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NON JUDICIAL

₹ 200

₹ 200

കേരള സർക്കാർ
GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202425000000320162

Verification Code : 981335264V

Govt. Reference No.(GRN)	: KL029983169202425E
Purpose	: Agreement or memorandum of an agreement - if not otherwise provided for
Amount of Stamp Paper Purchased in Numeral	: ₹ 200
Amount of Stamp Paper Purchased in Words	: Rupees Two Hundred
Stamp Paper Purchased on	: 20/12/2024
First Party Name	: Asiya Subair
First Party Address	: Managing Director Fantastic Travel Plan Pvt Ltd Civil Station Ward, Alappuzha
Second Party Name	: Mohanan R
Second Party Address	: Kannittaparambil, Civil Station Ward, Alappuzha
Vendor Code & Name	: 06012635 - Mohammed Salim
Treasury Code & Name	: 0601 - District Treasury, Alappuzha

RENT AGREEMENT this line

THIS AGREEMENT is executed on this the 20th day of December Two Thousand Twenty Four by Mr. Mohanan R (Aadhaar No. 7331 1055 3548), aged 61 residing at Kannittaparambil, Civil Station Ward, Alappuzha - 688001 and Mr. Sidharthan (Aadhaar No. 8917 6691 2574), aged 70 residing at Kannittaparambil, Civil Station Ward, Alappuzha - 688001, 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, administrations, executors, attorneys and assigns) of the FIRST PART

AND

PARTIES OF THE FIRST PARTIES

PARTY OF THE SECOND PART

Mr. Mohanan R,

Mrs. Asiya Subair



This can be verified by https://www.estamp.treasury.kerala.gov.in/verification/verification_action/estampverification using e-Stamp Serial Number and Verification Code.

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

Mohammed Salim
Vendor, Alappuzha

FANTASTIC TRAVEL PLAN PRIVATE LIMITED, represented by its Managing Director Mrs. Asiya Subair(Aadhaar No. 5075 5467 0627) aged 30 residing at Darul Muhammed, Civil Station Ward, Alappuzha - 688001, hereinafter referred to as the PARTY OF THE SECOND PART (Which term shall mean and include wherever the context so assigns or requires its partners, successors, administrators, and assigns) of the SECOND PART).

WHEREAS the Parties of the First part are the absolute owners of th building bearing Door No.AMC 44/684 - C, Civil Station Ward, Alappuzha - 688001 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 11months (Eleven Months) commencing with effect from - 12- 2024 on a monthly basic rent of Rs. 5500/- payable on or before 5th day of every month according to English calender.

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:-

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 and 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 PARTIES

