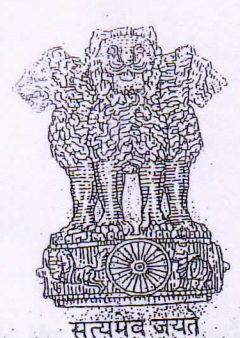


रु. 100



Rs. 100
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

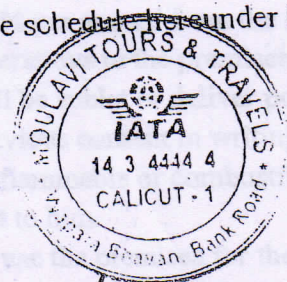
केरल KERALA
DEED OF LEASE EXECUTED ON THE 1ST DAY OF MARCH, 2010
BETWEEN: *Albar A.V.* and *Shamshad Begum* : 1ST DAY OF JULY, 2010 *E 345288*

T. A. MAJEED, S/o Mahmood Aged 72 years presently residing at "The Virus", Pottakuzhi, Pachalam, Cochin 682 012, having Office at the Corporation Building No. 5/3636 and 37, Vyaparabhavan, Bank Road, Calicut 673001 (hereinafter referred to as the "LESSOR" which expression shall where the context to admits include their successors / assigns) of the first

Akbar A.V, S/o Moosakoya, aged 40 years, presently residing at A.V. House, Olavanna P.O, zhikode 673025 (hereinafter reoffered to as the "LESSEE" which expression shall where the text to admits include their successors / assigns) of the second part

WHEREAS the building room described in the schedule hereunder belong to the LESSOR and in possession of the "LESSEE" and

LESSOR..... *Shamshad Begum*



LESSEE..... *Albar A.V.*

Albar A.V.



101/-
27.6.2010
T-A Akbar Majeed
Pachalam

WHEREAS the LESSOR grants to the LESSEE and the LESSEE accepts the lease of the building room fully mentioned and described in the schedule hereunder (hereinafter referred to as the "LEASED PREMISES") for the term of eleven months with effect from this day subject to a rent of Rs. 6000/-(Rupees Six thousand only) per month and conditions stated hereunder:

NOW THIS AGREEMENT OF LEASE WITNESSTHAT

1. The Lessee has agreed to take on lease and the Lessor has agreed to give on lease the leased premises for the period of the eleven months on a monthly lease rent of, 6000/- (Rupees Six thousand only) with option to the lessee to the renew the lease for a further period, as maybe mutually agreed, on the enhanced the rate of the rent by 15% every three years or as at such enhanced rent as maybe prescribed by the lessor. The lease rent so fixed shall be able on or before the fifth day of each and every succeeding month. The lessor shall issue to the Lessee a stamped receipt for the payment of lease rent. Delay in payment will entail payment of interest @ 18% per annum or at the rate fixed by the lessor from time to time.
2. The lessee shall pay an amount of Rs.100000/- (rupees one lakh only) as security for leased premises to the Lessor at the time of execution of this agreement.
3. The lessee shall keep the premises in the tenable and repair maintain electrical and water connections, yearly maintenance of the building and also pay the proportionate share of the expenses incurred by the lessor for providing common amenities from time to time. The lessee shall pay all charges during the period of lease including water, electricity and drainage payable in respect of the leased premises there to leased Hereunder in default of the same, the lessee shall be liable to the lessor for damages, if Any suffered by the lessor and the lessor shall be entitled to recover the same together With interest@18% per annum from the lessee.
4. The lessee shall not make any alterations to the premises except with the written permission of the lessor nor shall be sublet or deliver possession of the same to any other Person except with the previous consent in writing obtained from the lessor.
5. The lessee shall not store any inflammable or combustible goods or explosive substance in the premises let out to him.
6. The lessee further agrees not to use the premises for the purpose of any workshop or factory nor shall install any mill or other appliances which may tend to injure the building. The lessee shall not use the leased premises for trading in fish, vegetables and meat except cold storage.

LESSOR.....

[Handwritten signature]

LESSEE.....


[Handwritten signature]

7. The lessee shall make white washing, painting etc, but shall not make any annual repairs And the lessor shall be entitled to in respect of the leased premises at all reasonable time.
8. The lessee shall dismantle and remove all such temporary structures on termination of the lease and the premises thereto shall be restores to the lessor on termination of the lease in the same conditions as they were at the time of occupation under the leased.
9. The lessee shall keep the leased premises tidy, neat and in good condition at his own expenses and costs. All damages caused to the space whether made by the lessee or his agent or workmen, shall be recoverable from the lessee.
10. If the lessee commits default in the payment of lease rent on the stipulated dates thereof, and commits breach in the performance or observance of any of the terms and conditions of the lease, the lessor shall be entitled to terminate the lease by giving 15day written notice to that effect in which event the lessee shall vacate the leased premises by paying all arrears of rent to the lessor.
11. All expenses including stamp duty in connection with the execution of this lease deed Shall be met by the lessee on this 01jul 2010 from which the date the lease shall be deemed to have commenced and on which date the lessor shall deliver possession of the Leased premises to the lessee.


Schedule of leased premises

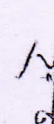
DOOR NO:	5/3623; FF 20
DOOR NO:	5/3623: FF 21
NAME OF THE BUILDING	Vyparabhavan shopping complex
LOCATION	Bank road, Calicut 673001
AREA IN SQ.FT	400 SQ FT
TALUK	Kozhikode
DISTRICT	Kozhikode

LESSOR.....


Dr. ...

LESSEE.....

Alibar 

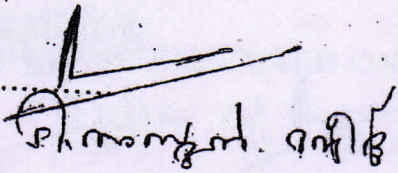
Alibar 

THIS AGREEMENT IS EXECUTED ON A STAMPPAPER OF THE
DENOMINATION RUPEES HUNDRED SHALL BE RETAINED BY THE LESSOR.

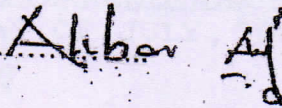
AND A COPY THEREOF SIGNED BY BOTH PARTIES AND SHALL BE
RETAINED BY THE LESSEE.

IN WITNESS WHEREOF AND IN AGREEMENT OF THE TERMS AND
CONDITONS MENTIONED ABOVE THE LESSER AND THE LESSEE HAVE
PUT THEIR HANDS IN THE PRESENCE OF THE UNDER METIONED
WITNESSES ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

LESSOR.....



LESSEE.....



WITNESSES:

1. ASHRAF. P
ZAMSAM HOUSE.
(POST) PAULORKAL
U.K.C.
MALAPPURAM (DT)
KERALA (ST)



- REVIL. P
KANJIL CH)
PO. TEMPURATTI
THALASSERY ?
KANJIL -

