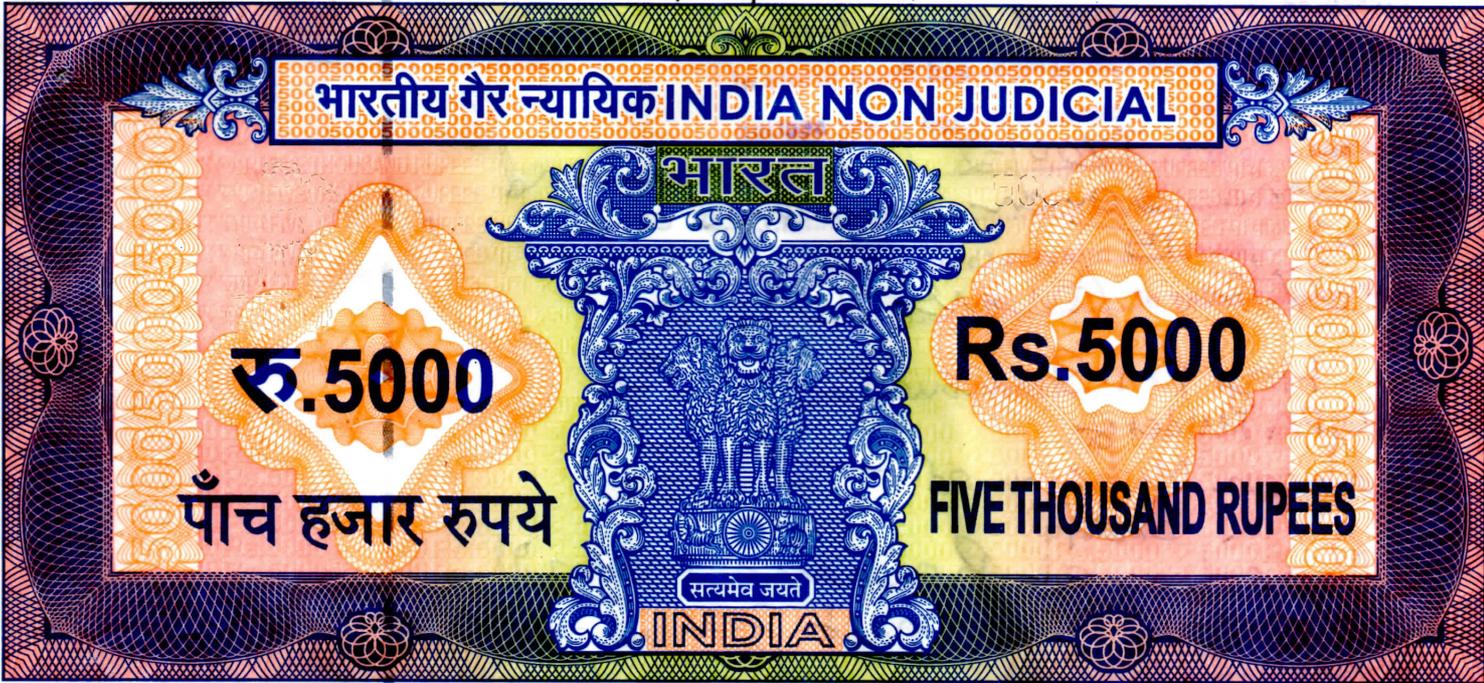


3149 W 2021 203404



കേരളം കേരल KERALA

B 930616

B 930616

LEASE AGREEMENT

Presentant :Haji.P.M.Shamsuddin



This Agreement of Lease dated 26th day of August 2021 is entered into between

LESSOR
SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin

LESSEE
M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

No. 16137 Value of Rs. Five Thousand only
Sold to Sabeen mohammed Shafi
Kasaragod
Naik, K.G.



