



കേരളം കേരल KERALA

Rent Deed

BH 724650

This rent deed executed this the 8<sup>th</sup> day of September 2016 by (1) Jayasree Arun Dutt, D/o Ramalekshmi T.C 24/536, Ramabhavan (R.K.R Plaza), Thycaud, Thiruvananthapuram-14. (2) Satheesh Kumar S/o Ramalekshmi T.C 24/536, Ramabhavan (R.K.R Plaza), Thycaud, Thiruvananthapuram-14 hereinafter called Land lords which expression shall include their legal heirs in favour of M/s S.T.S Travels & Tours Pvt Ltd., represented by managing director Ashok Kumar T S/o Thankappan Nair, W.N.R/62, N.C.C Road, Ambalamukku, Peroorkada, Thiruvananthapuram here in after called the Tenant,

Whereas the shop building bearing Door No. TC 24/536-1, New T.C 28/463 Situated in the Thycaud Ward of the Corporation of Trivandrum, having 400 Sqft is owned and possessed by the land lords.

Whereas the tenant requested the land lords to provide to him one shop room bearing door No TC 24/536-1, New T.C. 28/463 for his occupation to run business of Travels & Tours (M/s S.T.S Travels & Tours Pvt Ltd)

N. BALAKRISHNAN NAIR  
Vendor, Vanchiyoor  
Thiruvananthapuram

S.T.S Travels & Tours  
Thycaud



6 SEP 2016



കേരളം KERALA

BH 724631

Whereas the land owner has agreed to let door No. TC 24/536-1, New T.C 28/463 to the tenant, whereas the tenant has agreed to occupy the shop building subject to the following terms and conditions:

1. The tenant has agreed to pay a rent of Rs.15000/- (Rupees fifteen thousand only) per month: up to 2016 December. Thereafter at the rate of Rs. 18000/- (Rupees eighteen thousand only) per month commencing from January 2017 for the door No TC 24/536-1, New T.C 28/463 situated in the Thycaud Ward, Trivandrum. The rental is for a period of 11 months.
2. The rental agreement commences from 08/09/2016.
3. The rent for the shop building shall be paid before the 5<sup>th</sup> day of the succeeding month.
4. The tenant shall pay security deposit of Rs. 1,50,000/- (Rupees One lakh fifty thousand only) which shall be returned to the tenant when he vacates the shop building. The security shall not bear any interest.

N. BALAKRISHNAN NAIR  
Vandiyanchiyoer  
Thiruvananthapuram


575 J. Suresh & Suresh  
Thycaud

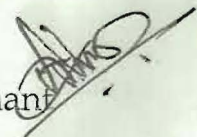


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5. The tenant shall give 3 months notice before vacating the shop building.
6. The electricity charges and water charges shall be paid by the tenant during the period of his occupancy.
7. The tenant shall not undertake or effect any construction or alternation or addition with in the shop building.
8. The shop building is allowed to be used for the business of Travels & Tours of the tenant. The tenant shall not sublet or handover the possession of the shop building to any other person.
9. The land/building owner hereby acknowledged the receipt of advance of Rs. 1,50,000 (Rupees one lakh fifty thousand only).
10. The corporation tax for the shop building and the land tax shall be paid by the land owner. The land owner will provide necessary and sufficient demarked car parking space to the tenant.
11. The tenant is allowed to install name board of the company in consultation with the land lord. It shall be confined to the area, allowed by the land owner. No damage to the structure shall be caused while erecting the name board of the business.
12. The stamp duty and registration charge if any found to be payable shall born by the tenant only.
13. The agreement is executed by the tenant after reading and under standing the meaning of various conditions.
14. The original of the undertakings kept by the land owner and the tenant keep a copy only.
15. The effective date of commencement of the agreement is from 08/09/2016.
16. The shop building is in the ground Floor of the building having 01.27 Ares of land comprised in Re.Sy.No:119,120 of Thycaud Village and bears door No. TC 24/536-1, New T.C 28/463 of the Corporation of Trivandrum.

Dated this the 3<sup>rd</sup> day of September 2016.

  
Land Lord

  
Tenant

Witnesses

1. BABU T NAIR  
KARTHIKA BHAVAN.  
T.C 421039  
TRIVANDRUM, KERALA

2. ZAHIRUN AMJED ALY KHAN  
SALEEMINI, EDAYI