



കേരളം केरल KERALA

ED 604203

### DEED OF LEASE

This Deed of Lease is executed on this the 26<sup>h</sup> day of July 2023 between Shri.Mohamed Sakkir, S/o: Shri.Ali Akbar aged 51 years & Smt. Sabitha Sakkir, wife of Shri. Mohammed Sakkir, aged 48 years, residing at 'Al Firdouse T.C 1/180 (1), Mosque Lane, Kumarapuram, Thiruvananthapuram and represented through its duly signed constituted Power of Attorney, Shri. Shahul Hammed, S/o: Abdul Khadar (late), aged 73 years, residing at 'Ushas', T. C 9/1596, Chekkalamukku, Sreekaryam P.O, Thiruvananthapuram (hereinafter referred to as the 'Lessor', which expression shall mean and include his heirs, executors, administrators, representatives assigns and successors in title) of the first part and Sri.P.V.Manu S/O K.Vijayadharan aged 45 years residing at Palakkalazhikam Cherukadavu,Chaliyakkara.P.O Punalur (hereinafter referred to as the 'Lessee,' which expression shall mean and include his heirs, executors, administrators, representatives, assigns and successors in title) of the other part.

Lessor

Lessee

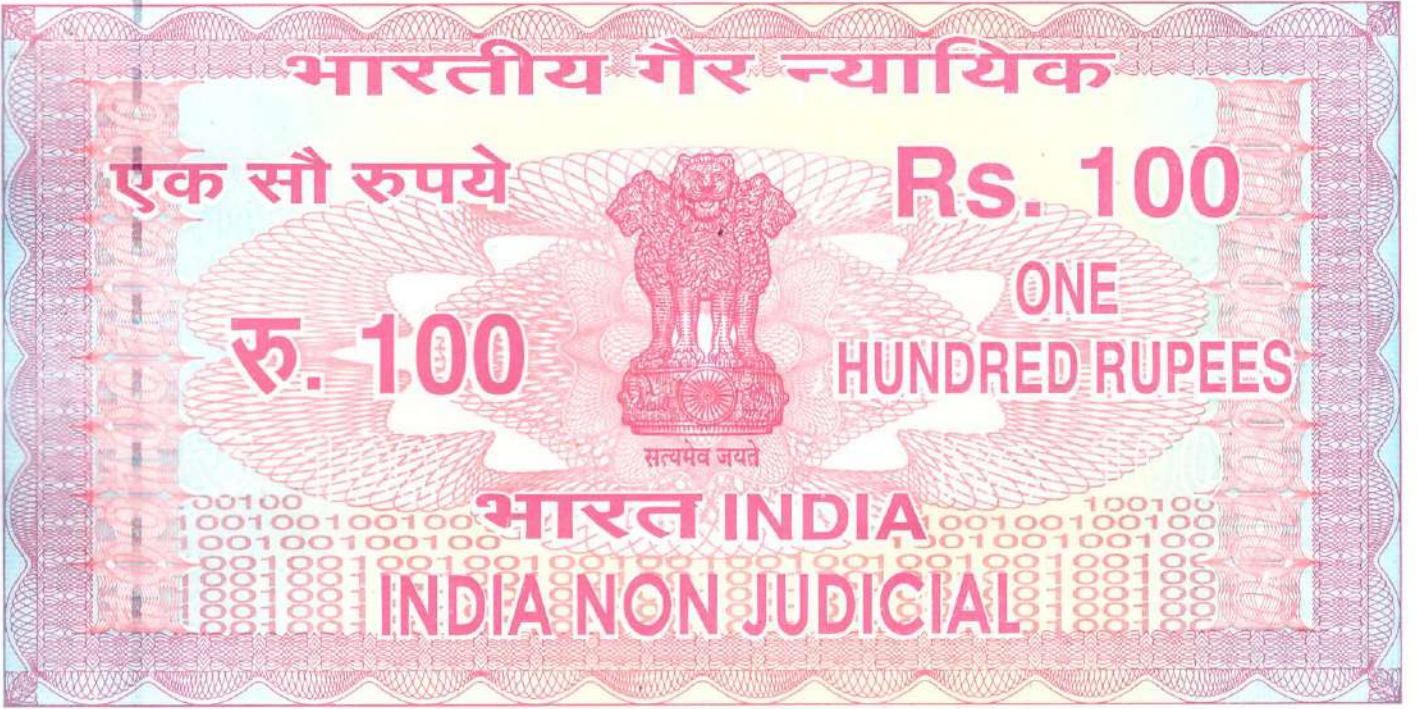
N. BALAKRISHNAN NAIR  
Vandor, Vanchiyoor  
Thiruvananthapuram

No. 29545  
26/7/2023

Manu P.V.  
Kumarapuram - 1001

20 JUL 2023





കേരളം KERALA

ED 604204

Whereas at the request of the Lessee the Lessor has agreed to lease out to the Lessee the premises consisting of 618 sq. ft. at Second floor, T.C 95/1570 (2) "Capital Tower" Building, Main Road, Kumarapuram, Thiruvananthapuram- 695011.

