



REGISTERED LEASE DEED

This LEASE DEED is made this the 20-02-2006 Twentyth day of Feb two thousand and Six between P.S. Veeran, aged 47 years, son of Saidu, residing at Ponakuzhi House, Karupadanna P.O., Thekkumkara Village, Mukundapuram Taluk, Thrissur District (hereinafter called the Lessor) and J&J Educational Charitable Institution, P.O. Karupadanna, bearing REG. No.569/2000 of Charitable Trust Act represented by its present office bearer President (1) P.S. Veeran, aged 47 years, S/o Saidu, Ponakuzhi House, Karupadanna, Thekkumkara Village, Mukundapuram Taluk, Thrissur District (2) Secretary Mrs. Rasheeda, aged 39 years, D/o Saidu Mohammed, residing at Choolukaran House, Karupadanna, Thekkumkara Village, Mukundapuram Taluk, (3) Joint secretary Miss. Jismy, aged 21 years, D/o Veeran, residing at ponakuzhi House, Karupadanna, Thekkumkara Village, Mukundapuram Taluk, Thrissur District (Hereinafter the lessee).

Whereas the lessor is the exclusive owner of 14 cent of land in Thekkumkara Survey 461 as per document no.2318/87 of S.R.O. Vatakkumkara..... 3.9 cent in survey 461 as per document No.1467/03, one acre 75 cents an survey 447/2 as per document No.1166/2003, 3.31 cents in survey 461 as per document No.1500/03, 2.683/1000 in survey 447/2 as per document No.1476/03 cent in survey 461 as per document No.2315/87 and 6 cents in survey 447/2 as per document No.1488/05 fully described in the schedule below and the building No.646A/14 of Vellangallur Panchayath.

- Lessee
1. P.S. Veeran (President) *Ch. 3*
 2. Mrs. Rasheeda (Secretary) *[Signature]*
 3. Miss. Jismy (Joint Secretary) *[Signature]*



Lease for 30 years.

*AAR - 12 x 500
 AAR x 30 yrs = 6000 x 3
 = 18000/-*

10 FEB 2006

*P.S. Veeran
 Ch. 3
 20/2/06*

*J&J Educational Charitable Institution
 Chairperson
 360/-
 Asst. 361/-*

14/2/2006

Sold to J J S J Educational and Charitable Institution P.O. Karupadamma

[Handwritten signature]

മി. കെ. സുരേഷ് കുമാർ
2-ാം നമ്പർ വെണ്ടർ
കൊടുങ്ങല്ലൂർ.

No 582/2006 | 1

Presented in the office of the Sub Registrar Nadaakkumbi at 10-30 AM on the 8th day of March 2006 and a sum of Rs. 361/- (Rs. Three hundred and sixty one only)

Paid by

Sri. P. S. Veerappan *[Signature]*

Residing at Ponakuzhi House

8th day of March 2006

Execution admitted by

[Signature]

SUB REGISTRAR
K. S. MOLLY

1. Sri. P. S. Veerappan *[Signature]*



s/o Saidu Residing at Ponakuzhi House
Business Thekkumkavay.

2. For and on behalf of J J S J Educational Charitable Institution P.O. Karupadamma (Reg. No. 569/2000), its present office Bearer President

Sri. P. S. Veerappan *[Signature]*

Doc No. 582 of 2006 of Prob...

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1. 2/03/2006 2. 22/03/06 3. 01/04/06



And whereas the lessee has agreed to take a lease of the above said land and building from the lessor for a period of 30 years, upon true and conditions hereinafter mentioned for a term of 30 Years from the day of 20-2-06 and paying during the said term a monthly rent of Rupees 500/- (Five hundred only) payable in advance in the first week of each month for conducting J&J ENGLISH MEDIUM SCHOOL charitable institute and promoting general education and Technical Education including computer literacy. The lessee also desire to the uninterrupted utilization of the premises for the activities connected with J&J Charitable Educational Institution and the lessee hereby covenant with the lessor as under

1. That the lessee will during the said term pay the rent hereby reserved in the manner hereinbefore mentioned without any deduction whatsoever.
2. That the lessee shall pay all taxes, rents, duties and whatsoever, municipal, state, or central or Panchayath or otherwise levied on account thereof.
3. That the lessee shall during the said term well and sufficiently repair, maintain, clean and keep the said demised premises with the appurtenances in good and substantial repairs together with all fittings electrical and sanitary, windows, doors etc... also in good and substantial repair and conditions.
4. That the lessee shall not convert, use, or occupy the said premises inconsistent with the term of lease.