3149/1/2021

Presented in the office of the Sub Registrar of Kasaragod with the Photographs and Finger prints of the buyer / seller / presentant affixed under section 32 A and a fee of ₹

549

29-36

1700/- One thousand and seven hundred only paid at 1 hours 15 minutes through e-payment on the 27th day of August 2021 by

Haji P.M. Shamsuddin
As CPA Holder of
Shaheen Muhammed Shafi

Residing at Raihana Manzil,
27th day of August 2021 Sub Registrar
Kamathudheen C

Execution admitted by

Haji P.M. Shamsuddin
As CPA of Holder of
1. Shaheen Muhammed Shafi

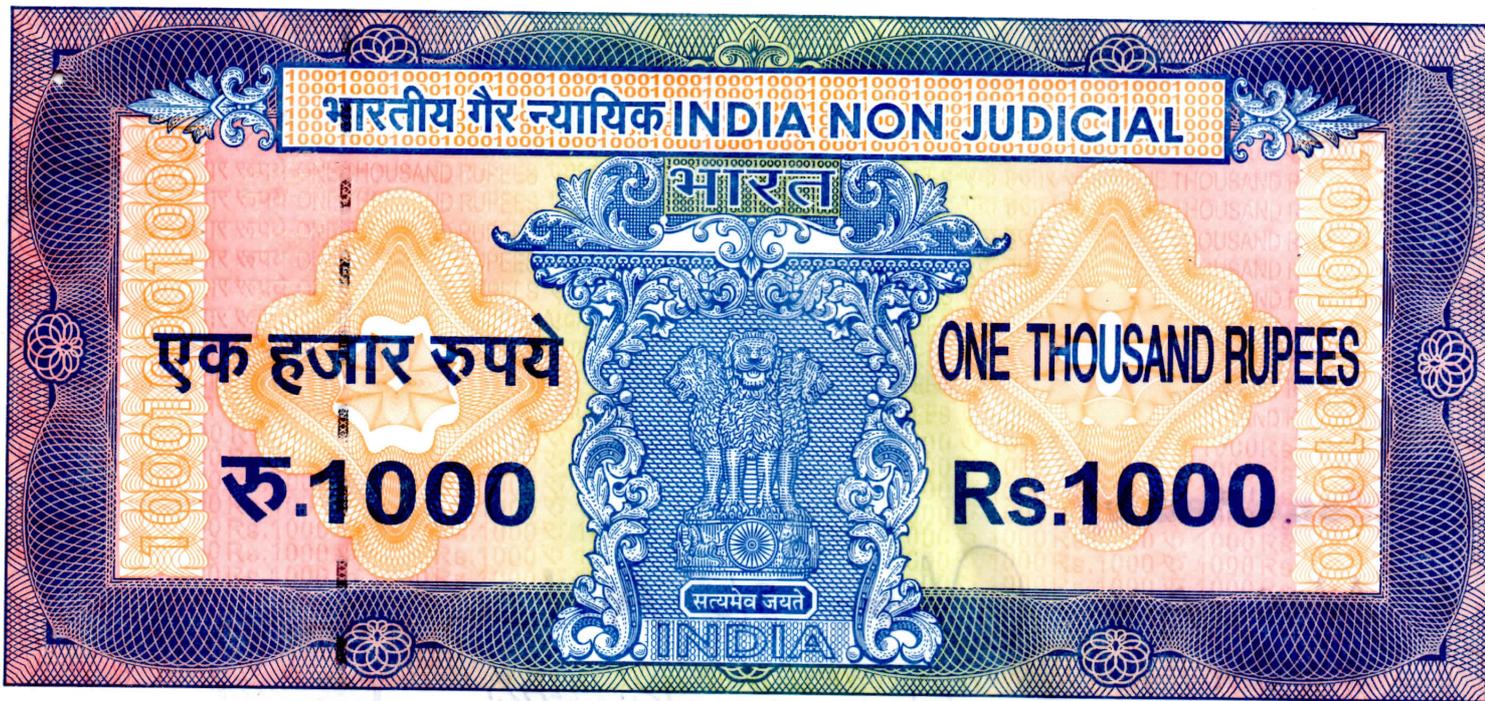
D/o P.M. Mahamood. Business. Residing at
Raihana Manzil, Thalanga

2 Noorisha
As CPA Holder of MA Mohammed shafi
D/o MA Mohammed shafi, Housewife
Residing at M.P House Kasaragod
(For and on behalf of M.P International School)

