



MES COLLEGE ERUMELY

RESOURCE MOBILISATION



THE SOUTH INDIAN BANK LTD.

0146 ERUMELY BRANCH

PARAPPALLIL BLDGS RANNI ROAD

ERUMELY

KOTTAYAM. PIN: 686509

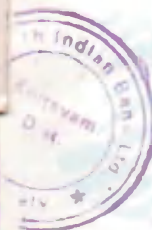
KERALA, INDIA

Ph: 04828-210376

E-Mail: br0146@sib.co.in

IFSC : SIBL0000146

MICR : 686059817



खाता नं. / Account No.

खातदार का नाम / Name of the Account Holder

व्यवसाय / Occupation

पता / Address

ग्राहक आई.डी. / Customer ID

निर्देशिका प्रणाली / Operational Instructions

खाता खोलने की तिथि / Date of Opening of Account

परिचयदाता का नाम / Name of the Introducer

नामांकन / Nomination

0146 ERUMELY BRANCH Type of A/c: SAVINGS

MR. PRINCIPAL & CO-ORDINATOR

OTHERS

ENTREPRENEURSHIP DEVELOPMENT CLUB

M.E.S COLLEGE, ERUMELY

KOTTAYAM

KERALA

brprincipal@meserumelycollege.co.in

A50108844

JOINTLY

30-01-2014

M/S. UNKNOWN-WHEN UPLOAD

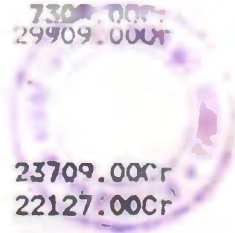
Pin : 686509



प्रबंधक / Manager

तारीख : Date	विवरण Particulars	चेक संख्या Ch. No.	नाम Withdrawals	जमा Deposits	शेष Balance	आद्यशर Initials
30-01-14	BY CASH			1200.00	1200.00Cr	
03-03-14	SB Int:30-01-2014	28-02-2014		4.00	1204.00Cr	
03-09-14	SB Int:01-03-2014	31-08-2014		24.00	1228.00Cr	
03-03-15	SB Int:01-09-2014	28-02-2015		24.00	1252.00Cr	
15-07-15	TR 81.357			6000.00	7252.00Cr	
01-09-15	SB Int:01-03-2015	31-08-2015		57.00	7309.00Cr	
01-10-15	BY CASH-UNION FUND			22600.00	29909.00Cr	
16-10-15	CASH	433601	6200.00		23709.00Cr	
02-11-15	CASH	433602	1582.00		22127.00Cr	
13-03-16	SB Int:01-09-2015	29-02-2016		498.00	22535.00Cr	
07-05-16	CASH	455516	22000.00		535.00Cr	
15-06-16	SB Int:01-03-2016	31-05-2016		167.00	702.00Cr	
04-08-16	MIN BAL CHARGE		38.00		664.00Cr	
04-08-16	SERVICE TAX FOR MIN BAL CHG		6.00		658.00Cr	
04-09-16	MIN BAL CHARGE		30.00		628.00Cr	
04-09-16	SERVICE TAX FOR MIN BAL CHG		5.00		623.00Cr	
15-09-16	SB Int:01-08-2016	31-08-2016		7.00	630.00Cr	
04-10-16	MIN BAL CHARGE		34.00		596.00Cr	

SOUTH INDIAN BANK





Kerala Gramin Bank

KSIDE

2

Name and address of the Branch

ERUMELY
KATTUPALAM BUILDINGS
ERUMELY
ERUMELY : KOTTAYAM : 686509
KERALA
Tel No : 04828213201

email Id : kgb601@keralagbank.com

IFSC code: KLGR0001001

REQUEST :

1. Please do not fold the Pass Book.
2. Please preserve your Pass Book with care.
3. Go through the instructions given in the last page of the Pass Book.

