

INDIA NON JUDICIAL
REVALIDATED TO
केरल KERALA
RS. 100
(HUNDRED RUPEES)
SIGNATURE OF THE PROPER
OFFICER WITH DATE
20/5/2018

30AA 920257

THIS DEED OF RENT is made on the 01.05.2018 (First day of May 2018) BETWEEN Asuma Afsal Khan W/o Afsal Khan aged years, residing at Arafa House, No. 702 A, Veiloor, Murukkumpuzha.P O, Thiruvananthapuram (PIN 695302), on the first party (hereinafter called the "Landlord") AND

Jayasree Travels and Tour Company, Post Box No.5236 Pettah. P O, Thiruvananthapuram 695024 represented by its Partner Jayasree Vikraman, (Passport No.J2003697) D/o K S Vikraman as the second party on the other part (hereinafter called the "Tenant")

N. BALAKRISHNAN NAIR
Vendor, Vunchiyoor
Thiruvananthapuram

Jayasree Vikraman
Asuma Afsal Khan

20 MAY 2018



भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

GOVERNMENT OF KERALA
RECORDED TO
RECORDED IN KERALA
Rs. 100
(HUNDRED RUPEES)

30AA 920258

WHEREAS the First Party is the absolute owner in possession of the building bearing T C No. 84/2248(4), 2nd Floor, An-Nur, Enchakkal, Vallakadavu P O, PIN 695008, Thiruvananthapuram (hereafter referred to as the said building);


AND WHEREAS the tenant has requested the landlord to let the building for functioning the office of Jayasree Travels & Tour Company and the Landlord agreed the same on the terms and conditions contained herein below.


LANDLORD


TENANT

N. BALAKRISHNAN NAIR
Vendor, Vanchiyoor
Thiruvananthapuram

No 7613/
21/3/2018

Registration Bureau & Taxes Co.


20 MAY 2018



1. In pursuance of the said agreement and in consideration of payment of a security advance of Rs 3,00,000/- (Rupees Three lakhs only) and the monthly rent of Rs 15,000/- (Rupees Fifteen Thousand only) per month payable by the tenant to the landlord before the fifth day of every English calendar month in advance and of the covenants and condition hereafter contained, the landlord hereby let the building to the tenant for the occupation and use of the tenant for a term of thirty six months from the date hereof, with an increase of 5% of Rent in the expiry of the 1st year and 10% thereafter.
2. The tenant shall pay the rent, electricity and water charges in respect of the said building regularly and punctually without any delay or default and he is entitled to obtain receipt thereof from the landlord.
3. At all times during the term of lease the tenant shall keep and maintain the said building with all its fittings, fixtures in proper condition.
4. The tenant shall use the said premises only for office purpose of the Tenant.
5. The tenant shall not make any alteration in the said building without the previous written consent of the landlord.
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 their right nor sublet the building or any part thereof to anybody during the period of tenancy.
8. At the expiry of the afore-said period of thirty six months or earlier by three month's notice in writing on either side the tenant shall vacate the building and deliver vacant possession of the same to the landlord in as good condition as it is on this day and the landlord shall refund the advance amount without interest to the tenant.
9. In the event of breach of any of the conditions, the landlord will have the right to terminate the lease and the landlord will be entitled to recover all arrears of rent, if any and all damages for such breach and also evict the tenant and recover vacant possession of the building after setting off the expenses incurred thereon from the security deposit.


LANDLORD


TENANT


10. The security deposit will be refunded to the tenant without any interest at the time of vacating the premises.
11. The landlord will pay the building taxes for the said building as per the assessment by the corporation from time to time.


IN WITNESS WHEREOF the parties have put their signature hereunder the day and year first above written.


LANDLORD

TENANT 

Witness

 h. M. Afsal Khan. S, TC 67, 1066(1), National Nagar, Kallathumukku, Tvm.

 No 2. Sreepyan N, Flat no: 12C1, 13th floor, SFS cyber
Gold, Thamburan moor, Kachakuttam, Tvm.
LANDLORD

TENANT 