Document No. 3149 / 1 / 2021

7
[Signature]





കേരളം केरल KERALA

W 782186

- 2 -

SHAHEEN MUHAMMED SHAFI, aged 43 years, Business, Aadhaar Card No. 5411 8864 5442, S/o M.A.Mohammed Shafi, residing at M.P.House, Beach Road, Nellikunnu, P.O. Kasaragod, 671121 in Kasaragod Village Kasaragod Taluk and District through his Power of Attorney holder **Haji. P.M. Shamsuddin**, aged 64 years, Aadhaar Card No. 6551 4339 7073, Business, Son of P.M.Mahamood, Residing at Raihana Manzil, Khazi Lane, P.O.Thalangara 671122 in Thalangara Village Kasaragod Taluk and District, Kerala Statesaid Power of Attorney duly attested by Swarnalatha S Advocate and Notary Kasaragod on dated 09.01.2012 as serial No:57/2012 (hereinafter called as LESSOR)

LESSOR

SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin

LESSEE

M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

No. 16138 Value of Rs. One Thousand only
Sold to Saheen Mohammed Shafi
Kasaragod

Kasaragod Manoj Kumar Naik. K G
Acting Court Stamp Vendor





Identified by

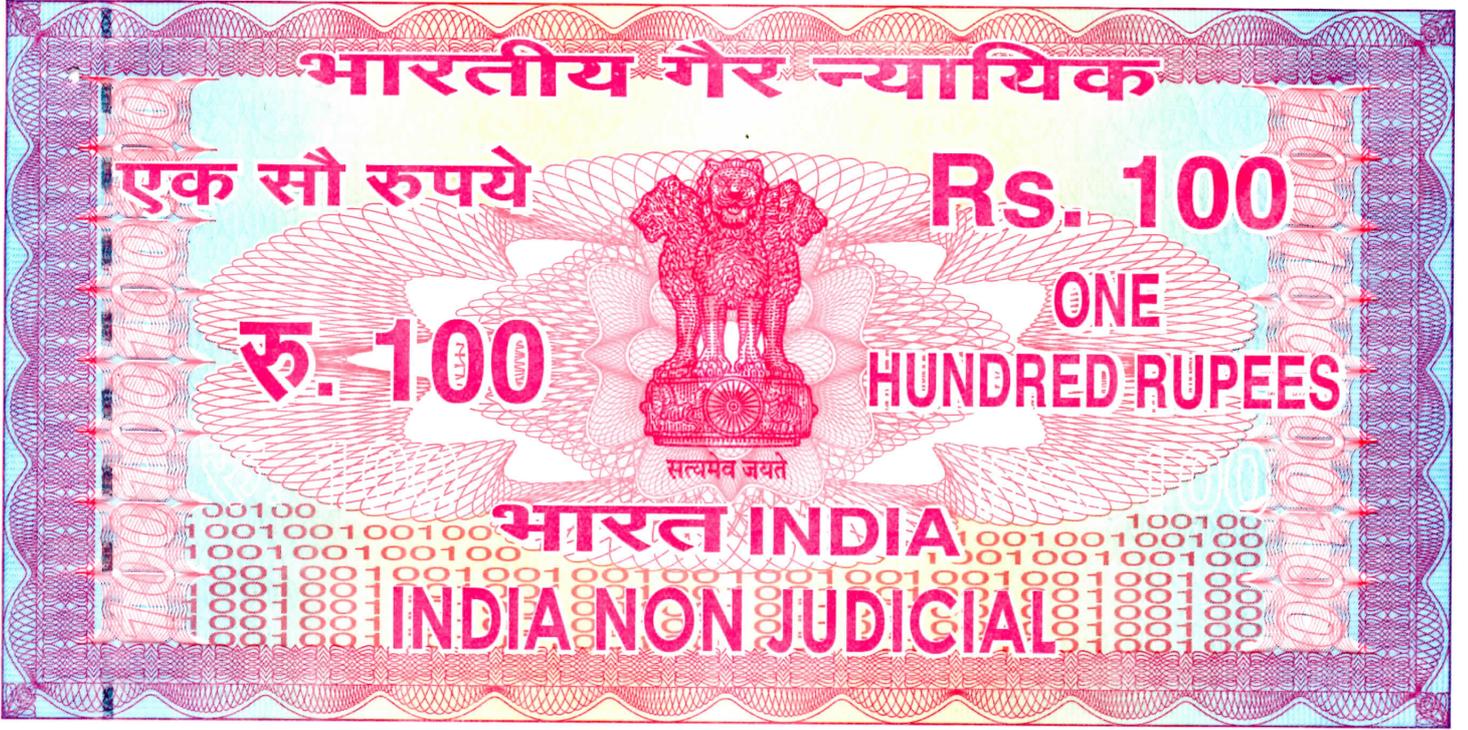
- 1 Nasir-A.K. *[Signature]* S/o Abdulh. Drivey Kadly
- 2 AbdulRAZAK.k.s *[Signature]* S/o KUNHAZ. DRIVER SHRIBAGILU