A/c No: 40 [REDACTED]

Customer Id: 41 [REDACTED]

M/S.CENTRE FOR SKILL & ENTREPRENEURSHIP DEVELOPMENT
MES COLLEGE
ERUMELY

PRPOSE : KOTTAYAM : 68650
KERALA INDIA

Pin : 686509

Account Open Date : 24-11-2015
Nominee : N

Joint Account : N

- ① SUJA BREGUN .
- ② JITHESH K.S .

Manager

For KERALA GRAMIN BANK
For Kerala Gramin Bank

[Signature]
Asst. Manager / Manager
Erumely Branch

A/c. No.:

Date	Particulars	Ch. No.	Withdrawals	Deposit	Balance	Sign.
05-12-15	Cash			40000.	40000.	hr
02-02-16	Int	4060110100		396.00	40,650.00Cr	
06-05-16	CASH		2,415.00		43,065.00Cr	
				284-	40254-	
01-08-16	40601101009813			432.00	43,497.00Cr	
01-11-16	40601101009813			437.00	43,934.00Cr	
07-01-17	PASS SHEET		50750		43,876.50Cr	
01-02-17	40601101009813			447.00	44,323.50Cr	
29-03-17	NEFT:KSACS		2,25,000.00		2,69,323.50Cr	
19-04-17	TO CASH		5,000.00		2,64,323.50Cr	
19-04-17	NEFT-SECRETARY		1,95,000.00		69,323.50Cr	
04-17	Charges for RE		72.50		69,306.00Cr	
01-05-17	40601101009813			978.00	70,284.00Cr	
01-08-17	40601101009813			709.00	70,993.00Cr	
01-11-17	40601101009813			716.00	71,709.00Cr	
01-02-18	40601101009813			723.00	72,432.00Cr	
01-05-18	40601101009813			706.00	73,138.00Cr	
01-08-18	40601101009813			737.00	73,875.00Cr	
01-11-18	40601101009813			745.00	74,620.00Cr	
01-02-19	40601101009813			752.00	75,372.00Cr	
01-05-19	40601101009813			735.00	76,107.00Cr	
01-08-19	40601101009813			767.00	76,874.00Cr	
01-11-19	40601101009813			775.00	77,649.00Cr	
01-02-20	40601101009813			684.00	78,333.00Cr	
01-05-20	40601101009813			674.00	79,007.00Cr	
01-08-20	40601101009813			616.00	79,623.00Cr	
01-11-20	40601101009813			600.00	80,223.00Cr	

MUSLIM EDUCATIONAL SOCIETY [REGD.], CALICUT
MES COLLEGE, ERUMELY
 ERUMELY, KOTTAYAM

RECEIPTS & PAYMENTS A/C FOR THE YEAR ENDED 31st MARCH 2021

Receipts	Amount (₹)	Payments	Amount (₹)
Opening Balance:			
Cash	-	Canteen Security Deposit	50,000.00
SBI Current Account - 38891349873	2,13,405.43	Salary And Allowance	1,18,17,913.00
SBI Principal Account - 57037728821	1,01,212.49	Wages	47,100.00
SBI Endowment Account - 67136987573	5,276.00	Ladies Hostel Collection/Expense	6,85,819.83
South Indian Bank Account - 0146053000026724	-	Printing And Stationary	1,36,590.00
South Indian Bank Loan - 568	(2,11,76,169.82)	Travelling Expenses	17,640.00
South Indian Bank Overdraft - 357	(40,19,096.48)	Postage & Telegram	1,728.00
Tuition Fee	1,68,21,190.00	Telephone Charge	98,113.06
Ladies Hostel Collection	6,85,830.00	Electricity Charges	2,86,704.00
Canteen Rent	13,000.00	Repairs & Maintenance, Modification	5,56,563.00
Consumer Store Collection	24,852.00	Cleaning And Weeding	1,04,125.00
EPF	2,57,356.00	Pump House Expenses	18,911.00
Agriculture Income	2,30,262.00	New Course; Inspection Etc.	96,595.00
College Development	29,72,000.00	Bank Charges	98,699.35
Sale Of Application	1,79,800.00	Refreshment Charges	1,98,739.00
Online Fee Collection	9,11,467.00	Endowment(Refund)	2,000.00
Fine Collection	14,334.00	Fuel & Oil Generator	2,87,955.00
Computer Lab Accessories(Correction)	15,000.00	Indian Oil Corporation	1,00,000.00
Electricity Charges	27,170.00	Water Charges	4,464.00
Caution Deposit	9,68,000.00	Computer Lab Accessories And Services	7,31,853.40
University/Matriculation/Affiliation	3,43,680.00	Miscellaneous Expense	57,667.00
Endowments	2,19,000.00	University Exam Expense	25,811.00
Interest Received	1,744.00	Committee Expense	3,711.00
Store	87,600.00	Vehicle Expense (Jeep)	2,74,133.00



