



കേരളം കേരल KERALA

U 523712

**LEASE DEED  
Fr.VINOY SCARIA**



THIS LEASE DEED made and executed on this 17<sup>th</sup> day of April 2017 at Tellicherry by Fr.VINOY SCARIA S/o Sacria,S.M, Aged 44 years, Manager, (Election Commission of India Identity card No. LKR 1482009) residing at "St.

Fr.VINOY SCARIA

*Fr. Vinoy Scaria*

3349, Fr: Vinoy Scaria  
15/4/17 S/o Scaria SM  
St. Josep Seminary  
I

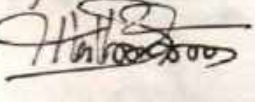
15 APR 2017

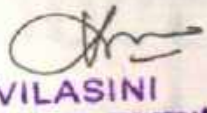
*Thalassery CP*  
V BAIJU  
TOWN STAMPS



2017...  
Presented in the office of the Sub Registrar of Thalassery  
with the photographs and fingerprints of the buyer/s,  
seller/s and the presentant affixed under section 32 A  
and fee of Rs. 500 (Five hundred)  
Paid at 11 AM on the 15<sup>th</sup> day of April 2017

547/1/2017

Fr. Vinoy Scaria. Fr. 

15<sup>th</sup> day of April 2017 

Execution admitted by  
AMALGAMATED SUB REGISTRAR




Fr. Vinoy Scaria Fr. 

S/O Sacaria S.M. Manager residing  
at St. Joseph Seminary Vacki Kikkem

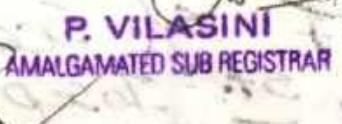
Oratholi Veethil Saramban s/o Nandeman, Business  
Palayad. 670681

Esa Sajin s/o Balheeran no occupation  
Mannayal Nettus 670105

15<sup>th</sup> day of April 2017   
P. VILASINI  
AMALGAMATED SUB REGISTRAR

547 of 2017 R  
305  
15<sup>th</sup>



15<sup>th</sup> day of April 2017   
P. VILASINI  
AMALGAMATED SUB REGISTRAR

Returned to the first witness on 29/4/17

# 2 #

Joseph Seminary", P.O.Thalassery 670 101, Thalassery amsom Vadikkakam desom of Thalassery Taluk Kannur District in favour of Procurator, Metropolitan Archdiocese of Tellicherry, Arch Bishop's house, Holloway Road, Tellicherry amsom Vadikkakam desom of Thalassery Taluk, Kannur District.

AND WHEREAS Roman Catholic Diocese of Tellicherry is seized and possessed of area particularly described below comprised in Re Survey No 43, 50,51 situated in Thalassery amsom Vadikkakam desom of Thalassery Taluk, Kannur District. AND WHEREAS as I approached and requested you to give on lease the property more particularly hereunder written for the use of constructing building for School in the below scheduled mentioned property, in the capacity of a Procurator, Metropolitan Archdiocese of Tellicherry you have agreed to give the demised premises on lease for 35 years commencing from 17/04/2017 date, As per the resolution passed on 20/03/2017 on the following terms and conditions agreed by me.

- 1) That the duration of the lease shall be for a period of 35 years commencing from 17/04/2017.
- 2) I shall pay the rent to you or your agents at the rate of Rs. 10/- (Rupees Ten Only) per month on or before 1st day of each succeeding month calculated according to English Calendar.
- 3) That I shall pay the water and conservancy charges to the Municipality or Local Bodies concerned.
- 4) That I shall pay the electric consumption charges under separate meter of sub meter fitted for the premises taken on lease.

Fr.VINOY SCARIA

Jr. 

- 5) That during the continuance of the tenancy, I shall keep the premises in a clean and sanitary condition and shall permit that you or your Agent and workmen at convenient hours in the day time to enter the premises, view and examine and condition thereof, and in case of decays, defects etc., to give a week's notice to you in writing to repair the premises when necessary for the safety of the premises and to prevent serious damage, I shall carry out such repairs and to deduct such costs from monthly rent.
- 6) That I shall pay all the taxes and demands to the municipality local authorities concerned or Government on the due dates.
- 7) That I shall keep the premises hereby demised in a state of good and substantial repair and carry out all the reasonable repairs on receipt of notice or writing from you. In the event of the neglect or commission on the part you to make such repairs inspite of such reasonable notice, I shall be entitled to carry on such repairs and adjust and recover the costs and expenses of the same from the rents.
- 8) If the monthly rent is not paid by me within fifteen days after the due date or if there by any breach or non observance of your covenants herein before contained it shall be lawful for the to terminate the Lease by you and obtain the possession of the premises in accordance with law.
- 9) On the expiry of the period of lease stipulated above, I shall give written notice thereof to you during the subsistence of the lease for the extension of the lease for a further period of as mutually decided by you. Schedule property situated in Thalassery Municipality. Plan annexed herewith.

