

5-1651/2023



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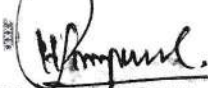
C 655408


C 655408

**LEASE DEED**  
Presenter  
Fr. Paul Mangad CMI




This deed of lease made on this the 17<sup>th</sup> day of April Two thousand and Twenty Three (17.04.2023) BETWEEN CHRIST HALL MONASTERY Kowdiar,

  
Fr. Paul Mangad CMI  
(LESSOR)

  
Fr. Bino Pattarkalam CMI  
(LESSEE)

NO : 323 Value Rs 5000/-  
13-04-2023 Issued to Fr. Paul Mangad CMI

KILLIPPALAM VENDOR  
A. Rajan

 Christ Hall Monastery  
Kowdiar, P.O.





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1651

2023

Presented in the office of the Sub Registrar  
of Pattom with the photographs and  
finger prints of the buyer/s seller/s  
under section 32(A) of Registration Act and  
a fee Rs. 1820/- Paid at 2.10 PM  
hrs on the 24<sup>th</sup> day of April 2023 by  
(Through E. Chalen)

FR. PAUL MANCADO.  
Residing at Christ Hall Monastery.

*[Signature]*  
H. R. Manand.

24<sup>th</sup> day of April 2023  
Execution Admitted by

*[Signature]*  
T. Raveendran  
Sub Registrar Exercising the Power  
of District Registrar (General) as per  
Section 30(1).

2

FR. PAUL MANCADO.

*[Signature]*  
H. R. Manand.

Slo. Late. Joseph, Priest, Residing  
at Christ Hall Monastery, Kowdian.  
[Represented as the present Prior of Christ Hall  
Monastery, Kowdian]

2

Fr. Bino Pattankalam

*[Signature]*  
H. R. Manand.

Slo. Xavier, Priest, Residing at  
Do Do Do. [Represented as the  
Secretary of Christ Hall, Monastery  
Kowdian]

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9 Sheets. 1 sheet

Kowdiar.P.O. (Pincode-695003) Thiruvananthapuram, represented by its present **Prior Fr. Paul Mangad CMI**, (Joseph Paul) (AadharNo : 9132 4890 4814/Pan: AZNPJ5035G) S/o Late. Joseph, aged 54 (Fifty four) years, Priest, residing at Christ Hall Monastery, Kowdiar, Kowdiar P.O (Pincode-695003) Thiruvananthapuram Thiruvananthapuram District (hereinafter called the LESSOR) of the one part and the CHRIST NAGAR EDUCATIONAL AND CHARITABLE TRUST, registered as No.319/2009, Book No.IV of Sub Registrar Office, Pattom having its registered Office at CHRIST HALL MONASTERY Kowdiar, Kowdiar.P.O(Pincode-695003) Kowdiar Village, Thiruvananthapuram represented by its Secretary **Fr. Bino Pattarkalam CMI**, (Bino Xevier) (AadharNo : 4494 6999 9003/Pan: AACPX9580A) S/o Xevier aged 49 (Forty Nine) years, Priest, residing at Christ Hall Monastery, Kowdiar, Kowdiar P.O (Pincode-695003) Thiruvananthapuram Thiruvananthapuram District (hereinafter called the LESSEE) of the other part.

WHEREAS as per the resolution No.1/17 dated 10.03.2013 of the said Trust, the Board of Trustees have resolved to authorise the President of the Trust to execute a lease deed for and on behalf of the Trust in respect of the landed properties required for the purpose of conducting educational institution under the trust

The lease deed the trust now executing in favour of **Fr. Paul Mangad CMI** on behalf of above Trust, for the following.