0

Uniform
ESI
Printing And Stationary Collection
TDS
Sundry Receipt
University Exam Remuneration
Rent Auditorium
Miscellaneous Expense /Receipts
SIB ATM Rent
Panchayat Tax (Professional)
Indian Oil Corporation
Post Office Rent
College Bus Collection
MES College NSS Unit
Men's Hostel Collection
University Exam Stationary
Miscellaneous Collection
MES College Principal Loan
Online Fees SBI Principal A/C
Online Examination Collection
College Activity Fund

3,29,250.00	Agricultural Expense	93,787.00
400.00	College Bus Expense	10,19,569.00
12,812.00	Insurance Premium	33,737.00
2,675.00	MES Marampally College	34,852.00
17,472.00	MES CBSE School, Mundakkayam	4,25,800.00
510.00	Computer Software	14,000.00
3,36,444.00	Seminar Expense	1,33,447.81
22,000.00	Advertisement	3,89,962.00
54,707.16	Interest on Bank OD	3,69,692.00
64,000.00	Consumer Store Expense	32,838.00
79,900.00	Donation	5,500.00
97,500.00	Tuition Fee Refund	78,050.00
2,400.00	University Matriculation/Affiliation	14,77,721.00
1,50,250.00	Miscellaneous Fees Refund	3,300.00
63,050.00	News Paper & Periodicals	45,886.00
55,980.00	Medical Charge	46,062.00
35,829.00	Caution Deposit Refund	11,000.00
3,68,650.00	Women's Forum	2,500.00
1,75,335.00	PTA	3,750.00
5,65,840.00	Rates And Taxes	3,642.00
48,800.00	Library Books	5,281.00
3,67,275.00	Furniture And Fittings	1,58,600.00
	Machinery And Equipment	3,93,076.00
	MES College Consumer Store	800.00
	Interest on Bank Loan (Construction)	21,68,410.00
	ESI	36,261.00
	EPF	2,95,372.00
	Consumer Store Purchase	94,577.00
	College Union Expense	40,135.00
	Men's Hostel Collection/Expense	31,981.00
	On Line Fees (Receipt Issue)	7,48,459.00
	NJ Thomas & Co	7,50,000.00
	Panchayat Professional Tax	86,493.00



Audit Fee	33,060.00
College Activity	27,075.00
Online Examination Expense	26,000.00
TDS Payments	18,482.00
University Exam Remuneration	3,17,397.00
MES College Principal Loan	1,15,335.00
Online Fees SBI Principal A/C	4,79,810.00
College Development Fund Refund	6,000.00
Closing Balances:	
Cash	-
SBI Current Account - 38891349873	-
SBI Principal Account - 57037728821	10,649.40
SBI Endowment Account - 67136987573	5,421.00
South Indian Bank Account - 0146053000026724	-
South Indian Bank Loan - 568	(2,00,39,749.39)
South Indian Bank Overdraft - 357	(39,89,263.68)
Total	17,47,991.78
Total	17,47,991.78



