



18.6.2005 This deed of lease made on this the 18th day of June Two Thousand Five between the Christ Hold Convent, Lalam Village, Vellappad Kara, Meenachil Taluk, Kottayam Dist. represented by its Mother Superior, Sister Maria Gorathy, D/o.Mathai, Kochothazhathu, aged 60 years Vergin, herein after referred to as the Lessor of the first part and Sister Lucius, Mother Superior, aged 65 years D/o. Thomas Elipulikattu residing at Christ Hall, Pala the present President of Christuraj Adoration Society of Education Institutions registered with No.329/IV/SRO/ EKM/1997 dated 9.6.1997 and Manager Jyothy Public School, Paika here inafter called the Lessee of the Second part.

Lesser : Sister Maria Gorathy *Sr. Maria Goratti*

Lessee : Sister Lucius *Shms* *Shms*

No 1509/18.06.05 R.100/-

Rs One Hundred. Sister Lucius.

Mother Superior,

Manager, Jyothy Public School Paika

Ponkunnam Vendor

T. N. Sreedharan Nair

Fees. 100 x 4 = 400 x 100 = 40000

Stamp 36-

EXCEN 64/2

Office Educational Office
Kannur



2897/2005

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Presented in the Office of the Sub Registrar of Vayalarappally fee of Rupees 18/- only paid at 12.30 pm on the 20th day of June 2005 by

Sr. Maria Goretti. Sr. Maria Goretti

20 JUN 2005 sub Registrar H.C. Sabul

Execution Admitted by

1. Sr. Maria Gorethy. Sr. Maria Goretti

O/o Mathai, Sister, Kocholthazhathu, Velappan.

for and on behalf of the Christ Holy Convent

2. Sister Lucins. Sins

O/o Thomas, Sister, Christ Hall, Palu.

President for the Christuraj Association Society

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(2)

Whereas the Lessor is the custodian and the exclusive owner having marketable title free from all Encumbrances of the piece of land measuring an extent of covered by Document No.1199/1973 in Book 1 Volumn 163 pages 317to 319 in year 1973 of Kanjirappally SRO measuring and extent of One Hectre 34.40 ares comprising in Re-Survey No.213/2 in Block No.49 of Elikulam Village, Kanjirappally Taluk, Kottayam District more particularly described in the schedule hereunder herein after referred to as the demised premises.

And that the Lessor has agreed to grant to the Lessee a lease of the devised premises for the period of 40 Forty years for the purpose of running a school, subject to the terms and conditions hereinafter described.

Now this deed witnesseth as follows:

1. In consideration of the rent hereby granted and based the Lessee's covenants herein after mentioned, the Lessor demise unto the Lessee, the demised premises unto the Lessee for a period of 40 Forty years commencing from the 18th day of June 2005 for the yearly rent of Rs.100/- Hundred payable in advance on or before the 18th day of June of the year rent becoming due on the day of 18.6.2006 and there after on or before the day of every subsequent year regularly.

Lesser : Sister Maria Gorathy *Sr Maria Goretti*

Lessee : Sister Lucius *[Signature]*

[Signature]
District Educational Officer
Kanjirappally

Ss. Maria Punnakalayil. Ss. Marias ~~SS~~
daughters of Mathai Kurian Punnakalayil
Teacher. Residing at Punnakalayil Paika.

V.D. Anilkumar Anil s/o V.K. Divakaran
Driver residing at Vattathottiyil Paika.

20 JUN 2005

sub-Registrar H.C. Sabu

Registered as No - 2897 of 2005
of Book - 1 volume - 1478
pages to - 231 234.
..... 6 Sheets - 2 - Sheets

20 JUN 2005

sub-Registrar H.C. Sabu

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2. The Lessee shall be entitled to construct suitable buildings for the school such as school buildings, suitable playgrounds and such other amenities necessary for the school, after obtaining the required permissions, of any, from the local authorities.
3. The Lessee here by agree to following covenants
 - a) To pay rent here by reserved on the day and in the manner aforesaid to Lessor
 - b) To pay all taxes, cess, impositions assessments, dues and duties payable in respects of the demised premises and the building to be constructed to the Government municipalities or other local authorities or public Bodies.
 - c) Not to sublet, sell, dispose of a assigned the demised premises and the building to be constructed thereon, without the permission of the Lessor in writing.
 - d) To permit the Lessor and his duty authorized agent or agents to enter the demised premises at all convenient times for inspection of the premises and the building there on.
 - e) To ensure on keep insured the building that may be constructed on the demised premises against the lease or damage by fire or earth quake, riot or affray with an insurance company approved in writing by the Lessor in the joint names of the Lessor and less for an amount which shall not be less than the cost of the building thereon.

