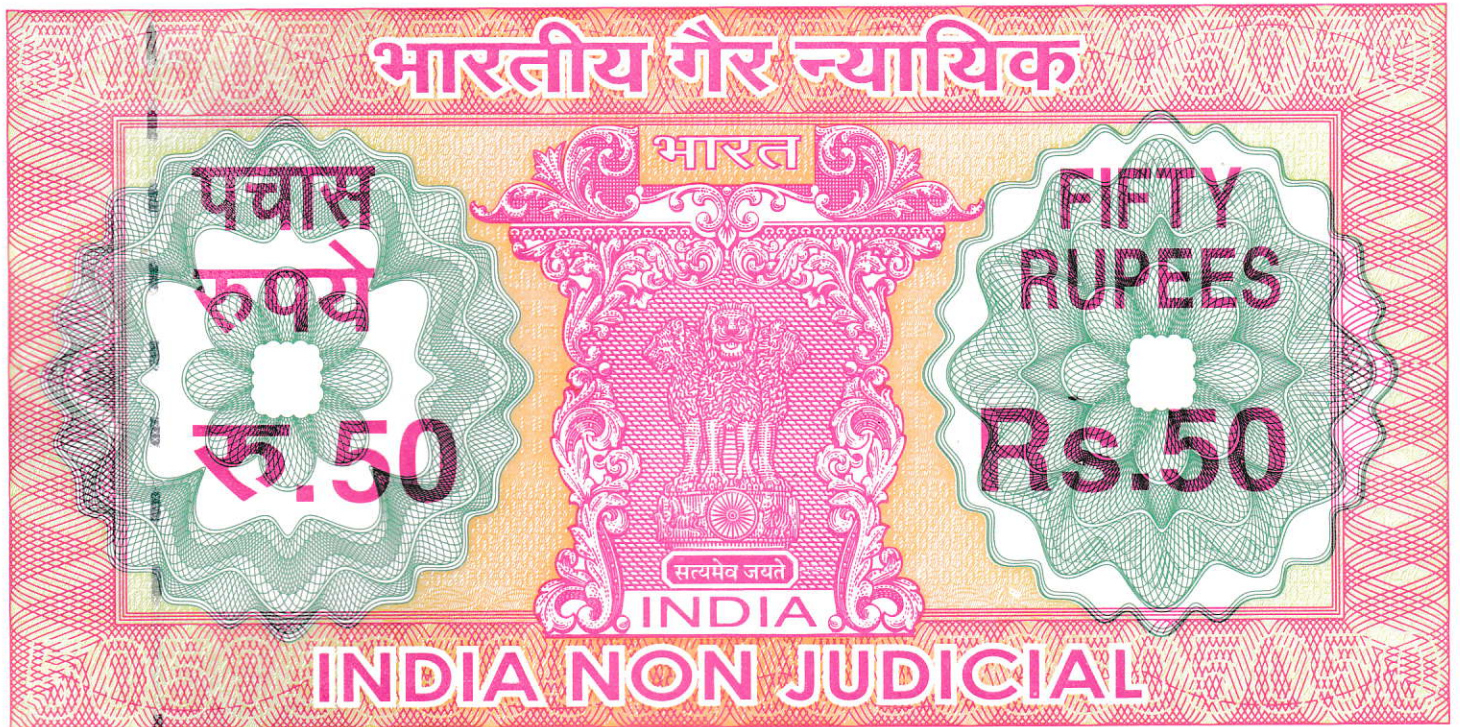




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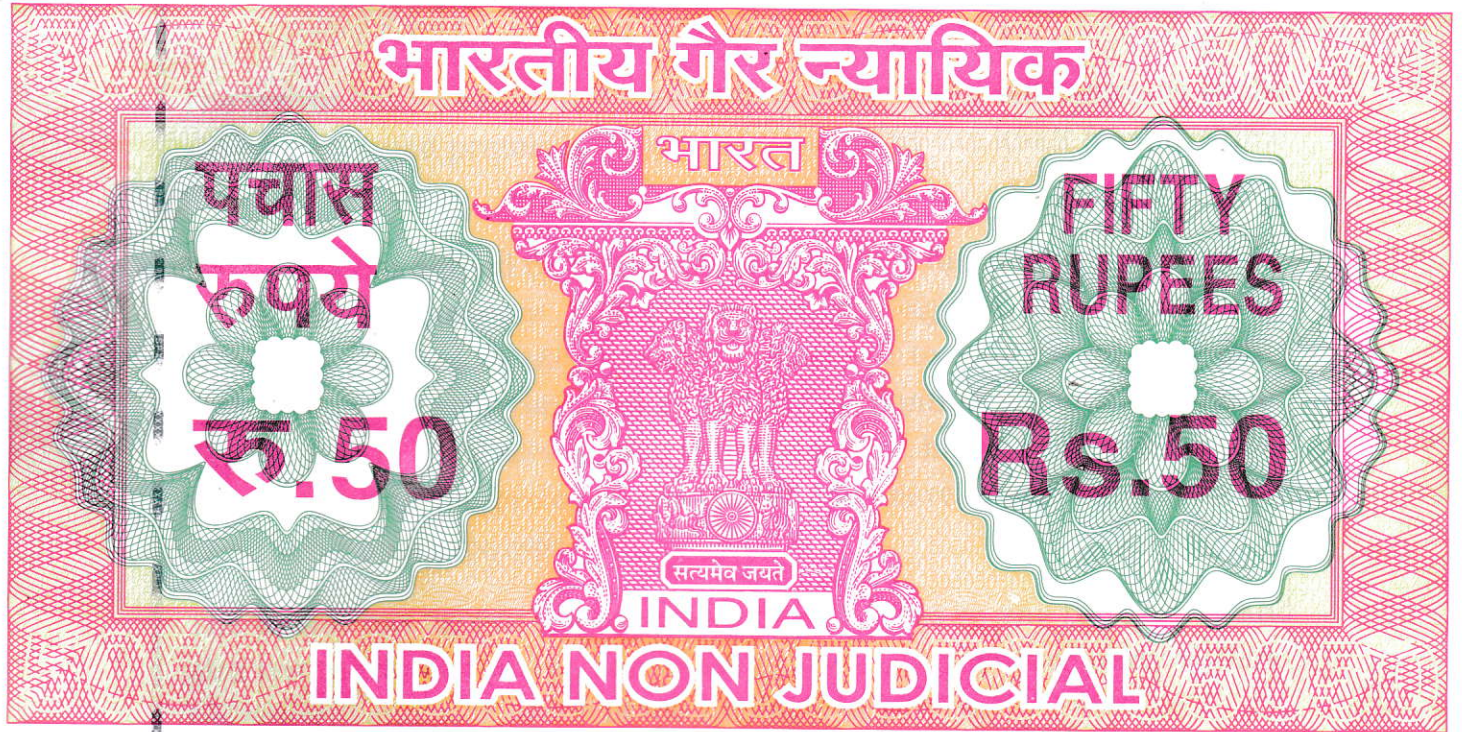
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THE DEED OF AGREEMENT is executed between Sri N. Sethumadhavan Nechikkadan aged 57 years residing Nechikkadan house Up Hill Malappuram-676505 (here to referred as the Landlord)and Mr.P.Saidalikutty, aged 61 years S/o. (late)Mohammed, Pannikazhayil House, Koodallor P.O, Palakkad District. Representing **KERALA STATE PRAVASIS WELFARE DEVELOPEMENT CO-OPERATIVE SOCIETY (PRAVASIS)LTD NO.4455.** (here to referred as the tenant) for the rental of survey no.643/5 ward No.18, Room No.18/737 of Malappuram Municipality, belonging to the landlord and situated at Nechikkadan Building Malappuram.

