

KBE...

3192/06

100Rs



This Deed of lease made on this the <sup>1</sup> day of August Two Thousand and Six between

(1) **ADORATION CONVENT KALIYAR (KALIYAR ARADHANAMADOM)**, Kaliyar Kara, Vannapuram Village, Thodupuzha Taluk, Idukki District, Kerala State represented by its Mother Superior **Sr. ROSILY**, D/o. Varghese, aged Sixty three, Nun, now residing at above said Adoration convent Kaliyar (Kaliyar Aradhana Madom) (2) **ADORATION CONVENT THODUPUZHA TOWN (THODUPUZHA TOWN ARADHANAMADOM)**, Thodupuzha Kara, Thodupuzha Village, Thodupuzha Taluk, Idukki District, Kerala State represented by its Mother Superior **Sr. GEO VANI**, D/o. Ouseph Chacko, aged Sixty two, Nun, residing at Nirmala Bhavan, Thodupuzha Kara, Thodupuzha Village, Thodupuzha Taluk, Idukki District hereinafter called the **LESSORS** (which expression shall include its successors, heirs, administrators, executors and assignees) of the first part and **JAIRANI EDUCATION TRUST** registered as per Trust Deed No. 112/1998 of Sub Registry Office, Maradu, having its registered office at Thodupuzha in Idukki District, Kerala State represented by its 'President' **Sr. BERTHA**, D/o. Mathai, aged Sixty four, Nun, residing at Nirmala Bhavan, Thodupuzha Kara, Thodupuzha Village, Thodupuzha Taluk, Idukki District hereinafter called the **LESSEE**. (which expression shall include its successors, heirs, administrators and executors) of the second part.

Sr. ROSILY *Sr. Rosily*

Sr. GEO VANI *Sr. Geo Vani*

Sr. BERTHA *Sr. Bertha*



*Deed No. 112/1998*

No 2834 Rs. 100/-  
1.8.2006

Sr. Rosily D/o Varghese. Adoration corner  
Kaliyar.

3192/06

*Handwritten signature*

N. P. GOPALAKRISHNAN  
VENDOR, TRIPUNITHUR

Presented in the office of the Sub Registrar  
Kaliyar, District of Palakkad on 1st August 2006  
1st August 2006

Sr. Rosily Sr. Rosily  
Residing at Adoration Corner  
Kaliyar (Aradhana Moolam)  
1st August 2006

Execution admitted by:

Aby George  
Sub Registrar

Sr. Rosily Sr. Rosily  
Residing at Adoration Corner Kaliyar  
(Aradhana Moolam)  
D/o Varghese Nuro Kaliyar.

2. Sr. Geovani Sr. Geovani  
Nismala Bhawan as  
Residing at Adoration Corner  
Choolapurze Town (Choolapurze  
Town Aradhana Moolam)  
D/o Ouseph Charles Nuro  
Choolapurze

3192 OF 2006  
7.6



2 Acre 10.5 cents of properties out of 3 Acre 10.5 cents of properties described in the schedule below, which is belonging to the Kaliyar Adoration Convent, who is one of the parties on the first part is included in the properties obtained by the above mentioned adoration convent as per Sale Deed No. 2633/1956 of Sub Registry Office Thodupuzha and Sale Deed No. 1672/1972 of Sub Registry Office, Karikode. The balance of 1 Acre of property is belonging to Adoration Convent Thodupuzha Town, who is one of the parties on the first part, which is obtained by Gift deed No. 2696/1969 of Sub Registry Office, Karikode and as such the above mentioned Adoration convent is enjoying the schedule property with all the absolute rights by having possession and by paying tax.

Whereas the lessors has offered for lease of the schedule properties to the lessee for the purpose of conducting a Public School by name "Jairani Public School Kaliyar" under CBSE syllabus for a period of 35 years from the 28<sup>th</sup> day of July 2005 for a lease amount of Rs. 1000/- (Rupees One Thousand only) (per year) and the lessee has accepted the offer and whereby the parties hereby covenants.

Sr. ROSILY Sr. Rosily

Sr. GEO VANI Sr. Geovani

Sr. BERTHA Sr. Bertha



No 2835 Rs. 100/-  
1-8-2006

Sr. Rosily D/o Varghese . Adoration con  
Kalayar.

Capacity

3 Sr. Bertha Sr. Berthas  
Residing at Niomala Bhuroo  
D/o Mathai Nuro Chodupuzhi.

verified by,

Sr Lucia ~~Silvia~~ D/o A P Thomas  
Adoration Convent Kalayar  
K. G. Sheela shul w/o Mathu, ChamaKelayil House  
House wife Arakulam.

1<sup>st</sup> day of August 2006  
Aby George  
Sub Registrar

Registered as Docf No 382 20 06  
in Volume No 482 of Book 1  
on pages 175 to 177 Sheets  
... 6 Sheet 2 day of August  
2006 Sub Registrar  
Aby George  
Sub Registrar



1. *The period of lease shall be 35 years from the date of 28<sup>th</sup> day of July 2005.*
2. *The lease amount mutually agreed between the parties shall be Rs. 35,000/- and it will be paid to the lessors by the lessee at 35 equal yearly installments of Rs. 1,000 (Rupees one thousand only) (per year) out of which Rs. 600/- will be given to Adoration Convent, Kaliyar and Rs. 400/- will be given to Thodupuzha Town Adoration Convent for which separate receipts have to be obtained by the lessee from the respective parties before the second day of March of every year.*
3. *The lessee is hereby authorised to have possession of the properties schedule hereunder for a period of 35 years from the date of 28<sup>th</sup> day of July 2005.*

*Sr. ROSILY* Sr. Rosily

*Sr. GEO VANI* Sr. Geo

*Sr. BERTHA* Sr. Berthasnas



No. 2886      Rs. 100/-

1.8.2006

Sos. Rosiley  
Kaliyara.