Lesser : Sister Maria Gorathy *Dr. Maria Goratti*

Lessee : Sister Lucius *[Signature]*

[Signature]
District Education Office
Kanjirappally

f) To use the demise premises to purpose of the an duct of the school only and not for any other purposes.

4. Lessor hereby agrees to the following covenants

a) The Lessee shall peacefully and quietly hold, possess and enjoy the demised premises during the term of the lease without any interruption, disturbance or claims or demands Whatsoever by the Lessor or any person or persons claiming under him, subject him Lessee paying the agreed lease rent on due dates thereof and in the manner herein provided and observing and performing the covenant condition and stipulations herein contain and on his part to be observed and performed.

1. And it is here by agreed between the parties as follows,

a) On the expiring of the term hereby created and subject to the observance and performance of the covenants, condition and stipulations herein contain and on his part to be observed and performed the Lessee shall have the option to renew the lease of the demised premises for a further period of 40 Forty years provided the Lessee gives a notice in writing to the Lessor of the Lessee's intention to do so at least three calender months before the termination of the present lease, provided the rent payable by the Lessee to the Lessor shall be a yearly rent mutually decided by the lessor and lessee which will include the rent of demise premises and also the building constructed therein which on the expiring on the term of the lease shall vest in and be the absolute property of the lessor herein above mentioned.

Lesser : Sister Maria Gorathy *Dr. Maria Goretti*

Lessee : Sister Lucius *Shur*

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District Educational Officer,
Kanjirappally

- b) The Lessee shall be entitled to purchase the reversion during the subsistence of this demise in respect of the demised premise on payment to the Lessor, a consideration to be mutually agreed upon by the Lessor and Lessee and the lessor shall execute conveyance in respect of the reversion of the demised premises purchased by the Lessee in favour of the Lessee or its nominee.
- c) On the expiry of the term hereby created or earlier determination under the provisions thereof, the Lessee will handover the peaceful and vacant possession of the demised premises and the building constructed therein, to the Lessor in good condition.
2. This lease deed shall be executed in duplicate, the original being kept by the Lessor and the duplicate being kept by the Lessee.
3. The stamp duty and other expenses of registration shall be borne and paid by the Lessee.
- In witness where of the Lessor and Lessee have put their respective hands on the original and a duplicate copy thereof, the day and year.

Lesser : Sister Maria Gorathy *Sr. Maria Goretti*

Lessee : Sister Lucius *Lucius*

[Signature]

MUNICI EDUCATIONAL OFFICER
Kanjirappally

(6)

Schedule of Property

District	Sub District	Taluk	Firka	Village	Location	Category	Old Survey	Block	Re-Survey	Hectre	Are	Panchayat	Boundaries				Description
													East	South	West	North	
Kottayam	Kanjirappally	Kanjirappally	Kanjirappally	Elikulam	Urulikunnam, Mallikaserry	Pandaravaka pattom	901/6, 902/3/5/24	49	213/2	One	34.40	Elikulam	The Property of Kallivayalil	The Property of Chumappumkal	Thodu, P.P.Road	Property of Kurian, Kokkattu	Within the boundaries specified extend of Two acres 54 cents of land in Old Sy.901/6, in Urulikunnam Kara, and 72.50 cents of land in Old Sy.902/3/5/24 in Mallikaserry Kara the total extend of land in Re.Sy.No. 213/2, One Hectre 34.40 Are in Block No.49 of Elikulam Village.

Inwitnesses where of Lesser

Sister Maria Gorathy

Sr. Maria Goratti

Lessee

Sister Lucius

Sr. Lucius

Witness 1) Babu

Son of Narayanan Nair Thekkekuttu House, Urulikunnam

2. Prepared by M.G.Mohanakumar, *M. G. Mohan* Mukalumpurathu House, Elikulam P.O.

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Lesser

:

Sister Maria Gorathy

Sr. Maria Goratti

Lessee

:

Sister Lucius

*Sr. Lucius*District Educational Office
Chalirappally

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6 Sheets 6 Sheets

