

കേരളം കേരल KERALA

BETWEEN

BE 300567

Mr. Geroge Varghese, Thottunkara Sonu Bhavan, Malapperur, Manjappara P.O, Kollam on the part (hereafter called the 'LICENSOR' which term shall unless repugnant to the context made and include his heir, successors legal representatives and assign) of the one part.

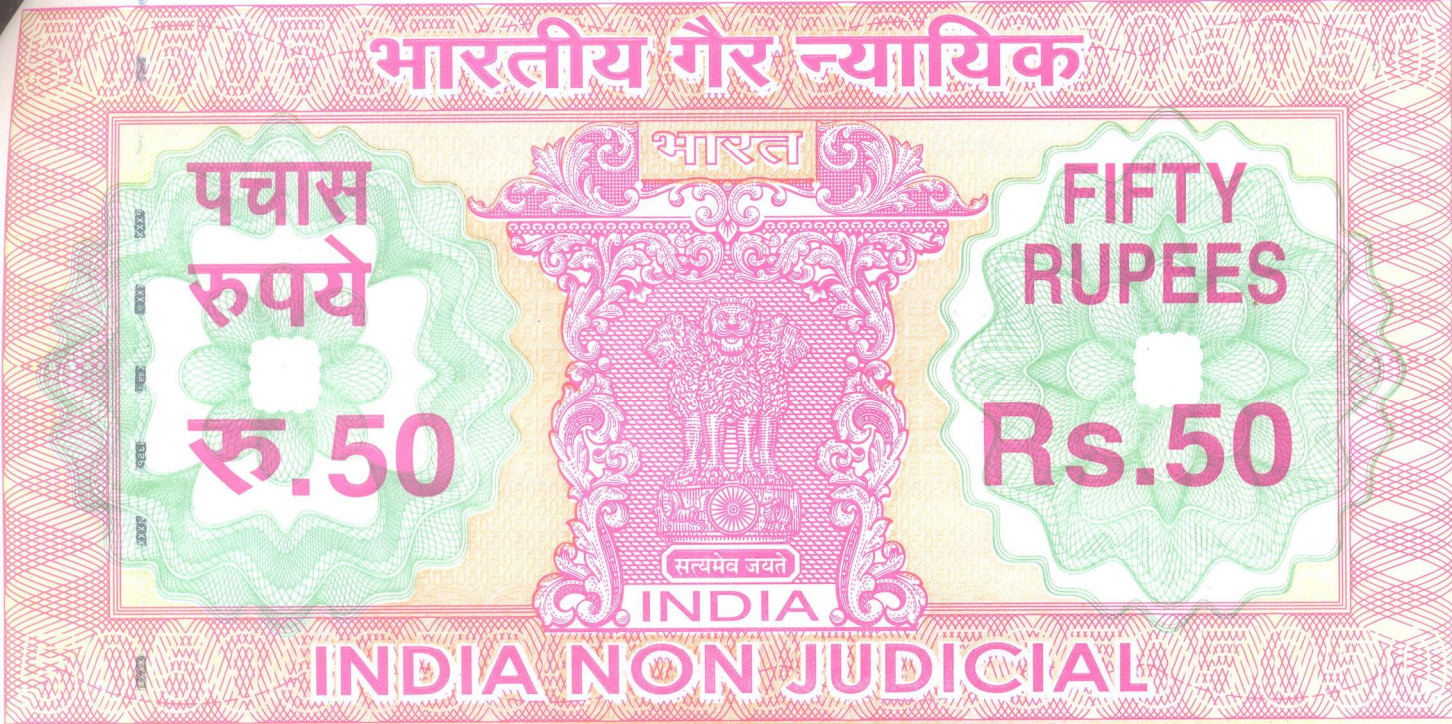
M/S ITP TOURISM MANAGERS, SGRA-32, Surya Gardens Temple Road Sasthamangalam P.O (here in after referred to 'THE LICENSEE', which term shall, unless repugnant to the context, made and include its successor in office, legal representatives and assign) of the other part.

Sl. No. 10160 Date 12.03.18
I.T.P.
Sasthamangalam
THIRUVALLAM VENDER
SUMADEVI. L. V

George Varghese
Bsd George Varghese



Suma



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BE 300566

NOW THIS LICENCE AGREEMENT WITNESS AND THE PARTIES HERE TO AGREE AS FOLLOWS.

