

1497  
2007

1

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CPIO Affiliation Branch  
CBE

Rectification Deed is made at Puthovelikara on this the  
31st July 2003 between Prasu S/o Neelakandan Namboodiri Aged 30  
Business Natiala Mana Puthenveli Kara, Puthovelikar village,  
Taluk Ernakulam District the Lessor the one part in the  
Deed of Lease registered at SRC Chendamangalam as per No.1173/2003  
and NSS Kerayogam, Puthovelikara represented by the President  
Sri.V.R. Pillai Aged 61 S/o Narayana Pillai, Sini Vihar, Secretary,  
N.G. Mohanan Aged 49, Business S/o Govindan Nair, Narroor House,  
Cashier, Bahulayan Aged 63, Business S/o Balakrishnan Nair,  
Puthuswery House, Puthovelikara, the Lessee of the other part  
in the above mentioned Deed of Lease. Whereas in the 6th line of  
the above mentioned Deed of Lease by mistake Mannam Memorial English  
Medium School is written instead of Mannam Memorial N.S.S. English  
Medium School, Puthovelikara. So that is the correction is to be  
done to that effect so this correction deed is being executed  
actually by the consent of the both parties.

Whereas all other including the Scheduled and conditions  
stipulated in the above mentioned Deed of Lease will stand unchanged.

Except the above said correction there are no other changes  
in the Executants, description of property on Lease, conditions,  
rent reserved, period etc. Lease deed No.1173 of volume 280 on pages  
131 to 136 form part of this Rectification Deed.

LESSOR: PHASU

*[Signature]*

LESSEE:

*[Signature]*

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

1. PRESIDENT: V.R. PILLAI

2. SECRETARY: N. G. MOHANAN

3. CASHIER : BAHULEYAN

For MM NSS EN SCHOOL

*[Signature]*  
Manager

Sujatha PA

Sujatha Sarikumar  
Manager

For MM NSS EN SCHOOL

*[Signature]*  
Principal

*[Signature]*  
Grangadevi M.G  
Principal

1497

2003

Presented before the Sub-Registrar Chandanangal  
and a copy of the document filed at 3.0 p.m on the  
1<sup>st</sup> day of August 2003

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PRASU. N. Prasu

residing at Nethalaimano, Son of Nalakandan  
Nambudiri Puthuvelikkara.

1<sup>st</sup> day of August 2003 P. B. Nayan Sub Registrar

Execution admitted by PRASU. Prasu

residing at Nethalaimano, Son of Nalakandan Nambudiri  
Puthuvelikkara.

For and by behalf N. S. Karagojan  
Puthuvelikkara

at president - V. R. Pillai V. R. Pillai  
S. Narayana Pillai, Sivivihar

Secretary N.G. Mohan - N.G. Mohan

residing at Narasimha, Son of Govindan Nair  
Bannars do -

Regd no 1497 2. 8th 1st rule

Section Officer (Non-Gazetted)  
Affiliation Branch  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi-110 092



Cashier B. Subramanian

Son of Balakrishnan Nair, Business

residing at Pullur Street, Puthur, Palakkad

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CPIO Affiliation Branch CBSE

15000/-  
Dated 22/08/03  
P. B. Ray

Komanparambil Ajala w/o. H. P. ...  
Document writer, Puthur Velikkara.

Registered 1st Aug 2003 P. B. Ray  
Subramanian

Registered as Document Number 1497 of 2003  
of Book 1 Volume 282. On pages 367 to  
368. This contains 2 sheets. 2nd sheet.

1st Aug of Aug 2003 P. B. Ray Subramanian

Returned to Ajala on 6/8/03. 2/8/02

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

Principals  
Gangadevi M. G.  
Principal

Sajathia P. Q.  
Sajathia Sankar  
Manager

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District	Sub Dist.	Taluk	Village	Muri	Panchayat	Sy.No.	Lotter	Are	Sq.metre	DESCRIPTION	East	South	West	North
Ernakulam	Cherdamangalam	Paravur	Alappad	Puthenvelikkara	Puthenvelikkara	340/2	12	14		The part and parcels of land comprised in Sy.No.340/2, -12 Are 14 sq.Mtr. 30 cents	Property of Padassery Gopalan	Property of Raman and N.S.S. School	Property of Thalikatti Raman and Naroor Valsala	Property of Madassery Sarcjam
						340/3	29	13		340/3 - 29 Are 13 sq.mtr 72 cents				
						340/4	49			340/4-8 Are 49 sq. mtr. 21 Cents 1 Total extent of the land 1 Acre 23 Cents in the above said property N.S.S English Medium School, situates.				

