

കേരളം केरल KERALA

CZ 438471

## DEED OF LEASE

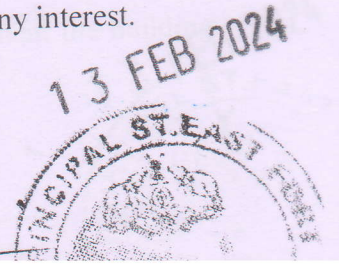
This deed is executed on the **Second day of January TwoThousand Twenty (02-12-2023)** between **Mr.Rajan.N.Mathew** aged 66,S/o,Sri.Mathew Chacko and **Mrs.Mary Kutty Rajan**, aged 63,W/o Mr.Rajan Mathew, residing at Thengum Tharayil House,Kochar Road,Thycadu (hereafter referred to as "landlords") on the one part and **Mrs. Sibeena Benny**, residing at H4,Sivaji sapphire Apartments, E-strèet, Jawahar Nagar ,Kowdiar,Trivandrum(hereafter referred to as, the "tenant") on the second part in respect of the building no **T.C 22/180 situated at Vellayambalam – Sasthamangalam Road,sasthamangalam ward,Trivandrum** which forms the **FIRST FLOOR PART** of the three storied building named **THENGUM THARAYIL PLAZA** at Sasthamangalam up on the following terms and conditions:-

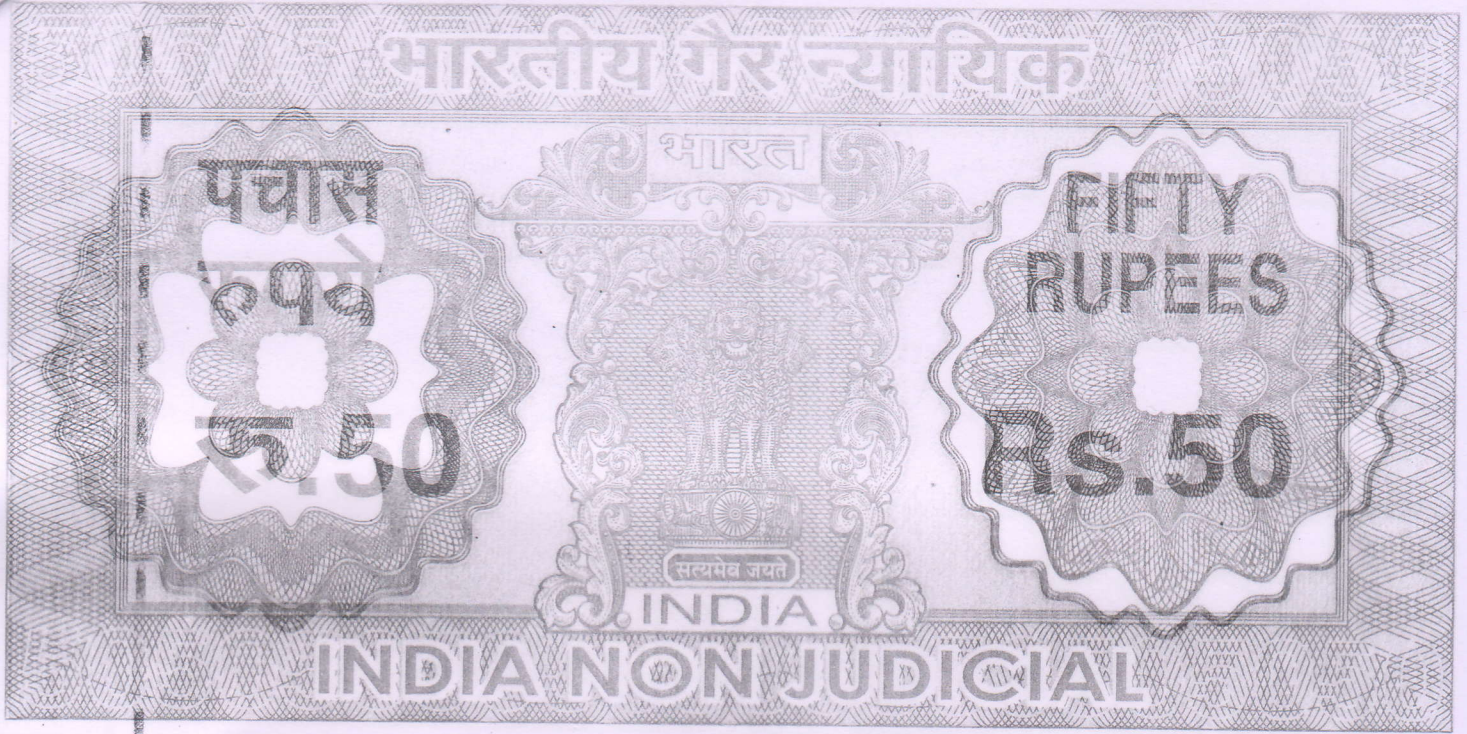
(1)The landlords are the absolute owners of the aforesaid building and the tenant is the sole proprietor of the tour operation business concern known as "**HOLIDAY SHOP**" and the aforesaid building (First floor) is solely let out for the business under the name and style "**HOLIDAY SHOP**". It shall not be used for the any other purpose in any other name.