Mr. Mohanan R,



PARTY OF THE SECOND PART

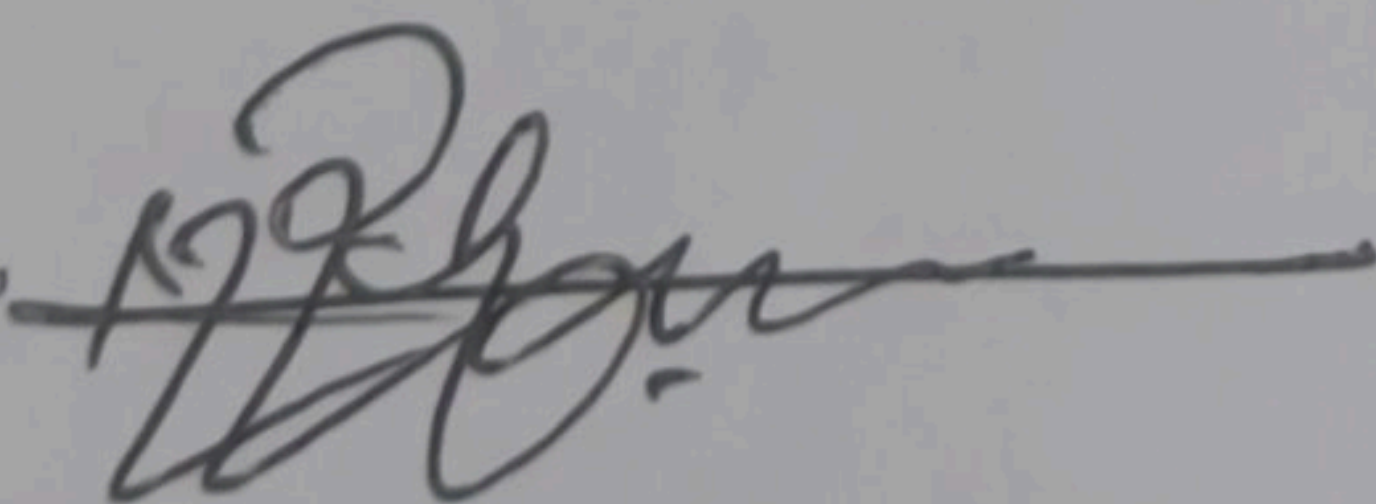
Mrs. Asiya Subair



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 tak 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 taz 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.
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 me 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 an 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 premises.

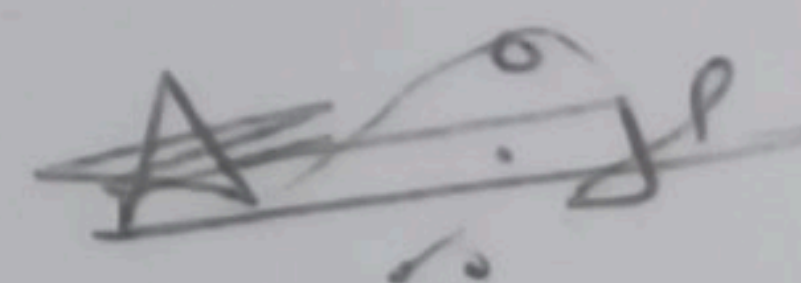
PARTIES OF THE FIRST PARTIES

Mr. Mohanan R,



PARTY OF THE SECOND PART

Mrs. Asiya Subair



9. In case the Party of the Second Part fail 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 30days if the part 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 date full possession of the said premises.

10. On termination for early cancellation of this rental agreement the party of the second part shall have 30days to remove the stocks inside the building, Generators boards and furniture name boards sign boards computers and its supporting structers 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 securty deposit. The party of the second part hereby assures that the party of the part if such situation arisises due to any reson The party of the second part will not make the parties of the first part accountable and answerable in any way for any laws incurred the parties of the second part during removal of the stock and other items from demised premissess as aforesaid.

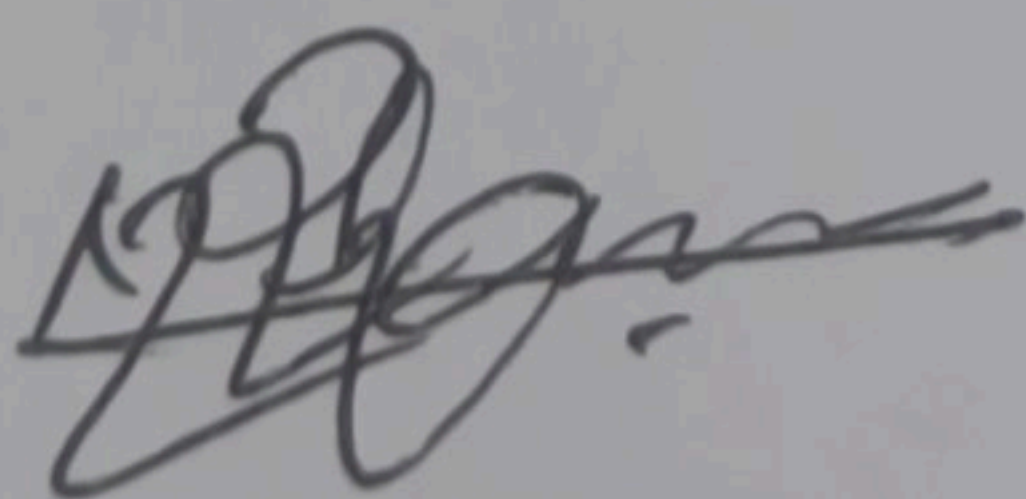
11. The party of the second part shall be liable to pay all charges for consumption of electicity as per KSEB bills during the occupation of the premises.

