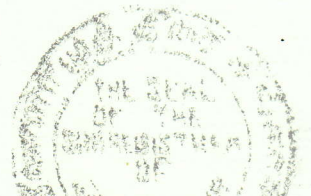
For **RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,**

  
**Managing Trustees.**

**LESSEE**

For **SHRI SAI TRUST**

  
**Managing Trustee**



- f) The Lessee agrees that the investment made by them during the lease period of 34 years will not in any way have any impact financially and the Lessor Trust is not and will not at all be liable to pay to the Lessee and / or anyone else claiming on behalf of the Lessee the value of investment, structures, improvements, constructions, etc., made and the Lessee is also not entitled to claim the same from the Lessor.
- g) The Lessee agrees that the Memorandum of Understanding, if any, signed by the Lessee with other Trusts and / or other concerns / organizations will not bind the Lessor Trust.
- h) All activities of the Lessee in the schedule property will be under the absolute control, supervision and responsibility of the Lessee.
- i) The Lessee shall and agrees to pay the charges towards electricity, water charges etc., and the Lessor will not in any way be liable to pay the same.
- j) The Lessee shall pay on behalf of and in the name of the Lessor, the property tax, land tax, etc., to the Governmental authorities, Corporation, etc. if any in future in respect of the property leased out by the Lessor (as an educational trust the said property is exempted from such taxes as on date).
- k) The Lessee at the time of termination of lease may leave the structures and buildings as they will be, without claiming any value thereof or the Lessee can take the materials back, if possible, as the structures / buildings to be put up by the Lessee will not be utilizable by the Lessor.

**LESSOR**

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kalpana*  
Managing Trustee.

**LESSEE**

For SHRI SAI TRUST

*R. Sangeetha Ranganathan*  
Managing Trustee

3937 2018  
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.....contains 18 Sheets.....Sheet





- l) The Lessee shall handover **the schedule property in the same condition as of today after the Lease Period** and if the Lessee hands over with buildings / Super structures put up by the Lessee, if they so desire, free of cost and the Lessee shall not claim value / compensation for the buildings considering the low scale of rent paid.
- m) The Lessee agrees to sub-let the leased premises to carry out only those activities that are described in the objects of the Lessor Trust.

**THE LESSOR COVENANTS WITH THE LESSEE AS FOLLOWS:**

- n) The Lessor agrees that they will give No Objection Certificate to the Lessee for putting up such structures and construct building, develop sports complex, etc., in accordance with the plans to be approved.
- o) The Lessor agrees to give No Objection Certificate for getting License from the Corporation, Electricity Service Connection, Water Connection, License from the Coimbatore City Municipal Corporation, Additional such services, etc., as required by the Lessee.
- p) That the Lessor shall not interfere with the use and occupation of the land more fully set out in the Schedule hereunder, by the Lessee.

**BOTH THE LESSOR AND THE LESSEE AGREED THAT**

- q) On the expiry of the lease, the parties will amicably settle the accounts through mutual discussions.
- r) The Lease can be extended for a further period by mutual consent of both the Lessor and the Lessee on such terms and conditions as may be mutually agreed upon by the parties.

**LESSOR**

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

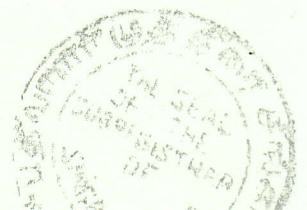
*S. Kalpana*  
Managing Trustee.

**LESSEE**

For SHRI SAI TRUST

*F. Lango Ranganathan*  
Managing Trustee

Document No: 2937 of 2018  
.....contains 18 Sheets..... Sheet 6



- s) The original of this Lease Deed shall be with the Lessee and the Lessor will retain the duplicate of the original duly registered.
- t) A plan is attached to this Lease Deed denoting / indicating the lie and the extent of the property leased out hereby.