The land tax is paid by NSS Karayogam Puthenvelikkara. The above said properties now exclusively under the possession and enjoyment of NSS Karayogam Puthenvelikkara showing the above said details North Paravur Tahsildar has issued the possession certificate on 15.2.2000 bearing No.KDS 880/2000/D1

M. M. NSS EM SCHOOL  
Principal  
K. P. Purushan

SIGNED AND DELIVERED BY THE WITHIN NAMED LESSOR : PRASU  
SIGNED AND DELIVERED BY THE WITHIN NAMED LESSEE : PRESIDENT : V.R. PILLAI  
Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092  
SECRETARY : N. G. MOHANAN  
CASHIER : BANJILEYAN

in the presence of witness  
1. This document is prepared by licence holder No.EDA 69, K.P.Purushan Konnaamparsambil, Puthenvelikkara.  
2. K.A.AJALA, Konnaamparsambil, Puthenvelikkara  
This document is typewritten  
corrections and scorings:Nil

LESSOR: PRASU LESSOR: PRESIDENT V.R. PILLAI  
SECRETARY: N. G. MOHANAN  
CASHIER : BANJILEYAN

Sujatha PA  
Sujatha Sasi Kumar  
Gangadevi M-G  
Principal

M. M. NSS EM SCHOOL  
Principal

2

### Location Sketch

District	: Ernakulam	Survey No.	340/2	30 Cents
Taluk	: Paravur		340/3	72 Cents
Village	: Puthenvelikkara		340/4	21 Cents
			372/17	56 Cents
			372/17	30 Cents
Total			2 Acre 9 Cents	

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For MM NBS EM SCHOOL

*Gamban*  
Manager

For MM NBS EM SCHOOL

*Jessy Pambol*  
Principal

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Presidency, Delhi - 110 092

K016 - 1149/2002/B3

I certify that an extent of 2 acre and 9 cents is situated in the above Survey Nos. 340/2-30 cents, 340/3-72 cents, 340/4-21 cents, 372/17-56 cents and 372/17-30 cents of Puthenvelikkara Village, Paravur Taluk is lying adjacent each other and appears to be a single plot, out of the above 2 acres 9 cents, 86 cents (Survey No. 372/17) is lease land as per Docu. No. 749/2002 of SRO Chendalanganal for a term of 35 years commencing from 6/5/2002 and the remaining 1 acre 25 cents in SY No. 340/2-30 cents, 340/3-72 cents, 340/4-21 cents is lease land as per document No. 1173/2005 of SRO Chendalanganal for a term of 35 years commencing from 13/6/2003 and the Marman Municipal English Medium School, Puthenvelikkara, run by N.S.S. Karayogam, Puthenvelikkara is situated on this land.

This Certificate is issued for producing before the authorities of CBSE at Delhi for affiliation.  
Paravur.

04/08/2003.

