



കേരളം കേരल KERALA

LEASE DEED

CV 437275

This deed of lease is executed on this the 12<sup>th</sup> day of February, 2024 between **Smt. Ancy Jacob** aged 57 years, W/o. K.T. Jacob, Moozhithottil House, Kaloor, Kochi 682017 (hereinafter called the Licensor which expression shall, unless be repugnant to the context or meaning thereof be deemed to mean and include her heir/s, successor/s and assignee/s deriving title under her) of the First part and **M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.** represented by **Mr. Rinni Raj**, Indu Sadanam, Mekozhoor P.O.Pathanamthitta, Kerala 689678 (hereinafter called the Lessee which expression, shall unless be repugnant to the context or meaning thereof be deemed to mean and include their successor/s and assignee/s deriving title under them) of the second part.

Lessor :

**Ancy Jacob**

Lessee :

M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.  
rep.by **Mr. Rinni Raj**

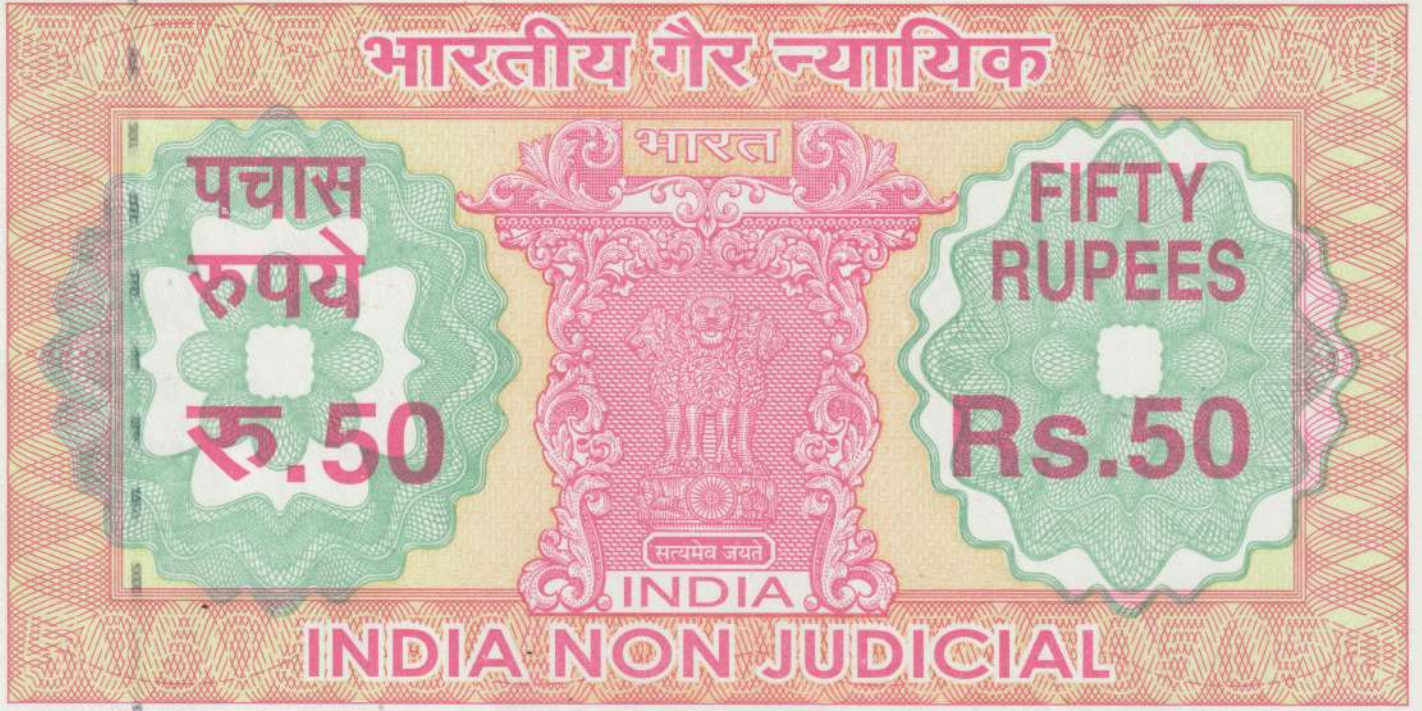
NO. 38279 Date 12.2.2024

Link ..... To .....