**DESCRIPTION OF PROPERTY**

**ITEM 1:**

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, within Coimbatore Corporation Limits at **UPPILIPALAYAM VILLAGE, S.F.177/6, S.F.210/1part, S.F.208/1part and S.F.No.209part** an extent of 5.13 Acres in this a part of an extent of **212.73 Cents** of land with **4000 Sq.ft.** Ground Floor and **4000 Sq.ft** First Floor RCC Building, Swimming Pool, Synthetic Courts numbering 3 and the Pyramid situated within the following boundaries:

- North by** ... 30 feet common road
- West by** ... 40 feet Perks School road
- South by** ... Property belonging to Srisha Educational and Charitable Trust
- East by** ... Existing 30 feet common road

**ITEM 2:**

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, within Coimbatore Corporation Limits at **UPPILIPALAYAM VILLAGE, S.F.No.179 part, S.F.208/1C and S.F.209 part**, an extent of 2.21 Acres in this a part of an extent of **15.50 Cents** of land used as parking situated within the following boundaries:

**LESSOR**

For **RAMASWAMI NAIDU AND Rama Ranganathan Charities,**

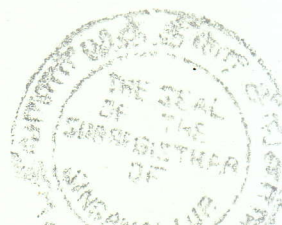
*S. Kalpana*  
Managing Trustee.

**LESSEE**

For **SHRI SAI TRUST**

*K. Ranga Ranganathan*  
Managing Trustee

3937 2018  
Document No:.....of.....of Book  
.....contains.....18 Sheets.....7 Sheet



North by ... Lands measuring 1.04 acres in S.F.No.179 belonging to Mr. Krishnamurthy  
West by ... 40 feet Perks School road  
South by ... 30 feet common road  
East by ... Muniappan Temple area

**ITEM 3:**

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, within Coimbatore Corporation Limits at **UPPILIPALAYAM VILLAGE, S.F.176** an extent of 2.17 Acres in this a part of an extent of **84 Cents** of land with **12000 Sq.ft.** ACC Building situated within the following boundaries:

North by ... Lands belonging to Mrs.Kalpana Srinivasan  
South by ... Northern block school building  
East by ... Ramakodi Mandapam area  
West by ... Mrs.Sarathamani Residence, Perks School toilet buildings and common road.

The above all properties situated in T.S.No.49, T.S.Ward.31, Block.7, "Kulatheri Main Road", Uppilipalayam Village Coimbatore Corporation Limits.

IN WITNESS WHEREOF, the parties have put their respective hands, the day and year first herein above written.

**LESSOR**

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kalpana*  
Managing Trustee.

**LESSEE**

For **SHRI SAI TRUST**

*F. Lango Ranganathan*  
Managing Trustee

**WITNESSES:**

1. *S. J. Jaqob*

(Antony) S/o Jaqob, 104 Nandha Nagar, Singanallur,  
Coimbatore-641005 (Aadhaar No: 8997 8044 0346)

2. *Shanmugasundaram*

(Shanmugasundaram) S/o Palanisamy, 111 Periyar Nagar,  
Ramanathapuram, Coimbatore-641045.  
(Aadhaar No.5286 3827 3301)

**PREPARED BY:**

*B. Manigandan*

**B. MANIGANDAN**

ADVOCATE

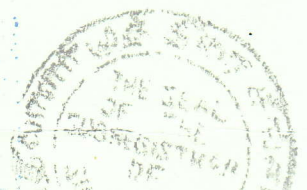
M S 195 / 09

1st Floor, 395A, Nanjundapuram Road,

Coimbatore - 641 045.