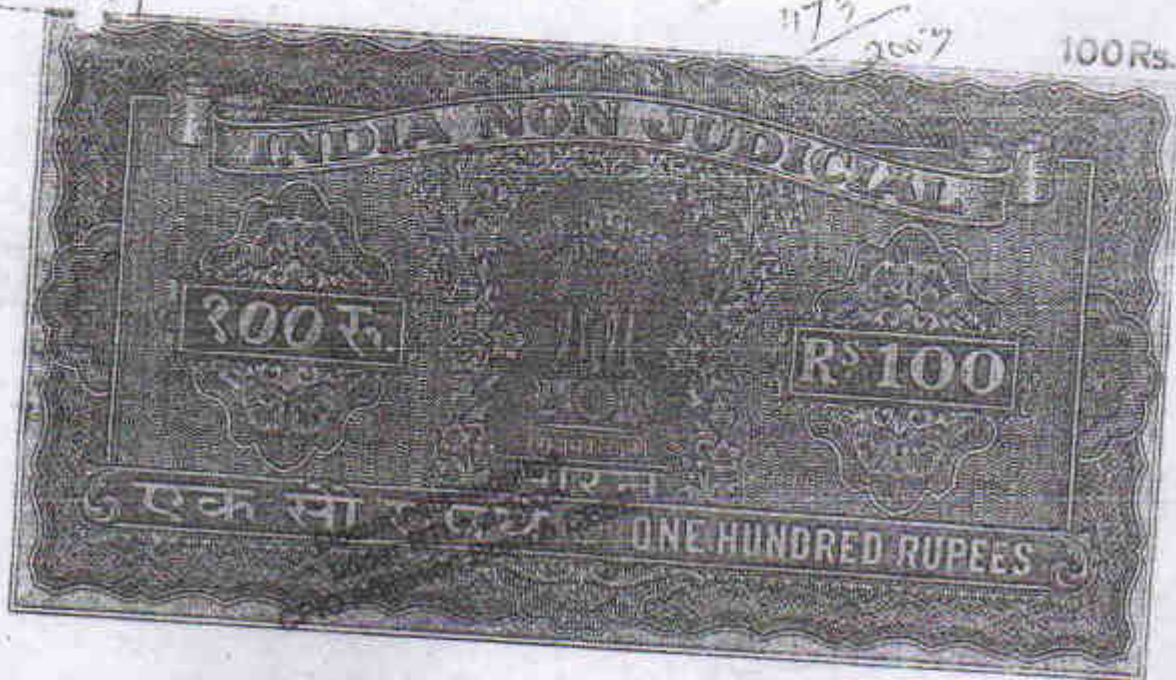


Talassilkar,  
Paravur

*A. Mahi*  
12/8  
Talassilkar

*Sujatha PA*  
*Sujatha Sasikumar*  
Manager

*Prust*  
*Cranganadevi M.G*  
Principal



DEED OF LEASE

THIS DEED OF LEASE IS MADE AT PUTHENVELIKKARA ON THIS THE 13th DAY OF JUNE TWO THOUSAND AND THREE BETWEEN PRASU, s/o NEELAKANDAN JAMBOODIRI aged 30, Business, Nattale Mana Puthenveli kara, Puthenvelikkara Village, Paravoor Taluk, Ernakulam District hereinafter called the 'Lessor' of the ONE PART and Mannam Memorial English Medium School, run by N.S.S. KARAYOGAM, Puthenvelikkara represented by the President Sri.V.R. Pillai aged 61, s/o Narayana Pillai, Sini Vihar, Secretary, N.G. Mohanan, aged 49, Business s/o Govindan Nair, Naroor House, Cashier, Bahulayan

LESSOR : PRASU

LESSEE:

1. PRESIDENT: V.R. PILLAI

2. SECRETARY: N.G. MOHANAN

3. CASHIER : BAHULEYAN

24.00 (250) (240)

Section Officer (Non-Budgetted)  
 (Affiliation Branch)  
 Central Board of Secondary Education  
 Shiksha Kendra, 2, Community Centre,  
 Preet Vihar, Delhi - 110 092



29 MAY 2003

..2

Sajada Sasilekshmi  
 Manager

Crangadevi. M.G.  
 Principal



Documents  
under RTI Act 2005  
CPIO Affiliation Branch Case

..2..

aged 63, Business 3/o Balakrishnan Nair, Puthussery house, Puthenvelikkara also hereinafter called the LESSEE of the OTHER PART.

WHEREAS the lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and premises described in the Schedule hereinafter written.

LESSOR: PRASU

LESSEE:

1. PRESIDENT : V.R. PILLAI

2. SECRETARY : I.G. MOHANAN

3. CASHIER : BAHULEYAN

..3

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 002



29 MAY 2003

Principal  
Gangadevi. M.G

Manager  
Sujatha Sasilanar



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..3..

THE Lessor has agreed to grant to the Lessee a lease in respect of the said land and premises for the purpose of Mairam Memorial English Medium School for a term of 35 years in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the term and conditions, covenants and agreements herein contained and on the part of the Lessee to be observed and performed the Lessor doth hereby demise unto the Lessee all that the said land and premises situated at Puthenvelikkara in the

LESSOR: PRASU LESSEE:

1. PRESIDENT: V.R.PILLAI

2. SECRETARY: N.G.MOHANAN

3. CASHIER : BAHULEYAN

..4

Section Officer (Non-Gazetted) (Affiliation Branch) Central Board of Secondary Education Shiksha Kendra, 2, Community Centre, Preet Vihar, Delhi - 110 092

- 3 JUN 2003

Prin.  
Gangadevi. M-G  
Principal

Sujatha P  
Sujatha Sureshwar  
Manager

No. 2369/3.6.2003/R5 109

N. S. S. Karayogam, Puthuvilkkattar.

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*[Signature]*

*[Small text, possibly a stamp or code]*

For and on behalf of N.S.S. Karayogam  
Puthuvilkkattar.

