



കേരളം കേരള KERALA

CT 711621

### RENT AGREEMENT

THIS AGREEMENT is executed on this Tuesday, 17<sup>th</sup> day of November 2023 by Mr. Mohanan R (Aadhaar No.7331 1055 3548), aged 60, residing at Kannittaprambil, Civil Station Ward, Alappuzha – 688 001 and Mr. Sidharthan (Aadhaar No. 8917 6691 2574), aged 69, residing at Kannittaprambil, Civil Station Ward, Alappuzha – 688 001, hereinafter referred to as the **PARTIES OF THE FIRST PART** (Which term shall mean and include wherever the context so requires or admits their heirs, successors, administrators, executors, attorneys and assigns) of the **FIRST PART**

AND

FANTASTIC TRAVEL PLAN PRIVATE LIMITED, represented by its Managing Director Mrs. Asiya Subair (Aadhaar No. 5075 5467 0627) aged 29, residing at Darul Muhammed, Civil Station Ward, Alappuzha – 688 001 hereinafter referred to as the **PARTY OF THE SECOND PART** (Which term shall mean and include wherever the context so admits or requires its partners, successors, administrators, and assigns) of the **SECOND PART**).

**PARTIES OF THE FIRST PART**

Mr. Mohanan R

Mr. Sidharthan

Asiya Subair  
Managing Director  
Fantastic Travel plan put ltd  
Civil Station Ward. Alpy

**PARTY OF THE SECOND PART**

Mrs. Asiya Subair



No: 22648  
17/11/2023



കേരളം കേരल KERALA

CT 711622

- 2 -

WHEREAS the Parties of the First part are the absolute owners of the building bearing Door No. AMC 44/684-C, Civil Station Ward, Alappuzha – 688 001 hereinafter referred as the Demised premises.

AND WHEREAS the Party of the Second Part being in need of the said premises for establishing its registered office for carrying on its business and has requested Parties of the First Part to grant the demised premises bearing Door No. AMC 44/684-C, on rent for a period of 11 months (Eleven months) commencing with effect from 17-11-2023 on a monthly basic rent of Rs 5000/- (Rupees Five Thousand only), payable on or before 5<sup>th</sup> day of every month according to English calendar.

AND WHEREAS the Parties of the First Part have agreed to the Party of the Second Part to rent out the demised premises on the following terms and conditions: -

PARTIES OF THE FIRST PART

Mr. Mohanan R

Mr. Sidharthan

PARTY OF THE SECOND PART

Mrs. Asiya Subair

Asiya Subair  
Managing Director  
Fantastic Travel plan

put htd. Civil Station Ward. Alpy



No: 22649  
12/11/2023



കേരളം കേരल KERALA

-3-

CT 711623

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Party of the Second Part assures the Parties of the First Part that the said property will be used only for the above said business purpose. The Party of the Second Part assures that they agree and shall strictly abide by the terms and conditions stipulated in this agreement and will pay the monthly rent on or before 5th day of every month.

2. The Party of the Second Part has paid to the Parties of the First Part an interest free security deposit of Rs 1,50,000/- (Rupees One Lakh Fifty Thousand only) as refundable interest free security deposit for due performance, observance and compliance of every provision of this rental agreement until handing over the possession of the demised premises. The Parties of the First Part hereby acknowledge the receipt of the said sum.

PARTIES OF THE FIRST PART

Mr. Mohanan R

Mr. Sidharthan

PARTY OF THE SECOND PART

Mrs. Asiya Subair

Asiya Subair  
Managing Director

No: 22650 Fantastic Travel plan put ltd  
12/11/2023 Civil Station Ward, Alpy





കേരളം KERALA

CT 711624

3. The security deposit is refundable to Party of the Second Part on termination or early cancellation of this agreement and on silent vacation of demised premises by Party of the Second Part, after adjusting all dues towards rent, electricity and water charges and also repairs, if any, to building for the time of vacating the said premises.

4. The payment of all property tax and land tax of Alappuzha Municipality, other levy including penalties if any charged there on in respect of the said premises, such as corporation/Municipal/panchayath tax, Urban land tax etc. due to the State government, Central government or other local or other civic authorities, shall be paid by the Parties of the First Part.

**PARTIES OF THE FIRST PART**

Mr. Mohanan R

Mr. Sidharthan

**PARTY OF THE SECOND PART**

Mrs. Asiya Subair

Asiya Subair  
Managing Director

Fantastic Travel plan Pvt Ltd  
Civil Station Ward. Alpy

No: 22651  
17/11/2023



5. Major structural repairs of demised premises shall carry out at their own cost by Parties of the First Part, however all minor repairs like electrical/plumbing/leakages shall be carry out by Party of the Second Part at their own cost during tenancy period. The Party of the Second shall not make any structural alterations to the building without the information and written permission of the Parties of the First Part. However, the Party of the Second Part is at liberty to make temporary removable partitions, cabins, office furniture, Electrical fittings, plumbing and sanitary work, Party of the Second part assures that such modifications will not affect the building structure.

6. The Party of the Second Part will from time to time and punctually make payments of any Income tax, GST, TDS and any other taxes, Duties, cesses, and it will be their responsibility to ensure that there are no outstanding or overdue payments of any of the aforesaid.