Phone : 0422 - 2316016

3937 2018  
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

S KALPANA  
RAMASAMY NAIDU RAMARANGANATHAN  
01/09/1959

Permanent Account Number  
AFDPK4982M

*S. Kalpana*  
Signature

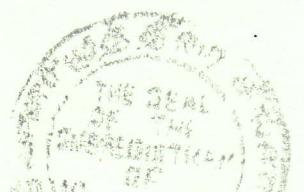


Cell No: 98432  
98996

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kalpana*  
Managing Trustee.

3937 8018  
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सत्यमेव जयते  
भारत सरकार



आधार

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/51124/04202

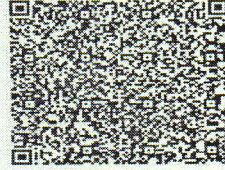
20/09/2013

To  
Elango Ranganatha Ramaranganathan  
இளங்கோ ரங்கநாதன் ராமரங்கநாதன்  
S/O: Ramaranganathan  
3- 5  
PERKS ARCH  
40 FEET ROAD PERKS CAMPUS  
Coimbatore South  
Uppilpalayam, Coimbatore  
Tamil Nadu - 641015  
9843057432



KL340023759FT

34002375



உங்கள் ஆதார் எண் / Your Aadhaar No. :

**6789 5727 3556**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

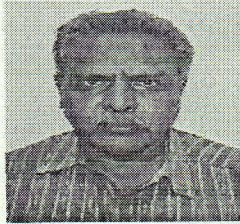
Government of India

இளங்கோ ரங்கநாதன் ராமரங்கநாதன்

Elango Ranganatha Ramaranganathan

தந்தை : ராமரங்கநாதன்

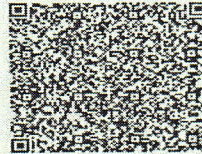
Father : RAMARANGANATHAN



பிறந்த நாள்/DOB: 09/08/1956

ஆண்பால் / Male

**6789 5727 3556**



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

10

Cell NO: 98430  
57431

FOR SHRI SAI TRUST

Elango Ranganathan  
Managing Trustee

Document No: 3937 of 2018 of Book  
contains 18 Sheets 10 Sheet



  
**भारत सरकार**  
**GOVERNMENT OF INDIA**



**அந்தோனி**  
**Antony**  
 பிறந்தவருடம் / Year of Birth : 1951  
 ஆண்பால் / Male



8997 8044 0386


ஆதார் - சாதாரண மனிதனின் அதிகாரம்

  
**இந்திய தனிப்பட்ட அடையாள ஆணையமைப்பு**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**முகவரி:**  
 S/O ஜொகப், எண் 104,  
 நந்தா நகர், சிங்காநல்லூர்,  
 கோயம்புத்தூர் கிழக்கு,  
 சிங்காநல்லூர்,  
 கோயம்புத்தூர், தமிழ் நாடு,  
 641005

**Address:**  
 S/O Jaqob, 104, NANDHA  
 NAGAR, SINGANALLUR,  
 Coimbatore East,  
 Singanallur, Coimbatore,  
 Tamil Nadu, 641005

  
1947  
1800 180 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

  
P.O. Box No.1947,  
Bengaluru-560 001

அந்தோனி

3937 2018  
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E-Aadhaar Letter

பதிவேட்டு எண்/Enrolment No.: 1349/64371/01377

Shanmugasundaram (சண்முகசுந்தரம்)

தகவல்

S/O: Palanisamy, 111, PERIYAR NAGAR,  
RAMANATHAPURAM, Coimbatore South, Coimbatore,  
Tamil Nadu - 641045

- ஆதார் அடையாளத்திற்கான சான்று, குடியரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Date: 01/01/2015

உங்கள் ஆதார் எண்/ Your Aadhaar No.:

5286 3827 3301



ஆதார் -சாகாரண மனிதனின் அதிகாரம்

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified

Digitally signed by Sandeep Bhardwaj  
Date: 2015.01.01 01:06:03 IST

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- ஆதார் ஆதார் பெறுவதற்கு ஒரே ஒரு முறை மட்டுமே நீங்கள் விண்ணப்பத்தை பூர்த்தி செய்து பதிவு செய்ய வேண்டிய அவசியம் ஏற்படும்.
- தயவுசெய்து உங்களின் சமீபத்தைய புதிய மொபைல் நம்பர் மற்றும் e-மெயில் முகவரியை பதிவு செய்யவும். இதனால் உங்களுக்கு பல்வேறு வசதிகளை பெற்றுக் கொள்ளும் சௌகரியம் கிடைக்கும்.