*V-R Pillai [Signature]*

residing at Simvihar  
Son of Narayana Pillai  
President Secretary Puthuvilkkattar



3

*N.G. B. [Signature]*

Secretary, residing at Navro House & Business d.



7

*[Signature]*

Cashier, residing at Puthuvilkkattar House.  
Son of Balakrishnan Nair d.



Registration no 1173 of Sec of Govt P  
9 Shah, 2nd Street

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

no. 2370/3.6.2003 / R.S. suj

M. S. S. Kanoyogam, Puthanvelilkeon 19.  
to be linked with Nos. 2368, 2369.

h. Anandakrishnan - Min

എ. ഐ. അനന്ദകൃഷ്ണൻ ഡി. പി. എസ്.  
കേരളം സ്റ്റേറ്റ് കമ്മ്യൂണിറ്റി  
എഡ്യൂക്കേഷൻ കമ്മീഷൻ

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CPIO Affiliation Branch CBSE

Kannanparambil Shanthi S. Puthanvelilkeon document writer  
Puthanvelilkeon

Salathy George Puthanvelilkeon Son of P

Kunjuvaran Puthanvelilkeon Puthanvelilkeon

Registered 13th day June 2003 P. O. Raju sub Registrar

Registered as no. 1173 of 2003

2 Book - I Volume 200 on page

131 to 136. 9 sheets - Third sheet

13th day of June 2003 P. B. Raju sub Registrar

The Book Puthanvelilkeon Kannanparambil Shanthi S. Puthanvelilkeon 19.6.2003

19/6



h.  
Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 062

Registration Sub District of Chendamangalam, Ernakulam District and described in the schedule hereunder written (herein referred to as "the demised Premises") To hold the demised Premises unto the lessee for a term of 35 years commencing from 5. 6.2003 as per the oral agreement. The said premises is under the possession of N.S.S. Karayogam for the last 20 years. Still the said premises is used by N.S.S. Karayogam for the above said purpose. But subject to the earlier determination of this demise hereinafter provided and yielding and paying therefore during the said terms the monthly ground rent of Rs. 50/- free and clear of all deductions and strictly in advance on or before the 5th day of each and every calendar month the 1st of such monthly ground rent shall be paid on the 5th day of July 2003 and subsequent rent to be paid on or before the 5th day of every succeeding month regularly.

2. The Lessee hereby for himself his heirs, executors, administrators and assigns and to the intent that the obligation herein contained shall continue throughout the term hereby created covenants with the Lessor as follows:

a) To pay the ground rent hereby reserved on the days and in the manner aforesaid clear of all deductions. The 1st of such monthly rent as herein before provided shall be paid on the 5th day of July 2003 and the subsequent

LESSOR: PRASU  
 Section Officer (Non-Government)  
 (Affiliation Branch)  
 Central Board of Secondary Education  
 Shiksha Kendra, 2, Community Centre,  
 Preet Vihar, Delhi - 110 092

LESSEE:  
 1. PRESIDENT : V.R.PILLAI  
 2. SECRETARY : N.G.MOHANAN  
 3. CASHIER: BAHULEYAN

*Principa*  
 Gangadevi. M-G  
 Principal

*Manager*  
 Sujatha Sasikumar  
 Manager

rent shall be paid on the 5th day of every succeeding month regularly and if the ground rent is not paid on the due dates the Lessee shall pay interest thereon at the rate of 12% per annum from the due date till payment, though the payment of interest shall not entitled the Lessee to make default in payment of rent on due dates.

b) To bear pay under RTI Act 2005, rates, taxes, and assessment duties cess and impositions, outgoings and burdens whatsoever which may at any time or from time to time during the terms hereby created by imposed or charged upon the demised land.

c) The Lessee shall be at liberty to put up any additional structures or buildings on the demised premises in accordance with the plans approved by the authorities at any time or from time to time during the subsistence of the terms hereby created.

d) Not to sell or dispose of any earth, gravel or sand from the demised land and not to excavate the same except so far as may be necessary for the execution of construction work.

e) To use or permit to be used the buildings and structures to be constructed on the demised premises or any all lawful purposes as may be permitted by the authorities from time to time.

