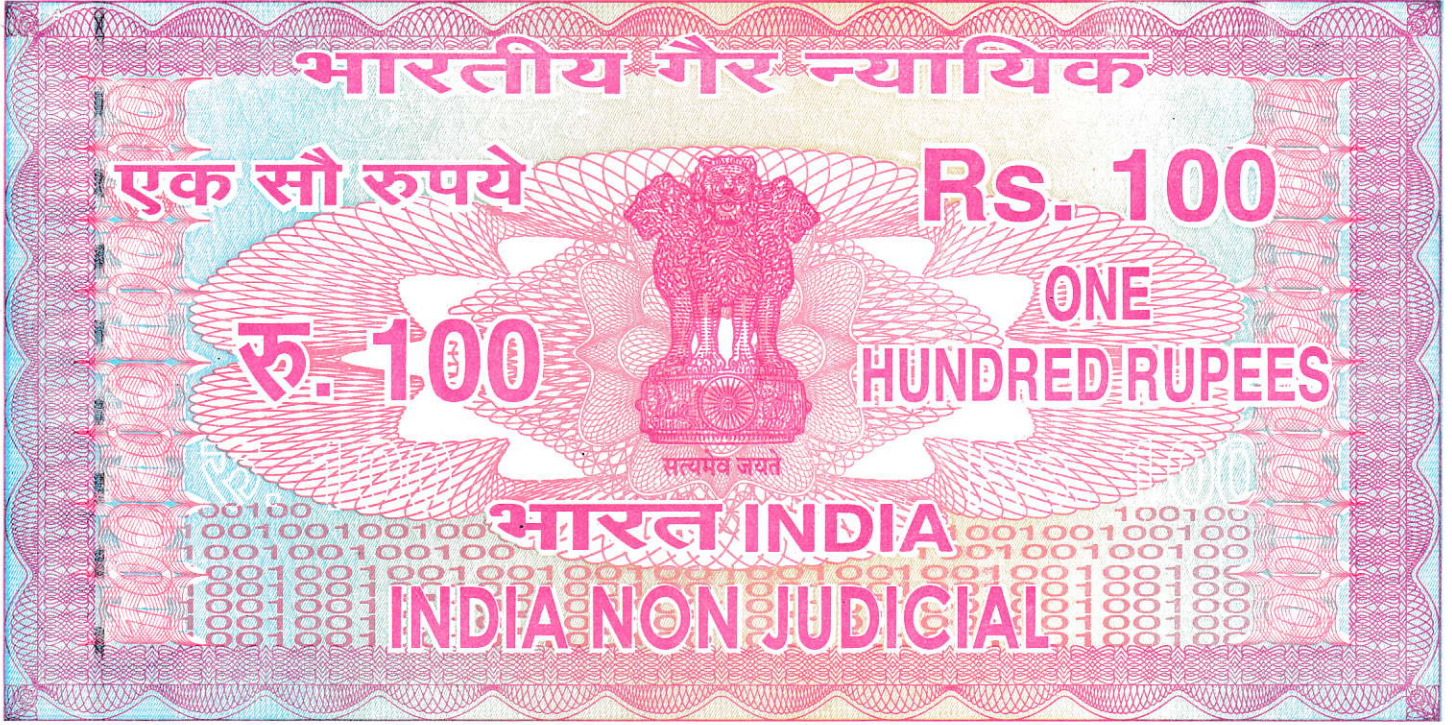


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LEASE AGREEMENT

THIS AGREEMENT OF LEASE made at COCHIN on this the Twenty Fifth day of February, Two Thousand and Twenty One (25/02/2021).

BETWEEN **ALAN REJI** (PAN-CEAPR8496D), son of Reji C.Kuriakose, aged 23 years, residing at Chemmalayil House, Surabhi Enclave, S.A. Road, Kochi M.G.Road P.O., Ernakulam Village, Kanayannur Taluk, Ernakulam District, PIN-682016 (Government of India Aadhaar Card No.7994 7697 6187) represented by his Power of attorney holder and father **REJI C.KURIAKOSE** (PAN-ABTPK4802G), son of Kuriakose Kurian, aged 56

For **ALAN REJI**
by attorney
REJI C.KURIAKOSE
(LESSOR)

For **M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.**,
by its Managing Director **DENNY THOMAS**
(LESSEE)

