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LEASE AGREEMENT

BV 276936

THIS LEASE AGREEMENT for lease made on this the 1<sup>st</sup> day of September 2019 between Sri. FOJI MATHEN aged 69 Years, AND Adv. M.IBEN MATHEN aged 64 Years Sons of Late Sri. M.J. Mathen, residing at Mookencheril House, Main Road, Irinjalakuda Thrissu Dist. Kerala State,

AND

Sri.BHAVATHRATHAN UNNI, Managing Director, M/s Moveon Leisure and Travels (India Pvt Ltd.) Or Preferbly Moveon Leisure and Travels (India) Pvt Ltd. Red No. U63040KL2008PTCO22119 HAVING Registered office at XV/502 E (1) Harinagar Poonkunnam, Thrissur, Kerala 680 002 Holding Pan No.AAFCM508Q. Herein after referred to as LESSEE of the other part [ Which term shall mean and include all its legal heirs, successors in interest, legal representatives, assigns etc.]

WHEREAS the LESSOR is the absolute owner and is in possession of the shop room with an area of 1749 Square feet situated on the FIRST floor of a shopping mall named FIMAT COMPLEX on the eastern wing at Thrissur Dist, Kerala State, f in the schedule of the property and hereinafter referred to as "Schedule Property"

WHEREAS the LESSEE approached the LESSORS to lease out the schedule property for carrying on the business of office with any name as they deem fit, for which the LESSORS have accepted.

1. FOJI MATHEN

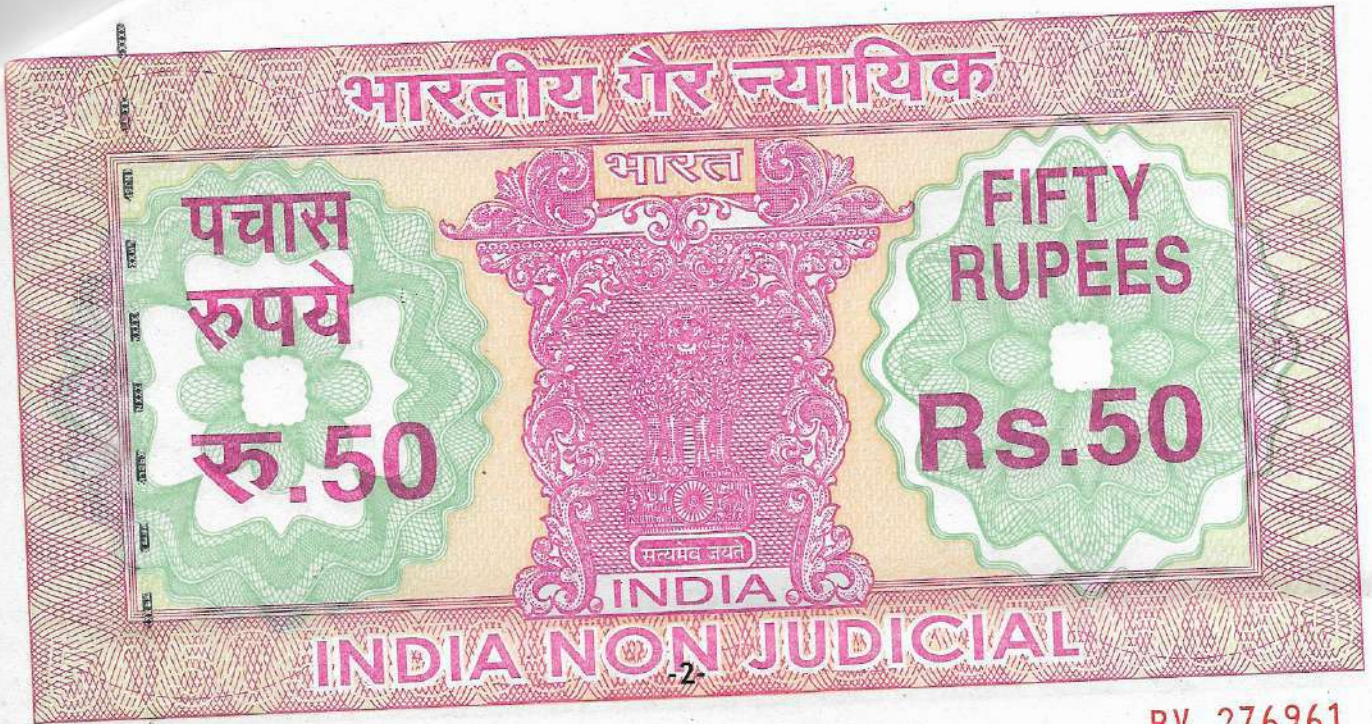
2. Adv.M IBEN MATHEN  
[ Lessor]