27th day of August 2021 Sub Registrar Kamaludheen C *[Signature]*

REGISTERED AS NO. 3149 OF 2021 OF BOOK I Volume 549 ON PAGES 29 TO 36 CONTAINS 7 SHEETS 2nd SHEET.

27th day of August 2021 Sub Registrar Kamaludheen C *[Signature]*





കേരളം KERALA

DB 464920

- 3 -

AND

M.P.INTERNATIONAL SCHOOL, M.P.Campus, Periyadukka, P.O.Shiribagilu 671124 in Shiribagilu Village, Kasaragod Taluk and District, represented by its President **M.A.MOHAMMED SHAFI**, aged 78 years, Aadhaar Card No. 5574 8936 1204 , Business, S/o.(Late) Abdul Khader, residing at M.P.House, Beach Road, Nellikunnu, Kasaragod Taluk, Kasaragod District through his Power of Attorney Holder **Noorisha** aged 39 years, Aadhaar Card No. 3576 0472 9362 ,house wife, D/o.above said **M.A.MOHAMMED SHAFI** residing at M.P.House, Beach Road, Nellikunnu, P.O. Kasaragod 671121 in Kasaragod Village, Kasaragod Taluk and District said Power of Attorney duly attested by Soumitra Mondal Attache Embassy Of India Doha Qatar on dated 23.08.2021 as serial No:47361 (hereinafter called as the **LESSEE**)