SCHEDULE ABOVE REFERRED TO

District	:	Kannur
Sub District	:	Thalassery
Taluk	:	Thalassery
Amsom	:	Thalassery
Desom	:	Vadikkakam

Fr. VINOY SCARIA *Fr. Vinoy Scaria*

# 4 #  
Right : Jenmam  
Class : Garden  
O.S.No : 10/2, 11/4A, 11/3  
Re Survey No : 43  
Ares : 13 Thirteen  
Sq. Mtrs : 15 Fifteen

Description or property : All that piece and parcels of land known as Koduvally Enna parambum athile sakalathum. Extent 13.15 Ares and the building thereon bearing No 50/77A Ward 5, Block 2. B plot shown in the plan annexed herewith

Boundaries

East : Road  
North : Remaining portion of the property  
West : Remaining portion of the property  
South : Vacant portion

IN WITNESS WHEREOF I have signed on this the day month and year first above written at Telicherry with desirous to register the same at Thalassery Sub Registry Office

Fr.VINOY SCARIA



WITNESSES :

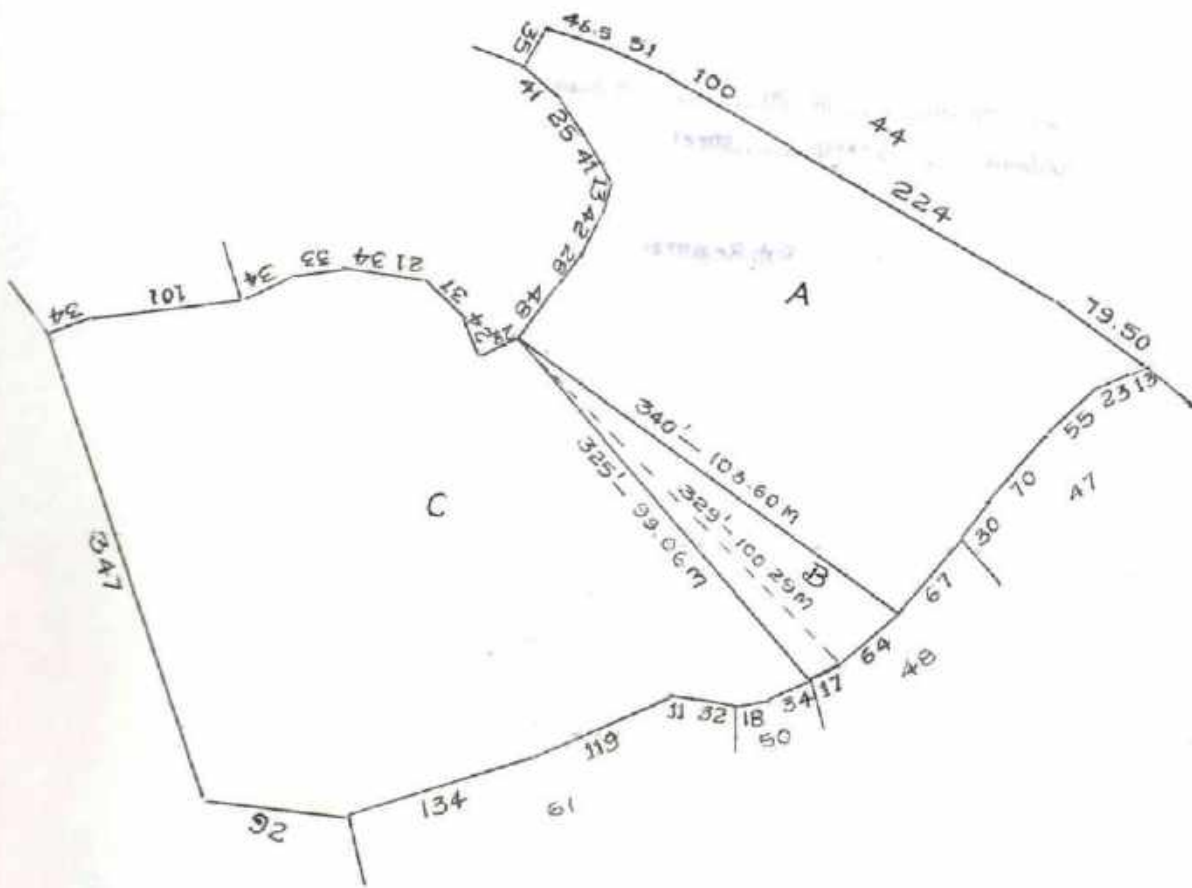
1. E.Sajin, S/o. Satheeshan, Vamal House, No occupation, Thalassery, Mannayad
2. C.V.Saseendran, S/o. Nandanam, Nandanam, Business, Dharmadam, Palayad