WHEREAS the LESSOR is absolute owner of 4 hector 27 Are 14 Sqm (10 Acre 55 cent) of land comprised in the below said Survey Nos. (ie. Area 40.47 Are in Block Number -46, Re sy No. 186/2, 1A 187/1A/48.55 Are in Resy 186/1D, 186/1B / 4.55 Are in Resy 186/1D, 187/1B, 1F, 1D, 1C, 1E / 48.55 Are in Resy 186/1B, 186/1F / 48.55 Are in Resy 186/1C, 186/1F / 45.32 Are in Resy 186/1C, 186/1E / 4.05 Are in Resy



**Fr. Paul Mangad CMI**

(LESSOR)



**Fr. Bino Pattarkalam CMI**

(LESSEE)



IDENTIFIED BY

Antony Varghese ~~/s/~~ s/o Ouseph Varghese  
T.C. 65/1915(3) Thiruvallom, Christ Nagar School PRO.

Manicandan. C.A. ~~/s/~~ s/o Chendrasekharan Nair  
Janapathy Bhadram? M.R. Hill, Maracanal. P.O.  
Decemul notes.

24<sup>th</sup> day of April 2023

Registered as No. 1651 of 2023 at

Book. 1 Volume 878 on

Page. 213 to 224.

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24<sup>th</sup> day of April 2023

  
T. Raveendran

Sub Registrar Exercising the Power  
of District Registrar (General) as per  
Section 30(1).

  
T. Raveendran

Sub Registrar Exercising the Power  
of District Registrar (General) as per  
Section 30(1).



205/11-1/ 12.50 Are in Resy 186/3 / 90.16 Are in Resy 187/2 / 40.47 Are in Resy 187/2-1 by virtue of Sale Deed registered as No.2090/2014, 2124/2014, 2125/2014, 2424/2014, 2425/2014, 2426/2014 2475/2014, 231/2015 & 232/2015 of Sub Registry Office, Attingal and paying tax under Thandaper No.7986 of Mudhakkal Village.

Thus the LESSOR is in enjoyment and in possession of the said property having a total extent of 4 hector 27 Are 14 Sqm (10 Acre 55 cent) of land more particularly described in the Schedule here under.

WHEREAS the LESSOR is desirous of letting the schedule property measuring 4 hector 27 Are 14 Sqm (10 Acre 55 cent) of land and building on lease to the LESSEE and the LESSEE has agreed to take the said land for the purpose of carrying on an educational institution established Christ Nagar Public School(CBSE Syllabus) therein more effectually and efficiently.

NOW THIS DEED WITNESSETH AND IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS that in consideration of the rent herein reserved and of the covenants and conditions hereunder contained the LESSOR hereby demise unto the LESSEE by way of lease all the land described in the schedule hereunder together with all way , passages, rights, easements, advantages and appurtenances whatsoever in the DEMISED SITE belonging or therewith usually held or enjoyed by the LESSOR to the LESSEE and agreed to construct buildings if necessary, upon the DEMISED SITE of a permanent or temporary nature as it may consider necessary from time to time with the written permission of the LESSOR for the purpose of conducting the educational institution which the LESSEE may think fit unto lease for a period of 99 years for a monthly rent of Rs, 1000/- (Rupees One Thousand only) commencing from the date of month end, and determinable as



**Fr. Paul Mangad CMI**

(LESSOR)



**Fr. Bino Pattarkalam CMI**

(LESSEE)

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[Signature]  
Sub-Registrar






hereinafter provided yielding and paying therefor unto the LESSOR during the said term monthly rent payable on or before the fifth day of each month, subject to the terms and conditions hereinafter contained;

**I                    The LESSEE do hereby Covenants with LESSOR as follows:**

1.     To Pay the rent reserved at the time and in the manner aforesaid.
2.     To obtain and receive all necessary licenses and permits in respect of the DEMISED SITE for conducting the educational institution or any other business and observe and perform all local police and panchayath rules and regulations in connection with such uses.
3.     To pay Revenue and Corporation taxes and all other charges of the DEMISED SITE.
4.     To permit the LESSOR, his agents and duly authorised persons to enter into and upon the DEMISED SITE at all reasonable time and upon giving reasonable notice to LESSEE in that behalf for the purpose of viewing and verifying the condition of the DEMISED SITE.
5.     To indemnify and to keep indemnified the LESSOR against all claims, demand suits, decree and awards whatsoever which may be brought or passed against the LESSOR by reason of any damage caused to any adjoining owners or occupants and others by reason of any accident consequent upon cases of the DEMISED SITE and aforesaid.
6.     To promptly pay on levis, charges, cesses etc. in respect of the DEMISED SITE.



