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NON JUDICIAL

₹ 200

₹ 200

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GOVERNMENT OF KERALA  
e-Stamp

e-Stamp Serial Number : 202526000000530514

Verification Code : 627585523V

Govt. Reference No.(GRN)	: KL004000306202526E
Purpose	: Bond
Amount of Stamp Paper Purchased in Numeral	: ₹ 200
Amount of Stamp Paper Purchased in Words	: Rupees Two Hundred
Stamp Paper Purchased on	: 25/04/2025
First Party Name	: Abhaj Sadasivan nair
First Party Address	: Abha House Akathethara, Palakkad
Second Party Name	: Abhimanew Babu Jaganathan
Second Party Address	: Gurukripa Thalippadappu Kasargod
Vendor Code & Name	: 09042825 - Harikumar
Treasury Code & Name	: 0904 - Sub Treasury, Vaikom

Please write or type below this line

**LEASE AGREEMENT**

This Agreement of Lease is made and executed in the city of Palakkad this **1<sup>st</sup> July 2025**

**BY AND BETWEEN**

**ABHAY SADASIVAN NAIR, (Aadhar No. 4222 5923 0273),** residing at Abha, Door No. 12/454 of the Akathethara Pachayath, Akathethara Desom, Akathethara Village, Palakkad Taluk, Palakkad District, NSS Engineering College P O, Pin- 678008. hereinafter called the "**LESSOR**" which term shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the one part.

AND

**Lessor**

**Lessee**



This can be verified by  
<https://www.estamp.treasury.kerala.gov.in/index.php/estampsearch> using e-Stamp  
Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

**R. HARIKUMAR**  
**VENDOR**  
**VAIKOM**

**TENANT DETAILS, 1) ABHIMANEU BABU JAGANNATHAN, C/O Babu Jagannathan, (Aadhaar No: 3799 1319 1269),** residing at Guru Kripa, Thalipadappu, TVC: Kasaragod, Kerala 671121 Others residing there **2) AMJAD K, (Licence No: KL65 20250000984),** residing at Kongadan House, Parappur post, Thirurangadi, Malappuram – 676503, **3) ADHIL RASHEED, (PAN NO: HFMPR7689J, 4) PRANAV P R, (Aadhaar NO: 8369 6541 2337), 5) ADHIL SAFEER KK, (Licence No: KL10 20220009375),** Residing at Kuzhimattikalathil House, Paithiniparamba, Melmuri, Malappuram, **6) HRIDHIKESH KM, (Aadhaar no: 4210 7064 0132),** residing at Kundumannil, Vallathaipara, Kozhikode, Kerala **7) MUHAMMED SHAHAN, (Aadhar No: 6440 0847 8078),** residing at Chamakkalayil house, Kozhikode **8) ATHULRAJ P M, ( Aadhaar No: 4409 2210 1248),** residing at Parayattuparambil, Kadamakudy, Ernakulam **9) RAMANAND SUNIL, (Aadhar No: 4487 0162 0016), 10) MUNASSIR ISMAYIL T K, (Aadhaar No: 3198 7767 1135), 11) MUHAMMED HASHIR KS, (aadhaar no: 3584 7948 3847),** residing at Shihabudeen, Kazhukkunnummal House, Malappuram, **12) SHAHZADH BECKER PP, (aadhaar no: 7800 4833 4473)** (Hereinafter called the “LESSEE” which term shall mean and include its successors and permitted assigns) of the other part.

#### **WHEREAS**

1. The LESSOR is the absolute owner of the house located at **Abha, Door No. 12/454 of the Akathethara Pachayath, Akathethara Desom, Akathethara Village, Palakkad Taluk, Palakkad District, NSS Engineering College P O, Pin- 678008,** wants to let out the said house to the LESSEE for the period of **11 months** on a monthly rent basis for the purpose of Gents hostel of LESSEE.
2. The Lessor has agreed to lease out the Demised Premises and said Fixtures to the Lessee on the terms and conditions hereinafter stated.

**Lessor**

**Lessee**



**THE PARTIES HERETO AGREE AS FOLLOWS:**

1. LEASE PERIOD: The lease shall be for a period of **11 months effective from 1<sup>st</sup> July 2025** only. The Lessee shall have the option to renew the lease for further period(s) of 11 months. The renewal, of any, shall be by way of a fresh lease deed to be executed between the parties.
2. The LESSEE shall pay a monthly rent total of **₹18,000** (Fifteen Thousand Four Hundred Rupees) and the same should be paid on the **4th of every month** on proper receipt. Rent for each student should be **₹1,500** (Rupees Thousand Four Hundred).
3. That the LESSEE shall pay an advance total of **Rs. 60,000** (Fifty Five Thousand) to the LESSOR as a token of security which shall be returned to the LESSEE without interest after expiry of the lease period. Security deposit for each student should be **₹5,000** (Rupees Five Thousand).
4. That, since the house is located in the residential zone of the locality, the LESSEE shall maintain peace and tranquillity and shall not do any act which shall create disturbances to others in the locality.
5. That, LESSOR shall provide electric connection, water supply to the said house and the LESSEE shall pay the Electric and water charges as per consumption and shall hand over the payment receipt to the LESSOR.
6. The LESSEE shall not cause any damage or disfigure to these floor, wall of the house and if found the same LESSEE shall repair the damaged portion and in case of failure in the part of the LESSEE the LESSOR shall repair the same and deduct the cost of repairs from the security money.
7. But, if the LESSEE fails to pay the rent in time, the LESSEE can sue the LESSOR under notice for getting back the possession of the said house.
8. But, the LESSOR shall have the right to vacate the house any time by giving a **one month** written notice to the LESSEE and also if the LESSEE wants to vacate the house, he can do so by giving **one month** notice to the LESSOR.
9. But, at the time of vacating the house the LESSEE shall hand over the house to the landlord (LESSOR) in original condition and shall compensate for any damage to the house.

**Lessor**

**Lessee**

10. The lease of the Demised Premises shall be for the exclusive residential use of the Lessee only.
11. The Lessor is not responsible for the repairs/rectification if the defects have been due to misuse and negligence of the Lessee.
12. This Agreement shall be governed by the laws of India and the courts at Kerala shall have exclusive jurisdiction in respect of matters under this Agreement.
13. Original of this agreement is signed by both parties and retained with lessor. A photocopy of the agreement will be provided to the Lessee.

**ABHAY SADHASIVAN NAIR (LESSOR)**

**ABHIMANEU BABU JAGANNATHAN (LESSEE)**

**WITNESSES**

**Lessor**

**Lessee**