MUSLIM EDUCATIONAL SOCIETY [REGD.], CALICUT
M.E.S. COLLEGE, ERUMELY
 Erumely, Kottayam

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2020

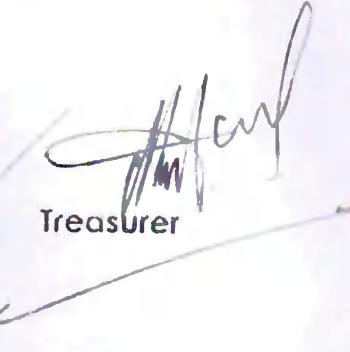
Particulars	Schedules	Current Year ₹	Previous Year ₹
INCOME			
Revenue from Operations	14	3,13,03,317	3,03,19,965
Donation		-	-
Grants Received		-	-
Other Income	15	1,94,973	2,30,959
Total Income		3,14,98,290	3,05,50,924
EXPENDITURE			
Operating Expenses	16	28,09,161	27,04,402
Employee Benefits	17	1,93,48,802	1,59,26,252
Office & Administration Expenses	18	17,37,506	15,15,683
Finance Costs	19	27,09,737	20,83,300
Grants Paid	20	-	2,50,835
Charity & Donation Paid	21	58,700	95,385
Depreciation and Amortization Expense	7	26,76,951	27,27,364
Other Expenses	22	34,34,625	58,31,601
Total Expenses		3,27,75,482	3,11,34,822
Surplus/(Deficit) for the year (I-II)		(12,77,192)	(5,83,898)
Schedules forming part of accounts	1-22		

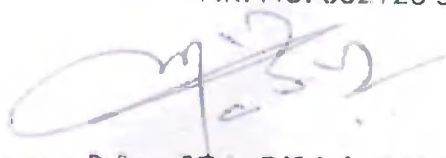
As per our report of even date attached
 For M A Moideen & Associates
 Chartered Accountants
 F.R. No. 002126 S

Done on behalf of Managing Committee


Chairman


Secretary


Treasurer


M.A. Moideen ; B.Sc., FCA, DISA (ICAI)
Partner
M.No. 022113

Place: Erumely
Date: 15.04.2021

ARTICULARS	Current Year ₹	Previous Year ₹
CAPITAL FUND		
Capital Fund		
Balance as per last Balance Sheet	9,50,81,073	9,56,64,971
Provision During the Year	-	-
Internal Transfers	10,61,744	-
Surplus/(Deficit) for the year	(12,77,192)	(5,83,898)
	9,48,65,626	9,50,81,073
LOAN FROM FINANCIAL INSTITUTIONS		
Loan from Banks	2,51,95,266	2,43,07,816
	2,51,95,266	2,43,07,816
LOANS & ADVANCES OTHERS		
From Others	-	21,01,877
	-	21,01,877
LOANS & ADVANCES INTER INSTITUTIONS		
Branchery Unit	33,003	-
MES AIMAT Marampally	-	7,22,603
	33,003	7,22,603
DEPOSITS		
Caution Deposit - Students	59,15,670	50,18,550
Staff Security Deposit	35,20,000	25,20,000
Canteen Security Deposit	50,000	-
	94,85,670	75,38,550
OTHER CURRENT LIABILITIES		
PTA Fund	22,06,148	13,19,910
M. J. Thomas & Company	15,00,000	-
Salary Payable	13,55,511	-
EPF Payable	1,47,686	-
Audit Fee Payable	23,800	-
ESI Payable	18,125	-
Sanath Bahrat Abhiyaan Fund	50,000	-
IOS Payable	1,010	-
Other Payables	1,68,245	23,61,570
	54,70,525	36,81,480
LOANS & ADVANCES OTHERS		
From Others	45,71,849	58,34,648
	45,71,849	58,34,648
LOANS & ADVANCES INTER INSTITUTIONS		
From MES Institutions	3,76,10,242	3,67,94,306
	3,76,10,242	3,67,94,306



स्टेट बैंक ऑफ त्रावणकोर
State Bank of Travancore

जारी करने वाली शाखा
Issuing Branch SBT - TRIYANDRUM - TREASURY
कोड नं / CODE No 70252
Tel No- 04713-232946