Sho Varghese. Adoration com

*Capacity*

N. S. ...  
VENDOR ...

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SUB. ...





4. *The lessee undertake the release of the properties scheduled hereunder by a registered release deed at the time when lease period of 35 years is over without raising any claims or ownership over the properties.*
5. *If the installments of the lease amount has not been paid to the lessors by the lessee within the prescribed time, the lessors have all the powers and authority to get back the properties in possession by the help of legal action with cost and damages.*
6. *Yearly lease amount is fixed as Rs. 1000/- (Rupees One thousand only). The lessee shall permit the lessors or its duly authorised agent to enter the properties at all covenant times.*

Sr. ROSILY Sr. Rosily

Sr. GEO VANI Sr. Geo Vani

Sr. BERTHA Sr. Bertha



No. 2837 Rs. 100/-

1.8.2006

Sr. Rosiley  
Kaliyam

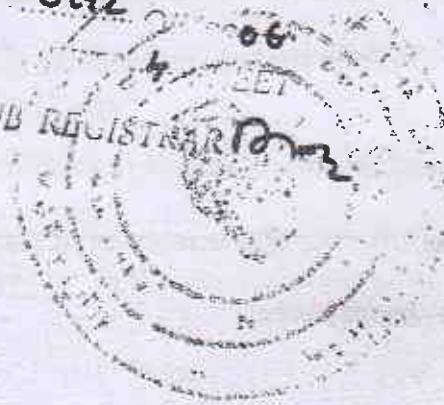
D/o Varghese. Adoration come

*Gopinath*

N. P. GOPINATHAN NAIR  
MADRAS, THODUPUZHA

DOCUMENT N. 3192  
OF BOOK 6

SUB REGISTRAR



**SCHEDULE**

District	Sub District	Taluk	Firka	Village	Kara	Temure	Panchayat	Survey No.	Hectre	Are	Sq. Metre	Description of Property	East	South	West	North
Idukki	Karikode	Thodupuzha	Karimannoor	Vannapuram	Kaliyar	Sarkarpatom	Vannapuram	1463/1	0	61	40	1 Acre equivalent to 40.47 Ares of land on the eastern portion of 1 Acre 50 cents obtained by the above mentioned Thodupuzha Town Adoration Convent as per the above mentioned deed No. 2696/1969, in survey No. 1463/1/1, which is adjacent to the above mentioned property having an extent of 1 Acre 53 cents equivalent to 61 Are 91 sq. meters which is on the	Thodupuzha - Kaliyar - Kakkadassery Road, Property belonging to Moideu, Kuniyil, John Thoppil Thomas Arppathanathu	Kaliyar River, Property belonging to Moideu, Kuniyil, John Thoppil Thomas Arppathanathu	Property belonging to John Thoppil and the remaining property of Lessors	Property belonging to Thomas Arppathanathu and remaining
							1463/1/26	0	23	27						
							1463/1	0		47						

eastern portion of the remaining property after deducting 1 Acre 50 cents on the southern portion of 3 Acre 10.5 cents obtained by the above mentioned Kaliyar Adoration Convent as per the above mentioned deed no. 2633/1956 in Survey No. 1463/1 and 57.5 cents equivalent to 23 Ares 27 sq. meters of land in Survey No. 1463/1/26, which is on the eastern portion of 1 Acre 36 cents of land, obtained by the Adoration Convent Kaliyar as per the above mentioned deed no. 1672/1972. The property mentioned in the above said survey No. 1463/1/1 is included in 60 Ares 70 Sq. meters in sub division No. 1463/1/2/42 as per the Thundaper Register and property mentioned in Survey No. 1463/1 is included in 71 Ares 62 sq. meters, having sub division No. 1463/1/4/42.

Sr. ROSILY *Sr. Rosily*

Sr. GEO VANI *Sr. Geo Vani*

Sr. BERTHA *Sr. Bertha*

DOCUMENT No. 3192 of 1966  
OF BOOK I 6 VIII 5

SUB REGISTRAR



Signed by

Lessors: (1) ADORATION CONVENT KALIYAR (Kaliyar Aradhana Madom)

represented by its Mother Superior Sr. ROSILY Sr. Rosily

(2) ADORATION CONVENT THODUPUZHA TOWN (Thodupuzha town Aradhana

Madom) represented by its Mother Superior Sr. GEOVANI Sr. Geovani

Lessee: JAIRANI EDUCATIONAL TRUST represented by its President Sr. BERTHA Sr. Bertha

Witness:

1. N.P. Gopinathan Nair, S/o. Padmanabhan Nair, Vaisakh, Kappu Kara Gopinath

2. A.S. Sasi, S/o Sivasankaran Nair, Anikkottil House, Kaloor Kara Sasi

Prepared by IDA 118, K.G. Sheela, W/o. Madhusoodanan Nair, Chamakkalayil House, Arakkulam sheela

Printed

Corrections: Nil

Sr. ROSILY Sr. Rosily

Sr. GEOVANI Sr. Geovani

Sr. BERTHA Sr. Bertha



True Copy

Sally George

PRINCIPAL  
JAI RANI PUBLIC SCHOOL  
KALIYAR, IDUKKI (Dist.)  
KERALA - 685 607

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DOCUMENT 3192 of  
OF BOOK I 6 FILE 6

SUB REGISTRAR *[Signature]*

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