**Fr. Paul Mangad CMI**  
(LESSOR)



**Fr. Bino Pattarkalam CMI**  
(LESSEE)

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Sub Registrar





7. To Keep the demised premises clean and tenable condition and to maintain and repair the whole of the demised premises including annual maintenance etc. during the currency of the lease period.

8. To deliver the DEMISED SITE to the LESSOR at the expiration of the said term with all improvements hereon in good condition.

**II The LESSOR do hereby covenant with the LESSEE as follows.**

1. The LESSEE shall be at liberty to construct the building if necessary and to avail bank loans from any banks or financial institution without the consent of the LESSOR.

2. That upon the LESSEE punctually paying the rent and observing and performing the covenants and conditions on the part of the LESSEE herein contained and the LESSEE shall quietly and peacefully hold and enjoy the DEMISED SITE during the period of the lease and surrender it after the expiration of the period to the LESSOR or any persons lawfully claiming under or in trust for the LESSOR or otherwise whosoever.

**III Provided always and it is hereby agreed and declared as follows:**

1 The LESSEE shall be at liberty to construct, fix, erect and maintain in or upon or fasten to the DEMISED SITE, office fittings such as screen, counters, partitions, benches, shelves, lockers, electric fittings, wells, tubewells or install equipments without any permission from the LESSOR if necessary. On Surrendering the property on the expiration of the Lessee bound to remove all the structures put up by her and she shall not be entitled to claim any money as improvement from the Lesser.

2. The LESSEE shall be at liberty to fix or display name boards, sign boards, advertisement boards of any nature in respect of the institutions.

  
**Fr. Paul Mangad CMI**

(LESSOR)

  
**Fr. Bino Pattarkalam CMI**

(LESSEE)

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The stamp duty and registration charges payable in respect of this lease shall be borne and paid by the LESSOR and the LESSEE in equal shares and each party hereto shall bear and pay its own solicitors charges and the LESSEE shall retain the original lease deed and the LESSOR the xerox copy thereof. A stamp duty of Rs.5,000/- (Rupees Five Thousand only) paid to this document as per Article 33 (VI) and 5 (c) of the scheduled to the Kerala Stamp Act.

The LESSOR has this day handed over possession of the demised premises to the LESSEE and LESSEE has taken over possession of the same in sound condition.

It is however agreed and understood the terms of this deed and shall not vest any right or ownership in respect of any immovable property to the LESSEE and the demised shall continue to be in the legal possession of the LESSOR.

**SCHEDULE**

Serial No	-	1
District	-	Thiruvananthapuram
Sub District	-	Attingal
Taluk	-	Chirayinkeezhe
Village	-	Mudhakkal
Desom	-	Chembooru
Panchat, Ward No.	-	Mudhakkal