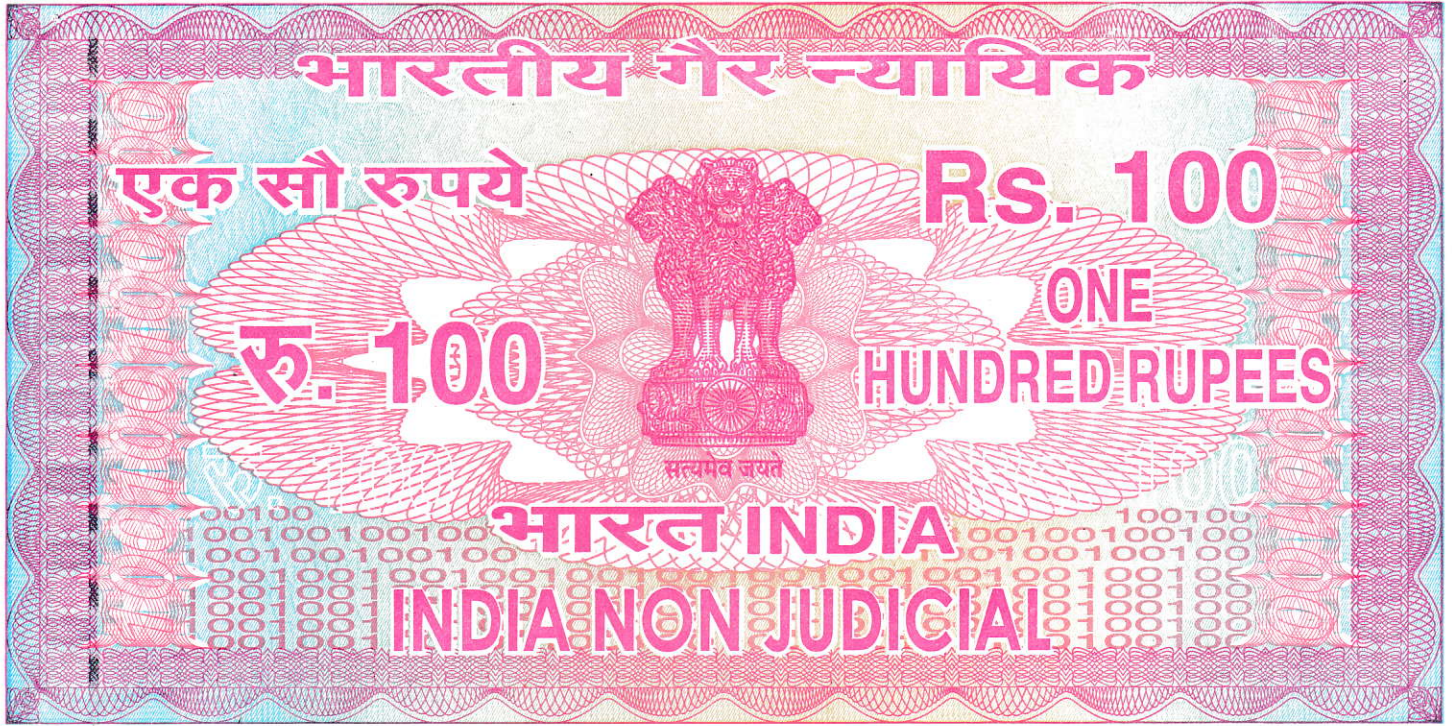
No. 46285 Date 24.2.2021

Link To

LISSY SEBASTIAN
CJM Court Vendor, Erna.

M/s. Santa Monica
Tours and Travels Pvt Ltd
Ernakulam





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years, Business, residing at the aforesaid Chemmalayil House, Surabhi Enclave, S.A. Road, Kochi M.G.Road P.O., Ernakulam Village, Kanayannur Taluk, Ernakulam District, PIN-682016 (Government of India Aadhaar Card No.7800 5675 5688) duly authorised as per the Power of attorney registered as No.545/2019 in Book 4, Volume 15, Pages 71 to 76 of Ernakulam Sub Registry, hereinafter referred to as the LESSOR, which the expression shall unless repugnant to the context and meaning thereof, be deemed to include his heirs, successors, executors, administrators, legal representatives and assigns of the ONE PART.

For ALAN REJI
by attorney
REJI C.KURIAKOSE
(LESSOR)

For M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,
by its Managing Director DENNY THOMAS
(LESSEE)

46286 20-2-2021
No. Date

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LISSY SEBASTIAN
C.M. Court Vendor, Erna.