LESSOR

SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin

LESSEE

M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

No. 16139 Value of Rs. One Hundred only
Sold to Sheheen Mohammed Shafi
Kasaragod

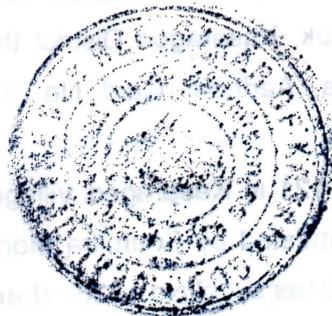
Kasaragod

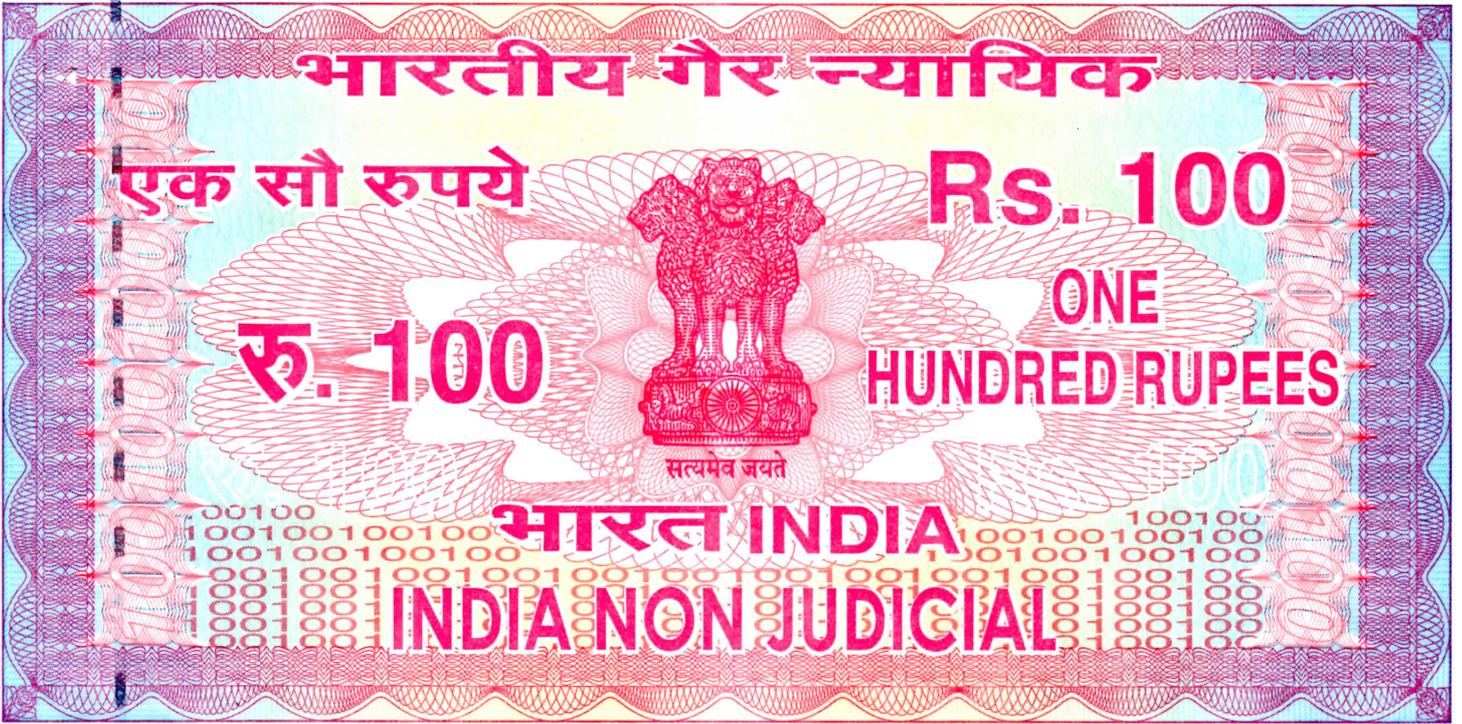
Masej Kumar Naik. K G.
Acting Court Stamp Vender



Document No. 3149 of Book I of 2021
Contains 7 Sheets 3th sheet

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DB 464921

- 4 -

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 along with an Institute School building. The Lessor has agreed to let out the aforesaid total 4.92 Acres land along with the school building to the Lessee herein subject to the following terms and conditions.


LESSOR
SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin


LESSEE
M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

N. 16140 Value of Rs. One Hundred only
Sold to: Shaheen Mohammed Shafi
Kasaragod

Kasaragod

M. Sreej Kumar Naik, K. G.
Acting Court Stamp Vendor



Document No. 3149 of Book of 2021
Contains 7 Sheets 4th sheet

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M P INTERMEDIATE SCHOOL
through P.A. Room
Noohela

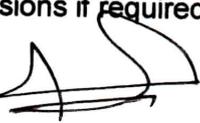
LESSOR
SHABEN M...
Haji...



[Faint text at the bottom right corner, possibly a date or reference number.]

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

1. 1. The Lessor hereby grants the Lessee a lease of the aforesaid 4.92 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 26-08-2021 to 25-08-2051.
2. 2.The Lessee undertake to pay a monthly rent of Rs. 1000/- (Rupees one thousand only) by the 26thday of every succeeding English Calendar month.
3. 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. 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. 5.The Lessee undertake to surrender possession of the said property to the Lessor at the end of the period on 25-08-2051 without any objection.
6. The Lessor is entitled to increase rent by 15% after every 3 years.
7. 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.
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.


