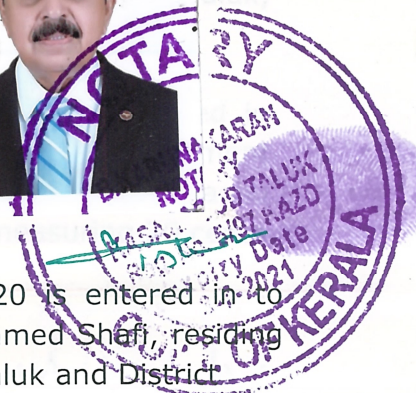


കേരളം KERALA LEASE AGREEMENT FOR 30 YEARS

CP 833158

LESSOR
 SAHEEN MOHAMMED SHAFI
 (Through P.A.Holder
 Haji.P.M.Shamsuddin)

LESSEE
 M.A.MOHAMMED SHAFI



This Agreement of Lease dated 17th day of March 2020 is entered in to between **SAHEEN MOHAMMED SHAFI**, S/o M.A.Mohammed Shafi, residing at Beach Road, Nellikunnu, Kasaragod Post, Kasaragod Taluk and District

LESSOR
 through his P.A. holder
 Haji.P.M.Shamsuddin

M.A. mohammed shafi
 LESSEE

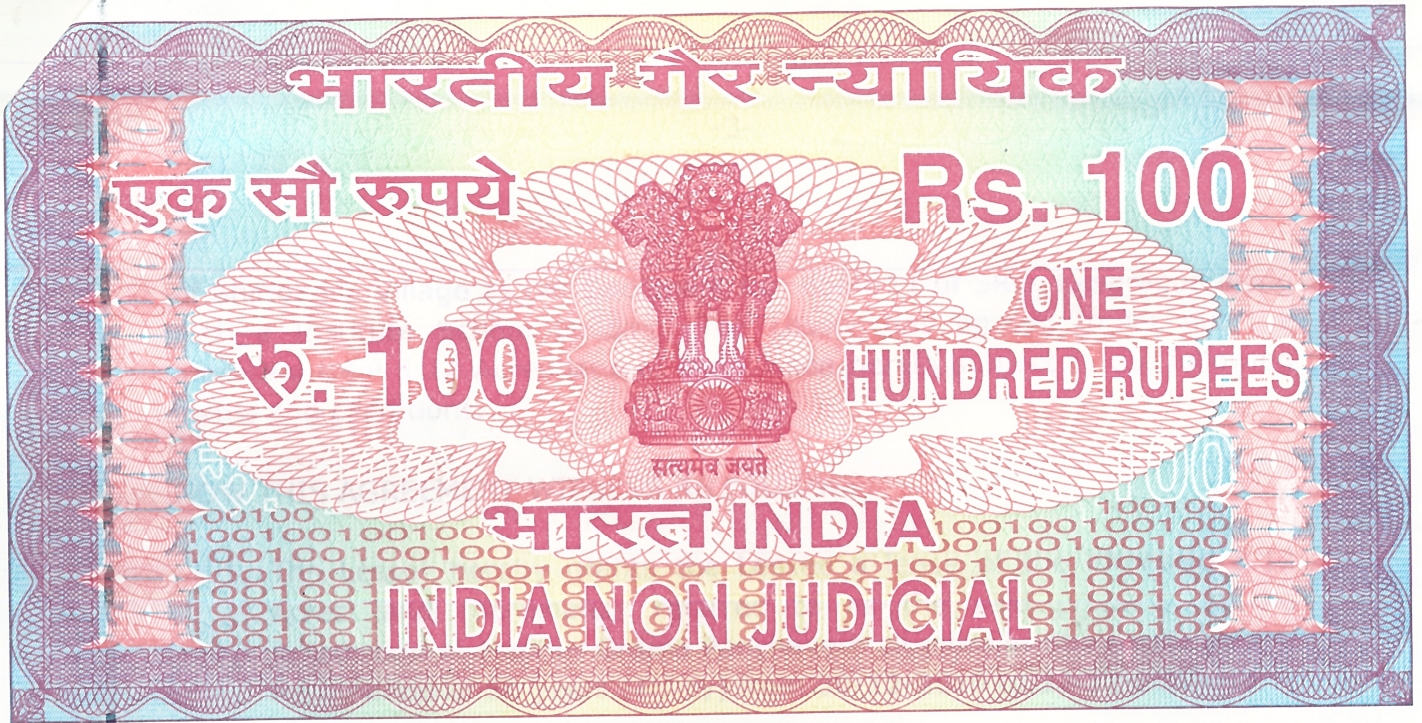
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59723 Value of this One Hundred only
 sold to M.p International school Periyadukka
Shiribagally

Kasaragod
 16/3/2020

Vinod's Shetty. S
 Taluk Stamp Vendor





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-2-

CP 833159

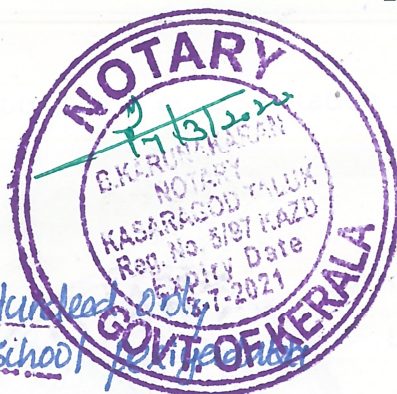
through his Power of Attorney holder Haji.P.M.Shamsuddin, Son of P.M.Mahamood, Residing at Khazi Lane, Thalangara Village, Kasaragod Taluk and District, Kerala State (hereinafter called as LESSOR and **M.P.INTERNATIONAL SCHOOL**, M.P.Tower, Beach Road, Kasaragod District, represented by its President **M.A. MOHAMMED SHAFI**, S/o Abdul Khader (Late), residing at Beach Road, Nellikunnu, Kasaragod Taluk, Kasaragod District (hereinafter called as the LESSEE)