मागझाफ्ट
DEMAND DRAFT

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या उनके आदेश पर
OR ORDER

नाम जानिए MES COLLEGE ERUMELI
रुपये **RUPEES** PAY
Ten Thousand Only

अदा करें ₹ 10000-00

IOI 900010218112 Key VODHEZ

Sr No 899969

AMOUNT BELOW 10001(1/5)

मूल्य प्राप्त VALUE RECEIVED

प्राधिकृत हस्ताक्षर
AUTHORISED SIGNATURE
शाखा प्रबंधक
BRANCH MANAGER

स्टेट बैंक ऑफ त्रावणकोर
STATE BANK OF TRAVANCORE

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

किसी भी परिवर्तन के लिये ही वैध
VALID FOR THREE MONTHS ONLY

जारी करने वाली शाखा / DRAWEE BRANCH SBT - KOTTAYAM
कोड नं / CODE No 70102

₹ 50,000- एवं अधिक के लिखित दो अधिकारियों द्वारा प्रमाणित होने पर ही वैध है।
INSTRUMENTS FOR ₹ 50,000- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

⑈ 218112⑈ 0000090000⑈ 900010⑈ 16

The Principal

MESEC 547
2/6/16
INWARD No
DATE
NATURE OF SA

भारतीय डाक विभाग

अधीक्षक डाकघर कार्यालय
चंगनाशेरी मंडल, चंगनाशेरी 686 101
दूरभाष: 0481-2424444 फैक्स: 2421820
e-mail id: spchrydn.keralapost@gmail.com, dochanganassery.kl@indiapost.gov.in

Department of Posts, India

Office of the Superintendent of Post Offices
Changanassery Division, Changanassery 686101
(Phone 0481-2424444, Fax 0481-2421820)

Regd

To
The Principal
M E S College
Erumely

L No: A/6-133/94 dated at Changanassery the 31.05.2016


Sub: Accommodation of Propose building- renewal of lease agreement

Sir,

Please refer to your office letter no MES/EC/7749/2016 dated 05.05.2016 on the above subject. As per the Department of Posts, Gramin Dak Sevaks (Conduct and Engagement) Rules, 2011, "Post office shall be located in the accommodation to be provided by Gramin Dak Sevak Branch Postmaster(GDSBPM) suitable for use as Post Office premises." In this situation, the lease agreement cannot be renewed by this office.

This is for your information, please.

Yours faithfully


लता डि नायर / Letba D. Nair
अधीक्षक डाकघर / Superintendent

ForWARDED to Management
Mahesh
14/5/2016



കേരളം കേരल KERALA

CD 787144

MEMORANDUM OF UNDERSTANDING (MoU) FOR TAKING PREMISES ON LEASE - FOR ATM/CDM/CRM/CRM

MEMORANDUM OF UNDERSTANDING made on the 02nd day of Septemeber,2019 between Sri/Smt./M/s. MES COLLEGE, PROPOSE P.O ERUMELY (name, description and full address of the intending lessor) (Herein after referred as the 'First Party', which expression shall where the context so admits mean and include his / her/ their respective legal heirs, executors, Administrators, successors and assigns jointly and severally lessors) and The South Indian Bank Limited, a banking company within the

[Signature]
K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd.
[Signature]
Senior Manager(Erumely Branch)

Copy send on 13/8/19

NO: 8921 MES college
02/09/19 Erumely

[Signature]
SUB TREASURY
21 AUG 2019
ERUMELY - 686 509
08111264



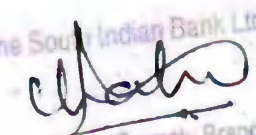
കേരളം കേരल KERALA

CD 787145

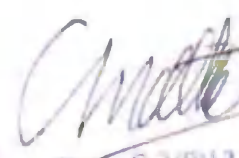
meaning of the Companies Act 1956 having its registered office at Thrissur, Kerala and an ATM/CDM/CRM/CRM/proposed ATM/CDM//CRMS among other places at ERUMELY (Hereinafter referred to as the 'Bank' which expression shall where the context so admits includes its successors and assigns).