LISSY SEBASTIAN  
CJM Court Vender EKM

PLUMERIA INTERNATIONAL  
DESTINATION MANAGEMENT  
PVT. LTD  
KALLOOR ERNAKULAM





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NOW THIS DEED WITNESSETH and it is agreed by and between the parties hereto as follows:-

1. The lessor hereby agrees to demise into the lessee said premises to hold by the lessee for the purpose of using it as the office of its business at Cochin for a term of 11 (eleven) months from the 12<sup>th</sup> day of February 2024 on a monthly rent of Rs. 40,000/- (Forty thousand only).
2. Such monthly rent payable to be paid on or before the 15<sup>th</sup> day of every month.

Lessor

Ancy Jacob

Lessee :

M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.

rep.by Mr. Rinni Raj

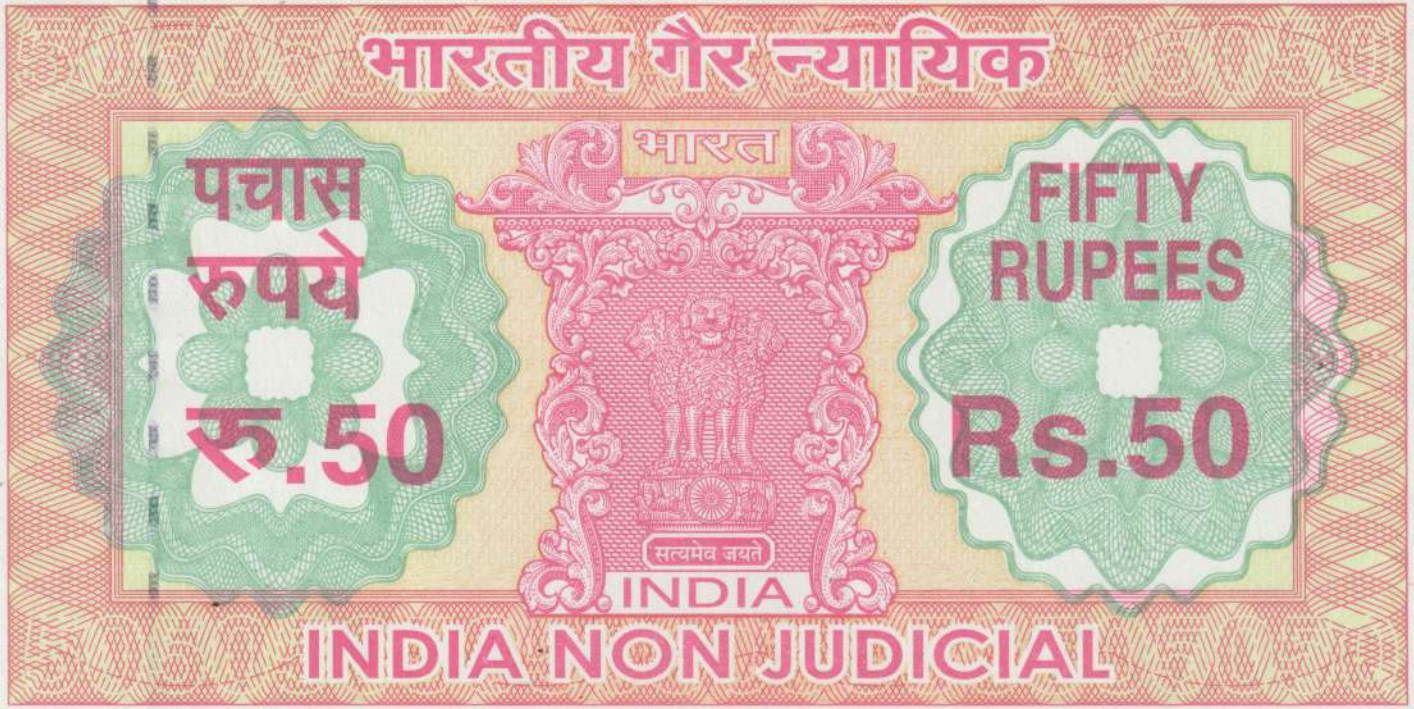
No. 389 D2 Date 12.2.2024

Link To

LISSY SEBASTIAN  
CJM Court Vender EKM

PLUMERIA INTERNATIONAL  
DESTINATION MANAGEMENT  
PVT. LTD.  
KAZHAR, ERNAKULAM






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3. Both parties agree that the lease can be renewed for a further period of 11 months, after the expiry of the initial period of lease on the terms and conditions, mutually agreed. In the event of lessee occupying the premises even after the period of 11 months from 12.01.2025, the occupancy for the further period of 11 months on the expiry of this license agreement shall be on mutually agreed terms and conditions,

