

കേരളം കേരल KERALA

RENTAL AGREEMENT

DC 358780

This Deed of Lease is made on this 10<sup>th</sup> day of Jul 2021 between (1) Mr. Issac Thomas Joy (DL No. 43/2831/2009 dated 18 Jun 2009), residing at House No: XVII/1796, Panakkamittom, Thoppumpady, Kochi-682005 (Ph- 9809677320) hereinafter called the lessor of one part and (2) Mr. Patinchre Kuttiyle Babu (Aadhaar No.812484691896), S/o: Late, Shri. Krishna kurup residing at Plot No. 179/9, Devikrupa, Avvaiyar Cross St, Agaramthen, Chennai-600126 (Mob-9444917538) hereinafter called the lessee on the other part.

WHEREAS the landlord (lessor) is the absolute owner in possession of the Office Room specially described in the Schedule hereunder (hereinafter to as the said 'Office room') and Whereas the lessee has requested the lessor to permit him to start business Name as M/s AK Enterprises & Logistics (Ship Services & supply of general stores, pest control & Medical stores etc.) in the said office room as tenant and the land lord (Lessor) has accepted the same.

(Mr. Issac Thomas Joy)  
Lessor

(Mr. Patinchre Kuttiyle Babu)  
Lessee

DL No. 18230 Date 7-7-21

Value Rs. ....

Bond To .....

Linked With Sr. No. .... To .....

JAYA DEVI P. B.  
District Court Vande  
Ernakulam.



P K Babu

Kanchipuram - 600126



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കേരളം കേരल KERALA

NOW THIS DEED WITNESSES AS FOLLOWS:-

DC 358781

1. In pursuance of the said agreement and in consideration of the payment of a security advance Rs. 30,000.00 (Rupees Thirty Thousand only) being an amount equal to five months rent (Without interest) and of the monthly rent of Rs. 6,000.00 (Rupees Six Thousand only) payable by the tenant to the landlord on the tenth (10<sup>th</sup>) day of every subsequent English calendar month, and of the covenants and conditions hereinafter contained the landlord hereby agreed to the tenant to commence the tenancy of the said Office room for the business purpose of the tenant for a term of Eleven months from the date (i.e. 10 Jul 2021) hereof.
2. The building tax and all the other taxes with reference to the premises shall be payable by the 1<sup>st</sup> party (Lessor) to the authorities concerned.
3. At all times during the term of the Lease, the tenant shall keep and maintain the said Office room with all fittings and fixtures in proper conditions. The lessee shall use the said premises for Business purpose only.
4. The lessee shall pay all electricity charges every month without fail.

(Mr. Issac Thomas Joy)  
Lessor

(Mr. Patinchre Kuttiyle Babu)  
Lessee

18231 Date 7-7-21

Value Rs. ....

Sold To .....

Lit res With St. No. ... To ...

JAYA DEVI P B.  
District Court Vande  
Ponakulam



PK Babu  
Kanchipuram-600128

5. The lessee shall not make any alteration to the building. The lessee shall make good any damages made to the building.
6. The tenant shall not transfer his right or sub – let the office room or any part thereof to anybody without the previous written consent of the landlord.
7. The lessee agrees to vacate the Office room on 2 months notice any time during the period of agreement.

**SCHEDULE OF THE OFFICE ROOM**

The Office Room bearing Building No. VII/212 A, Moulana Azad Road, Chakkammadam, Mattanchery, Cochin – 682002.





(Mr. Issac Thomas Joy)  
Lessor



(Mr. Patinchre Kuttiyle Babu)  
Lessee

IN WITNESS WHEREOF the parties have signed this deed on this date in the presence of the following witnesses.

Witness:-

1.   
(M. VETRIVEL)  
27/4498, Njarakaveli lane, Therera - 682015  
(Ph-9042714481)
2. Joseph Alvin   
18/1689-A  
Pallichal Road  
pallomully  
cochin -6