



കേരളം കേരल KERALA

19AA 031608

This AGREEMENT OF LEASE made and executed on 17-07-2024

BETWEEN

Mr. Najeeb K. A., S/o Abdul Khadir, aged 52 years, Karothukuzhi House, Muttom, Thaikattukara. P.O., Aluva, Kerala. PIN 683106 (hereinafter called LESSOR which term shall mean his heirs, successors or any party claiming under him) on the one part.



No: 1276... Date: 17/7/24... Rs: 100/-
Aru Leashore P Messon. olo Perumbavoor Vv
Stamp Vendor, Perumbavoor Sruthy.S Holiday Club, Aluva. Muttom.



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AND

HOLIDAY CLUB represented by Anu Krishna P Menon , Managing Partner, having Adhar Card# 8813 8326 6389 (hereinafter called the LESSEE) which expression shall unless the context otherwise includes its heirs, executors, administrators and where a firm its successors in business) on the other part



No: 12/22: Date: 12/12/24 Rs. 100/-

Anu Krishna P Menon, 8/10 Pertham baranur
Stamp vendor, Perumbavoor
Sruthy.S Holiday club
Alena Mullam

WHEREAS

The LESSOR is the full owner in respect of the building viz. Royal Way building situated at Muttom, Thaikkattukara.P.O, Aluva, situated in Re.Sy.No; 78/5 and 78/17 of Choornikkara Village (formerly Aluva West Village) in Aluva Taluk

And the LESSOR has let out one 1BHK bath attached flat in 2nd floor of the same building, bearing Choornikkara Panchayath door No. X1V/156 to the LESSEE to start an office for Tourism activities.

And WHEREAS the LESSOR and LESSEE have agreed to lease the above said building to the LESSEE and they have decided to reduce in writing the terms and conditions of the said lease for the sake of convenience.

TERMS AND CONDITIONS

1. The lessee has paid a security deposit of Rs. 37,500/- (Thirty five thousand five hundred only) which is interest free and repayable only at the time of vacation of the premise. The said security deposit shall in no way be adjusted with the rent to be paid.
2. The lessee has agreed to pay a monthly rent of Rs. 13,100/- for the area agreed to be let out .
3. The period of lease shall be for 11 months from 17-07-2024 to 16-06-2025 after which the agreement can be renewed on mutually agreed revised rent. Minimum yearly increment in rent shall be 5 % of agreed rent.
4. The lessee shall pay the rent before 20th day of every calendar month at the rates above mentioned.
5. The period of lease may be extended for a further period only on mutual consent and on executing fresh agreement before the expiry of the aforesaid period.
6. It is mutually agreed that two months prior notice shall be given by either party for the termination of the agreement and for vacating the premises by the lessee.
7. The lessee shall pay interest @ 18% per annum in case any default is made on payment of monthly rent.
8. The lessee shall also pay the electricity charges to the concerned authorities in respect of the demised premises.
9. The lessee shall pay Rs.1,000/- per year towards water consumption charges.



10. The lessor shall refund the security deposit without any interest at the termination of lease agreement and the lessee shall surrender the rented area of the building, clearing all dues payable such as rent, Electricity Charges and Water Charges till the time of termination of the said agreement.
11. The lessor is free to adjust from the security deposit amount if any due as rent or interest for the belated payment or for damage if any caused to the demised area during the period of agreement or any dues towards the electricity or water charge or any other charge payable by the lessee.
12. The lessee shall not adjust the rent payable against the security deposit.
13. The lessee shall not make any addition or alteration in the demised premises or its permanent structures and shall hand over possession to the lessor in its original position without any damage.
14. The lessee shall not keep any goods, materials or waste in the compound or pathways and up keep the area in good hygienic condition.
15. The lessee shall not make any nuisance or problem to the occupiers of the rest of the area in the above said building or the neighborhood.
16. The lessee shall be wholly responsible to take licenses, permits and sanctions from local/statutory authorities and government departments for running their business. The lessee hereby indemnifies the lessor and assures to hold him harmless from any consequences and cost for noncompliance with the statutory obligations.
17. The lessee shall not take in to the premises or stock in the premises any explosive, highly inflammable goods, hazardous goods or anything as prohibited by law.
18. The lessee shall not sublet the space let out to him or any portion thereof.
19. The lessee has to pay the GST charges in additional to the agreed monthly rent to the lessor as per the GST rules.
20. The lessor shall pay the land tax and the building tax every half yearly in time and stipulated by the local authority / government.
21. The lessee shall comply with the terms and conditions of this agreement peacefully and enjoy the demised premises without any hindrance or obstruction from the lessor or anybody acting under him.
22. As the original of the agreement is required for the lessee, it is mutually agreed that the original be kept in custody of the lessee and the signed copy be kept by the lessor.