WHEREAS the Lessor own and possess the landed property comprised in R.S.No: 100/9 measuring 4.01 acres of Shiribagilu Village, as per Document deed with No: 4173/07 and R.S.No: 116/8 measuring 91 cents of Shiribagilu Village as per Document No: 49/2012 and R.S.No: 116/6 measuring 20 cents

LESSOR
through his P.A. holder
Haji.P.M.Shamsuddin

LESSEE

Contd...../3



59724 Value of Rs. One Hundred only
Sold to M.P. International school
Shiribagily

Kasaragod
16/3/2020

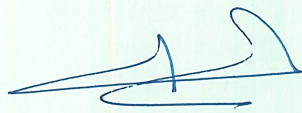
Vinodya Shetty S
Taluk Stamp Vendor



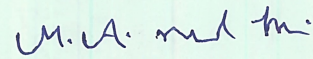
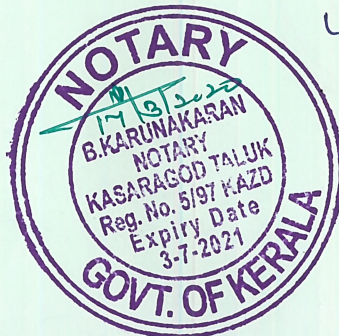
of Shiribagilu Village as per Document No: 6558/11 of SRO, Kasaragod along with a Institute School building. The Lessor has agreed to let out the aforesaid total 5.12 Acres land to the Lessee herein subject to the following terms and conditions.

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

1. The Lessor hereby grants the Lessee a lease of the aforesaid 5.12 Acres land (hereinafter referred to as the said property in the jurisdiction of Madhur Grama Panchayath situated in Shiribagilu Village for a period of 30 years (Thirty) from 30-12-2019 to 29-12-2049.
2. The Lessee undertake to pay a monthly rent of Rs. 1000/- (Rupees One thousand only) by the 1st day of every succeeding English Calendar month.
3. The Lessee shall have no right to Sub-Lease or transfer possession of the premises without the written permission of the Lessor. And he shall not deal in or store any articles prohibited by the Govt.
4. The Lessor agrees that he will issue proper receipts for receiving rent and that he will pay the Basic tax due to the Government.
5. The Lessee undertake to surrender possession of the said property to the Lessor at the end of the period on 29-12-2049 without any objection.
6. The Lessor is entitled to increase rent by 15% after every 3 years.
7. The said property shall be used by the Lessee only for the lawful business purpose and shall not be used for any other purpose or unlawful activities.
8. The said property shall be used in good sanitation condition.



LESSOR
through his P.A. holder
Haji.P.M.Shamsuddin

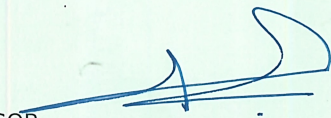


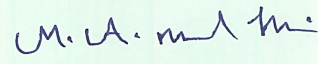
LESSEE

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9. At the time of surrendering the said property the Lessee shall not claim any compensation from the Lessors for the buildings, wells, etc. constructed by him if any in the said property. Instead he shall demolish the said buildings at his own cost in case if the Lessor demands to do so.
10. The Lessor shall give necessary consent letters, no objection Letter or permissions if required by the Lessee for producing before any authority.
11. The Lessee shall keep the land in good condition during the lease period and deliver back the land to the Lessor in the same condition in which it is at present at the time of surrendering the land.
12. The Lessee should not cause any disturbance or inconvenience to the neighbours in the nearby premises.

IN WITNESSES Whereof both Lessor and the Lessee here to have set and subscribed their respective signatures.


LESSOR
through his P.A. holder
Haji.P.M.Shamsuddin


LESSEE

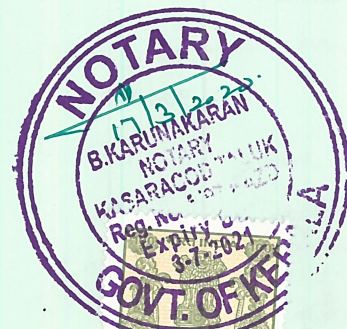
Witnesses:-

1. Nasir.A.K,
S/o Abdulla,
Mallam House,
Post Kudlu, Kasaragod

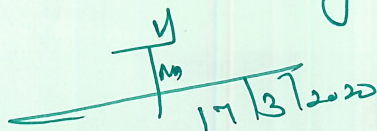


2. Abdul Razak.K.S,
Son of B.M.Kunhali
Shiribagilu House,
Post Shiribagilu,
Kasaragod District.





Executed and signed by me this 17th day of March 2020 at my office Kasaragod


17/3/2020

SLN-1384/2020

B. KARUNAKARAN
NOTARY
KASARAGOD TALUK
KERALA STATE, INDIA