



കേരളം കേരल KERALA

AP 630871

**DEED OF LEASE**

This Lease Agreement is being executed on this Seventh Day of January Two Thousand and Fifteen (07-01-2015) with effect from the First Day of January Two Thousand and Fifteen (01-01-2015), between

1) E.A.ABDUL KAREEM, aged 53 (Fifty Three), Business, Son of Ahamed Pillai Haji, (Election Commission of India Identity Card No. KL/11/075/057476) residing at Edakkulath House, AIMS.P.O., Pin-682041, Vadakkumbhagam Kara, Edappally North Village, Kanayannoor Taluk for himself

E.A.ABDUL KAREEM

ABDUL LAIZ ASSAN

*[Handwritten signature of E.A.ABDUL KAREEM]*  
*[Handwritten signature of ABDUL LAIZ ASSAN]*

SIBY JOSE

*[Handwritten signature of SIBY JOSE]*

79157 07/01/2015  
No. .... Date ..... Rs. 100

*[Handwritten Malayalam text: മരിക്കുപുഴ, ചിറമുക്ക് താലൂക്ക്, തൃശ്ശൂർ ജില്ല, കേരളം]*  
*[Handwritten Malayalam text: ചിറമുക്ക് നവോത്ഥാന കോംപ്ലക്സ് KAP Complex]*  
linked with No. from ..... to .....  
Ameyan - 1

Remitha Mol R  
Stamp Vendor, Aluva

5 JAN 2015



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- 2) **FEROZ ASHAR**, aged 38 (Thirty Eight), Business, Son of Ahammed Pillai Haji, (Republic of India Passport No. G 8392741), residing at Edakkulath House, AIMS.P.O., Pin-682041, Vadakkumbhagam Kara, Edappally North Village, Kanayannoor Taluk,
- 3) **KAULATH**, aged 54 (Fifty Four), Housewife, Wife of Aboobacker Haji, (Election Commission of India Identity Card No. KL/11/076/111517) residing at Panayappilly House, Thakkattukara.P.O. Pin-683106, Choornikkara, Aluva West Village, Aluva Taluk,
- 4) **SUBAIDA**, aged 50 (Fifty), Housewife, Wife of Muhammad Sadique, (Election Commission of India Identity Card No. KL/11/075/291521) residing at Alingaparambil House, Vennala.P.O., Pin-682028, Thekkumbhagam Kara, Edappally Thekkumbhagam Village, Kanayannoor Taluk,
- 5) **FATHIMA**, aged 48 (Forty Eight), Housewife, Wife of Abdul Mujeeb, (Election Commission of India Identity Card No. KL/11/071/159550) residing at Kolliyil House, Edavanakkad, Edavanakkad.P.O., Pin-682502, Edavanakkad Desom, Kuzhupilly Village, Kochi Taluk,
- 6) **SAFIYA**, aged 47 (Forty Seven), Housewife, Wife of Faizal, (Election Commission of India Identity Card No. BLD 1727601) residing at Pallithottungal, Thottakkattukara.P.O. Pin-683108, Aluva West Village, Aluva Taluk,
- 7) **JAMEELA IJAS**, aged 45 (Forty Five), Housewife, Wife of Ijas Moidu, (Election Commission of India Identity Card No. KL/11/072/330428) residing at Thannikkal House, Komaroth Lane, Kaloor.P.O., Kochi-682017 Kaloor Desom, Elamkulam Village, Kanayannoor Taluk,

**E.A.ABDUL KAREEM**  
**ABDUL LAIZ ASSAN**



**SIBY JOSE**



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8) **ASMA**, aged 41 (Forty One), Housewife, Wife of Harris, (Election Commission of India Identity Card No. KL/11/075/057475) residing at Busthan, Perumbavoor.P.O, Pin-683542, Perumbavoor Kara, Perumbavoor Village, Kunnathunad Taluk and

9) **T.S.MOOSA HAJEE**, aged 70 (Seventy), Business, Son of T.K.Saidali, (Election Commission of India Identity Card No. KL/11/076/165802) residing at Samira Manzil, Thottathil House, Aluva.P.O., Pin-683101, Aluva Kara, Aluva East Village, Aluva Taluk

the said 2 to 9 members represented by duly authorized Power of Attorney holder Licensor No.1 **E.A.ABDUL KAREEM**, aged 53 (Fifty Three), Business, Son of Ahamed Pillai Haji, (Election Commission of India Identity Card No. KL/11/075/057476) residing at Edakkulath House, AIMS.P.O., Pin-682041, Vadakkumbhagam Kara, Edappally North Village, Kanayannoor Taluk by virtue of Power of Attorney executed jointly registered as No.39 of 2014 in Book-IV, Volume 305, Pages from 93 to 97 of the Sub Registry Office, Aluva.