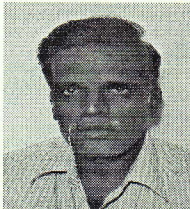
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



சண்முகசுந்தரம்  
Shanmugasundaram  
பிறந்த நாள்/ DOB: 22/06/1965  
ஆண் / MALE



முகவரி:  
S/O: பழனிசாமி, 111,  
பெரியார் நகர்,  
ராமநாதபுரம்,  
கோயம்புத்தூர் தெற்கு,  
கோயம்புத்தூர்,  
தமிழ் நாடு - 641045

Address:  
S/O: Palanisamy, 111, PERIYAR  
NAGAR, RAMANATHAPURAM,  
Coimbatore South, Coimbatore,  
Tamil Nadu - 641045

5286 3827 3301

5286 3827 3301

ஆதார் -சாதாரண மனிதனின் அதிகாரம்

Aadhaar-Aam Admi ka Adhikar

3937 2018  
Document No: ..... of ..... of Book



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE TRUSTEES OF **SRI RAMASWAMI NAIDU AND RAMA RANGANATHAN CHARITIES**, a registered charitable trust having its registered office at No: 54, Uppilpalayam post, Coimbatore. Held on the 3<sup>rd</sup> Day of **March 2018**, Saturday at 4.00 PM.

RESOLVED THAT THE PROPERTY DESCRIBED HEREUNDER SHALL BE LEASED OUT by the Trust in favour of **M/S. SHRI SAI TRUST**, a Public Charitable Trust having its registered office at 3,4,5, Perks Arch, 40 feet Road, Perks Campus, Uppilpalayam, Coimbatore – 641 015.

FURTHER RESOLVED THAT for the purpose of the same **Mrs. Kalpana Srinivasan** be and is hereby authorized to execute the Lease Deed on behalf of the Trust.

**DESCRIPTION OF PROPERTY:**

**ITEM 1:** In Coimbatore Registration District, Singanallur Sub Registration District Coimbatore South Taluk, within Coimbatore Corporation limits at **UPPILIPALAYAM VILLAGE, S.F.177/6, S.F.210/1 part, S.F.208/1 part** and **S.F.No.209 part** an extent of 5.13 Acres in this a part of an extent of **212.73 Cents** of land with building, Swimming Pool, Synthetic Courts numbering 3 and the Pyramid situated within the following boundaries: **North by:** 30 feet common road, **West by:** 40 feet Perks School road, **South by:** Property belonging to Srisha Educational and Charitable Trust, **East by:** Existing 30 feet common road.

**ITEM 2:** In Coimbatore Registration District, Singanallur Sub Registration District Coimbatore South Taluk, within Coimbatore Corporation limits at **UPPILIPALAYAM VILLAGE, S.F.No.179 part, S.F.208/1C and S.F.209 part**, an extent of 2.21 Acres in this a part of an extent of **15.50 Cents** of land used as parking situated within the following boundaries: **North by:** Lands measuring 1.04 acres in S.F.No.179 belonging to Mr.Krishnamurthy, **West by:** 40 feet Perks School road, **South by:** 30 feet common road, **East by:** Muniappan Temple area.