LESSOR: PRASU

LESSEE:

1. PRESIDENT : V.R.PILLAY

2. SECRETARY : N.G.MOHANAN

3. CASHIER : RAHULEYAN

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

Syadha S.S.

Syadha Sasitkumar

Manager

Appt.

Grangadevi.M.G

Principal

3. The Lessor doth hereby covenant with the Lessee that:

a) The Lessor, now has in himselfes good right full power and absolute authority to demise unto the Lessee the demised premises.

b) That on the Lessee paying the said monthly ground rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on his part to be observed and performed shall and may peaceably and quietly hold, possess and enjoy the demised premises.

4. It is hereby agreed and declared that these presents are granted on the express conditions that if the said monthly ground rent or any part thereof payable in the manner herein before mentioned shall be in arrears for the space of three months after the same shall have become due and payable on any of the said days wherein the same ought to be paid as aforesaid whether the same shall or shall not be legally demanded or if any of the covenants and stipulations herein contained and on the part of the lessee to be observed or performed shall not be so observed and performed by the lessee or if the Lessee shall raise an objection to the amount of the monthly ground rent hereby fixed for any reason while so ever then and in such

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Gangadevi. M.G.  
Principal

Sujatha R.C.  
Sujatha Sajil Kumar  
Manager

LESSOR: PRASU



LESSEE:

1. PRESIDENT : V.R.PILLAI

2. SECRETARY: N.G.MOHANAN

3. CASHIER: BAHULEYAN



Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Pratap Vihar, Delhi - 110 092

event if shall be lawful for the Lessor or any person or persons duly authorised by them in that behalf at any time hereafter to enter into and upon the land and premises and the building to be constructed thereon or any part or parts thereof in the name of the all and the same to have possess and enjoy and thereupon this demise shall absolutely determine but without prejudice to the right of action of the Lessor in respect of any breach of any of the covenants by the Lessee herein contained PROVIDED ALWAYS that no reentry shall be made under the foregoing power for breach of the covenants and stipulations herein contain and on the part of the Lessee to be observed and performed (save and except the covenant for payment of rent) unless the Lessor shall have given to the Lessee a notice in writing specifying the covenants and conditions or stipulations which require to be complied with or carried out and the Lessee shall have failed to comply with or carryout the same within one month from the date of receipt of such notice.

5. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS

a. On the expiration of the term of the lease created or earlier determination of the lease hereof all the buildings and structures standing on the demised land shall automatically vest in the Lessor without payment of any compensation therefore by the Lessor to the Lessee.

LESSOR: PRASU

LESSEE:

1. PRESIDENT : V.R.PILLAI
2. SECRETARY : N.G.MOHANAN
3. CASHIER : BAHULEYAN

*Prasu*  
*Prangadevi. M.G.*  
*Principal*

*Sujatha. P.A.*  
*Sujatha Sasikumar*  
*Manager*

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 CPIO Anil Kumar Singh CBSE

Section 108(1)(Non-Government)  
 Affiliation to  
 Central Board of Secondary Education  
 Kendra, Delhi - 110002

..8..

b) The Lessee shall not be entitled without obtaining in writing the permission of the Lessor to assign, mortgage sublet or otherwise part with possession of the demised premises or any of them or any part thereof and the buildings and structure standing thereon though such permission shall not be unreasonably withheld.

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IN WITNESS WHEREOF the Lessor and Lessee have put their respective hands on this ~~document~~ hereof on the day and year first herein above written.

The lessor and lessees residing at Puthenvelikkara.

LESSOR: PRASU

LESSEE:

1. PRESIDENT : V.R.PILLAY

2. SECRETARY : N.G.MOHAN

3. CASHIER : BAHULEYAN

*Prin*  
Principals  
Gangadevi M.G

*SA*  
Manager  
Sujatha Sasitamma

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

..9

District  
Sub Dist  
Taluk  
Pirka  
Village  
Muri  
Panchayat  
Sy.No  
Letter  
Are  
Sq.metre

DESCRIPTION

East  
South  
West  
North

Emakulam  
Chendamangalam  
Paravur  
Alangad  
Puthenvelikkara  
Puthenveli  
Puthenvelikkara  
340/3  
340/2  
340/4

12  
14  
29  
13  
6  
49

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Affiliation Branch CBSE  
Part and parcels of land comprised in Sy.No. 340/2, -12 Are 14 sq.Mtr. 30 cents  
340/3 -29 Are 13 sq.mtr 72 cents  
340/4 -8 Are 49 sq.mtr. 21 Cents  
Total extent of the land 1 Acre 23 Cents in the above said property N.S.S English Medium School, situates.