This deed prepared and typed by E.Pradeep Vishnumaya P.O.Eranholi SAR 196  
DAR 108  
Corrections : Nil

Fr.VINOY SCARIA



DISTRICT : KANNUR  
TALUK : THALASSERY  
AMSOM : THALASSERY  
DESOM : VADIKKAKAM  
RS No : 43  
WARD No : 5  
BLOCK No : 2  
MEASUREMENTS ARE IN FEET



EXTENT OF PLOT B : 13.15 ARES

PLAN PREPARED BY K.P.ANILKUMAR

Fr. VINOY SCARIA

*[Handwritten signature]*

*[Handwritten signature]*



*Handwritten text in Malayalam script is visible above the printed text.*

This LEASE DEED made and executed on this 16th day of November, 2005 at Tellicherry by Fr. Mathew Palamattam, Manager, Sanjose Metropolitan School, Son of Scaria, aged 52 years, Priest, residing at Arch Bishop's house, Holloway Road, Tellicherry amsom Vadikkakam desom of Thalassery Taluk, Kannur District in favour of Procurator, Metropolitan Archdiocese of Tellicherry, Arch Bishop's house, Holloway Road, Tellicherry amsom Vadikkakam desom of Thalassery Taluk, Kannur District

Registered as No. .... in Book ...  
Vol. ....  
Fr. Mathew Palamattam

*Handwritten signature of Fr. Mathew Palamattam*

1156.

Fr. Mathew Palamattam,  
Vadikkakam Taluk

*Handwritten signature*  
15. 11. 2005

BALAKRISHNA  
VENDOR.



2125/05

Presented in the office of the Sub Registrar  
of Thelesseri at 2 p.m. on the 16th November  
2005 and paid a fee of Rs Twenty one only  
by: x Fr. Mathew Palomattam Fr. Mathew Palomattam

16th November 2005. K.P. Suresh Babu  
Sub Registrar.

Executors ad idem.

x Fr. Mathew Palomattam. Fr. Mathew Palomattam  
Slo Scania Parish - residence at Arch Bishops  
House Vadikkakom.

Identified by

1. Bra. Maday Sp. Krishna, Document Consultant, Malay
2. Chackara Peruvu Sp. Gokannan, No profession, damaged.

16th November 2005 K.P. Suresh Babu  
Sub Registrar.



Registered as No. 2125 in Book 2  
Vol. 787 on pages 1 to  
6, 7 sheets 1st sheets

16th November 2005  
K.P. Suresh Babu

Returns to 1st witness on 17-11-05





2

AND WHEREAS Roman Catholic Diocese of Tellicherry is seized and possessed of area particularly described below Comprised in Re Survey No. 43,50,51 situated in Tellicherry amsom Vadikkakam desom of Thalassery Taluk, Kannur District. AND WHEREAS as I approached and requested you to give on lease the property more particularly hereunder written for the use of constructing building for School in the below scheduled mentioned property, in the capacity of a Procurator, Metropolitan Archdiocese of Tellicherry you have agreed to give the demised premises on lease for **50 years** commencing from **21.07.2001** date, As per the Resolution Passed on 21.07.2001 on the following terms and conditions agreed by me :

Fr. Mathew Palamattam

*Fr. Mathew Palamattam*

11157. Fr. Mathew Palamattam  
Vadikkakam Rs 500/-

*Balakrishnan*  
15. 11. 2005

BALAKRISHNAN  
VENDOR,  
REGISTRARS OFFICE,  
TELLICHERRY





- (1) That the duration of the lease shall be for a period of 50 years commencing from 21.07.2001
- (2) I shall pay the rent to you or your agents at the rate of Rs.10/- (Rupees Ten only) per month on or before 1st day of each succeeding month calculated according to English Calendar.
- 3) That I shall pay the water and conservancy charges to the Municipality or Local Bodies concerned.

