

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

കേരളം केरल KERALA

N 661049

THIS AGREEMENT is made on the 10<sup>th</sup> day December 2024 between **Mrs.Rathy V Raj**, W/o Krishnadas P. S, residing at Door No.64/1351 A, Raj Bhavan, St.Francis Church Road, Kaloor, Kochi-682017(hereinafter referred to as the "The Licensor") and **Mrs. Rosily M.John**, S/o John M.C, Ezharathu House, Pravithanam P.O,Bharananganam, Kottayam-686651 (hereinafter briefly called "The Licensee") of the other part.

Whereas the Licensor is the owner in occupation and possession of the premises prescribed in the schedule hereunder.

AND WHEREAS the Licensor is desirous of permitting the use of the said premises by the Licensee only under a leave and license basis. The Licensor hereby authorize the Licensee to use and occupy Door No.64/1351 C3, Second Floor, Raj Bhavan Building, St.Francis Church Road, Kaloor, Kochi-682017 for a period of 11 months from 03<sup>rd</sup> December 2024 to 02<sup>nd</sup> November 2025 for the office of "Insight Vacation"

AND WHEREAS the Licensor and the Licensee have agreed to reduce the terms of the Licensee into writing and be bound by the same.

40429 LICENSOR-12.2024  
Date

TO  
RATHY VRAJ

Rosily M. John

LISSY SEBASTIAN  
Court Vendor EKM

Handover Note

LICENSEE

ROSILY M. JOHN 21 OCT 2024



**NOW THIS DEED OF LICENSE WITNESS AS FOLLOWS: -**

1. That in consideration of the handed over possession to the Licensee on the payment of Rs.125000/- (Rupees One Lakh Twenty Five Thousand Only) as security deposit and agreement to pay Rs.10000/- (Rupees Ten Thousand Only) per month as License fee therefore commencing the 03<sup>rd</sup> day December 2024 and in consideration of the terms condition herein set forth, the Licensor grants into the Licensee exclusively the privilege to conduct at his own" expense a business in the premises described in the schedule hereunder for a period of 11 Months from 03<sup>rd</sup> December 2024 to 02<sup>nd</sup> November 2025 provided the business conducted in the premises is not prohibited under any law in the country and if so conducted shall entail in automatic termination of the license grander under this deed.
2. The license fee shall carry interest at the rate of 13% per annum in case the same is kept arrears
3. The license granted under this agreement shall cease to have effect after the expiry of the period fixed and the period may be extended on revised terms as the Licensor and Licensee may from time to time agree upon

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RATHY V RAJ

LICENSEE

ROSILY M. JOHN

- 4 The Licensee has agreed to use the premises only as the office of "INSIGHT VACATION" and it shall not be used for any other purpose. The Licensee shall keep the premises in a clean, proper and decent condition shall not cause any damage or bad state of repair during the currency of this agreement. The damage of such items or loss, the same shall be made good by the first party at the expenses of the Licensee and the cost thereof will be recovered from the Licensee against the deposit held by them.
- 5 In case the Licensee is to be revoked by either party they shall be at liberty to do by giving 1-month notice of their intention to revoke the license.
- 6 The license fee shall be paid by the Licensee on the 03<sup>rd</sup> day of every calendar month and obtain receipt thereof.
- 7 The Licensor shall have the right to enter the premises given on the license at all working hours and to examine the condition of the premises.
- 8 The Licensee shall quit the premises on the expiry of the period of license peacefully and shall not have any right to claim user of the premises any further.
- 9 The security deposit of Rs.125000/- (Rupees One Lakh Twenty Five Thousand Only) with the Licensor shall bear no interest and the same shall be refunded to the Licensee by the Licensor at the time of quitting the premises and any amount by way of arrears the license fee shall be adjusted from out of the security deposit.
- 10 The electricity charges and other charges if any, shall be payable by the Licensee and if for any reason the said amounts were payable by the Licensor, the same shall be paid by the Licensee to the Licensor.
- 11 The Municipal Corporation Tax in respect of the building shall be payable by the Licensor only.

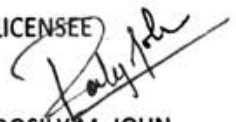
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LICENSEE

ROSILY M. JOHN



12 If for any reason the license fee in respect of the premises is kept in arrears for a consecutive period of two months this license shall stand automatically cancelled and thereafter the Licensor shall have all powers to re-enter the premises and the Licensee shall have no right to continue to use of the premises.

13 The Licensee shall not affect any change or alteration in the premises without the written permission of the Licensor and if the Licensee violates this condition, the license shall remain automatically terminated.

14 Nothing herein contained shall be constructed as conferring on the licensee any right, title or interest in or to the premises and the property of the Licensor.

15 The Licensee further agrees that he shall have no rights in respect of the premises as a Licensee and no such claim is liable to be advanced by the Licensee and there shall not be any Landlord and Tenant relationship between the parties hereto.

16 The Licensee shall not let or part with his rights, the whole or any part of the premises, to any person, firm or company.

Agreeing to the terms and conditions set forth herein before in witness whereof the parties to this agreement have signed this deed on the day, month and year first aforementioned. A true copy signed by both parties has been delivered to the Licensee.

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LICENSEE

  
ROSILY M. JOHN

Witness:

