

1112/2018



தமிழ்நாடு தமிழ்நாடு TAMILNADU

A 441314

A. கிள்கொண்டன்
S.R.O. ஸ்டாம்பு
L. No. 24/52
பொருளிடம் : 12-85
தேதி : 1.2.18

CARMEL JYOTHI Cmi Public SCHOOL
POLLACHI



LEASE DEED

DEED OF LEASE made on this **1st** day of **February 2018** between Little Flower Education Society Coimbatore (**PAN AAATL1342E**) represented by **Father.Joy Kolengadan CMI** S/o.Augustin, residing at 10/NA Preshitha Province, Maruthamalai Road, Kalveerampalayam, Coimbatore North, Coimbatore, Bharathiya University, Tamil Nadu-641046 (**Aadhaar No.9483 0920 6061**) (**Mobile No.9442010822**) herein after called as **lessor** and "**CARMEL JYOTHI CMI EDUCATIONAL AND CHARTIABLE TRUST**" running (Carmel Jothi CMI Public School) Udumalai Road, Unjavelampatty, Pollachi-03 (**PAN AABTC6520A**) represented by **Father. Sabu Pallai** S/o.Jose, residing at St.Thomas Ashram, Kannaamedu, Kozhinjampara, Vallyavallampathy, Chittur, Palakkad,

LESSOR

LESSEE

[Signature]

[Signature]



[Signature]
CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003,

[Signature]
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

AF 056787

CARMEL JYOTHI CMI Public SCHOOL
POLLACHI

A. கி. சிவசுப்பிரமணியன்
S.R.O. சட்டமன்றக் கட்டிடம்
L. No : 24/92
பொள்ளாச்சி (தமிழ்நாடு)
எண் : 1290
தேதி : 1.2.18



-2-

Kerala-67855 (Aadhaar No.9483 0920 6061) (Mobile No.8903310069) herein after called as **Lessee**, which expression unless repugnant to the context or meaning thereof will include its successors assigns, nominees.

Whereas the Lessor is the owner of land and building located at Solapalayam Village and Unjavelampatty Village on the Udumalpet Road, Pollachi as described in the schedule hereunder, and sketch attached

LESSOR

[Signature]

LESSEE

[Signature]

[Signature]
CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



[Signature]
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

AF 056788

CARMEL JYOTHI CMI Public SCHOOL
POLLACHI

A. கிருஷ்ணசாமி
S.R.O. ஸ்டாம்பு : சென்னை
L. No - 24/9
சென்னை (தமிழ்நாடு)
வண் : 1291
தேதி : 1.2.18



-3-

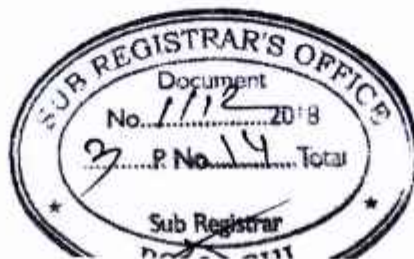
Whereas the Lessee is desirous of taking the aforesaid premises on lease for running the school and on the terms and conditions mutually agreed upon, and

Whereas the parties have decided to reduce into writing the terms and conditions of such an arrangement.

LESSOR

[Signature]

CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



LESSEE

[Signature]

PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

தமிழ்நாடு TAMILNADU

AF 056789

CARMEL JYOTHI Cmi Public School

POLLACHI



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NOW IT IS AGREED AND DECLARED

1. That the lessor has agreed to let and the lessee has agreed to take on lease the below mentioned premises. The said lease is to commence from 01.04.2017 and shall be for the duration of Fifty years from the said date.

2. That the lessee has undertaken to pay a sum of Rs.10,000/- as rent per annum to the lessor on or before the 31st day of March every year.

LESSOR

LESSEE



babupallan



தமிழ்நாடு தமி்லநாடு TAMILNADU

Y 390968

A. கிருஷ்ணராஜ்
S.R.O. ஸ்டாம்பு வெண்டர்
L.No. 24/92
பொள்ளாச்சி (தமிழ்நாடு)
எண் : 1293
தேதி : 1.2.18

CARMEL JYOTHI Cmi Public School
POLLACHI



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3. The lessee shall keep the premises in good repair and shall deliver vacant possession thereof to the lessor on termination of the aforementioned period of the lease or in case the lessor gives or delivers a notice of three months to the lessee to vacate the premises; the lessee may also redeliver the possession of the premises to the lessor earlier than the date fixed for the termination of this lease, provided they give a notice to the lessor intimating intention to vacate the premises on the expiry of the period mentioned in the notice.

LESSOR

[Signature]

[Signature]
CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.