Fr. Mathew Palamattam *Fr. Mathew Palamattam*

11158 Fr. Mathew Palamattam  
Rs 500/-  
BALAKRISHNAN  
VENDOR.  
REGISTRARS OFFICE  
15. 11. 2005





4

- 4) That I shall pay the electric consumption charges under separate meter or sub meter fitted for the premises taken on lease.
- 5) That during the continuance of the tenancy, I shall keep the premises in a clean and sanitary condition and shall permit that you or your Agent and workmen at convenient hours in the day time to enter the premises, view and examine and condition thereof, and in case of decays, defects etc., to give a week's notice to you in writing to repair the premises when necessary for the safety of the premises and to prevent serious damage, I shall carry out such repairs and to deduct such costs from monthly rent.

*Fr. Mathew Palamattam*

**Fr. Mathew Palamattam**

11159 Fr. Mathew Palamattam,  
Vadivelakkam P.O.

*[Signature]*  
15. 11. 2005  
BALAKRISHNAN  
VENDOR,  
REGISTRARS OFFICE,





- 6) That I shall pay all the taxes and demands to the municipality local authorities concerned or Govt on the due dates .
- 7) That I shall keep the premises hereby demised in a state of good and substantial repair and carry out all the reasonable repairs on receipt of notice or writing from you. In the event of the neglect or commission on the part you to make such repairs inspite of such reasonable notice, I shall be entitled to carry on such repairs and adjust and recover the costs and expenses of the same from the rents.

Fr. Mathew Palamattam *[Signature]*

11160 Fr. Mathew Palamattam,  
Vadikkulam P.O. East,  
N.S. 11156 to 11160 & B.P. 11156  
addl Rs 2000/-

*[Signature]*  
15.11.2005  
C BALAKRISHNAN  
VENDOR,  
REGISTRARS OFFICE,



- 8) If the monthly rent is not paid by me within fifteen days after the due date or if there be any breach or non observance of your covenants herein before contained it shall be lawful for the to terminate the Lease by you and obtain the possession of the premises in accordance with law.
- 9) On the expiry of the period of lease stipulated above, I shall give written notice thereof to you during the subsistence of the lease for the extension of the lease for a further period of as mutually decided by you. Schedule property situated in Thalassery Municipality. Plan Annexed herewith.

SCHEDULE ABOVE REFERRED TO

District	:	Kannur
Sub District	:	Thalassery
Taluk	:	Thalassery
Firka	:	Thalassery
Amsom	:	Thalassery
Desom	:	Vadikkakam ✓
Right	:	Jenn
Class	:	Garden
O.S No.	:	10/2, 11/4A, 11/3
Re Survey No.:		43
Ares	:	80
Sq. Mrtrs	:	94

**Description of Property** : All that piece and parcels of land known as *Koduvally Enna Parambum Athile Sakalathum* Extent 2 Acres and the building thereon bearing No. 50/77A Ward 5 Block 2. 'A' plot shown in the plan annexed herewith.

**Boundaries :**

North :	Lane
East :	Road
West :	Remaining portion of the property
South :	Vacant portion

IN WITNESS HEREOF I have signed this the day month and year first above written at Tellicherry

*Fr. Mathew Palamattam*

**Fr. Mathew Palamattam**

In the presence of witnesses:

- 1) Kunnummal Manoharan, Son of Chathu, 'Kunnummal', Thiruvangad *Manu*
- 2) Pareri Chandran, Son of Nanu, Pareri 'Sadanam', Thalassery *Chandran*

This Deed prepared and typed by E. Pradeep SAR 196 DAR 108  
Corrections in this Deed: Nil