Sri.BHAVATHRATHAN UNNI  
Managing Director  
Moveon Leisure and Travels (India) Pvt. Ltd.  
[ Lessee]



W 15024

MANAGING DIRECTOR  
M/S MOVEON LEISURE AND  
TRAVELS INDIA LTD THRISSUR



BV 276961

**AGREEMENT OF LEASE WITNESSETH AS UNDER**

1. That the LESSEE here by agrees, and under takes to pay the LESSOR monthly a sum of Rs,60,000/-/- [ Rupees Sixty thousand Only] towards the rent of the premises on or before the 5<sup>th</sup> of each month of succeeding English calendar, which is exclusive of Electricity & Water consumption charges and which shall be borne the lessee separately. The rental amount may be subject to deduction of Tax at Source by the Lease of if applicable . If the Rent is kept in areas the lessee agrees to pay interest at 12%. The Lessee is also bound to pay General Service Tax along with the rent payable.
2. THAT the LESSEE has paid an amount of Rs. 6 Lakh -(Rs. Six lakh only) towards security deposit wich is the Non Interest bearing refundable on termination of the lease of which, the LESSOR does hereby admit and acknowledge and the LESSOR promises to return to the Lessee the security deposit on the date of handing over the peaceful and vacant possession of the schedule property to the LESSOR, Less arrears of rent if any and expenses that may incur if any damages is caused to the room.
3. THAT the lease is deemed to be commenced from 1<sup>st</sup> September 2019 for a period of 11 months with a lockin period of 01-09-2019. The Rent shall come in to force from 01-09-2019. The rent of the premises shall be enhanced by 15% on the then existing rent, Once in every 3 years.

1. FOJI MATHEN

*[Signature]*

2. Adv.M IBEN MATHEN  
[ Lessor]

*[Signature]*

Sri.BHAVATHRATHAN UNNI  
Managing Director

[ Lessee]

For *[Signature]* On Leisure  
and Travels (India) Pvt. Ltd.  
Managing Director

WSD

MANAGING DIRECTOR  
FOR LEISURE AND TRAVELS

30/8/19





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4. The Water connection and the drainage facilities will be provided by the LESSOR in the premises and all other requirements shall be made by the lessee. Bills of KWA and KSEB shall be paid by the LESSEE as and when they are due.
5. The LESSOR under takes to the property tax as levied by the Corporation of Thrissur
6. The LESSOR can terminate the lease any day, If the lessee is in default of rent for three consecutive months or more at any time.
7. The LESSEE has obtained the premises to run an office or business, as a company with any name, as they seem fit.
8. THAT the LESSEE shall pay promptly the Electricity & Water consumption charges for the premises as per the bills issued by the concerned departments.
9. THAT the LESSEE shall maintain the premises and the amenities in good condition and shall hand over the same to the LESSOR in good condition at the time of vacating the premises, subject to normal wear and tear.

