

Old one 14/11/2007 S 38460

Encl - 11a



കേരളം കേരल KERALA

B 378084



Sr. JESSY CMC
(LESSOR)



Sr. ANNIE JAISE CMC
(LESSEE)

THIS LEASE DEED is executed on this the Fourteenth day of

Sr. JESSY

Sr. JESSY CMC
(LESSOR)

Sr. ANNIE

Sr. ANNIE JAISE CMC,
(LESSEE)



Handwritten notes and calculations:
 5800 x 3 = 17400
 17400 x 2% = 348
 17400 + 348 = 17748
 17748 / 100 = 177.48
 177.48 x 448/100 = 79.51
 177.48 + 79.51 = 256.99
 104A
 600
 1700

No. 20175 Date 9-11-2007
VALUE OF RS. 1000/-
SOLD TO
TO BE LINKED WITH
SERIAL NUMBER FROM
To

Sr. Annie Jaise CMC,
Principal,
St. Joseph's Public School
Narakal

K. Thankam

K. THANKAM
STAMP VENDOR
EDAPPALLY

3819/0

A-Boxed left hand impression in h. per figt size sheet

Presented in the Office of the Sub Registrar
of Narakal and fee of Rs: 448/- paid at

300 on the 14th day of November 2007

195

Sr. Jessy CMC St. Jessy

14th day of November 2007 Mr. S. K. Kalamani

Execution admitted by

1. Sr. Jessy CMC - St. Jessy



Residing at Little Flower Convent -

D/O Pulussary P. Theerthapada Kallari Perumal

Little Flower Convent - Narakal

2. Sr. Annie Jaise CMC, Public School -

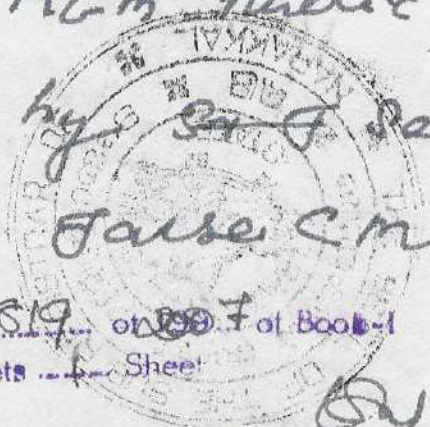
represented by Sr. Annie Jaise CMC

Sr. Annie Jaise CMC

- Sr. Annie Jaise



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Sub Registrar



2

November Two Thousand and Seven (14.11.2007) by Sr.JESSY CMC, aged 62 years, D/o. Puthussery Ittyachan, Mother Superior Little Flower Convent, Narakal Desom, Narakal Village, Kochi Taluk Vypin, Ernakulam District(hereinafter referred to as the "LESSOR")

Sr. Jessy

Sr.JESSY CMC
(LESSOR)

Sr. Annie Jaise

Sr.ANNIE JAISE CMC,
(LESSEE)



No. 20176. Date 9-11-2007
VALUE OF RS. 500/-
SOLD TO
TO BE LINKED WITH
SERIAL NUMBER FROM
..... To

Sr. Annie Jaise CMC
Principal
St. Joseph's^{EM} Public School
Narakal

K. Thanka

K. THANKAM
STAMP VENDOR
EDAPPALLY

Residing at - do - On's street St. Joseph
C.M. School Narakal

November Two Thousand and Seven (14112007) by STRESSY
Identified by..... CMC aged 62 years, D/o. Puttusseri, District Supervisor

1. Sr. Rainy Rose Sr. Rainy Daughter of Mr. Varkey.
Residing at Little Flower convent Non - Narakal.

2. M. V. Vijaya Kumar Vijayar S/o. M. K. Velayudhan
Residing at Manthuraithil house Peruvannur Kaloor.

16th - November 2007 P. G. Anilkumar.

Registered as No. 3819 of 2007
Volume 910 at ages
296
Containing 2nd sheet

Onk
Chengal

Retained to Sr. Annie Jaise
ON 17/11/07



KEER...