*Fr. Mathew Palamattam*

**Fr. Mathew Palamattam**

DISTRICT : KANNUR

TALUK : THALASSERY

AMSON : THALASSERY

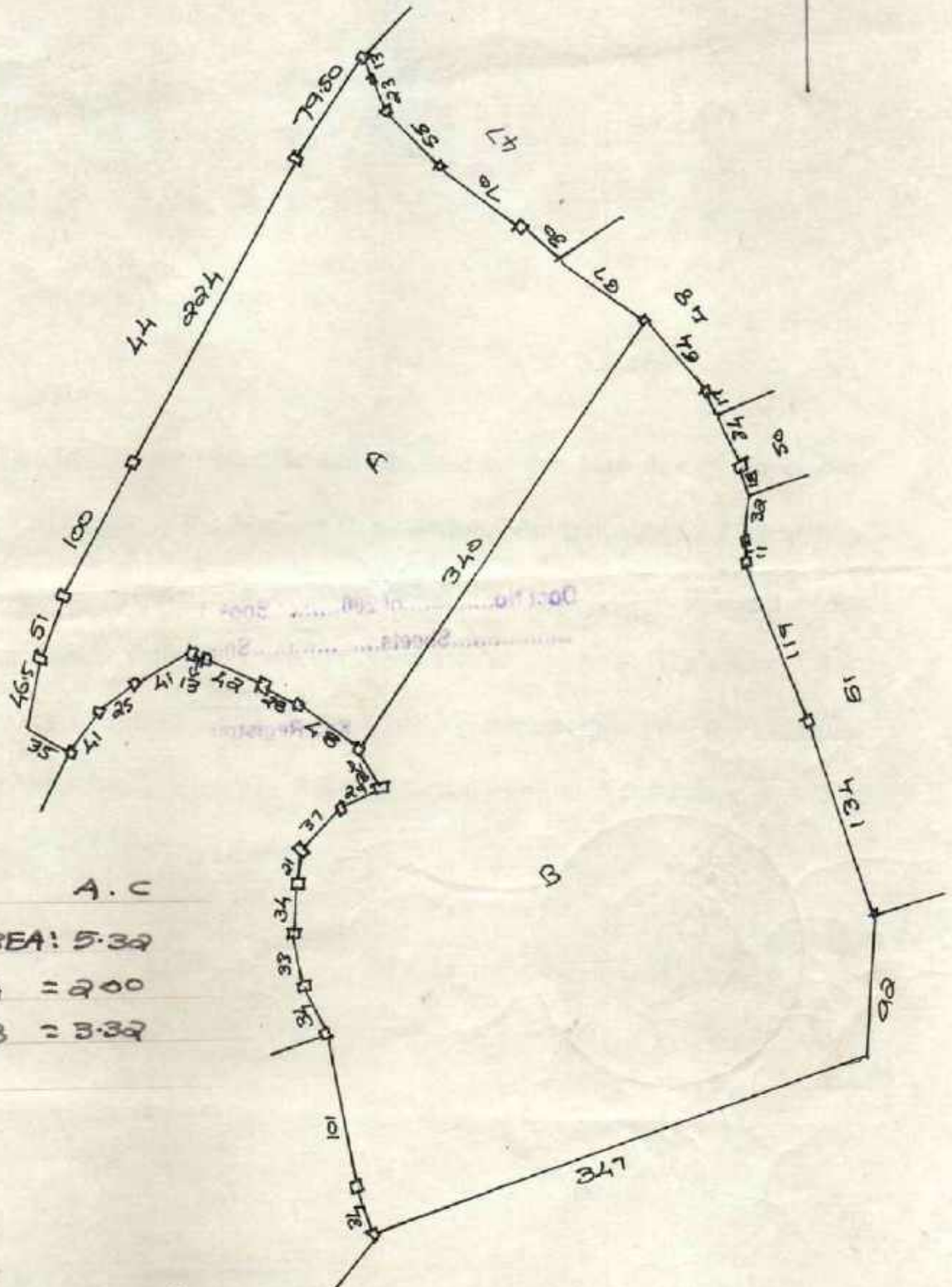
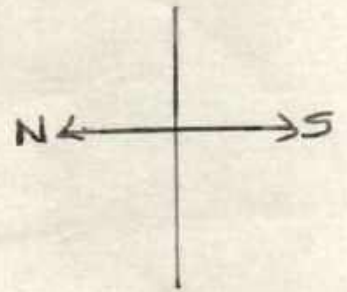
DESOM : VADIKKAKAM

R.S.No : 143

WARD : 5

BLOCK : 2

SCALE 1 inch = 6 Feet



A.C

TOTAL AREA: 5.32

A = 2.00

B = 3.32

PLAN PREPARED BY N.K. ANOOP *[Signature]*

F7. MATHEW PALAMATTAM *[Signature]*