**ITEM 3:** In Coimbatore Registration District, Singanallur Sub Registration District Coimbatore South Taluk, within Coimbatore Corporation limits at **UPPILIPALAYAM VILLAGE, S.F.176** an extent of 2.17 Acres in this a part of an extent of **84 Cents** of land situated within the following boundaries: **North by:** Lands belonging to Mrs. Kalpana Srinivasan, **South by:** Perks school building - Northern Block, **East by:** Ramakodi Mandapam area, **West by:** Mrs. Saradhmani's Residence, Perks School Toilet buildings and common road.

Specimen signature of

*S. Kalpana*

Smt. Kalpana Srinivasan (Managing Trustee)

*R. Saradhmani*

Smt. Saradhmani RamaRanganathan (Trustee)

*Elango Ranganathan*

Sri. R. Elango (Trustee)

*B. Venkatraman*

Sri. B. Venkatraman (Trustee)

*K. Naidu*

Sri. R. Kondaswamy Naidu (a) R. Parthiban (Trustee)

*D. Srinivasan*

Sri. D. Srinivasan (Trustee)

For **RAMASWAMI NAIDU AND Rama Ranganathan Charities,**

*S. Kalpana*

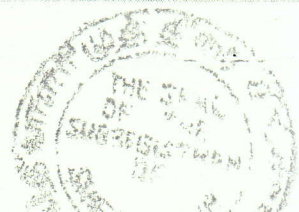
Managing Trustee.

13

For **SHRI SAI TRUST**

*R. Elango Ranganathan*  
Managing Trustee

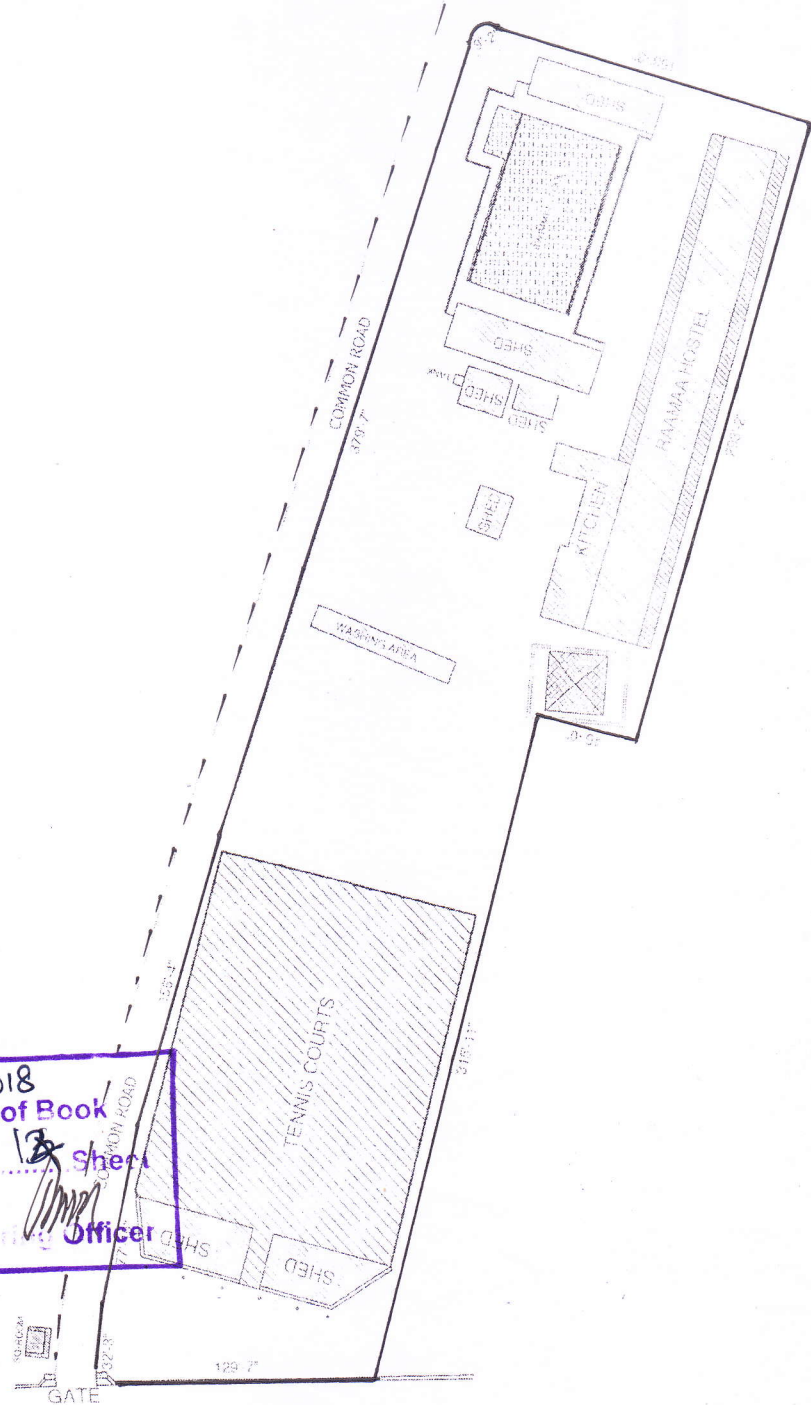
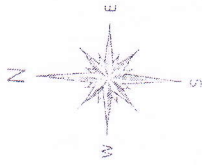
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ITEM-1