(2)This tenancy arrangement shall commence from the Second day of Dec 2023.

(3)The tenant has paid an amount of Rs, 3, 00,000/- (Rupees Three lakh) to the land lords towards security deposit which is refundable at the time of vacating the building without any interest.

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(4) The monthly rent of the building shall be Rs.54318/- (Rupees Fifty Four Thousand and Three Hundred and Eighteen only) exclusive of electricity charges and water charges. The income tax (tax deducted at source) will be deducted from above mentioned amount as applicable and the certificate in this respect will be provided by the tenant to the land lords.

(5) 5% increase on Rent will be done every year from Dec 2023 onwards.

(6) The tenant agrees to pay the rent of each month starting from 02 Dec 2023 and shall be paid with 05<sup>th</sup> day of succeeding month

(7) The tenant pays the utility bills for the building coming after 02 Dec 2023 regularly and promptly.

(8) The tenant has paid the landlords an amount of Rs.3, 00,000/- (Rupees Three lakh only) as interest free security deposit as stated above. This amount shall be refundable after adjusting dues and damages if any at the time of vacating the building by tenant. The land lord hereby acknowledges the receipts of the above said Rupees Three Lakh only.

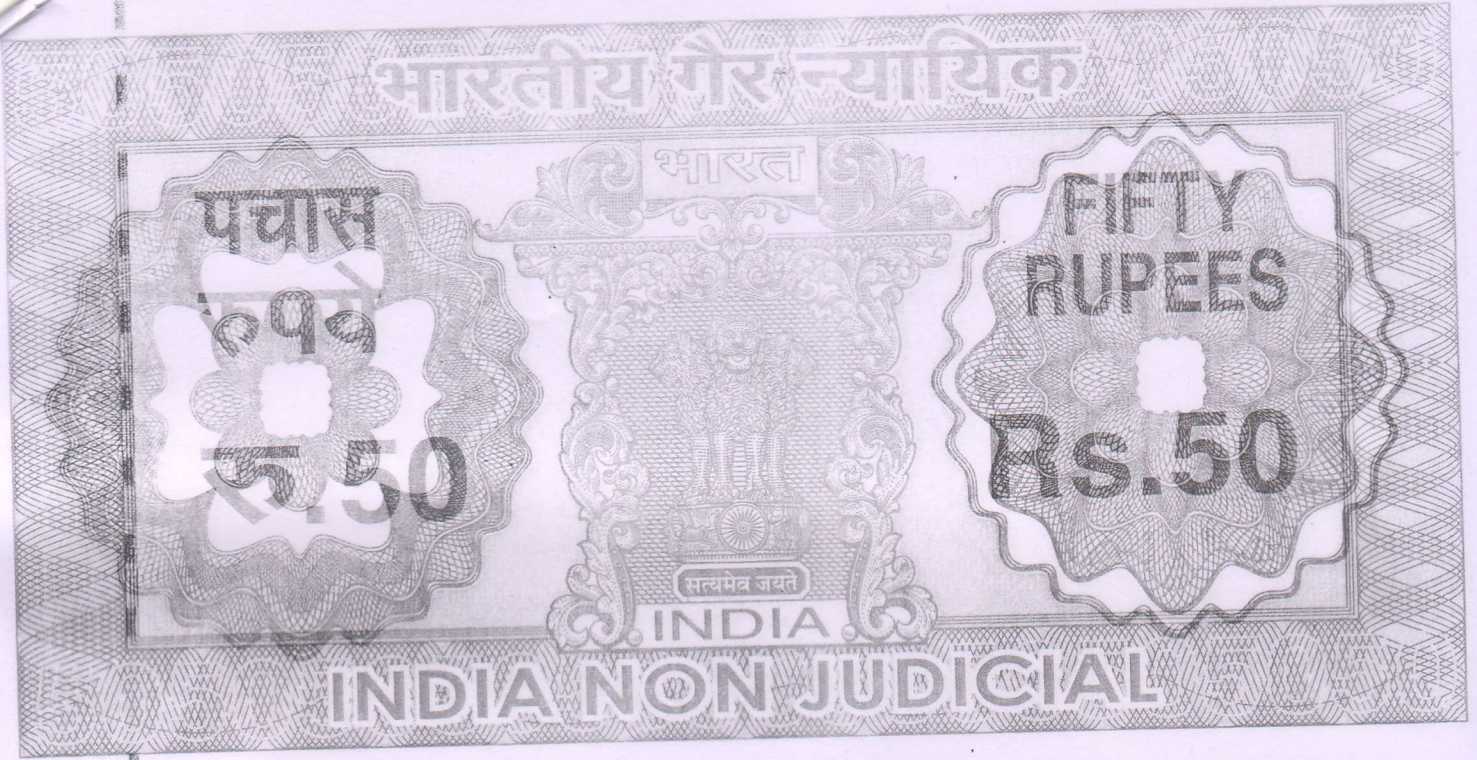
(9) The building or any portion of it shall not be sublet to any other party by the tenant under any circumstances. If such an event happens this tenant arrangement shall be automatically terminated.

(10) The tenant shall not transfer or assign his rights under this agreement to any other party

(11) The tenant shall not make any structural alteration or addition or improvement the building premises without the written permission from the land lords.