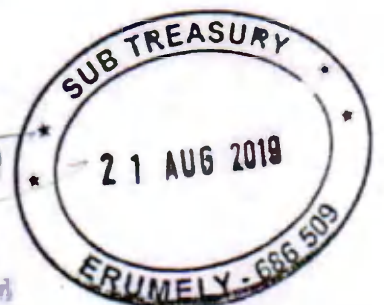
WHEREAS the Bank is desirous of taking a new premises on lease (shifting from the old premises of MES college) on monthly rental basis at MES COLLEGE, PROPSE, ERUMELY for installation of ATM/CDM/CRM/CRM.


K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd.

Senior Manager (Erumely Branch)

no: 8922 MES college
02/09/19 Erumely.


ശ്രീ. പി. സി. മണി,
നോ. സെ. മാനേജർ



AND WHEREAS the First Party has approached the bank and offered to lease out an area of 65 sq. ft. building to be constructed on the entrance gate in 06.06.90 Ares of land situated in Sy. No. 67/1-3 of Erumely village, Kottayam District, Kerala State, more fully described in the 1st Schedule here to.

AND WHEREAS the Bank and the First Party, having negotiated the various terms and conditions of the proposed lease, are desirous of reducing the agreed terms and conditions in writing.


NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

That the First Party shall on or before 2nd September 2019 (date) provide a carpet area of 65 square feet in finished and ready for occupation condition, in the ground floor of the building, more fully described in the second schedule here to, constructed / to be constructed in the landed property, fully described in the first schedule hereto with such other amenities / specifications / facilities as provided in this agreement / Annexure I attached hereto, (herein after referred to as the 'said premises'), on lease to the Bank, for the purpose of installation of ATM/CDM/CRM/CRML for the period mentioned herein below from the date of handing over possession to the Bank and the Bank shall take on lease the said premises, subject to the following terms and conditions:-

1. The First Party has represented to the Bank that he/she/it is the absolute owner of the landed property described in First Schedule hereto and the First Party has absolute valid and clear title and possession over the property described in the First Schedule hereto. The First Party hereby confirms and declares that no suit, claim, dispute or other proceedings are pending against the landed property described in the First Schedule hereto. In the event of any such claims or disputes are raised against the ownership, title or possession of the First Party in respect of the said premises, the Bank will be under no obligation to take the said premises on lease and in the event of execution of concluded lease agreement, the Bank, in its sole option, may decide to terminate the lease before the expiry of the period of lease.

The First Party has represented to the Bank that the said premises can be used for installation of ATM/CDM//CRMS and ancillary purposes as stated above as per the rules and regulations of the local bodies or any other authority and wherever so required necessary permission has been obtained from the local bodies or other authorities concerned or the First Party has promised to the Bank that required permission will be obtained at the cost and expenses of the First Party before handing over the possession to the Bank and if no such permission is

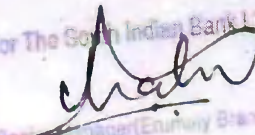

K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd.

Secretary (Erumely Branch)

procured by the First Party, the Bank will not be under any obligation to take the premises on lease and whatever costs, expenses or damages incurred by the Bank will have to be reimbursed by the First Party. In the event of such termination of MOU or lease agreement, the First Party shall reimburse to the Bank all costs, expenses, damages etc. incurred by the Bank without any demur on a mere demand by the Bank.

