



കേരളം KERALA

28AA 059240

THIS AGREEMENT made at Palakkad on 11th day of April 2025 between Shri P. Ramankutty, s/o. Balakrishna Tharakan & Smt. Sathyabhama C.K, w/o. Shri P. Ramankutty residing at "Chaithanya", K.T.A. Nagar, Pudupariyaram, Palakkad - 678731 hereinafter referred to as the 'LEASER' on the one part AND RAGHILA P (Adhar No. 8652 3805 3608) Proprietor, Ithihas Holidays, residing at Parakalam House, Venoli, Pudussery Post hereinafter referred to as the 'LEASSEE' on the other Part.

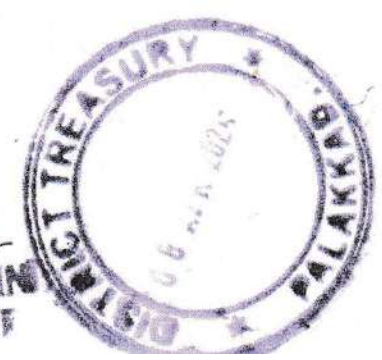
WHEREAS the Leaser is the lawful owner of building "ELANTE" constructed in survey number 3215/1, Koppam Amsom and desam, Palakkad Taluk (more fully described in the schedule written hereunder and herein after called "the schedule of property".

P-R - Only
Sathyabhama

Raghila

Ragila. p.

Kannan
 K. R. KANNANUNNI
 STAMP VENDOR





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AND WHEREAS at the request of the Lessee, the Leaser has agreed to let the said scheduled property to the lessee for a term of 11 months(eleven months) commencing from 11thApril 2025on the following terms and conditions mutually agreed to.The lessee shall use the scheduled property only for travel agency. The lessee has paid a sum of Rs.90, 000(Rupees ninety thousand only) 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, 16,500/- (Rupees Sixteen Thousand Five hundred only). The rent is to be paid on the 5th day of every month without any deductions whatsoever. If the lessee fails to pay the rent by stipulated time, the lessee shall be liable to pay interest therein at 12%.

P.R. Subhakaran

Taghla

Ragila. P

K. R. KANNANUNN
STAMP VENDOR



That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said scheduled property or any part thereof.

The lessee shall pay all the electric charges and water charges due in the period of occupation of the scheduled property to the authorities concerned and to keep the lease indemnified at all time from such liabilities.

The lessee is liable to pay all taxes except land tax and building tax due in the period of occupation to concerned authorities.

The lessee shall not use the open space or verandah of the building otherwise than as access to the premises in particular the lessee shall not obstruct such portion by keeping materials, advertising boards or a visitor's site. The lessee shall not store any combustible goods or explosives or other materials which is inflammable or explosive and is likely to damage building or any part thereof. The lessee shall carry on business only in accordance with law and not carry out any business which is prohibited under the provisions of any enactment.

The lessee may renew the lease agreement for further period of 11 months at his discretion at a minimum 10% raise in the total rent. It is hereby agreed that if default is made by the lessee in payment of the rent for a period of one month, or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the lessee, then on such default, the leaser shall be entitled in addition to or in the alternative to any other remedy that may be available to him at his discretion, to terminate the lease and eject the lessee from the said premises; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the leaser to the lessee of his intention to terminate the lease and to take possession of the said premises. If the arrears of rent are paid or the lessee comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the leaser shall not be entitled to take possession of the said premises.

The lessee shall allow the leaser 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 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 if the lessee desires to vacate the building he/she shall give one month notice to the leaser and leaser shall pay advance money to the lessee.

That the Leaser shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Lessee for their return in the working condition at the time of re-possession of the said premises (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).

That the Lessee is not authorized to make any alteration in the construction of the said premises. The Lessee may however install and remove his own fittings and fixtures, provided, this is done without causing any damage or loss to the said premises.

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

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.

Leaser,

P.R. Sathyabhama

Name: RAMANKUTTY.P
Address: 12, Chaithanya, K.T.A. NAGAR,
Puduppariyaram,
Palakkad - 678 731

Lessee,

Raghila P

Name: RAGHILA P
Address: Parakkalam House,
Venoli, Pudussery(P.O),
Palakkad

Sathyabhama

SATHYABHAMA C.K
12, Chaithanya, K.T.,A. Nagar,
Pudupariyaram, Palakkad-678731

WITNESS 1

(Name & address)

Anil

Anil Kumar P.M
Parayambadom
Kannur, Palakkad

WITNESS 2

[Name & Address]

Maudula

Maudula. Mk
Kizhakkapurakkal
Thressur

SCHEDULE OF PROPERTY

The premise bearing door Nos 20/309(2) of the "ELANTE " constructed in S.No.3215/1, Koppamamsam and desom of Palakkad Taluk and Palakkad District, Calicut-Coimbatore Bypass road with electricity and water connection.

Leaser,

P.R. KUTTY

Name: RAMANKUTTY.P

Lessee,

Raghila

Name: RAGHILA P

Sathyabhama
SATHYABHAMA C.K