LESSOR

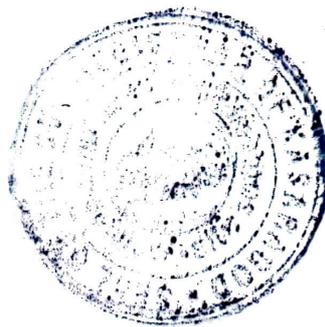
SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin


LESSEE

M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

Document No. 3149 of Books of 2021
Contains 7 Sheets 5th sheet

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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 neighbors in the nearby premises.

The Stamp duty paid for this Lease Deed is Rs.6,200/-

DESCRIPTION OF PROPERTY

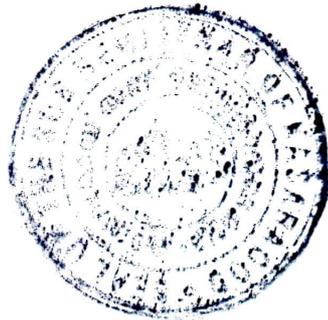
1	Sl. No.	1	2	
2	District	Kasaragod	Kasaragod	
3	Sub-District	Kasaragod	Kasaragod	
4	Taluk	Kasaragod	Kasaragod	
5	Village	Shiribagilu	Shiribagilu	
6	Muri	Nil	Nil	
7	Panchayath	Madhur	Madhur	
8	Resurvey Block No.	58	58	
9	Resurvey No.	100	116	
10	Resurvey Sub division No.	9	8	
11	Old Survey No.	54 54 55 53	53	
12	Old Survey Sub Division No.	1A 4E 2 1A1	1A as per patta 53/1A2J	
13	Extent	Shown in Metric Calculation	Shown in Metric Calculation	
14	H . A. Sq.	1.62.28 (One Sixty TwoTwenty Eight)	0.36.50 (ZeroThirty SixFifty)	
15	Taram / Tenure	Jenm, Dry	Jenm, Dry	
16	Executants T R	Nil	Nil	
17	Claimant T.R	Nil	Nil	
18	DESCRIPTION OF PROPERTY	1.62.28 (H.A.Sq.mtr) land with Institute School Building with all appurtenances appertaining thereto.	0.36.50 (H.A.Sq.mtr) land with Institute School Building with all appurtenances appertaining thereto.	
19	Boundaries	East	R S No 157	R S No 116/9
		North	R S No 100/1,99	R S No 100/9
		West	Panchayath Road	R S No 116/1, 5, 4
		South	R S No 116	Panchayath Road

LESSOR
SHAHEEN MUHAMMED SHAFI
through his P.A. holder

LESSEE
M P INTERNATIONAL SCHOOL

Document No. 3149 of Book of 2021
Containing 7 Sheets 6 sheets
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സബ് രജിസ്ട്രാർ
കാസറഗോഡ്



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


LESSOR

SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin


LESSEE

M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

Witnesses:-

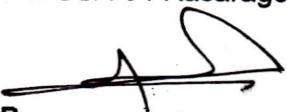
1. Nasir.A.K,
S/o Abdulla,
Mallam House,
Post Kudlu, Kasaragod



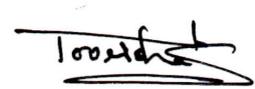
2. Abdul Razak.K.S,
Son of B.M.Kunhali
Shiribagilu House,
Post Shiribagilu,
Kasaragod District.



Prepared Computer printed and manuscript by K.Ramanath Shenoy S/o.Babu Rao, Lno.
GDA 40 & GSA 64 Kasaragod. Correction setc Nil


LESSOR

SHAHEEN MUHAMMED SHAFI
through his P.A. holder
Haji.P.M.Shamsuddin


LESSEE

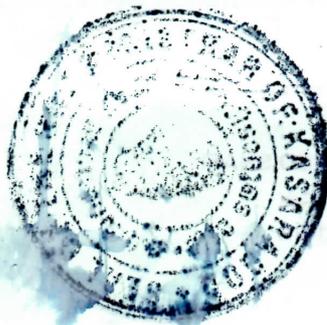
M P INTERNATIONAL SCHOOL
through his P.A. holder
Noorisha

Document No. 3149 of Batch of 2021
Contains 7 Sheets 7 Pages

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