LESSEE

[Signature]

[Signature]
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

BR 263522

A. கிருஷ்ணசாமி
S.R.O. கல்வாண்டி வெள்ளாட்சி
L. No : 24/92
பொள்ளாச்சி (தமிழ்நாடு)
தேதி : 12/4
கேள்வி : 1.2.18

CARMEL JYOTHI Cmi Public School
POLLACHI

-6-

4. The lessee shall not be entitled to sub-let the premises to any other person except with the written consent of the lessor previously obtained.

5. In case lessee holds over or does not deliver possession of the premises on the expiry of the period fixed in this lease or on determination of the tenancy as provided above, shall continue to be liable for payment of the rent proportionately for the period if the lessee so remains possession or deprives or prevents the lessor from taking vacant possession of the said premises.

LESSOR


CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.



LESSEE



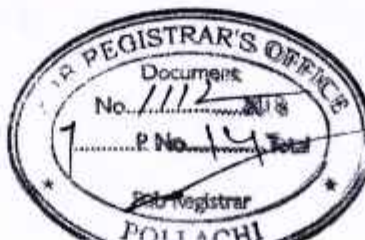
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.

6. The lessor shall have the premises white-washed and affect the repair, if any, and shall be entitled to inspect the premises at all reasonable times. The lessee shall keep all the fixtures and electric fittings, water connection in good running condition and shall pay all charges, duties, taxes, that may, in law, be payable by him or imposed in respect of the said premises or which lessor is not necessarily bound to pay.
7. The lessee is permitted by the lessor to use the premises for running a school by constructing buildings in addition to existing ones and it shall be the responsibility of the Lessee to obtain permission for such and approval of the authorities involved. The lessor shall not have objections to such a business being carried on in the premises.
8. The lessee hereby indemnifies the lessor against any loss that may be caused on account of the nature of their business and undertakes to cover adequate insurance etc for the premises and undertakes to take all such precautions as are provided by the relevant rules and in the normal course of business.
9. The lessor acknowledges a sum of Rs.10,000/- has been paid by the lessee as rent advance and undertakes to refund the same on the termination of the lease.
10. The period of lease may be extended on such terms and conditions as may be agreed upon between the parties involved.
11. The lease of the land & building shall not at no point of time create any ownership rights in future to the lessee and ownership of the land shall always remain with the lessor.

LESSOR

J. Jayarajugadani

[Signature]
CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003,



LESSEE

Abubakkar

10/5/17
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.

12. The Lessor and Lessee agree to abide by the arbitrations in case of any dispute.

SCHEDULE OF PROPERTY

Revenue District : COIMBATORE

Registration District : COIMBATORE

Sub Registration District : POLLACHI

All those pieces of lands and buildings comprised in Survey Nos.239/1A2 and 239/2 in Unjavelampatty Village, Total area 7930sq. mt.

All those pieces of lands and buildings comprised in Survey Nos.28/A and 29/A2B in Solapalayam Village Aggregate area of 6260 sq. mt.

Total Area leased out is 14190 sq.m (3.51 Acre)

In confirmations thereof the Lessor and Lessee have signed this document on the date, day month and year above mentioned.

LESSOR

[Signature]

LESSEE

[Signature]

Witnessess:-----

1) *[Signature]*

**Boby T Chacko, S/o.Chacko T.K.
Thekkedathu, Marika,
Palakkuzha,Ernakulam,
Marika, Kerala-686662.
(Aadhaar No.3509 3868 5248)**

2) *[Signature]*

**Jenson,P.D. S/o.Devassy,
Pynadath House,Chalakkudy,
Pariyaram, Kanjirappilly
Mukundapuram, Thirssur
Kerala 680721
(Aadhaar No.4603 3663 6128)**