Property of Padassery Gopalan  
Property of Raman and S.S. School  
Property of Theikattil Raman and Naroor Valsala  
Property of Madassery Surojem

The land tax is paid by NSS Karayogam Puthenvelikkara. The above said properties now exclusively under the possession and enjoyment of NSS Karayogam Puthenvelikkara showing the above said details North Paravur Tahsildar has issued the possession certificate on 15.2.2000 bearing No.KDS 890/2000/D1

SIGNED AND DELIVERED BY THE WITHIN NAMED : LESSOR : PRASU

SIGNED AND DELIVERED BY THE WITHIN NAMED

Lessee: PRESIDENT V.R.PILLAI  
SECRETARY N.G.MOHAN  
CASHIER BAHULEYAN

In the presence of witness  
This document is prepared by Licence holder No. EDA 69, K.P.Purushan Koonampambil, Puthenvelikkara.

2. K.A.AJALA, Koonampambil, Puthenvelikkara  
This document is typewritten  
Corrections and scorings: Nil

LESSOR: PRASU

LESSEE: PRESIDENT V.R.PILLAI  
SECRETARY N.G.MOHAN  
CASHIER BAHULEYAN

Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra, 2, Community Centre,  
Preet Vihar, Delhi - 110 092

Sujatha P.A

Sujatha Sairam  
Manager

Princy  
Chandrasekhar, M.G.  
Principal

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CPIO Affiliation Branch CBSE

1. Name of the institution  
2. Address of the institution  
3. Name of the person in charge  
4. Date of establishment  
5. Details of the facilities  
6. Details of the staff  
7. Details of the students  
8. Details of the fees  
9. Details of the examination  
10. Details of the results

1. Name of the institution  
2. Address of the institution  
3. Name of the person in charge  
4. Date of establishment  
5. Details of the facilities  
6. Details of the staff  
7. Details of the students  
8. Details of the fees  
9. Details of the examination  
10. Details of the results

Registered as Document



Section Officer (Non-Gazetted)  
(Affiliation Branch)  
Central Board of Secondary Education  
Shiksha Kendra-2, Community Education  
Pragati Vihar, Delhi - 110 092

*[Handwritten signatures and initials]*

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

കേരളം കേരള KERALA

CE 396068

- 1. ഒറ്റത്തവണയ്ക്കുള്ള അപേക്ഷ നമ്പർ : 3565/22
- 2. കോപ്പി അപേക്ഷ നമ്പർ : 454/22
- 3. കോപ്പി നമ്പർ : Praethi
- 4. അപേക്ഷകന്റെ പേര് : 12/8/22
- 5. അപേക്ഷ സമർപ്പിച്ച തീയതി : 17/8/22
- 6. പകർപ്പ് തയ്യാറായ തീയതി
- 7. പകർപ്പ് നൽകിയ തീയതി



1123/2022  
THIS DEED OF LEASE IS MADE AT PUTHUVELIKKARA ON THIS THE 17<sup>th</sup> DAY OF JUNE TWO THOUSAND AND THREE BETWEEN PRASU, S/O SEELAKANDAN NAMBOODIRI aged 30, Business, Mattala Mana, Puthuvelikara Puthuvelikara Village, Paravoor Taluk, Ernakulam District hereinafter called the 'Lessor' of the ONE PART and Mannam Memorial English Medium School, run by N.S.S. KARAYOGAM, Puthuv...