**Fr. Paul Mangad CMI**  
(LESSOR)



**Fr. Bino Pattarkalam CMI**  
(LESSEE)

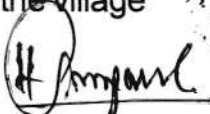

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Old Survey Number	- 1742/12-2, 1742/1,12-2,12-3, 1742/33-1,1742/12-2,
Re Survey Block No	- 46
Re Survey No & Extent	- 186/2(33.30 Are) ,186/1A(3.72 Are) 187/1A(3.45 Are),186/1D(26.80Are) 186/1B(21.75 Are),186/1D(21.05 Are) 187/1B(0.70 Are) 187/1F(0.50 Are) 187/1D(9 Are) 187/1C(4.80 Are), 187/1E(12.50 Are),186/ 1B(26.30 Are),186/1F(22.25 Are), 186/1C(27.05 Are), 186/1F(21.50 Are), 186/1C(12.50 Are) , 186/ 1E(32.82 Are), 205/11-1(4.05 Are) 186/3(12.50 Are, 187/2(90.13 Are), 187/2-1(40.47 Are)
Total Extent (Ares,Sq.metre)	- 4 hector 27 Are 14 Sqm (10 Acre 55 cent)
Tenure,Classification of land	- Gift, Pandarapattom Land
Thandape No.hold the Lessor in the village	- 7986
Thandape No.hold the Lessee in the village	- Nil
 <b>Fr.Paul Mangad CMI</b> (LESSOR)	 <b>Fr.Bino Pattarkalam CMI</b> (LESSEE)

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*[Signature]*  
Sub Registrar






**DESCRIPTION**

All that piece and parcel of land having a total extent of 4 hector 27 Are 14 Sqm (10 Acre 55 cent) of land comprised in the below said Survey Nos. (ie. Area 40.47 Are in Block Number -46, Re sy No.186/2, 1A 187/1A, 48.55 Are in Resy 186/1D, 186/1B, 4.55 Are in Resy 186/1D, 187/1B, 1F, 1D, 1C, 1E 48.55 Are in Resy 186/1B, 186/1F, 48.55 Are in Resy 186/1C, 186/1F, 45.32 Are in Resy 186/1C, 186/1E, 4.05 Are in Resy 205/11-1, 12.50 Are in Resy 186/3, 90.16 Are in Resy 187/2, 40.47 Are in Resy 187/2-1, by virtue of Sale Deed registered as No.2090/2014, 2124/2014, 2125/2014, 2424/2014, 2425/2014, 2426/2014 2475/2014, 231/2015 & 232/2015 of Sub Registry Office, Attingal and paying tax under Thandaper No.7986 of Mudhakkal Village.

**BOUNDARIES**

East	-	Purayidam
South	-	Purayidam
West	-	Purayidam
North	-	Purayidam

IN WITNESS WHERE OF the said LESSOR, CHRIST HALL MONASTERY, represented by its present Prior. **Fr. Paul Mangad CMI** S/o Late Joseph and the LESSEE CHRIST NAGAR EDUCATIONAL AND CHARITABLE TRUST, represented by its Secretary **Fr. Bino Pattarkalam CMI**, S/o Joseph have signed this deed in the presence of the following witnesses at Christ Hall Monastery, Kowdiar P.O, on

  
**Fr. Paul Mangad CMI**  
(LESSOR)

  
**Fr. Bino Pattarkalam CMI**  
(LESSEE)

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Signed By

Fr. Paul Mangad CMI

Fr. Bino Pattarkalam CMI

Christ Hall Monastery,

Christ Nagar Educational and Charitable Trust

**WITNESSES:**

**1. ANTONY VARGHESE(THANKACHAN)**

S/o Ouseph Varghese

T.C.65/1915(3)

Thiruvallam P.O

Trivandrum-695027

**2. JALALEKSHMI S**

W/o Ganesanpotti

B-31,SSKLRA,

Jawahar nager

Kowdiar P.O

Trivandrum-695003

Prepared By

**C.A. MANIKANDAN**

(Licence No. TD/A 398)

S/o Chandrasekharan Nair

T.C41/790,Ganapathi Bhadram, M.R.Hill,Puthencotta

Manacaud P.O., Trivandrum-695009

This document is computer printed.

Corrections and interlineations: Nil

Fr. Paul Mangad CMI

(LESSOR)

Fr. Bino Pattarkalam CMI

(LESSEE)



Leave ending 30/10/23

Amount - 1000/-

Res - 1500/-

Sheet - 105/-

Memo - 55/-

Section 30(1) - 210/-

1870/-

Stamp - 2000/-

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