PERKS MATRICULATION HIGHER SECONDARY SCHOOL  
LOCATION: No.54, TRICHY ROAD, UPPILPALAYAM,  
COIMBATORE - 15.  
AREA - 212.73 CENTS



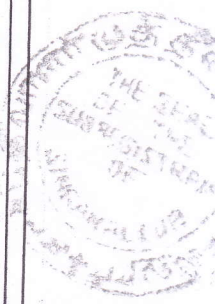
Document No. 2937 of 2018 of Book  
.....contains..... Sheets 18 ..... Sheets 12 .....  
Registering Officer *[Signature]*

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kupana*  
Managing Trustee.

For SHRI SAI TRUST

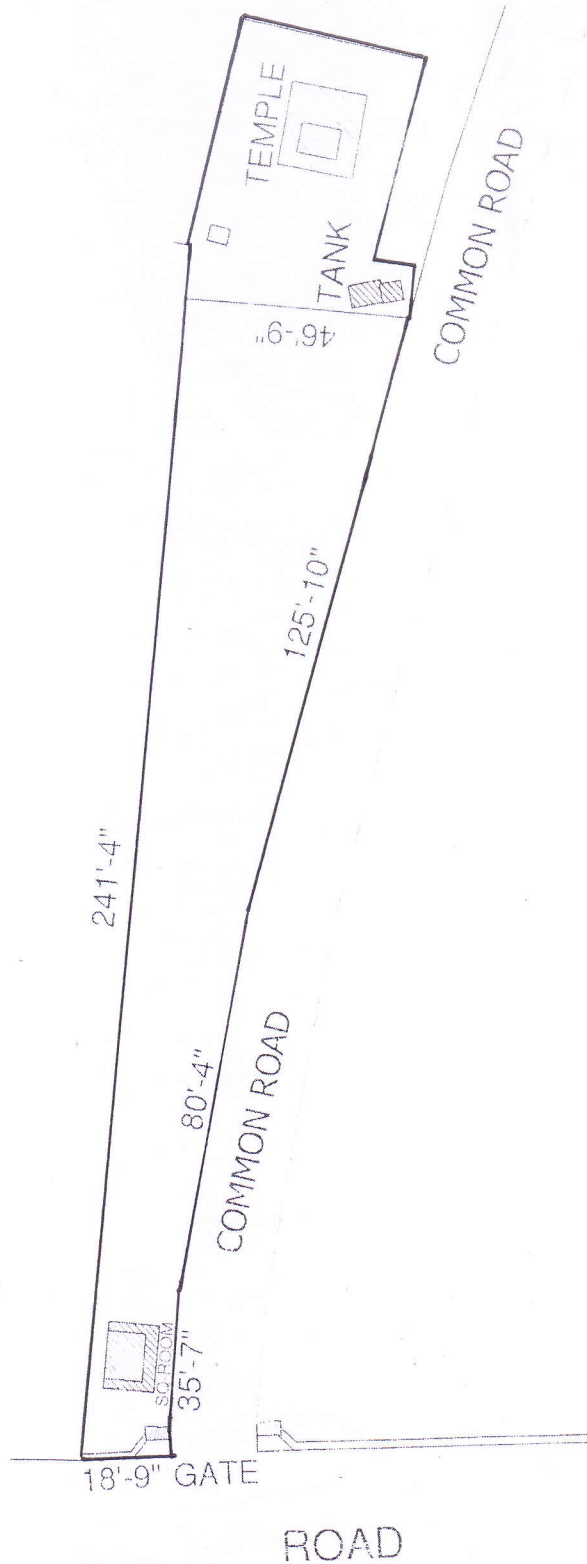
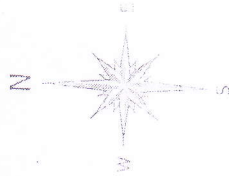
*Ranga Ranganathan*  
Managing Trustee