12. Both the parties have agreed to renew this agreement with an increse of 10% on basic rent per annum the party of the second part agrees an assures the parties of the first part that they will not sublet or permit any 3rd 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 the India it is agreed between the parties hereto that competend courts at Alappuzha Kerala alone shall have Jurisdiction to enteratin any proceedings or dispute arising out of this rental agreement.

PARTIES OF THE FIRST PARTIES

Mr. Mohanan R,



PARTY OF THE SECOND PART

Mrs. Asiya Subair

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 PARTIES

PARTY OF THE SECOND PART

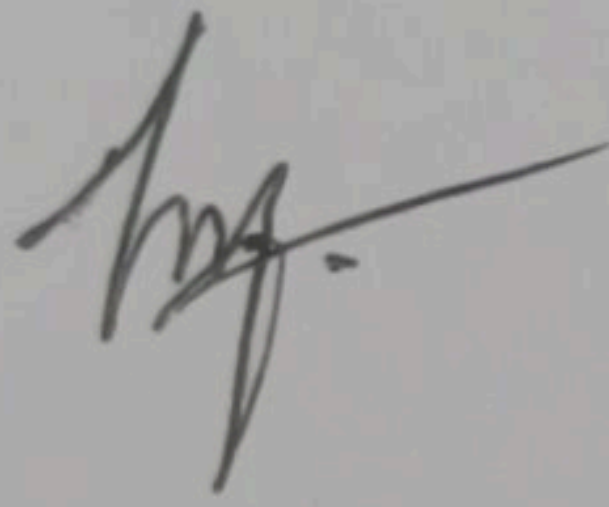
Mr. Mohanan R,
Kannittaparambil,
Civil Station Ward,
Alappuzha - 688001



FANTASTIC TRAVEL PLAN PRIVATE LIMITED
Represented by its Managing Director
Mrs. Asiya Subair



Mr. Sidharthan
Kannittaparambil,
Civil Station Ward,
Alappuzha - 688001



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

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E0005



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ജനസമ്പന്നകേന്ദ്രം

CAS RECEIPT: 32AAVFM7730N1ZM

Receipt No: 23020110973

Date: 10/10/2023

Demand No. :

Receipt Book :

Name

SIDHARTHAN AND MOHANAN

Address

44/ 684 -C

Sl.No.	Demand/ Assessment No.	Item	Period	Arrear (Rs.)	Current (Rs.)
		Receivables for Property Taxes (Current)	2023-24/1Hf		2363.00
		Library Cess Payable	2023-24/1Hf		119.00
		Receivables for Service Cess (Current)	2023-24/1Hf		237.00
		Receivables for Property Taxes (Current)	2023-24/2Hf		2362.00
		Library Cess Payable	2023-24/2Hf		118.00
		Receivables for Service Cess (Current)	2023-24/2Hf		236.00
		Penal Interest	2023-24/F		95.00
Cheques are subject to realisation					
Rnd. Off(0.00)					
				TOTAL (Rs.)	5530.00
Amount in words: Five Thousand Five Hundred and Thirty Rupees Only					