2. The period of proposed lease shall be for an initial period of 5 years/months from the date of handing over possession to the Bank with an option in favour of the Bank to continue the lease for further 3 blocks of five years/months with 20 % increase in rent in each block of five years/months, unless the lease is terminated earlier in terms of this MOU/Lease Agreement.
3. The Bank will pay to the First Party interest free rent advance of ₹nil (Rupees nil only) being the amount equivalent to N.A. month's rent, which shall be refunded by the First Party to the Bank at the time of vacating the premises.
4. The Bank will have the option to vacate the premises by giving 3 months' notice to the First Party at any time without assigning any reasons. In the event of termination of the lease by the Bank by giving 3 (three) month's notice, the Bank will be entitled to appropriate the rent for the notice period of 3 months from the interest free rent advance and in such a situation, the First Party will be required to refund only the balance amount of interest free rent advance.
5. The First Party shall provide at his /her/ their cost permanent electricity connection to the premises. The power load provided shall be as per Bank's requirement communicated to the First Party in writing / as specified in the Annexure I, and electrical wiring till the Distribution Board shall be done as per requirement of the Bank at First Party's expense. **Stipulated minimum power supply for the ATM to be provided by the landlord is 5 KVA.**
6. The First Party shall provide electrical points as per Bank's requirements and a glass door at the front entrance in addition to door / rolling shutter etc. The First Party shall also provide such other facilities, amenities etc. at the First Party's cost and expenses as may be provided in Annexure I to this agreement and Annexure I shall form an integral part of this agreement.
7. The rent for the premises taken on lease will be paid only for the actual carpet area. Before taking possession of the premises, after completion of all civil and other works, the carpet area reported shall be got measured and certified by a



K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd.

Secretary (Enquiry Branch)

qualified person in the presence of bank's officials at the cost of the First Party. For the payment of rent, the area excluding outer wall thickness, toilets not provided for exclusive use of the Bank, verandah, staircase, landings, balcony, columns and common passages, if any, only will be considered.

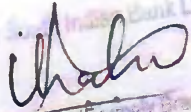
8. The Bank shall pay an amount of ₹ 61.54 per sq. ft., as lease rentals from the date of occupation of the premises, for an initial period of five years / months. If the Bank exercises its option to continue the lease after the initial block of 5 years/months, the Bank will increase the rent by 20 % for each block of five years/months. In case the First Party has availed / intends to avail a premises loan from the bank for construction / completion of the premises, the lease rentals shall be adjusted to the loan amount for such period as the Bank may stipulate.
9. The rent payable will be subject to deduction of tax at source, if any, as provided in the prevalent tax rules.
10. In addition to the monthly rent payable by the Bank, the bank shall pay the electricity charges and water charges, in respect of the electricity and water consumed by the Bank.
11. Space for installing outdoor unit of the air conditioners, generator and space for electrical earth pits at suitable locations indentified by the Bank shall be provided by the First Party, free of rent.
12. First party shall undertake to do the following civil constructions before handing over the premises to Bank:-
 - a. There shall not be any other plumbing or drainage lines except Bank's lines, inside the premises.
 - b. All external walls in the premises, as per the Building Plan provided by Bank, are to be constructed with 9" solid brick wall and neatly furnished with plaster and one coat white wash on both sides.
 - c. All exterior windows to be provided with aluminum shutters, glazing and Ms Grills.
 - d. Rolling shutters should be provided for the main entry as well as ATM/CDM//CRM Sentry as per Bank's design and requirements. Main entrance rolling shutter to be fixed with see through provision at the 4'6" height level up


K P HAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd.

Branch Manager (Erumely Branch)


- to 6' height level with locking facilities from both inside and outside the premises.
- e. **At the time of initial handing over** inside and outside plastering and external elevation/painting, to be completed by lessor.
- f. Premises should be handed over to the Bank in watertight condition.
- g. Necessary waterproofing works shall be done by the first party, if any leakages are observed from the walls/roof slab anytime during the period of lease or extended period.
13. Space for installation of VSAT antenna on the terrace of the building or in other suitable place of the building shall be provided by the First Party, free of cost.
14. The First Party shall ensure free ingress to and egress from the said premises to all the officials staff and customers of the Bank, from the date of taking possession of the premises by the Bank.
15. The Bank will not make any structural alterations in the said premises without the prior consent of the lessor. However, the Bank will be entitled to effect necessary furnishing and interior decoration works.
16. The First Party shall during the continuance of the lease pay all the taxes, outgoing, levies, cess, dues etc. chargeable by or payable to Government, local bodies, statutory authorities, which are in existence or that may come into existence, in respect of the premises. If the First Party fails to make such payments, the Bank may pay such amounts, i.e. taxes, outgoing, levies, cess, dues etc., but without any obligation on the part of the Bank to do so, the Bank can adjust the same out of the rent due and or payable to the First Party. Any enhancement in rates, taxes, fees, and other levies payable on account of the letting out of the premises shall be borne by the First Party and Bank shall not be liable for the same.
17. The First Party agree(s) to permit the Bank to write and or display / fix the bank's name boards, signboards or hoarding at a prominent place on the building. Further the first party will not permit other tenants / lessees to fix / erect such structures /boards which obstruct the vicinity of the bank's signage / premises


