



കേരളം കേരल KERALA

CL 207889

### RENT AGREEMENT

This AGREEMENT OF LEASE made on this the Fifth day of June Two Thousand Twenty (05/06/2020) between **Mr. A K Johny**, S/o. A P Kuriako, residing at Aikkaravelil House, Thiruvankulam P.O, Thiruvankulam Village, Kanayannur Taluk, Ernakulam District (Herein after called the Lessor on the one part)

A K Johny  
Lessor)

M/s Mathew Voyages Pvt. Ltd.  
represented by Mr. A Thambi Mathew  
(Lessee)

3209  
No. Date 05-06-2020  
value of Rs.....100...Sold to

K.A. KRISHNAKUMAR  
STAMPVENDOR TRIPUNITHURA

Director  
mathew voyages pvt ltd  
A. Thambi Mathew





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and M/s Mathew Voyages Pvt. Ltd., represented by **Mr.A Thambi Mathew** (Director) S/o. A V Thambi, residing at Ayyankeril House, Mulanthuruthy P O., Mulanthuruthy Village, Kanayannur Taluk, Ernakulam District, of the other part (Herein after mentioned as the Lessee) to whom the above mentioned building has been let out on rental.

A K Johny  
Lessor)

M/s Mathew Voyages Pvt. Ltd.  
represented by Mr. A Thambi Mathew  
(Lessee)

3208  
Date 06.06.2020  
value of Rs. 100 Sold to

Director  
mathew voyages pvt ltd  
A. Thambi mathew



K.A. KRISHNAMOORAR  
STAMPED FOR TRIPUNITHUR

WHEREAS the Lessor is the owner in title, possession and ownership of the building No 24/349A, Temple Road, Thiruvankulam, Pin- 682305, Kanayannoor Taluk, Ernakulam District.

And WHEREAS the Lessor is desirous of leasing out the building on monthly lease and the Lessee herein has agreed to take the same on lease as per terms and conditions contained hereunder.

1. The Lessor is desirous of leasing out the building and the lessee is agreeable to take the same for the business need.
2. The building is let out on a monthly rental basis with effect from 03.06.2020 for a period of eleven months.
3. The monthly rent is fixed at **Rs.10,000/- (Rupees Ten Thousand Only)** payable on or before the 5th day of every month by cash to the Lessor and Pro-rata amount of rent for any broken period of less than a month to the Lessor. Further the tenant has to pay the monthly Electricity Charges, Excess Charges, etc regarding the same by himself and obtain receipt there of.
4. The Lessee has already paid **Rs. 30,000/- (Rupees Thirty Thousand Only)** as advance security deposit on this date which is repayable without interest upon his vacating the premises after adjusting any amounts due to the Lessor.
5. The Lessee shall not sublet or underlet the said building or any part thereof and shall not assign its rights as Lessee and the Lessee shall not allow any person to use the said building or any part of it on a license basis or as a paying guest basis.



A K Johny

Lessor)



M/s Mathew Voyages Pvt. Ltd.

represented by Mr. A Thambi Mathew

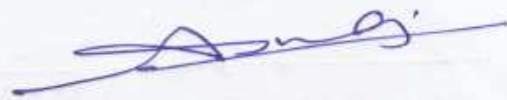
(Lessee)

6. Besides the building rent, electricity charges if any shall be paid by the tenant as stipulated by the respective supply authorities subsequent to occupation and due from the month of occupation on stipulated dates.
7. The Lessor will pay during the period of occupation all existing and future rates and taxes as prescribed by the respective statutory authorities.
8. The tenant shall not make during the period of occupation make any addition or alterations to the Building without specific consent in writing of the Lessor.
9. The tenant shall maintain the premises along with all the fittings and fixtures installed within, in good condition as let out and carry out repairs and/or replace the damages caused if any to the satisfaction of the Lessor.
10. The Lessor or his authorised agent shall have the right to inspect during regular hours the building.
11. The lessee will not Sublet or induct any other person for occupation of the premises directly or indirectly without permission in writing of the Lessor and any violation of the clause will entitle the Lessor to evict the tenant from the premises.
12. The lessee shall not use the premises for any objectionable purposes, for storing any articles forbidden by law and against public policies or carry on any acts forbidden by law or do any acts which affects the other residents and which is against the policies of the Owners for the common interest of all the residents/owners.



A K Johny

Lessor)



M/s Mathew Voyages Pvt. Ltd.

represented by Mr. A Thambi Mathew

(Lessee)

13. Notwithstanding anything contained in the agreement either party shall be entitled to terminate the agreement during the period of lease on giving two months notice on either side.
14. After the expiry of the agreement unless otherwise agreed to Lessor shall be eligible to resume occupation of the Building and the tenant shall peacefully vacate the premises to the Lessor in good condition with no further notice and the Lessor shall return the advance amount received after adjusting any dues recoverable thereof.
15. If the Tenant desires to continue to occupy the premises after expiry of the period mentioned and conveys such intention in writing to the Lessor one month prior to the expiry of this agreement, the agreement may be renewed by parties in accordance with fresh terms and conditions with an enhancement of rent (10 %). Both the parties herein have mutually agreed that they can terminate the stipulated period of this lease before its expiry by giving one month notice in writing to the other party.
16. The original of this agreement is retained by the Lessor and copy thereof is kept by the tenant



A K Johny  
Lessor)