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Tours & Travels PVT.LTD.
Ernakulam



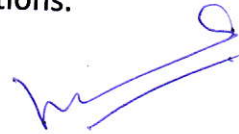
AND **M/s.SANTA MONICA TOURS AND TRAVELS PRIVATE LIMITED** (PAN-AAXCS9361E) with its registered office at 1st Floor, Swapnil Enclave, High Court Junction, Ernakulam Village, Kanayannur Taluk, Ernakulam District, PIN-682031 represented by its Managing Director **DENNY THOMAS**, son of Thomas, aged 47 years, residing at No.24, Vattakunnel House, D.D.Village, May First Road, Thammanam P.O., Poonithura Village, Kanayannur Taluk, Ernakulam District, PIN-682032 (Government of India Aadhaar Card No.4093 1923 9325), hereinafter called the LESSEE, which the expression shall unless repugnant to the context and meaning thereof, be deemed to include its assignees, successors, administrators and legal representatives of the OTHER PART.

WHEREAS the Lessee herein has expressed its desire to take on lease the scheduled property from the Lessor & the Lessor having agreed to lease the same, this agreement is entered on terms and conditions set forth as follows;

The Lessor do hereby grant, transfer, demise by way of lease the premises consisting of **eastern** side of the 2nd Floor bearing Door No.61/828, (With fixtures and fittings as per list hereto attached) situated at **Mercy Estate**, M.G Road, Ravipuram, Kochi-682015, of which the Lessor is entitled by law to execute this Agreement for a period of **11 (Eleven)** months starting from the First day of March, Two Thousand and Twenty One (**01/03/2021**) and ending with Thirty First day of January, Two Thousand and Twenty Two (**31/01/2022**) paying to the Lessor during the said period a rent **Rs.1,12,500/-** (Rupees One Lakh Twelve Thousand and Five Hundred only) per month plus taxes as per the rules subject to the following conditions.




For **ALAN REJI**
by attorney
REJI C.KURIAKOSE
(LESSOR)

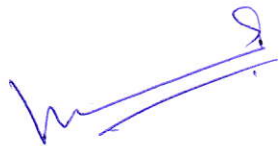


For **M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,**
by its Managing Director **DENNY THOMAS**
(LESSEE)

I) The Lessee hereby covenant the Lessor as follows:-

1. That the Lessee shall pay the Lessor the said monthly rent by local cheque /draft/bank transfer before the 10th day of English calendar month in advance failing which interest shall be payable 18% per annum.
2. That the Lessee pay the Lessor an interest free security deposit amounting to **Rs.6,75,000/-** (Rupees Six Lakhs and Seventy Five Thousand only) which will be treated as interest free deposit. In the event that the Lessor fails to refund the interest free deposit at the expiry of the lease, the Lessee shall have the right to penal interest at the rate of 18% per annum for the delay of refund of the said security deposit.
3. That the Lessee shall pay the charges for consumption of electricity charges from the effective date as per bills received for which purpose separate meters for Electricity is provided by the Lessor for the demised premises.
4. That the Lessee shall pay the charges for consumption of water of the demised premises with in due date as per the water bill raised.
5. The Lessee agrees to permit the Lessor or his authorized person to enter or inspect the premises let out on a working day to which the Lessor shall give a prior written intimation.



For **ALAN REJI**
by attorney
REJI C.KURIAKOSE
(LESSOR)


For **M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,**
by its Managing Director **DENNY THOMAS**
(LESSEE)

6. That subject to the Lessor covenants, the Lessee shall keep the interior of the demised premises in good order and condition (reasonable wear and tear, is accepted).
7. That the Lessee shall not erect or demolish on the demised premises any permanent structure without the written consent of the Lessor. However, the Lessee is authorized to do interior works such as partitions, re-arranging electrical fittings, make cabins, lay network cabling etc. at its own cost without securing prior approval of the Lessor.
8. That the Lessee shall not sublet, assign or otherwise part with the possession of demised premises or part thereof to any third party.
9. The Lessee shall use the demised premises with care and diligence and without causing any nuisance to other tenants and neighbors.

II) The Lessor hereby covenants with the Lessee as follows:

1. That the Lessor shall provide Electric power supply to the Lessee, save and except during the period of load shedding or power cut or anything beyond the control of the Lessor.
2. That the Lessor shall provide water supply to the Lessee save and except during the period of Government restriction or anything beyond the control of the Lessor.