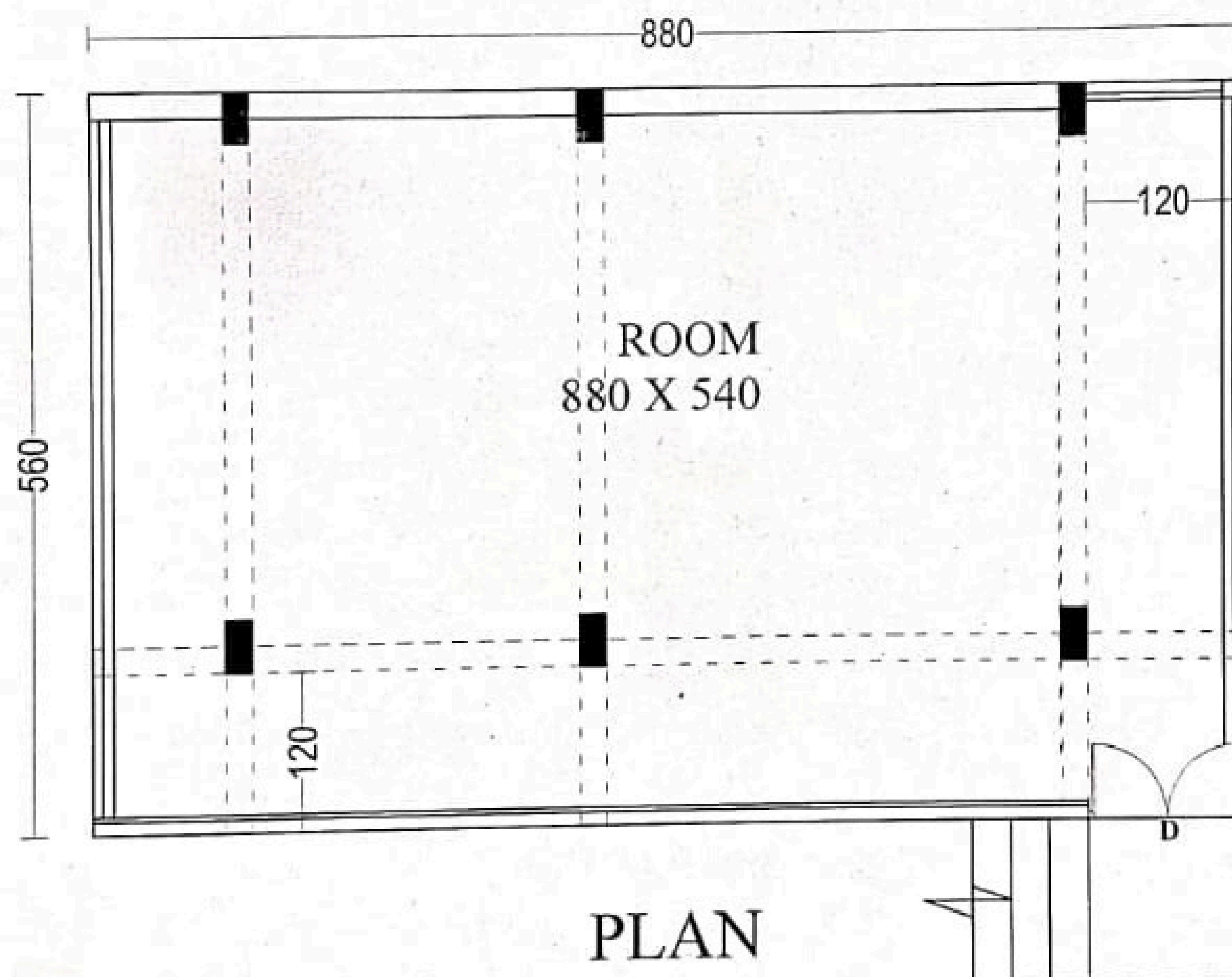
Remarks :