Prepared by: C. Bharati

**Typed by: C.Bharati, W/o.K.Jayaraman, Bharati Type office,
Dr.Ansari Street, Pollachi-642001**

**C. BHARATI
DOCUMENT WRITER
L. No. 873/TRP/92
2/85, PODIPALAYAM
POLLACHI (T.N.) - 642 004**

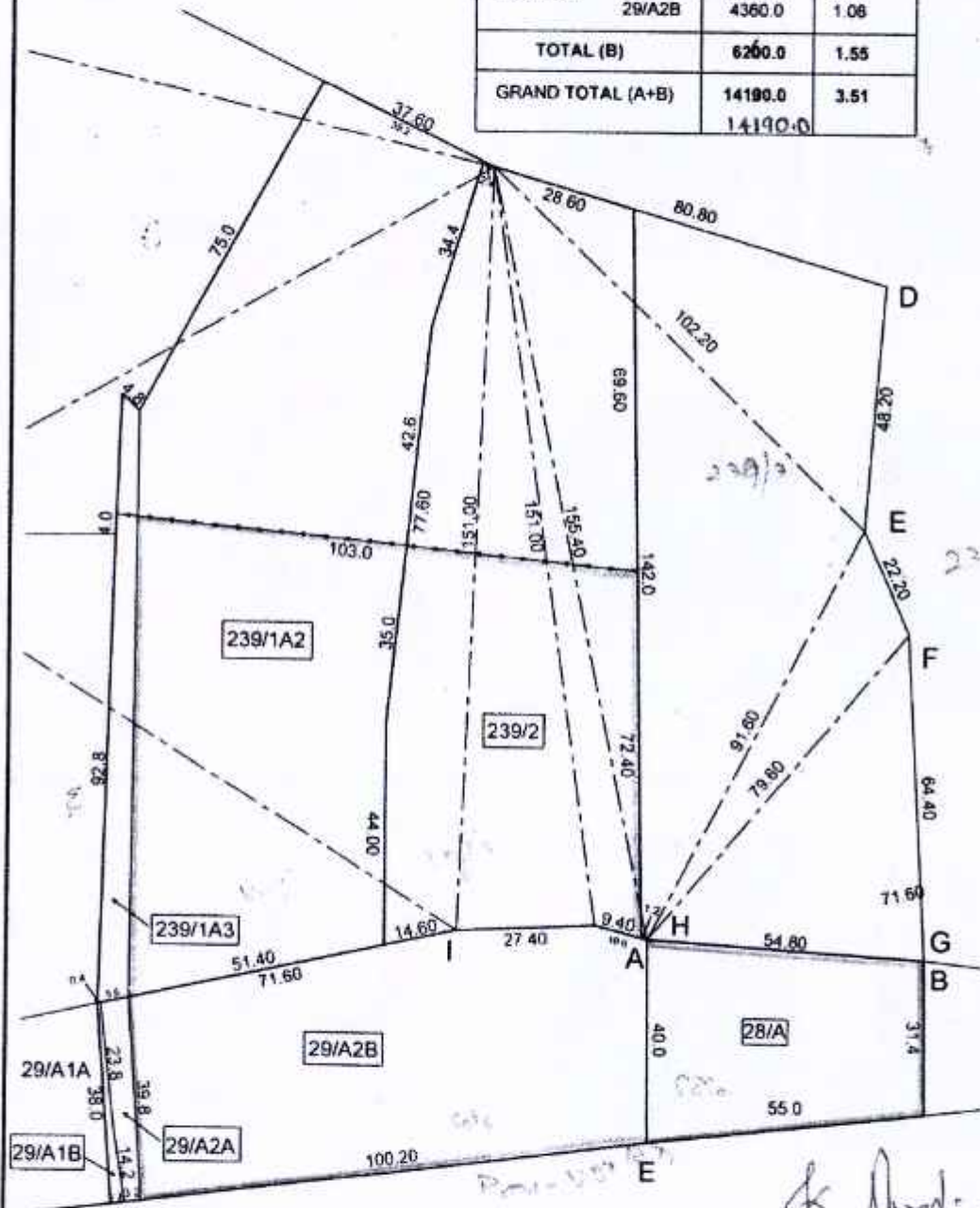
[Signature]
**CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.**



[Signature]
**PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003**

 Survey boundary
 Proposed School boundary line
 Survey G Lines
 239/1A2 Survey Field Number
 Area Proposed for School

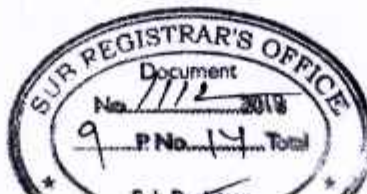
Village	S.F.No	Area in Sqm	Area in Acs
Unjavelampatty	239/1A2	4360.0	1.06
	239/2	3570.0	0.88
TOTAL (A)		7930.0	1.96
Solapalyam	28/A	1900.0	0.47
	29/A2B	4360.0	1.06
TOTAL (B)		6260.0	1.55
GRAND TOTAL (A+B)		14190.0	3.51
		14190.0	



COMBINED SURVEY FIELD NO 239/1A2, 239/1A3, 239/2 OF 73, UNJAVELAMPATTY VILLAGE AND
SURVEY FIELD NO 29/A, 29/A2A, 29/A2B AND 29/A3B OF 74, SOLAPALAYAM VILLAGE OF POLLACHI TALUK, COIMBATORE DIST.
P. ROBERT A. M. F. V.,
Chartered Civil Engineer M129742 / CV
Regd. Approved Valuer F 17114
Approved Valuer for Income Tax 4/2008-09
Panel Valuer for State Bank of India
Tamilnadu & Puducherry
04259 - 223497, Mob : 094434 43707

LESSEE
Babu pallai *li 2/3*
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.

