भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES

रु.5

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

GOVERNMENT OF KERALA

REVALIDATED TO

Rs.100

(HUNDRED RUPEES)

Rs.5

5/1/24

केरळम केरल KERALA

01AA 141552

LEASE AGREEMENT

THIS DEED OF LEASK is executed on the 15th day of JUNE 2024 by and between M/s South Gate Tours and Travels HAVING ITS REGISTERED OFFICE AT Mukalel Building Vikas Lane House No: VL 43 Kunnukuzhy PO TVM 35. REPRESENTED BY Mr. M.Y.L. Neyas (MANAGING DIRECTOR) S/O M.M.Yusaph, born on 13th DECEMBER 1976_and residing at TC 12/43 Mukalel Building Vikas Lane VL 43 Vanchiyoor PO Trivandrum 695035 (hereinafter referred to as the "TENANT which expression shall wherever the context permits include heirs, executors, administrators, representatives and assigns) on the first part of the Deed

No: 23451
15.06.2024.

N. BALAKRISHNAN NAIR
Vendor, Vanchiyoor
Thiruvananthapuram

South Gate Tours + Travels
Vanchiyoor Rs100/-

PRINCIPAL SUB TREASURY
FAST FORT
14 JUN 2024

भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES

रु.5

REVALIDATED TO

Rs.100

(HUNDRED RUPEES)

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

(]cfh(O o KERALA 01AA 141553

AND

Mr. M.M.Yusaph, born on 26/05/1948 residing at TC 12/43 Mukalel Building Vikas Lane VL 43 Vanchiyoor PO Trivandrum 695035, Kerala hereinafter referred to as "BUILDING OWNER which expression shall where ever the context permits include his heirs, executors. dministrators, representatives and assigns) on the second part of the eed

NOW THE LEASE DEED WITNESSES as follows:

1. The tenant has taken on Lease the building area (1000 sqft) at Mukalel Building Vikas Lane VL 43 Vanchiyoor PO TVM 35 from the land owner for an amount of Rs 1500000/-

No: 23452

15.06.2024

N. BALAKRISHNAN NAIR
Vendor, Vanchiyoor
Thiruvananthapuram

South Gate Tours & Travels
Vanchiyoor Block

PRINCIPAL SUB TREASURY
Date
14 JUN 2024

2.That the period of tenancy agreement is 15 years commencing from 15-06-2024 but renewable by mutual consent on the terms and conditions which would be agreed by both the parties therein.

3.The landowner or tenant shall have an option to terminate the tenancy agreement at any time during the period of the tenancy by giving one month notice in advance in writing to the other party.

4.The tenant shall allow the landowner or his representative to inspect the building at reasonable times during the period of tenancy.

5. The tenant shall make use of the building only for his business purpose and be shall not create any sub-tenancy in the building

6.The tenant shall not make any addition/alteration of any kind to the building or property without prior written permission from the landowner.

7. The tenant shall maintain the building, walls, structures. fittings etc. in good order and condition.

8.The tenant shall maintain the fittings described in the annexure in good condition and in case of any damage is noticed, shall replace the same at his own cost.

9.The tenant shall be responsible for any damage, repair, wastage etc. Caused/occurs to the building/property during the period or tenancy and shall compensate the landowner all costs that may be incurred to repair/rectify the damages.

10. The tenant shall return the building to the land owner on the termination of the tenancy agreement, without any excuses as to non-availability of the alternative building, loss in business which is leased out or compensation the landowner for carrying out the same If not, the land owner shall have the right to deduct such amount from the interest free deposit made.

11. In case the building is used for any purposes other than item 7 above, the landowner has the liberty to evict the tenant from the building and any loss that may arise out of the same will be deducted from the interest free deposit if the amount is in excess of the deposit, the tenant has to make of the amount immediately without any protest.

Witnesses:

1. Anoop.M A

2. Sunil.A

1. M/S.SOUTH GATE TOURS AND TRAVELS Represented by Mr. M.Y.L.NEYAS (Tenant)

2. MRS.M.M.YUSAPH (LandLord)