



കേരളം KERALA

K 694404

WHEREAS THE LESSOR is the absolute owner of the land consisting of 81 Ares was acquired and possessed by the lessor as per document No.2822/1957 of Thodupuzha SRO comprising in Block No.5 Re.survey No.111/1 old sy.No.1419 /4 of Kodikulam village, hereinafter referred to "said Lands"

AND WHEREAS the lessee has approached the lessor for leasing the said lands admesuring 81 Ares, aforesaid of its Educational Institution SANJO CMI PUBLIC SCHOOL, KODUVELY in order to enable to run the School under CBSE Syllabus under Plus 2 scheme, and the lessor having agreed to lease the land on the terms and conditions hereinafter mentioned.

LESSOR : Rev.Fr. JOSEPH KULAKKATTU CMI,

DIRECTOR, ST.JOSEPHS INSTITUTE KALIYAR

LESSEE : REV.FR.JOSEPH KULAKKATTU CMI

MANAGER CMI PUBLIC SCHOOL KODUVELY

No. 224 Rs. 100 Only/- Rev.Fr. Joseph Kulakkattu CMI Director, St. Joseph's Institute Kaliyar

10.8.2010

10 AUG 2010
Meenachil Vender
JAMES LUKOSE

Manager

SANJO CMI PUBLIC SCHOOL

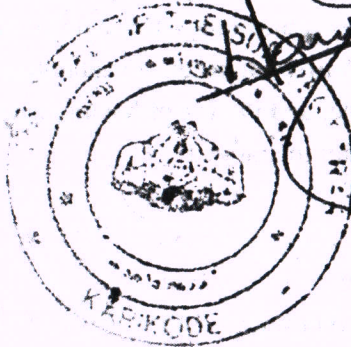
(Affiliated to CBSE. Affi. No. 930961)

KODUVELY P.O., KARIMANNUR-685 581

IDUKKI DIST. KERALA

Joseph Thomas
Principal
Sanjo CMI Public School
Koduvally P.O., Thodupuzha
Idukki Dist., Kerala-685 581

DOCUMENT N. 2858 OF 2010
OF BOOK 7 FOLIOS 3 SHEET
SUB REGISTRAR



Joseph Thomas
Principal
St. Mary's Public School
Karkood P.O., Thodupuzha
Kundal, Kerala - 685 681



കേരളം KERALA

K 694405

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. The Lesser hereby demise to the lessee the lands, more particularly described in the schedules hereto, for the purpose of setting up the English medium Higher Secondary School as aforesaid under CBSE syllabus for a term of Thirty Five years from 01.09.2010 (First September, Two Thousand Ten) paying there of during the term, the yearly rent shall be Rs.1000/- (Rupees One Thousand Only) payable on or before 1st day of August 2010 of the succeeding year in advance.

2. The lessee hereby covenants with the lessor as follows:

i) During the said term the lessee shall pay the yearly rent hereby reserved on the day and in the manner provided in clause I above.

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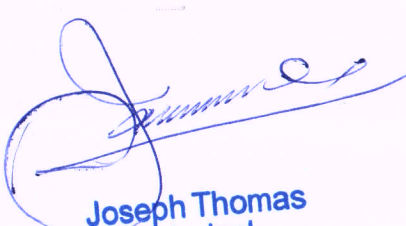
MANAGER CMI PUBLIC SCHOOL KODUVELY

No. 1025 Rs. 100 Only/- Rev.Fr. Joseph Kulakkattu CMI Director, St. Joseph Institute Kaliyar
10.8.2010

Meenachil Vendor
JAMES LUKOSE

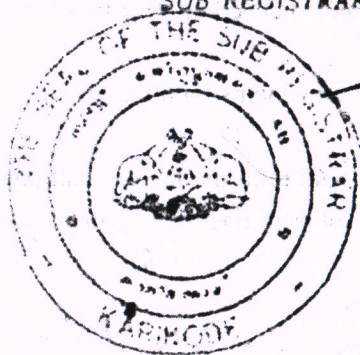
10 AUG 2010


Manager
SANJO CMI PUBLIC SCHOOL
(Affiliated to CBSE. Aff. No. 930961)
KODUVELY P.O., KARIMANNUR-685 581
IDUKKI Dt. KERALA


Joseph Thomas
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SUB REGISTRAR



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ii) That the lessee shall pay all taxes, levies and rates except land tax payable or hereafter become payable in respect of the said land or any buildings or structures put up thereon by the Lessee.

iii) That the lessee shall not erect, build or put up any structure of a permanent nature on the said lands except the structure required for Educational purpose as required by the authorities concerned.

iv) That the Lessee shall not use or permit to use the said lands for any purpose other than the purpose mentioned above.

v) That the Lessee shall not assign, sub let or otherwise part with the possession of the said lands in any manner.

vi) That the Lessee undertake that on the expiration of the term or sooner determination thereof shall peaceably and quietly surrender to the Lessor the said land after removing any structures or construction made thereon.

vii) The Lessee shall bear all expenses for stamp paper and registration of this deed.