Corrections Nil ✓

Sujatha PA

Principal

Sujatha Sasikumar  
Manager

No: 8356 Date: 07.06.2022 Value Rs: 50/-

Sold To: (പ്രിൻസിപ്പൽ, മമ്മൻ മെമ്മോറിയൽ എം.എം.എസ്. സ്കൂൾ)



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likkara represented by the President Sri.V.R.Pillai aged 61, S/o Narayana Pillai, Sini Vihar Secretary. I.G. Mohanan, aged 49, Business S/o Govindar Nair, Naroor House, Cashier, Bahuley LESSOR PRASU Sd/- LESSEE; 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETARY N.G.MOHANAN Sd/- 3. CASHIER BAHULEYAN Sd/-.....2/---aged 63, Business S/o Balakrishnan Nair, Puthussery house, Puthenvelikkara also hereinafter called the LESSEE of the OTHER PART. WHEREAS the lessors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and premises described in the Schedule hereinafter written. LESSOR PRASU Sd/- LESSEE 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETARY I.G.MOHANAN Sd/- 3. CASHIER BAHULEYAN Sd/-...3/- THE Lessor have agreed to grant to the Lessee a lease in respect of the said land and premises for the purpose of Mannam Memorial English Medium School for a term of 35 years in the manner hereinafter appearing. NOW THIS DEED WITNESSETH AS FOLLOWS: 1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the term and conditions, covenants and agreements herein contained and on the part Lessee to be observed and performed the Lessors doth hereby demise unto the Lessee all that the said land and premises situated at Puthenvelikkara in the LESSOR: PRASU Sd/- LESSEES: 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETARY I.G. MOHANAN Sd/- CASHIER : BAHULEYAN Sd/- ...4/---Registration Sub District of Chandamangalam, Emakulam District and described in the schedule hereunder written (hereinafter for the brevity's sake referred to as "the demised premises") To hold the demised Premises unto the lessee for a term of 35 years commencing from 5.6.2003 as per the oral agreement. The said premises is under the possession of N.S.S. Karayogam for the last 20 years. Still the said premises is used by J.S.S Karayogam for the above said purpose, But subject to the earlier determination of this demise hereinafter provided and yielding and paying therefore during the said terms the monthly ground rent of Rs. 50/- free and clear of all deductions and strictly in advance on or before the 5th day of each and every calendar month the 1st of such monthly ground rent shall be paid on the 5th day of <sup>1st of July</sup> 2003 and subsequent rent to be paid on or before the 5th day of every succeeding month regularly. 2. The lessee hereby for himself his heirs, executors, administrators and

Corrections Nil

Grangadevi. M.G.  
Principal

Sujatha PA  
Sujatha Sasilkumar  
Manager

assigns and to the intent that the obligation herein contained shall continue throughout the term hereby created covenants with the Lessor as follows: a) To pay the ground rent hereby reserved on the days and in the manner aforesaid clear of all deductions. The 1st of such monthly rent as herein before provided shall be paid on the 5th day of <sup>(10/10/2003)</sup> ~~June~~ 2003 and the subsequent LESSOR: PRASU Sd/- LESSEE: 1. President V.R. PILLAI Sd/- 2. SECRETARY I.G. MOHUN Sd/- 3. CASHIER SAHULEYAN Sd/- .....5/-----rent shall be paid on the 5th day of every succeeding month regularly and if the ground rent is not paid on the due dates the Lessee shall pay interest thereon at the rate of 12% per annum from the due date till payment, though the payment of interest shall not entitled the Lessee to make default in payment of rent on due dates. b) To bear pay and discharge the existing and future rates, taxes and assessment duties cess and impositions, outgoings and burdens whatsoever which may at any time or from time to time during the terms hereby created by imposed or charged upon the demised land. c) The Lessee shall be at liberty to put up any additional structures or buildings on the demised premises in accordance with the plans approved by the authorities at any time or from time to time during the subsistence of the terms hereby created. d) Not to sell or dispose of any earth, gravel or sand from the demised land and not to excavate the same except so far as may be necessary for the execution of construction work. e) To use or permit to be used the buildings and structures to be constructed to the demised premises or any all lawful purposes as may be permitted by the authorities from time to time. LESSOR: PRASU Sd/- LESSEE: 1. PRESIDENT: V.R. PILLAI Sd/- 2. SECRETARY I.G. MOHUN Sd/- 3. CASHIER SAHULEYAN Sd/- .....6/----- 3. The Lessors doth hereby covenant with the Lessee that a) The Lessor <sup>(12)</sup> ~~now have in themselves~~ <sup>has in himself</sup> good right full power and absolute authority to demise unto the Lessee the demised premises. b) That on the Lessee paying the said monthly ground rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on his part to be observed and performed shall and may peacefully and quietly hold, possess and enjoy the demised premises. 4. It is hereby agreed and declared that these premises are granted on the express conditions that if the said monthly ground rent or any part thereof payable in the manner herein before mentioned shall be in arrears for the space of three months after the same shall have become due and payable on any of the said days wherein the same ought to be paid as aforesaid whether the same shall or shall not be legally demanded or if any of the covenants and stipulations herein contained and on the part of

Sujatha P.O.  
Sujatha Sasil Kumar  
Manager

Prinze  
Gangadevi. M.G  
Principal

Handwritten initials and stamp in the top right corner.

