



കേരളം केरल KERALA

A 203850

LEASE DEED

LESSOR
ABDUSSAMAD



LESSEE
AYISHA



This LEASE DEED made at Vilayur, on this 26th day of November 2022
(Malayalam Era 1998 Vrischikam 10).

LESSOR
ABDUSSAMAD

LESSEE
AYISHA



17 NOV 2022

Sl. NO. 12530 - 5000 - 26.11.2022
SOCIETY: Karuna Educational and Welfare
Trust, Prabhapuram, Mannengode (PO)

TEMPORARY VENDOR
OTTAPALAM

Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

No 2738/1/2022

Presented in the office of the Sub Registrar of Vilayur with the photograph and thumb impression of the buyer / seller / presentant affixed under section 32A and a

fee of Rs: 3165/-
paid at 2.15 PM on the 26th day of November 2022 by

Cherumkuzhlyal House

x Abdussamad

26th day of November 2022

Execution admitted by

NOUSHAD P M
SUB REGISTRAR

1) Cherumkuzhlyal House,

x Abdussamad

s/o Mohammed Bustinis Vilayur.

(Secretary, Karung Educational and Welfare Trust Prabhapuram)

2) - Do x AYISHA

(s/o Abdul Samad, Housewife, do. Founder Trustee, Eram Educational and Welfare Trust)

1. Kodelakavil parambil Muhammed Shemmas. Finance officer, Vilayur.

2. Chelchamandi Rajan. s/o Velayudhan
Sr. Manager (operator), Edalakkara

26th day of November 2022

NOUSHAD P M
SUB REGISTRAR

Registered as No. 2738 of 2022 of
Book 47 to 59 Volume 925 on Pages
47 to 59 sheets 9



26th day of November 2022

Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad



കേരളം കേരल KERALA

A 203851

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Karuna Educational and Welfare Trust Prabhapuram, Mannengodu Post Pattambi Taluk, Palakkad District originally Registered before Sub Registrar Office Vilayoor as 84/IV/1999 and subsequently amended and reconstituted and registered before Sub Registrar Office Vilayoor in the year 2014, as Book No. 4, Volume No. 85, Page No. 119 to 120 And Volume No. 86, Page No.1 to 8 and Document No. 115 and having its Office at Prabhapuram, Mannengodu Post, Pattambi Taluk, Palakkad District

LESSOR
ABDUSSAMAD

LESSEE
AYISHA

SL# 12531 - 5000 - 26/11/2022
SOLELY Karuna Educational and welfare Trust
Prabhapuram, Mannengode (PO)

TEMPORARY VENDOR
OTTAPALAM

17 NOV 2022

ABDUSSAMAD

Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



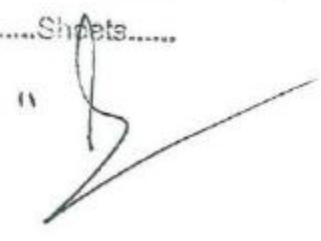
AYISHA

Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

Doc. No. 2738 of 9 of 2022

9 Sheets 2 Sheets

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Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad




Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad



കേരളം കേരल KERALA

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represented by Its Secretary by Abdussamad, S/o Mohammed, aged 71 years Business (Aadhar No: 6981 7394 8144) Cherumkuzhyil House, Vilayur Po, Peradiyoor Amsom and Desom, Vilayur Village, Pattambi Taluk, Palakkad District and Kerala State-679309 as entrusted by the trustee board meeting held on 06/07/2022 (herein after called "The Lessor" (the expression Lessor shall mean and include his heirs, legal representatives, assigns, attorneys and administrators and persons deriving title under him, wherever the context so requires and permits) of the ONE PART.

LESSOR
ABDUSSAMAD

LESSEE
AYISHA

2-7 NOV 2022

SL. NO. 12532 1000 26.11.2022
SOLD TO: Karuna Educational and welfare Tra
...Prabhapuram, Mannengode (PO)

SEEL
TEMPORARY WINDOW
UTRAPALAM

ABDUSSAMAD

Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



AYISHA

Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

2021



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9 Sheets. 3 Sheets.

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Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad




Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad



കേരളം കേരल KERALA

Y 795104

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AND

Eram Educational and Welfare Trust, 4/238 Mannengodu Post, Pattambi Taluk, Palakkad District registered before Sub Registrar Office Vilayur in the year 2015, as Book No. 4, Volume No. 90, Page No. 117 to 120 And Volume No. 91 Page No.1 to 3 and Document No. 103 and having its Office at Mannengodu Post, Pattambi Taluk, Palakkad District, represented by Its Founder Trustee Ayisha W/o Abdussamad aged 61 years House wife

LESSOR
ABDUSSAMAD

LESSEE
AYISHA



27 NOV 2022

Sl. No. R533 1000 26/11/2022
SOLD TO: Karuna Educational and Welfare Trust
Prabhapuram, Mannengodu (PO)