Now this deed witness as follows:-

1. In consideration of the rent hereby reserved and the covenant by the Lessee hereinafter contained, the Lessor has demised unto the Lessee all that premises described in the schedule hereto (hereinafter referred to as the 'demised premises') to hold the same to the lessee from 12-09-2022 and handing over the premises for the period of 3 years of the said term the monthly rent of Rs.17,000/- (Rs.Seventeen thousand only ) and with an increase of 15% (Fifteen Percent) calculated on the basic rate, for every 3 years of the lease period, by the 5<sup>th</sup> day of every English Calendar month.

2. The Lessee hereby covenants with the Lessor as follows:

a) That the Lessee will during the terms of 3 years hereby granted, pay to the Lessor the monthly rent hereby reserved on the day herein before appointed.

Lessor

  
Lessee

N. BALAKRISHNAN NAIR  
Vendor, Vanchandor  
Thiruvananthapuram

NI 29546

26/7/2023-

Manu P.V

Kumarapuram

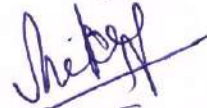


- b) That on the Lessor providing the facilities of electricity and water supply in the demised premises, the Lessee will pay actual consumption charges thereof.
  - c) The Lessee will keep the demised premises in good condition (fair, wear and tear and damages by fire, tempest, earthquake, riot or civil commotion alone exempted).
  - d) That the Lessee will leave at the expiration of the said term or sooner determination thereof the said premises in good condition except as aforesaid.
- e) The lessee will permit the Lessor and his agent's at all reasonable times to enter the demised premises to examine the state of condition thereof and make all necessary repairs of the premises to the Lessor.
3. The Lessor hereby covenants with the Lessee as follows:-
- a) That the Lessor will provide at the demised premises the facilities of regular electricity, water supply, before the Lessee is put in possession of the demises premises. That the Lessor will provide W/C and urinal facilities to the Lessee, before the Lessee is put in possession of the demises premises.
  - b) That the Lessor will provide at the demised premises for the Lessee separate electricity meter.
  - c) That the Lessor will during the above said term pay all rates, taxes including property tax and charges of every description, now payable and hereafter become payable in respect of the demised premises by the Land Lord. The Lessor hereby agrees to deduct tax at sources at applicable rates from the monthly rent due to him.
  - d) That the Lessor will at his own cost carry out all the periodical maintenance of the outside of the demised premises such as white washing, color washing, painting, repairs of sanitary, water pipe system etc. failing which the lessee will be at liberty but not bound to get the same done and to deduct from the rent payable the expense incurred thereof or otherwise recover the same from the Lessor.
  - e) That the Lessor will on oral or written communications from the lessee carry on repairs on the building with least delay.
  - f) That the Lessor will on oral or written communications from the lessee carry on repairs on the building with least delay.
  - g) That the Lessor assures the Lessee that he is the true, absolute and lawful owner of the demised premises and has a right to lease out the same and agrees that the lessee paying the rent hereby reserved and observing as well as performing all the covenants herein contained may hold and quietly and peacefully enjoy the occupation of the demised premises during the above said terms without any interruption and disturbance by the Lessor or any other person whomsoever lawfully claiming under or in trust for him.

Lessor



Lessee



- h) That the Lessor will permit the lessee to construct/make and place such installations, fixtures and fittings including sign boards in the demised premises as the Lessee may consider to be necessary or desirable for the greater or more convenient enjoyment of the same and to dismantle and remove such installations, fixtures, fittings etc at the any time during the Lessee's occupation in the demised premises.
- i) In case however, the Lessor sells the demised premises, a suitable clause in both the agreement for the sale and also in the sale deed to the prospective buyer that the possession of the lessee and also the terms of possession of the lessee will not be in any way disturbed for the aforesaid period of lease of 3 years.
- 4) Provided always and it is hereby agreed that:-
- a) Whenever the monthly rent hereby reserved shall be in arrears for more than three months or there shall be a breach of any of the covenants by the Lessee herein contained the Lessor may re-enter the demised premises and determine this Lease without prejudice to his right to realize all arrears of rent due.
- b) If the Lessee shall have given to the Lessor not less than one month's notice in writing prior to the expiration of the terms reserved herein expressing the desire to renew the Lease and shall have duly observed and performed all the terms and conditions hereof the Lessor shall grant to the Lessee a fresh Lease of the demised premises by way of renewal for the further period of 3 years to commence from the date of expiry hereof upon such terms and conditions in all respects as are contained herein that maybe mutually agreed between the Lessor and the lessee.
- c) The tenancy hereby created shall be determinable at the option of the Lessee by giving to the Lessor three Calendar month's notice in writing.

**SCHEDULE:**

**All that premises consisting of 618 sq.ft at the Second Floor, T.C No.95/1570 (2), "Capital Tower Building, Main Road, Kumarapuram, Thiruvananthapuram-695011.**

**BOUNDARIES:**

East: Road (Kumarapuram-Kannammoola)

West: Property of Jayan

South: Narrow road to the property of Jayan

North: Property of Nazar

In witness whereof the parties hereto have executed these presents the 26th day of July 2023.

Signed, sealed and delivered by the above named lesser:

Signed, sealed and delivered by the above named lessee:

Witnesses:

1)

2)