

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

കേരളം KERALA

03AA 033266

No 245/05

This Deed of Lease is executed on 28-2-2005 (Twenty eighth day of February, Two Thousand and Five) between (1) J. Vincent son of Johannan, aged 52 (Fifty Two) years, residing at Karthika, Cheerivila, Kozhivoor Desam, Kanjerankulam village, Thiruvananthapuram District, of the First part (hereinafter called as the land lord) AND (2) Mount Carmel Educational Society, represented by its President, J. Vincent son of Johannan

Corrections & Scorings Nil ✓



No. 945
16-7-2007

ചിങ്ങം

മുഖ്യമന്ത്രി

കാബിനറ്റ് കമ്മിറ്റി അംഗം
ശ്രീ. രാമ. രാമൻ

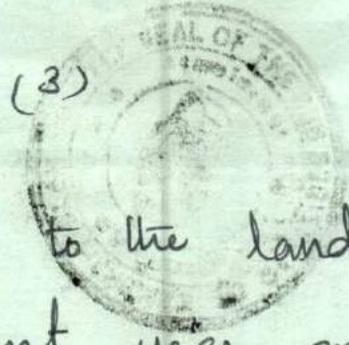
20/07/07

Handwritten text, likely a letter or official communication, written in Malayalam script. The text is somewhat faint and difficult to read due to the quality of the scan and the handwriting. It appears to be a formal document, possibly related to the date and the name of the official mentioned above.



(8)

ages 52 (Fifty Two) years, residing at Karthika, Cheer-
nivila, Kazhivoor Desam, Kanjiramkulam village, Tho-
ruvananthapuram District, of the second part (herein
after called as the tenant) WHEREAS the landlord
is the absolute owner in possession of 3 acres,
and two and a half cents and school buildings
therein, specifically, described in the schedule here-
under (here in after referred to as the said property
and building, and WHEREAS the tenant has requested
the landlord to let the said property and school build-
ing for its management and for getting affiliation
from the government, and the landlord has accepted
the same, J. Vincent (signed) page - 2 - Now this deed
WITNESSES as follows: 1. In pursuance of the said
agreement and in consideration of the payment
of a security advance of Rs/2000 (Two Thousand)
being an amount equal to one year's rent and



(3)
by the tenant to the landlord on the first day of every subsequent year and of the covenants and conditions here in after contained, the landlord here by let the said building and property to the tenant for the management of said school for a term of 30 years from the date hereof. 2. The tenant hereby pays to the landlord Rs/2000 (Two Thousand) as one year's advance of rent and shall continue to pay the rent and electric charges in respect of the said building, regularly without any delay ⁽¹⁾ ~~(of)~~ or default. 3. At all times during the term of the lease, the tenant shall keep and maintain the said building with all its fittings and fixtures in proper condition. 4. The tenant shall use the said building and property for the proper management of

(4)

shall not use the building so as destroy or reduce its value in any manner. 6. The tenant shall neither his right nor sublet the building or any part thereof to anybody without the previous written consent of the land lord. 7. At the expiry of the aforesaid period of 30 years or earlier by one month's notice on either side, the tenant shall vacate the building and deliver peaceful vacant possession of the same to the landlord in as good condition as it is on this day. 8. The tenant shall permit the land lord, his servants and agents, at all reasonable times, to enter into the building to inspect the conditions thereof and to point out any defects to be repaired. J. Vincent (Signed) — 3 — 9. If the tenant commits any breach of the conditions here in, the

(5)

land, who shall be entitled to recover all the arrears of rent if any and all damages for such breach and also to evict the tenant and recover possession of the said building. SCHEDULE 3 Acres and two and a half cents property including Mount Camel Residential School building bearing number KJP.VIII-723 and electricity consumer number KJM 167 and constructions therein and trees and everything in it, comprised in Block number 17 and Resurvey numbers 135-3, 135-16-1 and 135-16-2-1 (previous survey number-73-1A) of Kanjiramkulam Village. In witness whereof, the parties hereto have signed this deed on the date first above written in the presence of the following witnesses. J. Vincent (land lord) J. Vincent (Tenant for and on behalf of the said society) J. Vincent (signed) page - 4 - WITNESSES. I. N. Rajendran Nair

(b)

Poovar. P.O, 2. R. E. Jose Son of Retnayyan, Joy Bhavan,
Thirupuram. P.O. This document is prepared by
R. Suresh Kumar, Advocati, Neyyattinkana. Corrections
Nil J. Vincent (Signed) KERALA Rs 100 Mudra No.
13333 dt. 28-2-05. J. Vincent, Karthika, Kanjiram-
kulam vendor J. Noble Raj (Signed) KERALA Rs. 100
Mudra No. 1335 dt 28-2-05. J. Vincent Karthika,
Kanjiramkulam Rs 100/. Kanjiramkulam vendor
J. Noble Raj (Signed) KERALA Rs 100 Mudra No.
1334 dt 28-2-05 J. Vincent, Karthika, Kanjiramkulam
Rs 100/- Kanjiramkulam vendor J. Noble Raj (Signed)
KERALA Rs 20/- Mudra No. 13336 dt 28-2-05 J. Vincent
Karthika, Kanjiramkulam Rs 20/- Kanjiramkulam
Vendor J. Noble Raj (Signed) No. of Mudras 4 value
of Mudra Rs. Three hundred and Twenty only.
Type written. The copy of Endorsements and Certifi-
cate Presented in the office of Mr. Sub P. 1/1 -

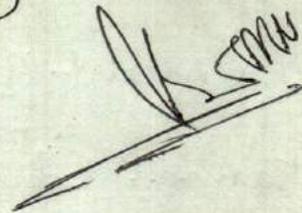
Process started: 16/4/07

Applied & searched: 16/4/07

Prepared & issued: 17/4/2007

S No 308/2007

C No 298/2007

A handwritten signature in black ink, appearing to be 'K. S. M.' with a stylized flourish underneath.