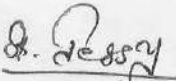


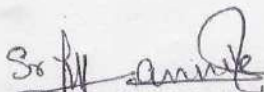
केरल KERALA

A 861101

3

in favour of St.JOSEPH'S E.M. PUBLIC SCHOOL Narakal which is governed by the Society, the Congregation of Mother of Carmel, Vimala Province, Ernakulam, registered under Act 12 of 1955 with


Sr.JESSY CMC
(LESSOR)


Sr.ANNIE JAISE CMC,
(LESSEE)



No. 20177. Date 9-11-2007
VALUE OF RS. 100/-
SOLD TO
TO BE LINKED WITH
SERIAL NUMBER FROM

Sr. Annie Jaise EMC
Principal
St. Joseph's E.M. Public School
Narakal

K. Thankam

K. THANKAM
STAMP VENDOR
EDAPPALLY

in favour of ST. JOSEPH'S E.M. PUBLIC SCHOOL, Narakal which is
governed by the Society, the Congregation of Mother of Carmel,
Vinnia Province, Imbabura, registered under Act 12 of 1952 with

Sr. Annie Jaise
SR. ANNE JAISE EMC
(PRINCIPAL)

Sr. Annie Jaise
SR. ANNE JAISE EMC
(PRINCIPAL)

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10 Sheets 3



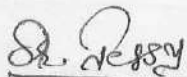


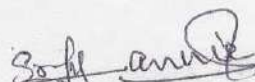
केरल KERALA

A 861102

4

Registration No.ER-236/91, represented by the SECRETARY Sr.ANNIE JAISE CMC, aged 55 years, D/o.Joseph Puthussery, Principal of St.Joseph's E.M.Public School, Narakal (hereinafter referred to as the "LESSEE").


Sr.JESSY CMC
(LESSOR)


Sr.ANNIE JAISE CMC,
(LESSEE)



NO. 20178. Date 9-11-2007
VALUE OF RS. 100/-
SOLD TO
TO BE LINKED WITH
SERIAL NUMBER FROM
.....To.....

Sr. Annie Jaise EMC
Principal
St. Joseph's E.M. Public School
Narakal

K. Thankam

K. THANKAM
STAMP VENDOR
EDAPPALLY

Registration No. ER-13891, represented by the SECRETARY
S. ANNIE JAISE EMC, aged 55 years, De Joseph Puhassy,
Principal of St. Joseph's E.M. Public School, Narakal (hereinafter
referred to as the "LESSEE").

[Signature]
S. ANNIE JAISE EMC
(LESSEE)


[Signature]
S. ANNIE JAISE EMC
(LESSEE)

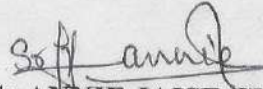
Doc. No. 3819 of 2007
to Sheets 4 Sheet



WHEREAS Mother Superior, Little Flower Convent is the absolute owner and title holder and in possession of 9974 m² (area of land in Sq.Meter) situated in Narakal Village, Kochi Taluk Ernakulam District comprised in Block No. 7 Re-survey No.165/5 which is covered by Sale Deed Nos., 661, 652/1101,1157, 324, 1457,1523, 1522/1101, 621/1102 of Kuzhupilly and Narakal Sub Registry's and out of the said property, the property more specifically described in the schedule is leased out to the Lessee on the following terms and conditions.

1. The Lessee which was established to impart education especially the weaker section from fisherman folk to fulfill its objects mainly stated in the constitution, is desirous of setting up a school with C.B.S.E syllabus both for boys and girls with all other infrastructures like Play Ground, Laboratories, Libraries, Computer etc. and for achieving the said objective enabling the Lessee to put up School, Library Laboratories, Computer Buildings, Play Grounds etc. The property described in the schedule is leased out to the Lessee for a period of **30** (Thirty) years commencing from the date of execution of this document.


Sr. JESSY CMC
(LESSOR)


Sr. ANNIE JAISE CMC,
(LESSEE)

and the holder and in possession of 404 m. (area of land in 20 Meter)
situated in Narsal Village, Kolar Taluk, Channarayana District comprised in
Block No. 7 A Survey No. 1625 which is covered by Sale Deed No. 601
652/110/1157, 304, 145/1523-1523/1101, 652/1101 of Kanchipuram and
Narsal Sub-Registry and out of the said property, the property more
specifically described in the schedule is leased out to the Lessee on the
following terms and conditions.