RECEIVED
VENDOR
ABDUSSAMAD

Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

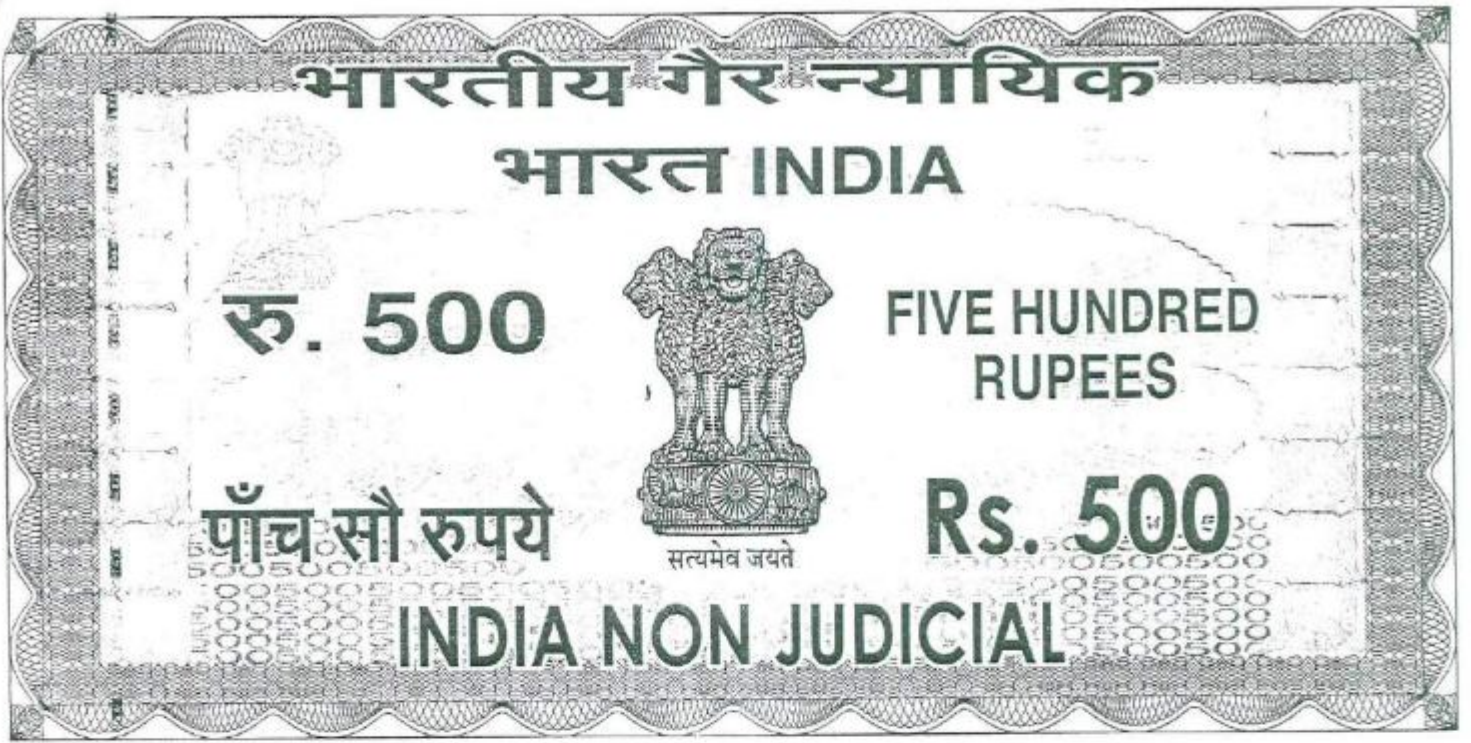
Doc. No. 2738 of I of 2022

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Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad


Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad



കേരളം KERALA

L 525353

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residing at Cherumkuzhyil House, Vilayur Po, Peradiyoor Amsom and Desom, Vilayur Village, Pattambi Taluk, Palakkad District and Kerala State-679309. (Aadhar No: 4988 2080 3974) as entrusted by the trustee board meeting held on 08/07/2022 herein after called "The Lessee" shall mean and include his heirs, legal representatives, assigns, attorneys and administrators and persons deriving title under him, wherever the context so requires and permits) of the OTHER PART.

LESSOR
ABDUSSAMAD

LESSEE
AYISHA

12534 500 Date 26/11/2022
Koruppa Educational and welfare
Trust, Prabhapuram Mannengode (PO)

TEMPORARY VENDOR
OTTAPALAM

ABDUSSAMAD

Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

008

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9 Sheets of 5 Sheets

[Handwritten Signature]

Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram,
P.O Mannengode, Palakkad



[Handwritten Signature]

Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

WHEREAS the property more particularly described here under is obtained by the lessor by Sale Deed No. 348 Book No. 1 Vol. 503 Page No. 155 to 158 of the year 2003 at Vilayur SRO and Sale Deed No. 349 Book No. 1 Vol. 503 Page No. 159 to 163 of the year 2003 at Vilayur SRO and Sale Deed No. 913 Book No. 1 Vol.529 Page No.185 to 189 of the year 2004 at Vilayur SRO and Sale Deed No. 922 Book No. 1 Vol. 529 Page No.227 to 231 of the year 2004 at Vilayur SRO and Whereas the properties is lying as a single plot and the lessor has exclusive possession and ownership.