7. The Party of the Second Part shall not carry on or permit to be carried on any un lawful business activities in the said demised premises.

8. The Parties of the First part shall grant all rights of way, water, Air, Light and privy and other easement appertaining to the said premises.

9. In case the Party of the Second Part fails to pay rent for two consecutive months, the Parties of the First Part on serving letter to the Party of the Second Part in writing regarding rental dues payable within a time period of 30 days and if the Party of the Second Part fails again to pay due amounts within expiry period of the notice issued, the Parties of the First Part shall be at liberty to terminate this agreement without further termination notice and take full possession of the said premises.

10. On termination or early cancellation of this rental agreement, the Party of the Second Part shall have 30 days to remove the stocks inside the building, generators boards and furniture, name boards, sign boards, computers, and its supporting structures if not, the Parties of the First part shall have the liberty to remove the stocks inside the building along with all fittings and furniture installed by the Party of the Second Part and the cost for such removal shall be adjusted against the security deposit. The Party of the Second Part here by assures that the Parties of the First Part that if such situation arises due to any reason, the Party of the Second Part will not make the Parties of the First Part accountable and answerable in any way for any loss incurred to the Party of the Second Part during removal of stocks and other items from demised premises as aforesaid.

**PARTIES OF THE FIRST PART**

**Mr. Mohanan R**



**Mr. Sidharthan**



**PARTY OF THE SECOND PART**

**Mrs. Asiya Subair**



11. The Party of the Second Part shall be liable to pay all charges for consumption of electricity as per KSEB bills during the occupation of the premises

12. Both the parties have agreed to renew this agreement with an increase of 10% on basic rent per annum. The Party of the Second Part agrees and assures the Parties of the First Part that they will not sublet or permit any third party to use the whole or any portion of the demised premises at any time.

13. Both the parties agreed that the provisions of this rental agreement shall be governed by the Law of India, it is agreed between the parties hereto that competent courts at Alappuzha, Kerala alone shall have jurisdiction to entertain any proceedings or dispute arising out of this rental agreement.

14. Both the parties hereto confirm and declare that this rental agreement constitutes the entire agreement between them and supersedes and or cancel all and any earlier agreement, understandings, and writings arrived at and by and between them, whether oral or in writing, concerning subject matter hereof, and no additions, alterations or modifications hereto shall be valid or binding, unless the same are reduced to writings and are signed by both the parties.

IN WITNESS WHEREOF THE SAID PARTIES HERETO HAVE SET THEIR HANDS TO THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**PARTIES OF THE FIRST PART**

Mr. Mohanan R,   
Kannittaprambil, Civil Station Ward,  
Alappuzha-688 001


Mr. Sidharthan,   
Kannittaprambil, Civil Station Ward,  
Alappuzha-688 001


**PARTY OF THE SECOND PART**

FANTASTIC TRAVEL PLAN PRIVATE  
LIMITED Represented by its  
Managing Director

Mrs. Asiya Subair 

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

1. Nazir K.M   
Kloufal Manzil  
Penthop Ward, Alappuzha

2. ASHIMA SULAIMAN   
Thabin Manzil  
Zackariya Wlad,  
Alappuzha -688012

**RECEIPT**

Received with thanks from *Mrs. Asiya Subair*, Managing Director of **FANTASTIC TRAVEL PLAN PRIVATE LIMITED**, a sum of *Rupees Five Thousand* Only towards Shop Rent of Building No. **44/684-C**, Civil Station Ward, Alappuzha- 688 001 for the month of *November (17-11-2023 to 16-12-2023)*

**Rs. 5000.00**

*Mohanan R*

*Sidharthan*

Handwritten signatures in blue ink. The signature for Mohanan R is a stylized cursive script, and the signature for Sidharthan is also a stylized cursive script.

17-11-2023

From,  
Mohanan R & Sidharthan  
Kannittaparambil,  
Civil Station Ward,  
Alappuzha - 688 001

To,  
Registrar of Companies  
Central Registration Centre,  
Ministry of Corporate Affairs

Sir,

**Sub:- No objection for using the premises mentioned below as the registered office of the Company " FANTASTIC TRAVEL PLAN PRIVATE LIMITED "**

We, being undersigned, have vide rent agreement dated 17<sup>th</sup> Day of November, 2023 has leased out the building bearing Door No. 44/684-C, Civil Station Ward, Alappuzha -688 001 to **FANTASTIC TRAVEL PLAN PRIVATE LIMITED**.

We hereby declare that we have no objection in using building bearing Door No. 44/684-C, given on lease to **FANTASTIC TRAVEL PLAN PRIVATE LIMITED** as the registered office of the company.

This letter is valid from the date of rent agreement with **FANTASTIC TRAVEL PLAN PRIVATE LIMITED** up to 16-10-2024 and the conditions of renewal as per the rent agreement will be applicable for further renewal with company.

This letter is issued on the request from Mrs. ASIYA SUBAIR who is the Managing Director of **FANTASTIC TRAVEL PLAN PRIVATE LIMITED**.

Thanking You

Yours faithfully

Mohanan R



Sidharthan

