



കേരളം കേരल KERALA

BP 943716

LEASE AGREEMENT

THIS DEED OF LEASE AGREEMENT is executed on this the 30th day of August 2017 BETWEEN (1) Mr. V.A. MUHAMMED (2) V.A. ABDUL SAMAD (3) V.A. SUBAIR all residing at Valamkottil House, Thrikkakara P.O., Kochi- 682 021, Thrikkakara Municipality, Vazhakkala Village, Kakkanad Kara, Kanayanoor Taluk, Ernakulam District (hereinafter joint by referred to as the LESSOR) AND Mr. PRAVEEN KUMAR.K.J., TC11/1710 (3), Charachira, Kowdiar P.O., Pin-695003, Thiruvananthapuram (hereinafter referred to as the LESSEE)

1. Mr. V.A. MUHAMMED

Mr. PRAVEEN KUMAR.K.J.

2. V.A. ABDUL SAMAD

(LESSEE)

3. V.A. SUBAIR

(LESSOR)



Stamp Vendor No. 29640 30/8/17

Sold To

Praveenkumar K.J.



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WHEREAS a Building Door No. VI/858 N Second Floor, Office Area 1050 sq.ft. Thrikkakara Municipality is owned and possessed by the LESSOR as absolute owner with all rights of ownership and liberties.

And the LESSORS are let out the said office for the purpose of Tour Operations for a period of Eleven (11) months if both parties agree with an increase of 5 % per annum of present monthly rent. Monthly rent of Rs. 11500/- (Rupees Eleven Thousand Five Hundred only) by cash or 3 cheque per month from today onwards.

That in addition to the monthly rent the LESSEE should also pay the electric charges and water charges according to its consumption and the respective bills issued by the concerned authority.

1. Mr. V.A. MUHAMMED

Mr.PRAVEEN KUMAR.K.J.

2. V.A. ABDUL SAMAD

(LESSEE)

3. V.A. SUBAIR

(LESSOR)

ANILKUMAR K. SL. NO. 29641-306817 DT.



(3)

That in LESSEE should pay the rent by way of cheque or cash to the LESSOR without any default or delay on or before the 1st day of every calendar month and obtain the receipts from the LESSOR.

That in case of any default in the payment of rent, the LESSEE herein shall be liable to pay Bank interest per month on the defaulted rent and in case of successive default of the monthly rent for the period of two months, the LESSOR is at liberty to evict the LESSEE from the building without considering the period of tenancy and the LESSEE is liable to vacate the said building without making any objections.

That in pursuance of the said agreement the LESSEE has deposited an amount of Rs.35,000/- (Rupees Thirty five thousand only) by cash as interest free security deposit with the LESSORS on condition that the same will be refunded to the LESSEE by the LESSORS without interest on the termination of this agreement.

That both parties are at liberty to evict or vacate the building before the expiry of the period of tenancy by giving one month prior registered notice.

The LESSEE will not assign or sublease the premises or to use it for others purpose other than official purposes without the written consent of the LESSOR.

At the expiration of the period of tenancy or sooner determination thereof, the LESSEE shall peacefully and quietly surrender to the LESSOR the said office in the same condition as at the time of lease, if the lease is not renewed by mutual consent. Provided always and it is hereby agreed as follows:-

- a) The LESSEE shall permit the LESSOR or his agent at all reasonable time to enter upon the demised premises to inspect the same for the purpose of seeing that the premises are maintained in good order and condition, or for carrying out any necessary repairs.

1. Mr. V.A. MUHAMMED



2. V.A. ABDUL SAMAD



3. V.A. SUBAIR



(LESSOR)

Mr. PRAVEEN KUMAR.K.J.

(LESSEE)



(4)

b) The tax in respect of the premises due to the Thrikkakara Municipality will be paid by the landlord.

IN WITNESS WHEREOF the LESSOR and LESSEE have signed this deed on Stamp Paper worth Rs 200/- No. 943716, 34943717 dated 30.08.2017.

1. Mr. V.A. MUHAMMED



Mr. PRAVEEN KUMAR.K.J.

2. V.A. ABDUL SAMAD



(LESSEE)

3. V.A. SUBAIR



(LESSOR)

In presence of following witnesses:-

WITNESS:-

1. DILSHAD V. MOHAMMED VALAMKOTIL



2.

1. Mr. V.A. MUHAMMED



Mr. PRAVEEN KUMAR.K.J.

2. V.A. ABDUL SAMAD



(LESSEE)

3. V.A. SUBAIR



(LESSOR)