1. FOJI MATHEN

2. Adv.M IBEN MATHEN  
[ Lessor]

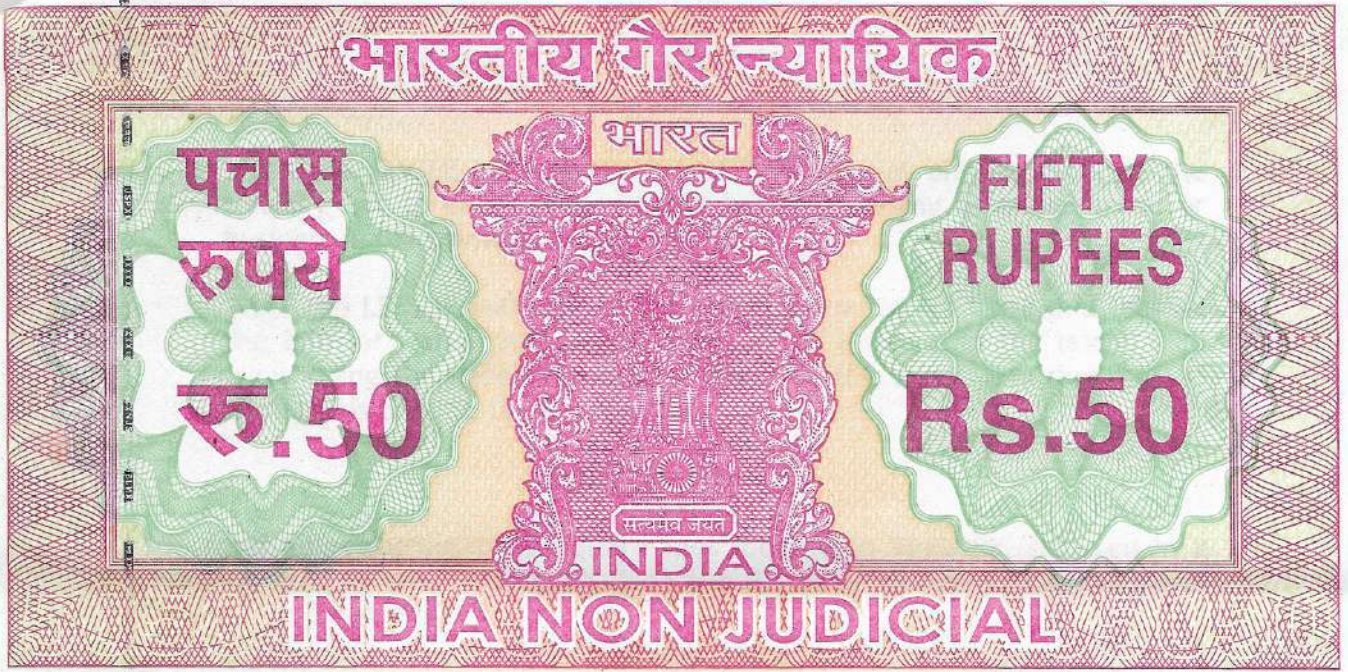
Sri.BHAVATHRATHAN UNNI  
Managing Director

[ Lessee]



JIBIN P.B.  
VENDOR NO. 2  
IRINJALAKUDA

MANAGING DIRECTOR  
my MURGOV LEISURE AND  
TRAVELS INDIA LTD THRISSUR



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10. The LESSEE shall always keep the premises in a clean and orderly manner.
11. THAT the LESSEE shall conduct his business in an orderly manner and shall not cause any disturbance to the neighbours inside or outside the premises.
12. THAT the LESSEE shall permit the inspection of the premises by the LESSOR by his authorized agent at all reasonable times.
13. That it is here by agreed that in the event of breach of any of the conditions by the lessee, the agreement of lease stands terminated.
14. THAT the LESSEE shall not be entitled to sublet or underlet the premises to any other person and shall not induct strangers into the possession of the premises.
15. THAT the LESSEE has agreed not to obstruct the other lessees from using the common facilities provided by the LESSOR. The lessee has also agreed not to put sign - boards for advertisement boards except in the permitted space provided for them at the time of commencement of the lease and the lessee shall not put the board concealing or obstructing the boards of the other lessees.

1. FOJI MATHEN

2. Adv.M IBEN MATHEN  
[ Lessor]

Sri.BHAVATHRATHAN UNNI  
Managing Director

[ Lessee]

15007  
MANAGING DIRECTOR  
MY MOVEON LEISURE AND  
TRAVEL INDIA LTD  
670  
THIRUVARUR

30.08.19

SUBIN P.B.  
VENDOR No. 2  
IRINJALAKUDA



16. THAT the LESSEE agrees with the LESSOR that at any time during the tenancy not to carry on or permit to carry on any offensive trade or business in the premises.

17. THAT the LESSOR will provide the empty premises for lease and that all the interior works shall be the part of the lessee and the lessor shall allow doing the necessary interior works by the lessee ensuring that no damages is done to the premises.

Schedule property

The total admeasuring 1749 Square feet located in Thrissur, situated in a shopping mall "FEMAT COMPLEX " on the 1<sup>ST</sup> floor NUMBERED As 333/8 of Thrissur Corporation

The parties here in have entered into this agreement on the day and date first mentioned.

3. FOJI MATHEN



Sri.BHAVATHRATHAN UNNI

Managing Director

4. Adv.M IBEN MATHEN  
[ Lessor]



[ Lessee]

Witness

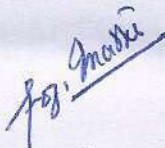
1. Manoj Iben, S/o Iben Mathen, Mookenchery house, Irinjalakuda



2. Kajahussain, S/o Aboobaker, Nadupathi house, Irinjalakuda



1. FOJI MATHEN



Sri.BHAVATHRATHAN UNNI

Managing Director

2. Adv.M IBEN MATHEN



For Move On Leisure  
and Travels (India) Pvt. Ltd.

Managing Director