M/s Mathew Voyages Pvt. Ltd.  
represented by Mr. A Thambi Mathew  
(Lessee)

In witness whereof the parties have affixed their signature on the  
**05<sup>th</sup> day of June 2020.**



A K Johny  
Lessor)

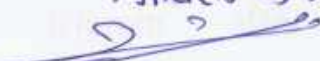
M/s Mathew Voyages Pvt. Ltd.  
represented by Mr. A Thambi Mathew  
(Lessee)

Witnesses:

1. GHEEVARUGHESSE SAJI  
S/O SAJU KURIAN.

AYKKARAVELIL HOUSE, KURIKAD VILLAGE,  
KANAYANOOK THALAI

2. MARIYAMMA.P.C. Pelluvilla  
w/o JOHNY. A.K.  
AIKKARAVELIL HOUSE,



A K Johny  
Lessor)

M/s Mathew Voyages Pvt. Ltd.  
represented by Mr. A Thambi Mathew  
(Lessee)

PW4/BA/432/19-20

APPENDIX H  
[See Rule 22(3)]

OCCUPANCY CERTIFICATE

Certified that construction or reconstruction or addition or alteration of building under the permit No. BA/432/19-20 dated 07/05/2020 issued to Johny A.K, Aikkazavelil (CH), Thiruvankulam and supervised by Sindhu Gopinath has been inspected by me and that the work executed is in accordance with the permit and building is now fit for occupation.

Existing GF - 77.14 m<sup>2</sup> (Residential)

Existing FF - 51.66 m<sup>2</sup> (Residential)

Existing GF - 48.42 m<sup>2</sup> (Res → Commercial)

177.22 m<sup>2</sup>

Place: Tripunithura  
Date: 07/05/2020

Signature and Name of Secretary

Sweete Francis  
SWEETA FRANCIS  
Assistant Engineer  
Local Self Government Department  
Tripunithura Municipality





തൃപ്പൂണിത്തുറ മുനിസിപ്പാലിറ്റി

0070738

E0005

ജനസേവനകേന്ദ്രം

CASH RECEIPT

02/120040100960

Receipt No. 04 Jun-2020  
Date

Demand No. :  
Receipt Book :  
Name : A.K. Johny  
Address : 24/ 349 -A  
Tax 1745

Sl.No.	Demand/ Assessment No.	Item	Period	Arrear (Rs.)	Current (Rs.)
		Receivables for Property Taxes (Current)	2020-21/F		1745.00
		Library Cess Payable	2020-21/F		87.00
		Receivables for Service Cess (Current)	2020-21/F		175.00
				<b>TOTAL (Rs.)</b>	<b>2007.00</b>



Cheques are subject to realisation. Rnd. Off(0.00)

Amount in words: Two Thousand And Seven Rupees Only.

Remarks :

Counter No.:cash  
Staff :

Pradeep P V

തൃപുണിത്തുറ മുനിസിപ്പാലിറ്റി  
[Tripunithura Municipality]

1994-ലെ കേരള മുനിസിപ്പാലിറ്റി ആക്ട് (1994-ലെ 20-ാം ആക്ട്) 447 ക്കീഴിൽ പ്രകാശിതം ചെയ്യുന്നതിൽ  
[Issued under Section 447 of the Kerala Municipality Act 1994 (20th Act of 1994)]

അനുമതിപത്രം  
[LICENCE]

1. അനുമതി നമ്പർ : **130194012000475** 2. തീയതി : **24-06-2020**  
[Licence Number] [Date]

3. അനുമതി നൽകിയ വ്യക്തിയുടെ പേര്, വിലാസം: **A THAMBI MATHEW  
AYYANKERIL HOUSE,  
PALLITHAZHAM,  
MULANTHURUTHY, 682314**  
[Name and address of the Licensee]



4. അനുമതിയുടെ ഉദ്ദേശ്യം :  
[Purpose of Licence]

ക്രമ നമ്പർ	ഉദ്ദേശ്യം	തരം / തുക	പരിധി
1.288.5	OFFICE FOR TRAVEL AND TOURISM AND CAR RENTAL SERVICE	C	1000
<b>Total</b>			<b>1000</b>

5. അനുമതി കാലാവധി : **15-06-2020** മുതൽ **31-03-2021** വരെ  
[Period of Licence] [From] [To]

സ്ഥാപനത്തിന്റെ / സ്ഥാപന സ്ഥാപനത്തിന്റെ / കടപ്പാട് പേര് : **MATHEW VOYAGES PVT LTD, THIRUVANKULAM**  
[Name of Project / Institution / Shop]

വാർഡ് നമ്പർ : **24** കെട്ടിട നമ്പർ : **349/A**  
[Ward No.] [Building No.]

7. അനുമതി പരിധി സംബന്ധ വിവരങ്ങൾ :  
[Licence Fees Details]

രസീദ് നമ്പർ [Receipt No]	തീയതി [Date]	അനുമതി പരിധി [Licence Fees]
105278	23-06-2020	1500

അനുമതി നൽകിയ അധികാരി അധികാരപ്പെടുത്തുന്നതിൽ പ്രകാരം :  
[Signed and Sealed as authorised by Licencing Authority]

Date

Office Seal

Name and Designation Seal

Signature



**MADHUSOODANAN.K**  
Health Supervisor  
Tripunithura Municipality