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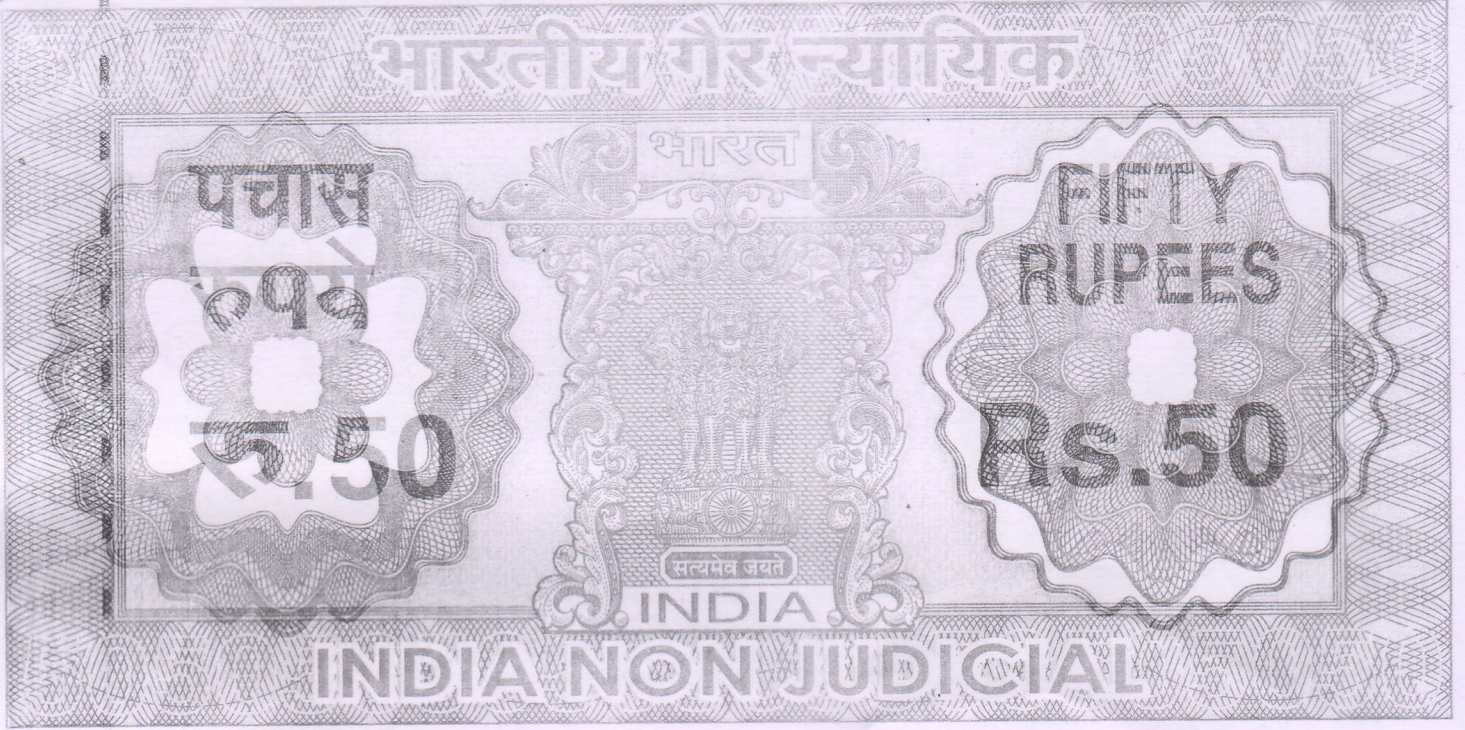
CZ 438473

- (12) The tenant shall maintain the building and the premises neat and clean conditions and shall permit the land lord or the authorized agent to enter the premises only in the manner and for the purpose specified in the agreement.
- (13) If the tenant commits default in the payment of the rent as on the dates stipulated above OR commits breach of any terms and conditions of this agreement. The tenant notwithstanding that the period of tenancy shall vacate the building on the date of termination.
- (14) The land lord will pay the corporation tax if any for the building and premises.
- (15) The tenant shall pay all charges of use of electricity and water to the concerned authorities as per bills.
- (16) If any damages is caused to the building or premises or to the fixtures such as electrical and sanitary installations by the tenant during this agreement such damages as estimated by the land lord OR a chartered architect shall be recovered from the tenant if it exceeds the interest free caution deposit in the hands of the land lord.
- (17) Either party in this agreement has the right to terminate this rental agreement by giving 30 days notice in writing to the other parties.

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In witness where of the parties here to have signed this rent deed on this 2nd day of January 2023  
Trivandrum.

Landlords

1. Mr. Rajan Mathew

2. Mrs. Marykutty Rajan

Tenants

Mrs. Sibeena Benny

WITNESSES:

1. Benny Thomas  
H4, Sivaji Saphire,  
E street, Jawahar Nagar,  
Kowadiar, Sasthamangalam P O  
Trivandrum

2. G. Jayakumar  
Anizham, TC9/2040(5),  
Street, Sree Lane,  
Sasthamangalam P O  
Trivandrum. 10

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