

No 8687

Lakshmi Priya & 1/2

TALLA S.S. VENDOR



Page 1 of 3

Second Party (Tenant) : Ms.Lakshmi Priya

First Party : Dr.Swapna.O

WHEREAS the tenant has expressed his intention and interest to take on rent a portion of the first floor {T.C.16/2071(3)} measuring 530 sq.ft of the said building with washroom for running Club Tours Online Travel Agency, hereafter called 'the demised premises';

WHEREAS the landlord is the owner of the 'Vidhara Tower' situated at Kumarpuram, Thiruvananthapuram Dist - 695011

AND Ms Lakshmi Priya (Aadhar No: 966548896719), W/o Sreejith, Kochumadom, Kanthaloor, Mamom, Kizhuvilakam.P.O, Thiruvananthapuram -695316 hereinafter called the Tenant, which term shall wherever that context admits, mean and include its executors, administrators, legal representatives and assigns on the other part the witnesses as follows:

AND Dr.Swapna.O aged 38 years, W/o Mr.Aji.M residing at Aji Bhavan, Concordia Lane, Peroorkada.P.O, Thiruvananthapuram -695005 hereinafter called the 'land lord' which term shall wherever that context admits, mean and include the landlord, her heirs, executors, administrators, legal representatives and assigns on the one part

കേരളം കരാർ KERALA LEASE DEED 15/6/23 DW 659295



Lakshmi Priya 15/6/23



LAILA S.S.
PATNAM VENDOR

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Lakshmi Priya

No. 8688
of 2022

Page 2 of 3

Second Party (Tenant) : Ms. Lakshmi Priya

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Lakshmi Priya

First Party : Dr. Swapna O.

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Dr. Swapna O.

AND WHEREAS, the landlord has agreed to give the demised premises for rent under the following terms and conditions which will be binding on both the parties to this agreement.

1. The monthly rent payable for the demised premises is fixed at Rs.20000/- (Twenty thousand rupees only) and the security deposit is fixed at Rs.200000/- (Two lakh rupees only). The tenant shall pay the said monthly rent on or before 5th of every succeeding calendar month in favor of the landlord. The landlord shall issue rent receipt for the same. The rent is effective from 15.06.2023.
2. The tenant shall use the demised premises for the said business purpose only.
3. All the times during the period of this agreement the tenant shall keep the demised premises in clean, proper and good condition and the tenant undertake that no damage will be caused to the electric fittings, bathroom fittings, water fittings, wall, in the demised premises. The tenant hereby agrees that if any damage is caused on the above said materials the landlord has the right to deduct the amount from the security deposit.

DM 659296

KERTV

DEED

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4. The tenant shall not transfer his right or sublet the demised premises to any party thereof or to anybody.
5. The tenant shall pay electricity and water charges in respect of the demised premises regularly without any delay or default during the period of agreement.
6. Both the parties agreed that the period of agreement shall be for 11 months initially and on the expiry of the period of agreement, the tenant shall have the option to ask for the renewal of the agreement for further periods if the landlord permitted to do so.
7. If the landlord has to occupy the demised premises for his/her personal needs during the period of this agreement, the landlord shall inform the tenant before one month and the tenant is liable to leave the demised premise without any fail.
8. If the tenant wants to vacate the demised premises, he should inform the landlord before one month without any delay.
9. If the tenant makes any default in paying the monthly rent, electric and water charges, drainage maintenance cost etc, the landlord has the right to deduct these expenses from the security deposit.
10. The security deposit shall be repaid to the tenant after the expiry of the lease agreement without any interest.
11. The staircase in the building is common and the tenant is permitted to use the staircase along with other parties in the first floor and second floor. The tenant is not permitted to make any partitions or material alterations in the said area.
12. In case the tenant violated any of the terms and conditions mentioned above, the landlord has the right to terminate the lease deed without considering the period in the lease agreement.

IN WITNESS WHEREOF this Deed is signed by the parties to the Deed on the date, month and year first written above.

First Party (Landlord) : Dr.Swapna.O

Second Party (Tenant): Ms.Lakshmi Priya

Witnesses:

1)Mrs.Ambika Devi, Aji Bhavan, Peroorkada, TVM

2)Mr.Aji.M, Aji Bhavan, CLRA-23,Concordia Lane, Peroorkada.P.O, TVM