The Lessee which was established to impart education especially the
weaker section from fisherman folk to fulfill its object mainly stated
in the constitution, is desirous of setting up a school with C.B.S.E.
system both for boys and girls with all other infrastructures like Play
Ground, Laboratories, Library, Computer etc. and for achieving the
said objective enabling the Lessee to put up School, Library,
Laboratories, Computer, Building, Play Grounds etc. The property
described in the schedule is leased out to the Lessee for a period of 30
(Thirty) years commencing from the date of execution of this
document.

[Signature]
ST. ANNE LAISE EDUC.
(LESSEE)



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2. The Lessee shall pay to the Lessor a sum of Rs.5,000/- (Rupees Five Thousand only) annually as rental for the first 12 years of the period of lease and thereafter at Rs.6,000/- (Rupees Six Thousand only) for a period of another 12 years continued by Rs.7,000/- (Rupees Seven Thousand only) per year thereafter for 6 years, making the total lease period 30 years.
3. The Lessor agrees that the Society shall improve the scheduled property to suit the convenience of construction of buildings or preparation of playgrounds or other facilities required for running the educational institution.
4. The Lessee shall construct buildings whether permanent or temporary for the running of the educational institution, but shall do so, only after obtaining express consent of the Lessor
5. The Lessee shall procure sanction for construction of buildings, permanent or temporary, from competent authority or local bodies, application for which shall be made in the name of the Lessor only.
6. The Lessor shall not obstruct construction of any building in the Scheduled Property by the Lessee and shall allow uninterrupted possession and enjoyment of the scheduled property by the Lessee during the period of lease only
7. The Lessee shall not indulge into any act or deed that may cause detriment to the title or ownership of the scheduled property.


Sr. Jessy
Sr.JESSY CMC
(LESSOR)

Sr. Annie
SR.ANNIE JAISE CMC,
(LESSEE)

at the end of the term of the lease (including any extension) for a period of another 12 years commencing by Rs. 3,000/- (Rupees three thousand only) per year thereafter for 6 years, making the total lease period 30 years.

The Lessee agrees that the Society shall improve the scheduled property to suit the convenience of construction of buildings or preparation of playgrounds or other facilities required for running the educational institution.

4. The Lessee shall construct buildings whether permanent or temporary for the running of the educational institution, but shall do so only after obtaining express consent of the Lessor.

5. The Lessee shall procure sanction for construction of buildings, permanent or temporary, from competent authority or local bodies, application for which shall be made in the name of the Lessor only.

6. The Lessor shall not obstruct construction of any building in the scheduled property by the Lessee and shall allow uninterrupted possession and enjoyment of the scheduled property by the Lessee during the period of lease only.

7. The Lessee shall not institute into any act or deed that may cause detriment to the title or ownership of the scheduled property.

[Signature]
 SRAJEE LALJI CMC
 (LESSOR)

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 to 10 Sheets 6 Sheet

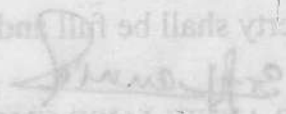


8. The Lessee shall vacate the premises at the expiry of the period of lease and Lessee shall not raise any claim whatsoever in the ownership of the buildings constructed or other structures erected in the scheduled property by the Society shall remove the buildings constructed at their own cost.(Lessee)
9. The Lessor will not undertake to indemnify the Lessee from any loss or detriment caused to the structures or buildings constructed by the Lessee during the period of lease.
10. The Lessee hereby undertake to indemnify the Lessor against any loss or detriment caused to the title or ownership of the scheduled property due to any act of abstinence by the Lessee, and to make good for any loss or detriment.
11. The Lessee also undertakes to pay local taxes, license fee and other taxes of any nature charged on the scheduled property and on the buildings or structures constructed therein.
12. The Lessor shall be free to renew or refuse to renew the lease at the expiry of the stipulated period of lease of Thirty (30) years from this day and the Lessee hereby agrees not to state any claim for renewal of the lease.
13. The Lessor hereby agrees to make good for any loss or damage caused to the Society by any acts on their part that are likely to infringe upon the rights of the Lessee as enunciated in this Agreement.
14. The Lessor agrees that the rights of the Lessee regarding possession and enjoyment of the scheduled of property shall be full and absolute.