- The licensee hereby agrees that in consideration of the permission given by the Licensor to use the premises an amount of Rs.15,000/- (Rupees Fifteen Thousand only) per month shall be paid the Licensee as monthly License fee.
- The Licensee hereby given on lease from the Licensor, the premises for a period of 11 months. The Licensor is at liberty to extend the license period subject to the payment of Rs.15000 (Rupees Fifteen Thousand only) From 01st March 2018 till 31 March 2019 and thereafter an increase of 7 % every year.
- The Licensor shall hand over the premises to the Licensee on 05th March 2018.
- The Licensee shall pay the License fees on or before 05th day of the month, the month of tenancy being the English calendar month, commencing from 05th March 2018.

Sl. No. 10163 Date 12.03.18

J. T. P.
Sasthamangalam
THIRUVALLAM VENDER
SUMADEVI. L. V

Sume

George Varghese
KSO/George Varghese
09 MAR 2018
No. 204

ITPTOURISM MANAGERS
TRIVANDRUM

- The Licensee agrees to deposit with the Licensor a sum of Rs.60,000/- (Rupees Sixty Thousand) as interest free deposit at the time of entering into this deed. The Licensor shall refund the said deposit to the licensee at the time of Licensee vacating the schedule premises, subject to such legally permissible deductions, if any, at the time of delivery of possession of the vacant premises to the Licensor by the Licensee.
- The Licensee has agreed to pay promptly and regular for the electricity and water consumed at the premises upon receipt of bills from the respective supply companies, and the Licensee agrees to bear and pay all local taxes i.e municipal taxes, rates, cess and levies imposed or changed or payable on the premises. The licensee will promptly pay all maintenance charges. Since there is only one water meter for the two floors, the commercial rate of water will shared equally by the tenants at the end of each year.
- The Licensee shall not sublet the premises or allow strangers to enter the premises or share accommodation with outsiders.
- The Licensee shall keep and maintain the schedule property in good condition and repair, subject to normal wear and tear. On expiry of the lease period the Licensee shall deliver vacant possession of the schedule property to the Licensor who will refund the deposit of Rs.60,000/- to the Licensee, after deducting such amounts for repairs/damage not covered as above, if any, at time of the possession.
- The Licensee hereby agrees that the scheduled premises shall be used by him for commercial purpose permitted under the prevailing laws and shall obtain necessary licence from the authority concerned to carry out the business. The licensee shall not carry out any offensive or prohibited trade or business in the premises. He should not disturb the neighbours.



- The Licensor or his power of Attorney holder shall, after due notice and during the day time be entitled to enter the scheduled premises and inspect same to satisfy themselves that the scheduled property is being used in accordance with the terms and conditions of the lease.
- On termination of the period of the lease, the Licensee shall deliver back possession of the scheduled property to the Licensor in the same condition in which it was let out, subject only to changes caused by natural wear and tear and if the Licensee with the consent of the Licensor effects any partition, it shall be done at his own cost and the the Licensee will be at liberty to remove such partitions at the time of delivery of vacant possession on expiry of the Lease period.
- The Licensor covenant with the Licensee that the Licensee that the Licensee on paying the License fees hereby reserved shall be entitled to peaceful possession and quiet enjoyment of the schedule property during the period of the lease.
- In the event of the Licensee failing to pay License fees consecutively for a term of two months or committing a breach of any other terms of the Lease, the Licensor shall be entitled to terminate the Lease with one month notice to the Licensee.
- Disputes if any arising out of this agreement will be under the jurisdiction of the Thiruvananthapuram Court.
- There will be two original agreements containing the same matter, one with the Licensor and the other with the Licensee.
- Notwithstanding anything contained herein before, the Licensee or the Licensor may terminate this agreement after giving one month's notice to the Licensor or the Licensee.



Licensor

(Geroge Varghese)



Licensee

(Vinod C.S)

SCHEDULE OF PROPERTY

The above residential building is situated on 9 Cents, 270sq links of the property in survey No..... in sasthanangalam Village, Thiruvananthapuram Taluk with Building No.TC consisting of:-

In witness whereof, the Licensor and Licensee above named affixed their signatures to this agreement of lease on the day, month and year written above.



Licensor

(Geroge Varghese)

Licensee

(Vinod CS)



Witness