For ALAN REJI
by attorney
REJI C.KURIAKOSE
(LESSOR)

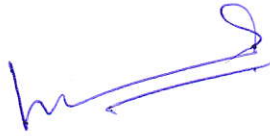

For M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,
by its Managing Director DENNY THOMAS
(LESSEE)

3. That the Lessee shall peacefully and quietly hold and enjoy the demised premises during the Lease period without interruption or disturbance by the Lessor or any person rightfully claiming under or in trust for him.
4. The Lessor represents and warrants that he is fully entitled to execute this Lease deed and that he will hold the lease free and harmless of any demands, claims, actions or proceedings by others and will ensure and protect the schedule property's quiet possession of the demised premises.


III)

1. If both the parties so desire the lease agreement can be renewed for a further period of 11 months, for a rent of Rs.1,35,000/- per month. All other terms and conditions will remain the same.
2. That, if the Lessee commits default in payment of the monthly rent continuously for a period of three months, the lease will be automatically terminated.
3. At the expiry of the aforesaid period of 11 months or determined earlier by one month notice on either side, the Lessee shall vacate the building and deliver premises to the Lessor in good condition as it is on this day. At the time of expiry of this agreement or early termination of lease, after the Lessee handed over the possession of the building to the Lessor. The Lessor will repay the deposit amount without interest to the Lessee and the Lessor has got every right to deduct any due or damages if any from the deposit.


For ALAN REJI
by attorney
REJI C.KURIAKOSE
(LESSOR)


For M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,
by its Managing Director DENNY THOMAS
(LESSEE)

4. That the Lessee shall use the said premises for its office of **Tours and Travels** only. Any violation of this clause or any other clauses mentioned in this agreement will automatically terminate this Lease.
5. That the Lessor shall prepare a detailed list in duplicate of all the fittings and fixtures, electrical, sanitary etc. at the time of handing over the possession of the demised premises to the Lessee which shall be signed by the Lessee and should be used with care.
6. The Lessor shall permit the Lessee to display the company's name board, (painted, illuminated or Neon name board) on the parapet wall outside the rented premises.
7. The Lessee may make their own arrangements for security and the Lessor will have no responsibility towards the security of the stocks and other equipment's in the premises.
8. Whenever required or demanded, cost of stamp duty, registration and surrender of Lease charges in respect of this Lease agreement will be borne by the Lessee. The Lessor will have all the right to deduct any expenses in this regard from the interest free security deposit.
9. It is agreed and understood that for all the legal purpose, the possession of the said premises shall be construed with the Lessor.


For **ALAN REJI**
by attorney
REJI C.KURIAKOSE
(LESSOR)


For **M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,**
by its Managing Director **DENNY THOMAS**
(LESSEE)

10. This agreement shall be governed by and construed in accordance with the Laws of India. The Courts at Ernakulam shall have jurisdiction on any dispute arising relating to this agreement.

11. That the aforesaid Power of attorney is still in full force and is not revoked and that the person who executed the said Power of Attorney is still alive.

12. This Lease agreement prepared in two originals. One original entered on stamp paper Nos.46281 and 46282 shall be kept by the Lessor and other original entered on stamp paper Nos.46285 and 46286 shall be kept by the Lessee.

SCHEDULE PROPERTY

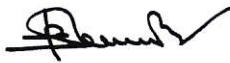
The **Eastern Part** of the building bearing old Door No.39/6812 new Door No.61/828 on the 2nd floor of the building known as **Mercy Estate**, M. G. Road, Ravipuram, Kochi-15 bounded by:-

NORTH – Property of Reji C. Kuriakose

SOUTH – K. G. A. Property

EAST – M. G. Road

WEST – Property of Reji C. Kuriakose

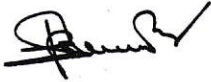


For **ALAN REJI**
by attorney
REJI C.KURIAKOSE
(LESSOR)



For **M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,**
by its Managing Director **DENNY THOMAS**
(LESSEE)

IN WITNESS WHEREOF the Parties have signed this agreement on the date first above written.



SIGNED AND DELIVERED BY:

For ALAN REJI
by attorney
REJI C.KURIAKOSE

(the Lessor aforesaid)

SIGNED AND DELIVERED:



For M/s.SANTA MONICA TOURS AND TRAVELS PVT.LTD.,
by its Managing Director DENNY THOMAS

(the Lessee aforesaid)

All in the presence of Witnesses:-

1. Shine Mathew
Puthupuzha (H)
Kerampuzha PO
Punnambay



2. DINEESH.M.D
MADATHIPARAMBIL (H)
S.R.M. ROAD,
COCHIN - 682018