**ITEM - 2**

PERKS MATRICULATION HIGHER SECONDARY SCHOOL  
LOCATION: No.54, TRICHY ROAD, UPPILPALAYAM,  
COIMBATORE - 15.

AREA :- 15.50 CENTS



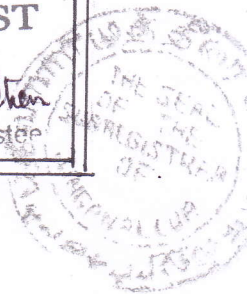
For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kapana*  
Managing Trustee.

For SHRI SAI TRUST

*K. Rangamathan*  
Managing Trustee

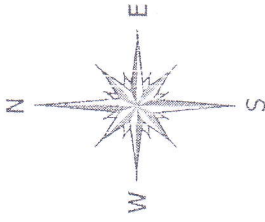
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1 contains 18 Sheets of 5 Sheet  
Registering Officer



# PERKS MATRICULATION HIGHER SECONDARY SCHOOL

(Location : No.54, Trichy Road, Uppilipalayam, Coimbatore - 15)

## AUDITORIUM AREA



Ramakodi  
Mandapam  
Area

Kaipana Srinivasan  
Lands

Auditorium  
Area 84 Cents

Perks School  
Building

Perks School  
Toilet Building

Document No: 3937 of 8018 of Book  
 ..... contains 18 sheets ..... Sheet  
 Registering Officer

Common Road

For RAMASWAMI NAIDU AND  
Rama Ranganathan Charities,

*S. Kaipana*  
Managing Trustee

For SHRI SAI TRUST

*Edango Ranganathan*  
Managing Trustee



## R/சிங்காநல்லூர்/புத்தகம்-1/3937/2018

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2018ம் ஆண்டு வரிசை எண் 1411

3, 4, 5 பெர்க்ஸ் ஆர்ச். 40 அடி ரோடு. பெர்க்ஸ் காம்பவுண்ட். உப்பிலிபாளையம். கோவை, கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641015-ல் வசிக்கும் திரு இளங்கோ ரங்கநாதன் என்பவரிடமிருந்து ₹ 2,094/- (ரூபாய் இரண்டாயிரத்து தொண்ணூற்று நான்கு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : சிங்காநல்லூர்  
நாள்: 25/04/2018

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு  
41ன் படி ஆட்சியர்

2018 ஆம் ஆண்டு ஏப்ரல் மாதம் 25ம் தேதி மு.ப. 10:40 மணியளவில் சிங்காநல்லூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 840/- செலுத்தியவர்.