10) **T.L.ISHA SHIRIN**, aged 13 (Thirteen), Student, daughter of Abdul Laiz Asan and Rasiya,

11) **T.L.AFRAFATHIMA**, aged 10 (Ten), Student, daughter of Abdul Laiz Asan and Rasiya and

12) **T.L.HANNAN HAJARA**, aged 6 (Six), Student, daughter of Abdul Laiz Asan and Rasiya Licensor, minors No.10,11 and 12 represented by their guardian and father said **ABDUL LAIZ ASAN**, aged 41 (Forty One), Business, Son of Miodeen Kunju Asan, (Election Commission of India Identity Card No. XXF 0052910) residing at Nadaveliyil Breeze House, Pattimattom.P.O., Pin-683562, Pattimattom Kara, Perumbavoor Village, Kunnathunad Taluk (hereinafter referred

**E.A.ABDUL KAREEM**  
**ABDUL LAIZ ASSAN**

  
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**SIBY JOSE**

  
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to as the **LANDLORDS** 1 to 12 respectively which expression shall include their successors, legal heirs and assigns wherever the context or meaning shall so require or permit) of the first part; AND Mr. SIBY JOSE, MANAGING DIRECTOR, M/S INTERNATIONAL PILGRIMAGE REVOLUTION PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its Registered Office at Surya Travels, K.A.P. Commercial Centre, R.S. Road, Aluva hereinafter called

The **TENANT** of the other part

Whereas the Landlords are the sole and absolute co-owners in possession of the building namely KAP Commercial Centre, Railway Station Road, Aluva put up in 20.95 Ares of land in Re-Survey No.43/31 of Aluva Taluk, Aluva West Village.

Whereas tenant has requested the Landlords to let a portion in the First Floor of the said building measuring 750 sq. ft. and bearing Door Number 568 of Ward Number VII of Aluva Municipality, for running a business under name and style "M/S INTERNATIONAL PILGRIMAGE REVOLUTION PRIVATE LIMITED" and the landlords have accepted the same.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the payment of the monthly rent fixed at Rs.17000/= (Rupees Seventeen Thousand Only) payable by the tenant to the landlords on the First day of every month, and of the covenants and conditions hereinafter contained, the landlords hereby let the said portion of the building to the tenant for the exclusive use by the

**E.A.ABDUL KAREEM**

**ABDUL LAIZ ASSAN**

**SIBY JOSE**

(5)

tenant only for running the said business for a term of THREE years from the date hereof (01-01-2015).

2. The tenant hereby agrees to pay a monthly rent of Rs.17000/= (Rupees Seventeen Thousand Only) and to pay the electricity and water charges in respect of the said building regularly and punctually without any delay or default and is entitled to obtain receipts thereof from the landlords.
3. At all times during the tenure of the lease, the tenant shall keep and maintain the said portion of the building with all its fittings and fixtures in proper condition.
4. The tenant shall use the said portion of the building for carrying on above-mentioned business only.
5. The tenant shall not make any alteration to the said portion of the building without the previous knowledge and written consent of the landlords.
6. The tenant shall not use the building so as to destroy or reduce its value or utility in any manner.
7. The tenant shall neither transfer his right, nor sublet the building or any part thereof to anybody without the previous knowledge and written consent of the landlords.
8. If the tenant is desirous of vacating the building the tenant shall deliver peaceful vacant possession of the same to the landlords in as good condition as it is on this day.
9. The lease will be for a period of THREE years from January First Two Thousand and Fifteen(01-01-2015). The landlord shall have the right to enhance the rent on the expiry of the lease.

**E.A.ABDUL KAREEM**

**ABDUL LAIZ ASSAN**

**SIBY JOSE**