No. 25543 Rs. 50/-
Sold to: P. S. Saidalikutty
LANDLORD
Amson: P. S. Saidalikutty
Taluk: P. S. Saidalikutty
Date: 27 JAN 2021

N. Sethumadhavan

P. S. Saidalikutty
TENANT



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CC 746358

AND WHERE AS this rental deed beings the landlord and tenant to the following conditions

- The landlord has agreed to let out the premises the above mentioned address to the tenant for the purpose of using the premises has office of **KERALA STATE PRAVASIS WELFARE DEVELOPEMENT CO-OPERATIVE SOCIETY (PRAVASIS)LTD NO.4455.**

The tenant has agreed to pay **Rs. 4,00,000/- (FOR LAKHS ONLY)** as an advance without carrying any interest thereon and monthly rent of **Rs. 18615/- (RUPEES EIGHTEEN THOUSAND SIX HUNDRED AND FIFTEEN ONLY)** to the Landlord.

- That this agreement shall be valid for a period of 11 month starting from 1ST APRIL 2021 TO 28TH FEBRUARY 2022 the date agreement shall be renewable thereafter with mutual consent with an enhancement of 5% in rent of last month.

No. 24546- Rs. 50/-
The tenant has agreed to pay the rent on or before 3rd day of every calendar month.

Taluk:

Date: 12-7-JAN-2021

TP Abdul Gafar, Street,

N. S. Mohamed Hassan

Signature of N. S. Mohamed Hassan

- The tenant has agreed to pay water bill and Electricity bills accruing to the above mentioned premises let out to be issued by the KSEB from the time to time.
- The tenant has agreed to carry out the necessary furnishing and electrical works for his business. The tenant has also agreed not to make any structural changes to the premises rented out to him except furnishing with temporary structures which can be dismantled without injuring or affecting the original structure of the premises. If, however, any damages is to be caused to the premises the tenant does hereby agree to repair the same at his own expenses.
- The tenant has agreed not to sub-let the premises to any third party and also not to transfer possession of the premises to any third party without the consent and permission of the Landlord in writing.
- The Validity of this agreement is for 11 months, (during which period the Landlord will not seek to either increase the monthly rent or enhance the advance amount, and at the end of this period a fresh agreement will be made out if both Landlord and Tenant mutually agree to continue this agreement with enhanced rent and deposits.
- Termination of Tenancy: It has been agreed that the tenant will provide in writing a prior notice of 15 days to the Landlord if he was to discontinue this agreement of tenancy prior to the expiry of the validity of this agreement. In case of the premature termination of tenancy, the tenant agrees to settle full rent appears up to date and the Landlord agrees to pay back the advance amount of Rs. **4,00,000/-** without any interest thereon.
- On termination of all the tenancy the tenant has right to dismantle and transfer all the fixtures and fitting including glass fittings and the door and grills of the strong room erected by the tenant.
- As agreed above the tenant has handed over by cash Rs. 4,00,000/- being advance towards deposit amount to the Landlord, and the Landlord do hereby confirm having received the said amount on this day from the tenant.

N. S. / Kumaresha - NS

Daidar

- It has been mutually agreed by the parties hereto that the tenant will keep the original of this agreement written on a Rs 100/- stamp paper in the name of the Landlord and the Landlord will keep the signed photocopy of the same.

SO AGREED the landlord and tenant on this 1st day of APRIL 2021 have signed this deed at Malappuram in the presence of below mentioned witnesses.

LANDLORD

N. S. Ahmadhavan NS

TENANT

WITNESSES