



കേരളം केरल KERALA

DS 075812

This agreement of lease made and executed on 8<sup>th</sup> day of August 2022 among 1.Sreejithesh, S/o Velukutty, aged 47 years, residing at house No. A/9, Precot colony, Kanjikode west Post, Palakkad Taluk. 2) A.Aravindhakshan, S/o Sankarankutty Menon, aged 49 years, Business, residing at A.A.Nilayam Pallathampully, Mettupalayam, Thathamangalam

Lessor

P.S. Sivakumar Nair

(for himself and Power of Attorney

Holder of No.1 to 4)

Lessee

Raghila P

No: 18481

Value: 100/-

Sold to: Raghila.P

Dt: 08/8/2022. Pudukkottai.

RENTA. K.  
M. C. VENDOR (Temporary)  
PALAKKAD





കേരളം KERALA

DS 075813

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P.O., Chittur Taluk, Palakkad. 3) Mini Muralidharan, aged 51 years, house wife, residing at Flat No. 2A, Lovedale Apartments, Kottapuram Post, Thrissur District, 4) Mahesh Kumar, S/o Late Kesavan, aged 40 years, company employee, residing at Kaivalya, S.P.K Nagar, Kalveerampalayam P.O Coimbatore and 5) P.S Sivakumar Nair, S/o Late Sukumaran Nair, aged 49 year, Business, 4/486, Sadana, C.R.D. Menon Colony, Kallepully, Palakkad.

Lessor

P.S. Sivakumar Nair

(for himself and Power of Attorney

Holder of No.1 to 4)

Lessee

Raghila P



REMYA. K.  
M. C. VENDOR (Temporary)  
PALAKKAD

No: 18482

Value: 100/-

Sold to: Raghila

DL: 08/8/2022 Puchasary.

In these No.5 P.S.Sivakumar Nair himself and represented by Power of Attorney of Nos.1 to 4 (hereinafter called the Lessors) on the one end AND Raghila P, Proprietrix Ithihas Holidays, residing at Parakalam House, Venoli, Pudussery P.O, Palakkad (hereinafter called the Lessee) on the other part.

Whereas the Lessor herein are the owners of the building constructed in Survey No.3215/1, Koppam Amsom and Desom, Palakkad Taluk (More fully described in the schedule written hereunder and hereinafter called the schedule of property)

Whereas the said Sreejithesh, A.Aravindhakshan, Mahesh Kumar and Mini Muralidharan has authorized P.S. Sivakumar Nair to lease and let-out the premises mentioned in the schedule hereunder and receive Advance for rent from the Lessee to sign the lease deed thereof by a deed of Power of Attorney executed by them in favour of P.S. Sivakumar Nair as per Power of Attorney attested before K.K Sreenivasan, Advocate and Notary Palakkad on 11/06/2022, as such the P.S Sivakumar Nair have signed the lease agreement for himself as the Power of Attorney holder.

And whereas the Lessee herein has sought for the Lease of the Scheduled property for a period of eleven months on the following terms and conditions mutually agreed. The Lessee commenced with effect from today and Lease shall be for a period of eleven months. The Lessee shall use the scheduled property only for Travel Agency. The Lessee has paid a sum of Rs. 90000/- as security which is repayable without any interest at the time of terminating the Lease and vacating the premises. The Lessee has agreed to pay a monthly rent of Rs. 15000/-. The rent is to be paid on the first week of each English month without any deduction whatsoever. If the Lessee failed to pay the rent by the respective date, the Lessee shall be liable to pay interest therein at 12% P.S.

Lessor

P.S. Sivakumar Nair

(for himself and Power of Attorney

Holder of No.1 to 4)

Lessee

Raghila P

The Lessee shall pay all the electric current charges and water charges due to the period of occupation of the premises to authorities concerned and keep the Lessors indemnified at all time from such liabilities. The Lessee is liable to pay all the taxes except land tax and building tax due to the period in occupation of premises to the authorities concerned. The Lessee shall not use the open space or verandah of the building site otherwise than as an access to the demised premises. In particular the Lessee shall not obstruct such portion by materials, advertising board or a visitor's site. The Lessee shall not store any combustible goods, explosives or other material which is inflammable or explosive and which is likely to do damage to the building or any part thereof. The Lessee shall carry on business after obtaining necessary Licenses/Permissions and shall carry on business only in accordance with law. The Lessee shall not carry on any business which is prohibited under the provisions of any enactment. The Lessee may renew the lease for the further period of Eleven months at 10% raise in the total rent.

The Lessee shall not sub-let the demised premises nor shall allow to use the demised premises by any person under a license, or hand over the possession thereof or the business to any person under any agreement whatsoever. The Lessee shall allow the Lessors or their agents to enter the premises at all reasonable times in the day throughout the term of lease. The Lessee is liable to compensate all the damage if caused to the building premises throughout the lease period and the security amount will be a charge for such damages. During the period of tenancy, the Lessee desires to vacate the building he shall give one month notice to the Lessors and Lessors shall repay the entire advance money to the Lessee.

This agreement is made in duplicate, the original of which will be kept by the Lessors and the duplicate by the Lessee.

Lessor

P.S. Sivakumar Nair

(for himself and Power of Attorney

Holder of No.1 to 4)

Lessee

Raghila P

**SCHEDULE**

The premise bearing Door Nos.20/309(2), of the MASCOT CENTRE constructed in Survey No.3215/1, Koppam Amsom and Desom of Palakkad Taluk and Palakkad District, Calicut - Coimbatore bye-pass road with electricity and water connection.

In witness whereof we have signed this lease agreement in the presence of the following witness.

Lessor

P.S. Sivakumar Nair

(for himself and Power of Attorney

Holder of No.1 to 4)

Lessee

Raghila P

**Witnesses:**1

Sajeev Thomas  
Thoralam  
Edayar Street No 6  
Mankavu Palakkad-1

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Archana Sajith  
Archana (House)  
Kottupatha, Mundur (PO)  
Palakkad-678592