Sr. Jessy
Sr. JESSY CMC
(LESSOR)

Sr. Annie
SR. ANNIE JAISE CMC,
(LESSEE)

9. The Lessor shall remove the buildings...
 10. The Lessor hereby undertakes to indemnify the Lessor against any loss or detriment caused to the structures or buildings constructed by the Lessor during the period of lease.
 11. The Lessor hereby undertakes to indemnify the Lessor against any loss or detriment caused to the title or ownership of the scheduled property due to any and all absences by the Lessor, and to make good for any loss or detriment.
 12. The Lessor also undertakes to pay local taxes, license fee and other taxes of any nature charged on the scheduled property and on the buildings or structures constructed therein.
 13. The Lessor shall be free to renew or refuse to renew the lease at the expiry of the stipulated period of lease of Thirty (30) years from this day and the Lessor hereby agrees not to raise any claim for renewal of the lease.
 14. The Lessor hereby agrees to make good for any loss or damage caused to the society by any act on their part that are likely to infringe upon the rights of the Lessor as envisaged in this Agreement.
 The Lessor agrees that the rights of the Lessor regarding possession of the scheduled of property shall be full and absolute.



 S. R. JAIS CMC
 (LESSEE)

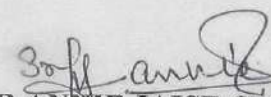


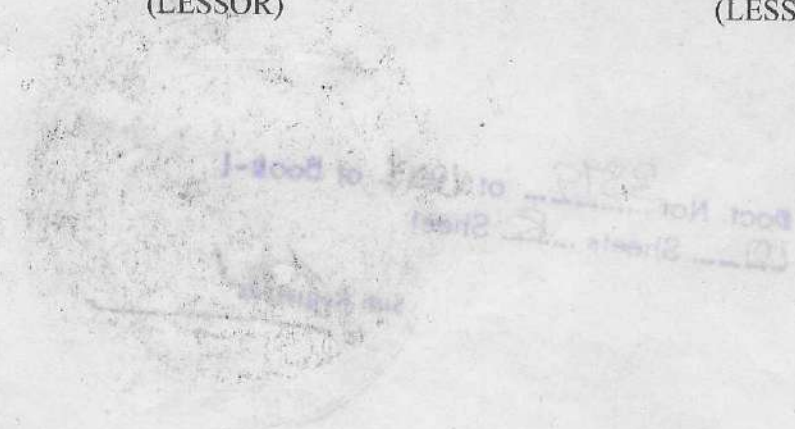
Doc. No. 3819 of 2007 for Book 1
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SCHEDULE ABOVE REFERRED TO

District : Ernakulam
 Sub District : Narakal
 Taluk : Kochi
 Firka : Elankunnapuzha
 Panchayat : Narakal
 Village : Narakal
 Desom : Narakal
 Tenure : Jenmom.
 Survey Numbers : 211/1, 214/3, 214/5, 216,
 213/3, 213/8, 213/10,
 215/3, 215/2.
 Block No. : 7
 Re-survey No. : 165/5
 Extent in Ares : 81.31



 Sr. JESSY CMC
 (LESSOR)

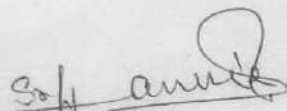

 SR. ANNIE JAISE CMC,
 (LESSEE)