Authorized
Counter No: 2 Cash Counter 1
Staff

Ayyoob A

GLM

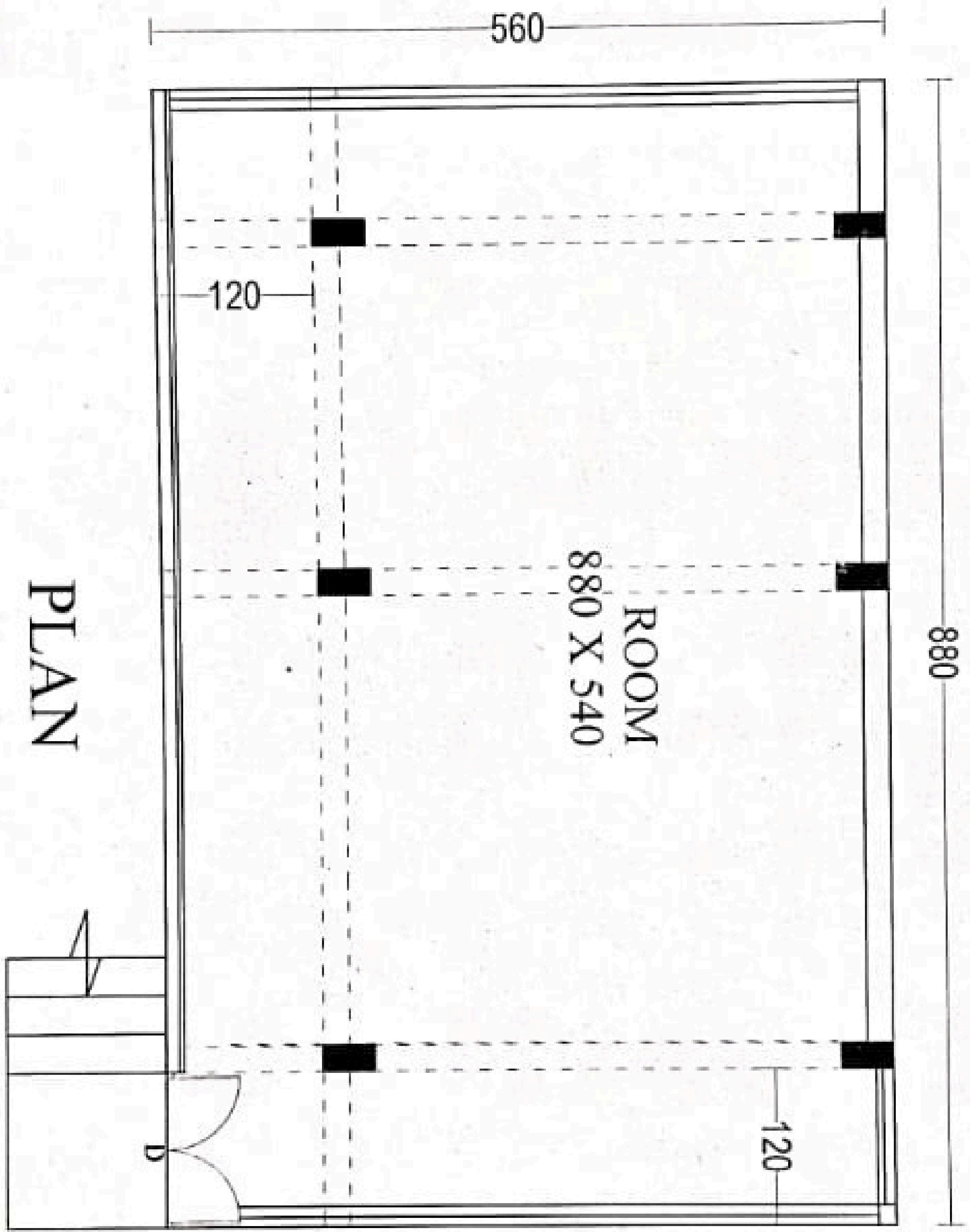
PLAN FOR FANTASTIC TRAVEL PLAN PRIVATE LTD BUILDING NO:
44/684.C CIVIL STATION WARD, ALAPPUZHA, 688001



AREA: 49.28 M2
530.25 Sqft

Shanavas. M.S
Licenced Building Supervisor-A
Reg. No. B-14990/21/SA-2048/KLM
Kerala State, Mob: 9400662001
email : coastelconstruction@gmail.com

PLAN FOR FANTASTIC TRAVEL PLAN PRIVATE LTD BUILDING NO.
44/684.C CIVIL STATION WARD, ALAPPUZHA, 688001



AREA: 49.28 M²
530.25 Sqft

PLAN

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