K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY


Senior Manager (Erumely Branch)

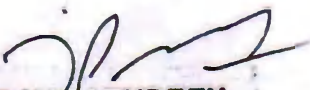
18. The First Party agree(s) to permit the Bank to remove all the furniture and fixtures, electrical installations and fittings, strong room door etc. supplied and put up by the Bank on termination of the proposed lease or on cancellation of the Lease arrangement for any reason whatsoever.
19. The First Party shall carry out the required maintenance of the building like minor repairs as and when required and white washing / painting etc. once in every 2 years failing which Bank will carry out such maintenance and the expenses incurred will be recovered from the future rent.
20. The First Party shall intimate the bank in writing, the intended date of handing over possession of the premises, at least one month prior to such intended date, so as to enable the Bank to complete the required other formalities for shifting / opening the Branch.
21. In case the premises is not handed over to the Bank on or before 30th September 2019 complete in all respects, the Bank is under no obligation to take over possession of the premises, if offered by the First Party on a subsequent date. However, the bank may at its discretion provide such extended period to the First Party for completion of the premises and or for handing over the possession of the premises to the Bank, at such terms and conditions, as the Bank may decide.
22. If the First Party shall fail to hand over possession of the premises to the Bank on or before 30th September 2019 or on completion of such extended period as may be provided by the bank at its discretion, the First Party shall pay liquidated damages to the Bank as fixed by the Bank. In such an event, the Bank is at liberty to remove the strong room door, other fittings and fixtures, electrical installations etc. provided by the Bank in the premises at the bank's costs.
23. The first party acknowledges and agrees that the lease agreement shall be registered at SRO for which purpose First Party and Bank agrees that the stamp duty/registration charges shall be shared equally by both First Party and bank.


K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY



Branch Manager (Primary Branch)

24. It is further agreed that a lease agreement shall be executed in conformity with the MoU, without making any deviations whatsoever from the terms of the MoU.

IN WITNESS WHEREOF the parties hereto have executed these presents on the date, month and year first above written.


K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

Name and
Signature.
(First Party)


For The South Indian Bank Ltd.
Senior Manager (Branch/Section)

Signature.
(Authorised signatory of the Bank)


Schedule A

Land admeasuring 06.06.90 hectors situated in Sy No 379/1C Re Sy No. 67/1-3 in
Erumely South Village, Kanjirappally Taluk, Kottayam district

Schedule B

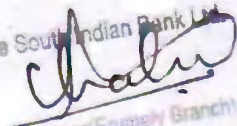
65 Sq . ft building near to the main Entrance gate of the compound wall of MES college
in Erumely Panchayath with building number ____ in ward no 19

Signature



Signature.

K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

For The South Indian Bank Ltd

Senior Manager(Erumely Branch)

Annexure

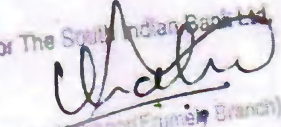
(Specifications / details of additional amenities / facilities to be provided in the premises
by the First Party) Three Phase electricity connection

Name and

K P NAZARUDEEN
SECRETARY
MES COLLEGE ERUMELY

Signature

(First Party)

For The South Indian Bank Ltd

Senior Manager(Erumely Branch)
Signature

(Authorised signatory for the Bank.)

WITNESSES:

1. Ajesh Jose, Kunnel house, Erumely

2.