இடது பெருவிரல்



K. Lenzo Ranganathan

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

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Registering Office

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்  
இடது பெருவிரல்



S. Kalpana

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்  
இடது பெருவிரல்



K. Lenzo Ranganathan

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

1. அந்தோனி

திரு அந்தோனி த/பெ ஜேக்கப் 104 நந்தா நகர், சிங்காநல்லூர், கோவை, கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641005

2. R. Ram

திரு சண்முகசுந்தரம் த/பெ பழனிசாமி 111 பெரியார் நகர், ராமநாதபுரம், கோவை, கோயம்புத்தூர், தமிழ்நாடு, இந்தியா, 641045

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R/சிங்காநல்லூர்/புத்தகம்-1/3937/2018

20 ஆம் ஆண்டு ஏப்ரல் மாதம் 25ம் நாள்

  
ஞானசேகரன் வெ  
சார்பதிவாளர்  
சிங்காநல்லூர்

இந்த அசல் ஆவணத்துடன் 1 பிரதி பதிவு செய்யப்பட்டுள்ளன.

  
சார்பதிவாளர் : சிங்காநல்லூர்

R/சிங்காநல்லூர்/புத்தகம்-1/3937/2018 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 25/04/2018  
சிங்காநல்லூர்

  
ஞானசேகரன் வெ  
சார்பதிவாளர்

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Registering Officer



No: 241/ DSA / 2023

Sub Registrar Office,  
Singanallur

Dated: 24.01.2023

### LAND POSSESSION CERTIFICATE

Certified that land measuring 212.73 cents (8612 sq meters) situated in S.F.177/6, S.F.210/1 Part, S.F.208/1 Part and S.F.209 Part, at 40 Feet Perks School Road, Uppilipalayam Villāgē, Coimbatore 641015 fully described in the schedule mentioned herein after, is in possession of Shri Sai Trust (Lessee), represented by Mr. Elango Ranganathan, Managing Trustee, vide lease deed dated 25<sup>th</sup> April 2018 and registered as document No.3937 of 2018 by Ramaswami naidu and Rama Ranganathan Charities (Lessor), represented by Smt. Kalpana Sirinivasan, Managing Trustee, in the office of the Sub Registrar Singanallur. The validity period of lease is from 01.04.2018 and ending on 31.03.2052. It is also certified that the said entire land comprises of a single plot of land.

It is further certified that Shri Sai Trust (lessor), has leased the said land to PERKS PUBLIC SCHOOL (Lessee) vide lease deed dated 24<sup>th</sup> August 2020 duly registered on 24<sup>th</sup> August 2020 as document No.6753 of 2020 in book no 1, on page 1 to 9 in the office of the Sub Registrar Singanallur and the land is still in possession of the lessee. The validity period of lease is from 18.08.2020 to 17.08.2051.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certifies that PERKS PUBLIC SCHOOL, S.F.177/6, S.F.210/1 Part, S.F.208/1 Part and S.F.209 part, Perks School 40 Feet Road, Uppilipalayam Village, Coimbatore 641015 run by name of Shri Sai Trust is located on the said plot of land.

#### THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 212.73 cents (8612 sq m) situated in S.F.177/6, S.F.210/1Part, S.F.208/1Part and S.F.209 Part, at 40 Feet Perks School Road, Uppilipalayam Village, Coimbatore 641015, Tamilnadu and bounded as follows:

**North by:** 30 feet common road

**West by:** 40 feet Perks School road

**South by:** Property belonging to Srisha Educational and Charitable Trust

**East by:** Existing 30 feet common road

SUB REGISTRAR'S OFFICE  
SINGANALLUR

  
Sub Registrar  
Singanallur

Coimbatore District  
Tamilnadu

PERKS PUBLIC SCHOOL  
S.No.177/6,208/1,209 and 210/1,  
40 Feet Perks Arch Road,  
Uppilipalayam, Coimbatore - 641015.

For PERKS PUBLIC SCHOOL

  
CORRESPONDENT