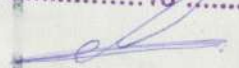
4. The lessee had given for the sum of Rs. 3,00,000/- (Rupees Three lakhs only) as security deposit to the lessor for the use and occupation of premises on lease and the same shall be returned without interest at the time of termination of the lease arrangement, after deducting / adjusting amounts, if any, due to the lessor on account of the use and occupation of the premises by the lessee.

Lessor 

Lessee :

No. 38223 Date 12-9-2024

Link ..... To .....

  
LISSY SEBASTIAN  
CJM Court Vender EKM

M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT LTD.  
Plumeria International Destination Management Pvt. Ltd.  
Res. by Mr. Rinni Raj  
KAROL, ERNAKULAM





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5. Lessee may terminate this lease agreement by giving three months notice in writing to the lessor. Lessor also can terminate the agreement by giving three months notice if the lessee default is complying of the terms in this agreement.
6. The lessee hereby covenants with the lessor as follows:-
- To pay the monthly rent for each month on or before the 12<sup>th</sup> day of the following English calendar month to the lessor or to his duly authorized agents.
  - To pay the charges in respect of electrical energy consumed on the said premises as per the meter reading available in the premises and to pay an amount of Rs. 300/- (Rupees Three hundred only) per month towards share of the water consumption charges.

Lessor :

Ancy Jacob

Lessee :

M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.  
rep.by Mr. Rinni Raj

No 38294 Date 12.2.2024

Link To

LISSY SEBASTIAN  
CJM Court Vender EKM

PLUMERIA INTERNATIONAL  
DESTINATION MANAGEMENT  
PVT. LTD.  
KAROL, EDUKAN



c. To pay all bills/ charges of telephones, fax or other communication devices, if any, used in the said premises. According to the damages sustained shall cease to be payable from the time of such destruction or damage until the said premises shall be reinstated. The licensor shall upon such reinstatement be bound to put the licensee in occupation / possession of the said premises and period of the lease shall be extended by such time as the said premises were not be use by the lessee due to the damage as above. However, if the damage is caused to the said premises or the said premises is destroyed due to the negligence on the part of the licensee or his workmen / agent, then the cost of such reinstatement shall be payable by the licensee and the licensee shall also be liable to continue to pay the rent of the said premises during the period of reinstatement is carried out by the licensor to the said premises. The licensor shall not be liable to the licensee for any indirect damages in this regard.

d. All disputes, differences and questions of any nature which are any time arise between the parties to this lease deed or their respective representative and assigns or any of them out of the construction of or concerning anything contained in or arising out of this lease or as to the rights, duties or liabilities under it of the parties to the respectively or their respective representative shall be subject to the exclusive jurisdiction of the competent courts at Ernakulam.

Lessor :

Ancy Jacob



Lessee :



M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.  
rep.by Mr. Rinni Raj

e. The licensor is at liberty to terminate the license arrangement if the licensee contravenes any of the terms and conditions of this agreement even before the expiry of the period of license and the licensee hereby undertakes to give vacant possession thereof without making any claims.

SCHEDULE - A

One room on Ground floor of the building bearing Corporation of Kochi Door No. 64/2361 situated at Kaloor - Kadavanthara Road, Kaloor, Kochi 682017, bounded on the

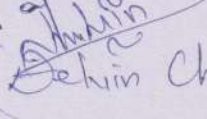
North : Property of Cyril Padamalan  
 East : Kaloor - Kadavanthara Road  
 West : Property of K.R. Joseph  
 South : Property of Shamsamma Ebrahim

IN WITNESS WHEREOF the parties hereto have executed this deed (in duplicate) on the day and year first above written at Ernakulam.

Lessor :

Ancy Jacob

Witnesses:

1.   
 (Ancy Jacob)

2.

Lessee :

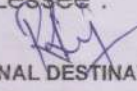
  
 M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.  
 rep.by Mr. Rinni Raj

Lessor :

Ancy Jacob



Lessee :

  
 M/s. PLUMERIA INTERNATIONAL DESTINATION MANAGEMENT PVT.LTD.  
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