AND WHEREAS the lessee is a charitable trust doing charitable works and now intended to obtain affiliation from the Central Board of Secondary Education for the school belongs to them named Eram Academy for Sports and Excellence (EASE) and wanted to let the scheduled properties with building for this purpose from the lessor for rent and that it was agreed and ratified by the lessor. The lessor and the lessee hereby jointly made this lease deed accordingly with the following conditions herein after contained;

NOW THIS DEED WITNESSES AS FOLLOWS;

- (1) The scheduled properties and buildings including school building office and auditorium hereunder mentioned is hereby let to the lessee for a term of 35 years from today for a monthly rent of Rs. 3000/- (Three thousand). The rent is payable to the lessor on the first day itself of each month regularly and the lessor should acknowledge the receipt of the same.
- (2) The rates and taxes during the lease period payable to the authorities will be paid by the lessor without fail.
- (3) The lessee agrees that the scheduled properties will be maintained and kept in good condition by her without causing any damage.

LESSOR
ABDUSSAMAD


Principal

Eram Academy For Sports & Excellence.
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



LESSEE
AYISHA


Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

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Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad




Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

- (4) Each of the parties have, the right vested on them by section 108 of Indian Transfer of property Act, 1882 and both parties hereby agree the same.
- (5) And that the change of address if any of the parties, may be intimated written to the other and the further intimations will be made to the revised address only.
- (6) The lessee has no power to sub-let the scheduled land to any third party. Since the lessee is a charitable institution and present trustee board members of the lessor, and the lessee are same and the lessee has the power to construct any building, structure etc. of their like with prior permissions from the local authorities and governmental bodies. All construction and alteration shall be made by observing all rules and regulations prevailing at the time. The value of the construction shall be calculated at the time of termination of the agreement.
- (7) The value of the this Lease deed is calculated as per the average annual rent payable and four times Average Annual Rent for the purpose of valuation is Rs. 1,44,000/- and stamp duty levied is Rs. 12,500/-.

LESSOR
ABDUSSAMAD 

LESSEE
AYISHA 


Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad




Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

Doc. No. 2738 of 1 of 2022
9 Sheets 7 Sheets




Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad





Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

SCHEDULE OF PROPERTIES

1.	Serial Number	1		
2.	District	Palakkad		
3.	Sub District	Vilayur		
4.	Taluk	Pattambi		
5.	Village / Amsom	Koppam/Cherukoede		
6.	Desom	277Mannengode		
7.	Panchayath	Koppam		
8.	Block Number	23		
9.	Resurvey Number	103	103	101
10.	Resurvey Sub Division Number	2	5	3
11.	Survey Number	9	8	9
12.	Survey Sub Division Number	1A3	2,3,6	2,6
13.	Extent/Hectre/Are	1Hector 88 Ares	41.30 Ares	14.99 Ares
14.	Nature of right/land	Jenm/Parambu		
15.	Thandaper number of Vender	Nil		
16.	Thandaper number of Purchaser	Nil		
17.	Description of property	All Part and parcel of properties acquired by Doc. No. 348/2003, 349/2003, 913/2004, 922/2004 of SRO Vilayur lying as single plot and School Building including office rooms and auditorium having Building Nos .4/238 J, 4/238 K, 4/238 L, 4/238 M.		
		Having total extent of 243.29 Ares. In Resurvey Nos. 103/2, 103/5, 101/3		
18.	Boundaries	East	Palliyalil Thachu Ezhuthachans property	
		South	Property of Karuna Education and Welfare Trust	
		West	Property of Karuna Education and Welfare Trust	
		North	Property of kottilangadi Jabbar.	

LESSOR
ABDUSSAMAD



LESSEE
AYISHA



Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

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Principal
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



Manager
Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

IN WITNESS WHERE OF:-

The lessor and lessee have agreed and confirmed with this lease deed and its conditions and set their hands the day, month and year first above written, in the presence of the following :-


LESSOR
ABDUSSAMAD




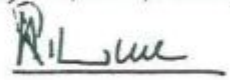
LESSEE
AYISHA



witnesses ; -

1) Rajith. C. K  S/o Velayudhan Sr. Manager (Operations) residing at Chakkanamkandi House, Edakkara Post, Edakkara Village, Nilambur Taluk, Malappuram District, Kerala State.

2) Muhammad Shamnas. K. P  S/o Hussain Senior Manager (Finance) residing at Kodakkattuparambil, Vilayur Post, Vilayur Village, Pattambi Taluk, Palakkad District, Kerala State.

Prepared and typed by: Muhammadali Mattamthadam, K/527/1992, Advocate, Legal Solutions & Documentation, Ottapalam. 
Corrections & interlineations: Nil

LESSOR
ABDUSSAMAD



LESSEE
AYISHA




Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad




Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad

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9 Sheets 9 Sheets



[Signature]
Principal

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O Mannengode, Palakkad



[Signature]
Manager

Eram Academy For Sports & Excellence
Eram Nagar, Prabhapuram
P.O. Mannengode, Palakkad