Lessee

1. P.S.Veeran (President)
2. Mrs. Rasheeda (Secretary)
3. Miss. Jismy (Joint Secretary)

Lessor P.S. Veeran

P.S. Veeran
Chairman
J.E.M. SCHOOL



NO: 18396


R.S. 1-112 Hundred only

14/2/2006

Sold to J. S. J. Educational and Charitable Institution P.O. Karupadanna.

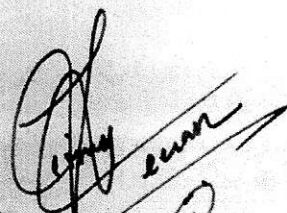
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2-ാം നമ്പർ വെണ്ടർ
കൊടുങ്ങല്ലൂർ.

3. for and on behalf of the above Charitable Trust
its secretary

Smt. Rukhanda 

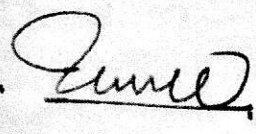
D/o Saidu Mohammed Residing at
Choolukavan House Thekkankara

4. For and on behalf of the above Charitable Trust

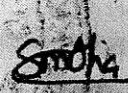
Miss. Tisny 

D/o Veeran Residing at Ponakushu House
Thekkankara

Identified by

1. C. PUNDEKAT UMMAI.  8/0. Thammur.

Document writer. Vadakkumkara.

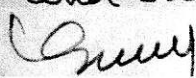
2. MATHRAKOT SMITHA  D/o Sasi Swastham Padiyoor

8th day of March 2006.

SUB REGISTRAR
K. S. MOLLY

Registered as No. 582 of Book I of 2006 Volume 736

on pages 41 to 45 five sheets second sheet.

8th day of March 2006 

CID REGISTRAR



5. That the lessee shall not during the said terms assign or transfer or part with the possession of the premises or otherwise by any act or deeds procure the said premises to be assigned transferred to any person.

6. That the lessee shall at the expiration of the said term peaceably surrender to the lessor the said premises hereby with the appurtenance together with all the building, erections, additions alterations and fixtures, fittings now or hereafter to be built or erected thereon in good and substantial repairs and conditions an all respects.

7. That the lessee paying the rent hereby reserved and performing and observing the covenants and conditions herein contained and shall peaceably and quietly hold, possess and enjoy the said premises during the term of lease with out any interruption or disturbance by the lessor or any person claiming under or on behalf of the lessor.

8. That on the expiry of the lease or on termination for any cause whatsoever, the parties reserve the right to renew the lease on the conditions and terms that may then be mutually agreed upon.

9. That the terms lessor and lessee herein used shall, unless inconsistent with the content, include as well the heirs successors and assigners of the 1st party and the heirs and successors of the second party.

In witness whereof the parties have hereto signed this deed this the 8-3-2006. The lessor and lessee
P.S Veeran is a business man and lessee Mrs. Rasheeda is a house wife and Miss Jismy is a student.

Lessor

P.S.Veeran

Witnessess

Lessee

1. P.S.Veeran (President)

2. Mrs. Rasheeda (Secretary)

3. Miss Jismy (Joint Secretary)



170 FEB 2006

No. 13397

No. Five Hundred

14/2/2006

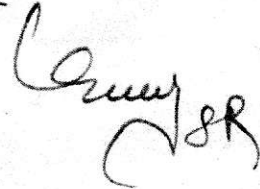
Sold to J. S. J. Educational and
Charitable Institution p.o. Karupadanna.

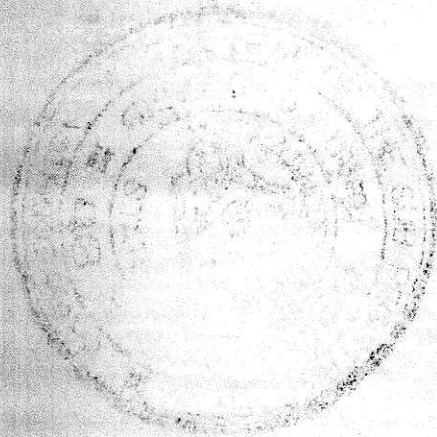


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2-ാം നമ്പർ വെണ്ടർ
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Docs No. 582 of Books of 2006.