CORRESPONDENT LESSOR
CARMEL JYOTHI CMI PUBLIC SCHOOL
UNJAVELAMPATTUR
POLLACHI - 642 003,



Presented in the Office of Sub Registrar of Pollachi and fee of Rs. 6150 paid between hours of 1 and 2 on 01/02/2018 by

1 Left Thumb



Babupallai f.

Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



Babupallai f.

Additions As per the recitals of the document

2 Left Thumb



J. Jeyakumar

Additions As per the recitals of the document

Identified by

1 *helen*

Name : *Boby J. Chacko S/o Chacko T.K*
Thekkedathu (1)
Ernakulam
Moriba 68 6662



Endorsement Sheet no. 1 of 2



helen
 PRINCIPAL,
 CARMEL JYOTHI CMI PUBLIC SCHOOL,
 UNJAVELAMPATTY,
 POLLACHI - 642 003.



2 Temporarily

Name : JENSON . P . D

S/o Davassy - P.V

pynadath (H) kanjirappilly (Po)

pariyaram Thiruvare P.W-680 721

1st day of February 2018

Sub Registrar

Pollachi

சுப்பிரதீபர்

Registered as No 1112 of 2018 of Book I

Date : 01/02/2018

Sub Registrar

Pollachi

சுப்பிரதீபர்



[Signature]

CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.

Endorsement Sheet no. 2 of 2

[Signature]

PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.

आयकर विभाग
IN: TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
CARMEL JYOTHI CMI EDUCATIONAL
AND CHARITABLE TRUST

13/11/2013
Permanent Account Number
AABTC6520A



इस कार्ड के खोने/पहले यह जानकारी सुनिश्चित करें/सोचें:
आपका पैर सेवा हवाई, वन १०० डी एल
१ बी मॉडल, नवी प्रदर्शन
नगर: ३४१, सर्वे नं. ९९१/४,
मोडल कॉलोनी, नया डीप बंगला चौक के पास,
पुणे - ४११ ०१६.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSIT,
3rd Floor, Market Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 9120 272 272 / 9120 272 272 6081
e-mail: nsit@nsit.gov.in

LESSOR

Angeshwarprasad

LESSEE

Babupallai

[Signature]

CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003



[Signature]

PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY.
POLLACHI - 642 003.



ஜாய் கோலங்கடான்
Joy Kolangadan
பிறந்த நாள் / DOB : 31.05.1961
ஆண்பால் / Male

9483 0920 6061

எனது கைதாள், எனது அடையாளம்



முகவரி
தந்தை : தாய் பெயர்
அகஸ்சுன், 10 / என் பிச்சிதா
பரேவிலிஸ்ஸு, மருதமலை ரோடு
கல்விரம்பாளையம்
கோயம்புத்தூர் வட்டம்,
கோயம்புத்தூர் பாரதியார்
யுனிவர்சிட்டி, தமிழ் நாடு, 641045

Address:
S/O: Augustin, 10 / NA
PRESNITHA PROVINCE,
MARUTHAMALAI ROAD,
KALVEERAMPALAYAM,
Coimbatore North, Coimbatore,
Bharathiyar University, Tamil
Nadu, 641045

9483 0920 6061



भारत सरकार
Unique Identification Authority of India

Enrollment No 2003/39079/32109

To,
Sabu Pallai
S/O: Jose
St Thomas Ashram
Kannanmedu KOZHINJAMPARA
Valiyavallampathy
Kozhivampara Chitpur Palakkad
Kerala 678555
994699549

Ref: 6411 / 30L / 76474 / 76492 / P



SH705427364FT



आपका आधार क्रमांक / Your Aadhaar No. :

7606 6309 8351

आधार - आम आदमी का अधिकार



Sabu Pallai
DOB : 12/04/1970
Male



7606 6309 8351

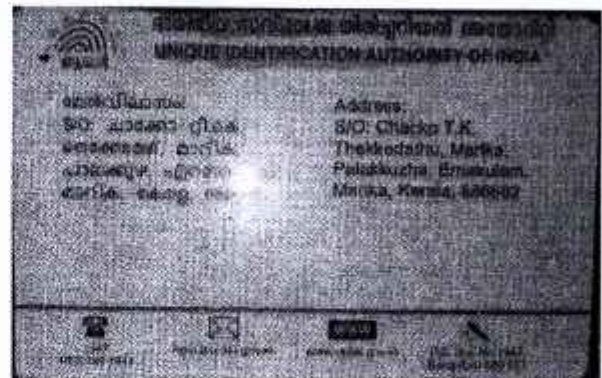
आधार - आम आदमी का अधिकार

CORRESPONDENT LESSOR
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



LESSEE

PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.



[Signature]

LESSOR
CORRESPONDENT,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003



[Signature]

LESSEE
[Signature]
PRINCIPAL,
CARMEL JYOTHI CMI PUBLIC SCHOOL,
UNJAVELAMPATTY,
POLLACHI - 642 003.