... to be observed or performed shall not be so observed and performed by the lessee or the lessee shall raise an objection to the amount of the monthly ground rent hereby fixed for any reason while so ever that and in such Lessor: Prasu Sd/- LESSEE 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETAR 4.B. MOHAMM Sd/- 3. CASHIER BAHULEYAN Sd/- 7/--event if shall be lawful for the Lessor or any person or persons duly authorized by them in that behalf at any time here after to enter into and upon the land and premises and the building to be constructed thereon or any part or parts thereof in the name of the all and the same go have possess and enjoy the thereupon their demise shall absolutely determine but without prejudice to the right of action of the Lessor, in respect of any breach of any of the covenants by the Lessee herein contained PROVIDED ALWAYS THAT no remedy shall be made under the foregoing power for breach of the covenants and stipulations herein contain and on the part of the Lessee to be observed and performed (save and except the covenant for payment of rent unless and until the lessor shall have given to the Lessee a notice in writing specifying the covenants and conditions or stipulation which require to be complied with or carried out and the Lessee shall have failed to comply with or carryout the same within one month from the date of receipt of such notice. 5. <sup>15/11</sup> IT IS HEREBY EXPRESSLY AGREED AND

DECLARED BETWEEN THE PARTIES AS FOLLOWS: a. on the expiration of the term hereby created or earlier determination under the provisions hereof all the buildings and <sup>15/11</sup> standing on the demised land shall automatically vest in the lessor without payment of any compensation therefore by the Lessor to the Lessee ; LESSOR <sup>15/11</sup> PRASU Sd/- LESSEE 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETARY 4.G.MOHAMM Sd/- 3. CASHIER BAHULEYAN Sd/- The Lessee shall not be entitled without obtaining in writing the permission of the Lessor to assign, mortgage sublet or otherwise part with possession of the demised premises or any of them or any part thereof and buildings and structure standing thereon though such permission shall not be unreasonably withheld. IN WITNESS WHEREOF Lessor and Lessee have put their respective hands <sup>22/11</sup> (on this document) (22/11) on the day and year first herein above written.

The Lessor and lessee residing at Puthenvelikkara, LESSOR PRASU Sd/- LESSEE 1. PRESIDENT V.R.PILLAI Sd/- 2. SECRETARY N.G.MOHAMM Sd/- 3. CASHIER BAHULEYAN Sd/--

District	Sub District	Taluk	Village	Muni.	Panchayat	Ty. No.	Location	Area	Sq. Meters	East	South	West	North

Opungs  
 Gramadevi M.G  
 principal  
 Corraclina 111 1

Sujatha PA  
 Sujatha Sasikumar  
 Manager





~~2003~~ ~~Volume 282~~ ~~(30)~~  
 2003 ~~Volume 282~~ pages from 131 to 136. Signed by  
 the 13th day of August 2003 P.B. Raju Sub Registrar  
 in the document Correction and scoring etc with  
 Serials like Copy Scorings. (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17)  
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 Hendamangal Gopal Raju, Nishan Das P.P. Clerk no 515  
 in copy and kindred of the Beliyasulhu Thala etc for  
 marks compare day. I examine Nishan Das P.P. Clerk with  
 P.B. Raju  
 Sub Registrar

Return to kumaraswami Anithad m. 19. 6. 2003 ✓

~~Not: 2003 1100 27 27 July 2003 at 11.30 AM. 2821 2111 367~~  
~~Handwritten text and numbers~~

This document is testified by Document Number 1497 of 2003 of Book  
 1 Volume 282 as pages 367 to 368. 1st day of August 2003 Sub Registrar  
 P.B. Raju

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 Compared by  
 D. Chem...

Suamini C. Meesan Clerk Setan  
 Pelly P. S. S. S. P. S.  
 Suamini C. Meesan Clerk Setan



Sujatha P.A  
 Sujatha Sajikumar  
 Manager

Princip  
 Gangadevi. M. G  
 Principal

*[Handwritten Signature]*

SUB REGISTRAR  
 HENDAMANGALAN