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Schedule of Property Leased

Serial No.	District	Sub District	Taluk	Farka	Village	Desom	Panchayath	Tennure	Survey No.	Sub Div. No.	Acre	Cent	Description of the property	East	North	West	South
	Thrissur		Vadakkumkara														
		Mukundapuram			Irinjalakuda												
		Mukundapuram															
		Mukundapuram															
		Thekkumkara															
		Karupadanna															
		Vellangalore															
		Jenmam															
		477 / 2-3															
		461-1 cent, 461-3 cent, 477-2-385 cent															
		2								2							
		1 Acre															
		75 cent, 86 cent, 1 cent, 3.31 cent, 2.683 cent, 3.9 cent, 2.38 cent															
		2 Acre 1.38 cent of property with school building and other school grounds etc.															
		2 Acre 7.08 cent of property with school building and school grounds etc. Property of Abdul Salam															
		Abdul Salam S/o Pichathara Kunjayanmunny, Mannara															
		Veetil Abdul Salam Paramba															
		Moideen S/o Theruvil Unnimolla, Ramla D/o															
		Arakkaparambil Kunjanni Haji, Ponakuzhi Veeran (7m wide Pocket road), Saidu S/o Kuzhikandathil Kunji Beeravu															
		Tairing Road															

Less 1. P.S. Veeran

(Handwritten signature)

Lessee

1. P.S. Veeran (President)

2. Mrs. Rasheeda (Secretary)

Miss. Jismy (Joint Secretary)

(Handwritten signatures)



No: 13398

RS. FIVE HUNDREDS ONLY.

14/2/2006

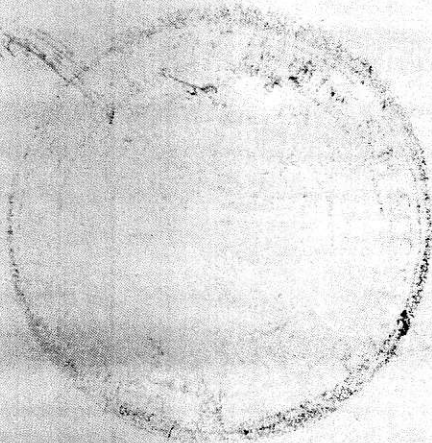
Sold to J. S. J. Educational and Charitable
Institution P.O. Karupadamma. Limited with 13395
13396, 13397.



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കൊടുങ്ങല്ലൂർ.

Doct No. 582 of Book of 2006

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Jenny
SR



Witness : - 1.C.A.Ummer, S/o Chundekatt Ahammu, P.O.Vellangalore

Ummer

2.P.A.Saidu,S/o Ponakuzhi Abdu, P.O.Karupadanna

Saidu

This document is made by C.A.Ummer, Licence No.CDB.312, S/o Chundekatt Ahammu,P.O.Vellangalore

Ummer

This document is typed in Computer. Corrections are; In the deed 1st line of 1st page after "the" cleared and retyped as 20.02.2006 twentyth and after "of" Feb and after "and" Six and 2nd page 3rd line after "of" cleared and retyped as 20.02.06 and the 4th page Sub-District column striked through Mukundapuram and typed Vadakkumkara and Farka column strikedthrough Mukundapuram and typed as Irinjalakuda and East column striked through 2 Acre 7.108 cent of property with school building and school ground etc. and typed as Property of Abdul Salam MANUSCRIPT portions written by CHUNDEKATT AHAMMU UMMER . LICENCE No .CSA 1687.

Lessee: 1. P.S.Veeran (President)

P.S.Veeran

Lessor : P.S.Veeran

P.S.Veeran

2.Mrs.Rasheeda (Secretary)

Rasheeda

3.Miss.Jismy (Joint Secretary)

Jismy

Chairman
J & J. E. M. SCHOOL

P.S.Veeran
26/4/24



School memo
Jini Agreement.
30 years

Doc No 582 of Book I of 2006

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Jini
SR