

കേരളം കേരल KERALA

CZ 520893

THIS LEASE AGREEMENT is made on this the 1<sup>st</sup> day of April 2024 Two thousand and Twenty Four 01-04-2024 BETWEEN 1. **Mr. VITALIS.K.X**, (Aadhar No. 7641 2405 1134) S/o.Xavier, aged-88, residing at Kattuparambil (Valiyaparambil) House, H. No. 64/2259-A (64/3131 A, Kathrikadavu, Elamkulam Village, Kanayannur Taluk, Ernakulam Dist, Cochin 682 017, hereinafter referred to as the 'LESSOR' of the first part and AND 2. **LOF INSTITUTE and NB4 HOLIDAYS PVT LTD**, for its Director **Mr. MADHU.K.G**, (Aadhar No. 5542 5150 1500), aged-52, S/o. Ammini, residing at Flat,. No. 10, Anugraha Apartments, Pallissery Road., Jacob Line, Palarivattom, Cochin-682025, Edappally South Village, Kanayannur Taluk, Ernakulam District (hereinafter referred to as the 'LESSEE') of The Second Part.

1 Mr. VITALIS.K.X

(LESSOR)

2. Mr. MADHU.K.G

(LESSEE)

40366  
No.

Date

21-3-2024

Link

To

NB4 Holidays

LoF Institute

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CJM Court Vendor EKM

NB4 Rooms, Ernakulam





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WHERE as the LESSOR is the absolute owner in exclusive possession of 64/2259 C (64/3131C) second floor of Kattuparambil building bearing door no No 64/2259 C, comprised in sy.no.274/2 of Elamkulam village, Kanayannur Taluk, Emakulam Dist, Situated at Kaloor Kadavanthra Road, ErnakuJam, Kochi-682017, hereinafter referred to as the said premises.

AND WHEREAS the LESSOR has offered and the Lessee is desirous of talking on lease the said premises on the terms and conditions hereunder mentioned for Office purpose.

1. Mr. VITALIS.K.X  
(LESSOR)

2. Mr. MADHU.K.G  
(LESSEE)

No. 21-3-2024  
Date: .....

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DJM Court Vendor EKM VB4 Rooms





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CZ 520895

NOW THIS AGREEMENT witnesses as follows:

1. Lessee doth hereby agree to take on lease the said building for a period of 11 (eleven) months only from 1<sup>st</sup> April 2024 on a monthly rent of 46,000/- (Rupees Forty six thousand only).
2. The monthly rent payable shall be 46,000/- (Rupees Forty six thousand only) shall be paid by the lessee on the 1<sup>st</sup> day of every English calendar month.
3. Lessee shall pay water charges and electrical charges in addition the monthly rent regularly and punctually without any default during the period of tenancy.
4. The Lessee shall be responsible for proper maintenance all the electrical and sanitary fittings and other fitting in good condition. The Lessee shall fully compensate the Lessor for damages if any caused to the fittings of the house during the period of the lease and the Lessee shall met all expenses for the maintenance of electrics and water fittings.

1. Mr. VITALIS.K.X

(LESSOR)

2. Mr. MADHU.K.G

(LESSEE)

No. 10368 Date 21-3-2024

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CZ 520896

5. The Lessee shall not make, add or carry out any structural changes/ modifications in the building premises.
6. In case of default on the part of the Lessee for payment of the rent, or any other dues, the Lessee shall be liable to pay the same with interest @ 18% per annum from the time of default, for the amount defaulted.
7. The Lessee shall keep the above said building and its premises in good conditions.
8. The Lessee shall use the said building only for the office use of the Lessee and shall not sublet or transfer the building or any portion of it to anybody for any purpose.

1. Mr. VITALIS.K.X

(LESSOR)

2.Mr. MADHU.K.G

(LESSEE)

No. 49369 Date 21-3-2024

Link


LISSY SEBASTIAN  
CJM Court Vendor EKM

CV B4 Mal. Hills  
Co. of 2018/16  
CV B4 Oor, Bommalur



9. The Lessee shall not store & sale any dangerous explosive etc. items said premises.
10. The Lessee has paid to the Lessor an amount of Rs. 1,20,000/- ( Rupees One Lakh and Twenty Thousand Only) as security for the due performance of this agreement, the receipt of which the Lessor hereby admits and acknowledges. The security amount will be returned to Lessee without interest at the time of vacating the building.
11. This lease shall be terminated on one month's notice from either side even before the expiry of the period of this lease agreement.
12. Upon the expiry of the lease herein specified the Lessee shall vacate from the building and other fittings to the Lessor.
13. The Lessee shall permit the Lessor, his agent or servant at all reasonable time enter in to the building to inspect the conditions thereof and to point out any defects to be repaired.
14. If the term is not otherwise terminated, after expiry of the period stipulated above, this lease shall automatically stands terminated and since then the possession of the said building shall vest with the lessor exclusively.
15. An increased of INR 1500 on the monthly rent will be mutual consent applicable from April 2024 on words.
16. If The Lessee breach the conditions or covenants herein this lease shall be terminated at the option of the Lessor who shall be entitled to recover all the arrears of rent and damages if any for such breach and to evict the Lessee and to recover vacant possession of the said building.

  
1. Mr. VITALIS.K.X  
(LESSOR)

  
2. Mr. MADHU.K.G  
(LESSEE)

17. In Witness where of the lessor and the lessee have signed this agreement in the presence of witness shown below. The original of this agreement is taken by lessor and a photocopy is taken by the lessee.

IN WITNESS WHEREE OF the parties have signed this agreement on the date first above written in the presence of following witness signed by



1. Mr. VITALIS.K.X

(LESSOR)



2. Mr. MADHU.K.G

(LESSEE)

WITNESSES :

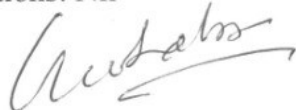
1. RAY MADWELL



2. 

This document is computer printed.

Corrections: Nil



1. Mr. VITALIS.K.X

(LESSOR)



2. Mr. MADHU.K.G

(LESSEE)