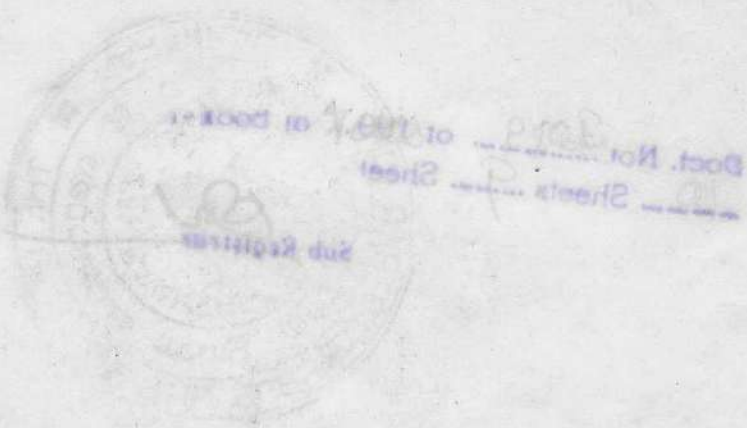


DESCRIPTION:

1.25 Cents in Survey No.211/1 as per Document No.213/1950, 25.275 Cents in Survey No.214/3, as per Document No.652/1101, 5.050 Cents in survey No.214/5, as per Document No.652/1101, 6.575 Cents in survey No.216, as per document No.652/1101, 10.125 cents in survey No.213/3 as per document No.621/1102, 23.250 Cents in Survey No.213/8 as per document No.621/1102, 13.50 Cents in Survey No.213/10 as per document No.621/1102, 16.675 Cents in Survey No.215/3 as per document No.652/1101, 92.050Cents in Survey No.215/2 as per document No1522/1101


Sr.JESSY CMC
(LESSOR)


SR.ANNIE JAISE CMC,
(LESSEE)



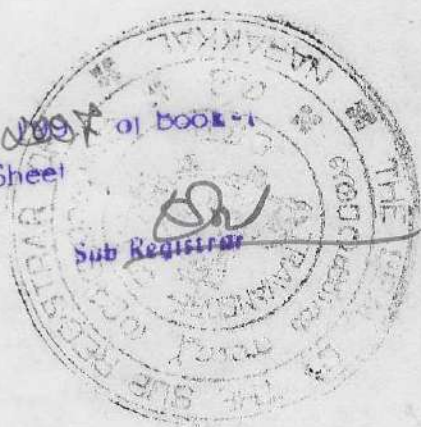
DESCRIPTION:

Survey No. 2152 as per document No. 222/101, 25.050 Cents in
 Survey No. 2153 as per document No. 222/101, 25.050 Cents in
 Survey No. 2154 as per document No. 222/101, 25.050 Cents in
 Survey No. 2155 as per document No. 222/101, 25.050 Cents in
 Survey No. 2156 as per document No. 222/101, 25.050 Cents in
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 Survey No. 2198 as per document No. 222/101, 25.050 Cents in
 Survey No. 2199 as per document No. 222/101, 25.050 Cents in
 Survey No. 2200 as per document No. 222/101, 25.050 Cents in

[Signature]
 SRANIB JAISE CHIC
 (1221)

[Signature]
 S. JESSY CHIC
 (1221)

Doc. No. 3019 of 1007 of Book-1
10 Sheets 9 Sheet



BOUNDARIES:

East : Convent Road. ✓
 North : Property of Mambilly Jose ✓
 West : Panchayat Road ✓
 South : Property of Valooran Paul ✓

IN WITNESSES where of the parties have signed this deed on the day, month and year first above written.

Sr. Jessy
 Sr.JESSY CMC
 (LESSOR)

Sr. Annie
 SR.ANNIE JAISE CMC,
 (LESSEE)

In the presence of witnesses:

1.M.V.Vijayakumar S/oLate. M.K.Velayudhan, Manthuruthil House Kaloor
 P.O. *Vijayakumar*

2.K.A.Mohammed Nasimudhin S/o Late.K.M.Abdul Rahiman,
 Kannammury House, Vennala P.O. *NM*

This Document prepared by Advocate Abdul Latheef Roll No.K.593/79. *Latheef*

This Document is Computer Printed

Corrections Nil

Sr. Jessy
 Sr.JESSY CMC
 (LESSOR)

Sr. Annie
 SR.ANNIE JAISE CMC,
 (LESSEE)

