



കേരളം കേരल KERALA

EC 705089


LEASE AGREEMENT

This Agreement of Lease is made and executed on the 26th day of August, 2023 between:

(1) **Sri. Lulu George**, aged 48 years, S/o. George, Managing Partner, Hotel Auria, residing at Thandekkattu house, Kolagappara.P O, Krishnagiri Village, Sulthan Bathery Taluk, Wayanad District as the Lessor of the one part,

AND (2) Sri. Abraham Thankachan, Aged 27 years, S/o Late Sri T A Thankachan, residing at Thandekkattu house, Kolagappa P O, Ambalavayal Village, Sulthan Bathery Taluk, Wayanad District, hereinafter called jointly as the **Lessor** of the one part.

Lulu George. 
Lessor


Lessee

2 Abraham Thankachan 

1698-1 value 100

26.08.2023

കോളാപ്പരാ (P.O.)

കൃഷിഭവനം

Sulthan Bathery



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EC 705090

Sri. **AYYAPPANKUTTY**, aged 36 years, S/o. Sanku, Business, permanently residing at Chathampallichal House, Cheraya, Kongad - II, Palakkad, Kerala and now residing at Thayyil Apartment, Cheroorkunnu, S. Bathery. PO, S. Bathery amsom, desom of S. Bathery Taluk, Present Managing Director of WAKE UP VACATIONS TRAVEL AGENCY & EDUCATIONAL CONSULTANCY under the INSELBERG HOSPITALITY PVT. LIMITED, Bearing registration No. U 55101 KL2015 PT C 039539) situated at Kolagappara. PO, Sulthan Bathery amsom, desom of Sulthan Bathery Taluk, hereinafter called as the 'LESSEE' of the other part witnesseth as follows:

Lessor

1. L. G. George 2. Abraham Thankachan

Ayyappankutty
Lessee

No. 16988 - value 100

Date 26.08.2023

Sold to M. J. M. K. K. K.

Stamp Vender

Sulthan Bathery

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WHEREAS the lessor is the sole and absolute owner of the scheduled premises **bearing No. MP 6/77B situated at Ground Floor, Hotel Auria, Kolagappara** and WHEREAS the Lessee approached the lessor to let out the said scheduled premises and the lessor has agreed to do so on the following terms and conditions mentioned hereunder.

A) That the **Lessee hereby paid an advance amount of Rs. 50,000/- (Rupees Fifty thousand only)** in this day by way of Cheque bearing No. 000266 of ICICI Bank, Sulthan Bathery Branch which is refundable by the Lessor upon termination of lease. The amount will be paid to the lessee at the time of vacating the scheduled premises and after the deduction of any dues or damages to the lessor and will bear no interest

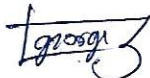
a) The Lessee shall pay a monthly rent of Rs. **6500/- (Rupees Six thousand Five Hundred only)** every month regularly on or before the 1st day of every succeeding English Calendar Month. The Lessee shall pay the electricity consumption charges.

b) The lessee shall use the said premises only for the purpose of running office of Travel Agency & Education Consultancy and related activities and shall not store any explosive articles that may cause damage to the premises or the public. The lessee shall pay the rents and perform the obligation as per the terms of this agreement. If the lessee fails to pay the rent consecutively or fails to perform any of the obligations contained herein, the lessor is at liberty to terminate the unexpired period of this agreement and terminate the lessee from the peaceful possession of the premises without any previous intimation.

c) The lessee shall not sublet, underlet or assign any part of the leased premises to any person, company or firm without the written consent of the lessor.

Lessor

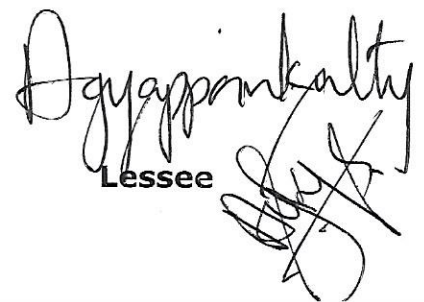
L. Lakshmi George



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Lessee

d) This agreement of rent is valid for a period of 11 months from the date of this agreement. The lessee shall keep the premises in good and tenantable condition and should not make any alteration without the written consent of the lessor, if the lessee wishes to continue for more than 11 months, he has to obtain written permission from the lessor on a fresh agreement. The term has the option to continue for 11 months with a seven percent (7%) increase on the rent on the same terms & conditions or on different terms & conditions to be mutually agreed to, either parties should give one month prior notice before terminating this agreement.



f) The lessee shall allow the lessor or his agent to inspect the premises at any time, the lessee shall not demand any compensation at the time of vacating and handing over the vacant possession of the lessor.

In witness whereof the lessor and the lessee set their hands and affixed their signatures.

Lessor

Lessee

Witnesses: -

1. JOY. P.A. S/o Abraham, Parakkal, Kolagappara. 
2. MUBASHIRA VS D/O SHOUKATHALI, PILAPARAMBIL (H). MUTTIL 

Lessor

Lessee

1. Lulu George 

2. Abraham Thankachan 