3. The Lessor hereby covenants with the lessee as follows:

i) The Lessee on paying the rent hereby reserved and performing all the covenants by the Lessee herein contained may hold and enjoy the said lands during the said term without any unlawful interruption by the lessor.

ii) The Lessor shall pay land tax payable in respect of the said lands.

iii) That the lease shall be determinable on the expiration of the period or on non functioning of the institution.

iv) Any notice required to be given by one party to the other shall be sent through registered post on the address of the respective party given above and such notice shall be deemed to have been duly served on the party concerned.

LESSOR : Rev.Fr. JOSEPH KULAKKATTU CMI

DIRECTOR, ST.JOSEPHS INSTITUTE KALIYAR

LESSEE: REV.FR.JOSEPH KULAKKATTU CMI

MANAGER CMI PUBLIC SCHOOL KODUVELY

Fr. J. Kulakkattu

Fr. J. Kulakkattu

[Signature]

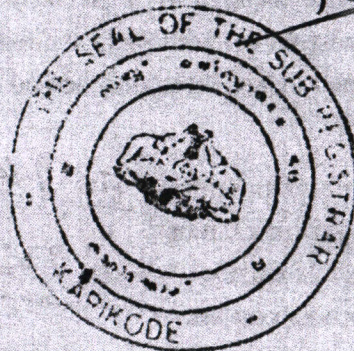
Manager

SANJO CMI PUBLIC SCHOOL
(Affiliated to CBSE. Aff. No. 930961)
KODUVELY P.O., KARIMANNUR-685 581
IDUKKI DIST. KERALA

[Signature]
Joseph Thomas
Principal
Sanjo CMI Public School
Koduvely P.O, Thodupuzha
Idukki Dist., Kerala-685 58

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OF BOOK 7 SHEETS 5 SHEET

SUB REGISTRAR



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THE SCHEDULE

1	Number	1	
2	District	Idukki	
3	Sub District	Karikode	
4	Taluk	Thodupuzha	
5	Village	Kodikulam	
6	Desam	Kodikulam	
7	Panchayat	Kodikulam	
8	Re-survey Block Number	5	
9	Re-survey Number	111	
10	Re-survey Sub Division	1	
11	Survey Number	1419	
12	Sub Division Number	4	
13	Extent-Ares, Sq.meters	81 Ares	
14	Tenure, Type of land	Pandarapattam	
15	Vendors Thandaper Number	756/5	
16	Purchaser's Thandaper Number	Nil	
A	Description of Property	Eighty one (81) Ares of landed propetty lying within the four boundaries herein comprised in Re.survey No.One hundred and Eleven by One (111/1) of Block No.5 of Kodikulam village. The said 81 Ares of landed property is forming part of an extent of 2 Hector 59 Ares comprised in Re.survey No.111/1 of Thandaper Number 756 in Block No. 5 of Kodikulam villag, as per old survey the said property is comprised in survey 1419/4.	
B	Boundaries	East	Panchayat Road
		South	Chalakamukku - Neyyasseri Road
		West	Thodu (Water stream)
		North	Remaining property of the Lessor
LESSOR : Rev.Fr. JOSEPH KULAKKATTU CMI, DIRECTOR, ST.JOSEPHS INSTITUTE KALIYAR LESSEE REV.FR.JOSEPH KULAKKATTU CMI MANAGER CMI PUBLIC SCHOOL KODUVELY			
Fr. J. Kulakattu Fr. J. Kulakattu			

Manager
Manager

SANJO CMI PUBLIC SCHOOL

(Affiliated to CBSE. Afl. No. 930961)

* ODUVELY P.O., KARIMANNUR-685 581

IDUKKI DL KERALA

Joseph Thomas
Principal

Sanjo CMI Public School
Koduvely P.O, Thodupuzha
Idukki Dist., Kerala-685 581

DOCUMENT No. 2858 OF 2012
OF BOOK 7 SHEETS 6 SHEET

SUB REGISTRAR



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Kodaikanal
Tamil Nadu
Kodaikanal
Tamil Nadu
Kodaikanal
Tamil Nadu

IN WITNESS WHEREOF PARTIES have executed this deed on the date aforementioned and have subscribed their signature with a duplicate thereon. The original shall be kept by the Lessee and duplicate by Lessor

LESSOR : Rev.Fr. JOSEPH KULAKKATTU CMI,
DIRECTOR, ST.JOSEPHS INSTITUTE KALIYAR
LESSEE, REV.FR.JOSEPH KULAKKATTU CMI
MANAGER CMI PUBLIC SCHOOL KODUVELY

Fr. J. Kulakatt

Fr. J. Kulakatt

WITNESSES

1. Tomy Thomas
Poochalil,
Koduvely PO

Thomas

2. Abraham son of Abraham
Kalappurackal
Koduvely PO

Abraham

Prepared by Jose Thomas
Pandiyamackal
Advocate, Pala
Roll No.K.551/79

Jose Thomas

This document is computer printed
There is no correction in this document

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LESSEE, REV.FR.JOSEPH KULAKKATTU CMI
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Fr. J. Kulakatt

Fr. J. Kulakatt

Manager

Manager
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SUB REGISTRAR

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SUB REGISTRAR
KADIYODE
10/10/2010