



കേരളം കേരल KERALA

D 426846

-1-

LEASE AGREEMENT


This Lease Agreement, (hereinafter referred to as Agreement) is made and executed on this the 07th Day of January 2022, at Angamaly, Ernakulam Dist, Kerala, India.

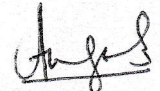
BETWEEN

MRS. MISHA VARGHESE, (PAN ASXPV2890C), W/o Antony George, aged 40 years, residing at 7/640, Flat No. C6, Arackal, Doctor's Diamond Hill, IIP Road, Angamaly P.O Ernakulam, Kerala-683572 hereinafter referred to as "THE LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and permitted assigns) of the ONE PART

AND

"SAVANNA INTERNATIONAL TOURS AND TRAVELS" an unregistered partnership firm represented by its Managing partner, **Mr. AUGUSTHY PP**, S/o Paulo, aged 51 years, residing at Palatty Koonathan House, Thiruvavoor P.O, 683586 Angamaly, Ernakulam, Kerala, hereinafter referred to as "THE LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and permitted assigns) of the OTHER PART;


Mrs. Misha Varghese
Lessor


Mr. Augusthy PP
Lessee

No: 34112 Rs. 500/-
5.1.2022

Misha varghese
Arackal (A)
Angamaly, p.o

ANGAMALY VENDOR
M.J. BABY, L.No: 15/78-79



The 'LESSOR' and 'LESSEE' are hereinafter individually referred to as a "Party" and collectively as "Parties".

AND WHEREAS the Lessor is the absolute owner with title and possession of building bearing Door No"VIII/68-A8 (Old No VII/554-A8) of Angamaly Municipality, having a super built up area of 1640 Sq. Ft, situated at the First Floor of the Shopping Complex named as "ICON TOWERS", constructed over 6.24 Ares land comprised in Resurvey No 409/31/3, of Angamaly Village, Aluva Taluk, Ernakulam District, along with the undivided share of 57400/504650 in 6.24 Ares of land vide Document dated 8.10.2015 registered as Document No 3314/2015 of the Sub Registrar office Angamaly.


AND WHEREAS the Lessee is engaged in the business of Travel and Tours service provider under the name and style "**SAVANNA INTERNATIONAL TOURS AND TRAVELS**"

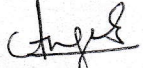
AND WHEREAS the Lessee has approached the Lessor and expressed its desire and requested the Lessor to grant the above building on lease for a period of 11 months, for running /operating its office for conducting its above said business effectively and efficiently.

AND WHEREAS the Lessor has accepted the above said request of the Lessee and has agreed to grant on lease the said building bearing Door No: VII/554 A8 of Angamaly Municipality, admeasuring 1640 Sq. Ft Super built up area approximately, situated at the First Floor of the Shopping Complex named as "ICON TOWERS"(herein after referred to as the SCHEDULE PREMISES), subject to the following terms and conditions:

NOW, THEREFORE, THIS LEASE AGREEMENT IS WITNESSETH AS UNDER:

1. The lessor represents and warrants that Lessor is the owner and in possession of the schedule Premises and that no one else have any right, title, interest or share therein, that the same is free from all encumbrances, charges lien, litigations and other encumbrances what so ever.
2. The Lessor represents and warrants that applicable taxes in respect of the scheduled premises have been duly paid, and that the Lessee shall be able to carry the operation of its office from the Schedule Premises, without any hindrance, disturbance of interruption, after obtaining required permissions and licenses from the local authority and other authorities concerned.
3. The Lessee shall have the right to use the Scheduled premises as per the terms and conditions of this Agreement.
4. In consideration of monthly rent and deposit hereby reserved and of the covenants and conditions hereinafter contained, the Lessor has permitted the Lessee to use the "SCHEDULED PREMISES" on Lease basis, for conducting/operating it as office for a period of 11 (eleven Months). The permission to use the schedule premises shall in no manner is construed as handing over of the legal or constructive possession by the Lessor to the Lessee.

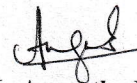

Mrs. Misha Varghese
Lessor


Mr. Augusthy P P
Lessee

5. That the tenure of this Agreement shall be for a period of 11(Eleven) months, which shall commence from 07/01/2022 (7th January 2022) and expires on 06/12/2022 (06th of December 2021.)
6. In consideration of grant of Lease by the Lessor, the Lessee shall pay to Lessor as sum of Rs. 32,400/- (Rupees Thirty Two Thousand Four Hundred Only) per month as rent in respect of the Scheduled Premises.
7. The rent shall not include GST, or any other taxes/charges/duties levied or applicable on the Scheduled Premises and / or on this Agreement, by any statutory Authorities. The Lessee shall pay the applicable GST and such other taxes or charges, if any, applicable to the Lessor separately along with the Rent in accordance with law after deducting TDS as applicable which shall be payable on or before 5th day if every succeeding English calendar month.
8. The Lessee shall maintain and keep deposited with the Lessor an amount of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only), as Interest Free Refundable Security Deposit throughout the Lease period. The Lessee has fully paid the Interest Free Refundable Security Deposit to the Lessor and the Lessor hereby acknowledges the receipt of the said interest free refundable security deposit and undertakes to refund the same at the time of termination after deducting any dues payable by the Lessee.
9. That the Lessee shall have liberty to furnish the Scheduled Premises (including wooden and glass partitions, creating cabins, roofs ceilings etc) and to install electrical wirings, plumbing fittings and Air conditioners. Provided, such furnishing, additions or alterations or electrical wiring shall be made without damaging / affecting the structure of the Said building. That the Lessee undertakes that it shall use the Scheduled Premises only for the purpose of running its office and further undertakes that it shall not use the Scheduled Premises for any illegal / objectionable trade or business or other purposes whatsoever.
10. That the Lessee undertakes that at the time of office operation, the Lessee or its employees shall not block the ingress/egress/ entry of the said building and shall not cause disturbance and nuisance to the other occupants therein.
11. That the Lessee shall not sublet or sublease the Scheduled Premises or assign or transfer the rights conferred to any outside agency or to any third party without the prior consent or the Lessor.
12. The Lessee can install and erect signboards on designated places, outside the Scheduled Premises with the consent of the Lessor.
13. That the Lessee shall keep the Scheduled Premises in good conditions and order and shall not cause or suffer any damage thereto. The Lessee shall obtain insurance cover with respect to interior, equipments, furniture, fixtures and fittings and the belongings at the Scheduled Premises in its name. The Lessee shall be beneficiary of the insurance obtained herein.
14. That the Lessee shall run the office as per the operation timing subject to the statutory rules and regulations as stipulated from time to time by the government.



Mrs. Misha Varghese
Lessor



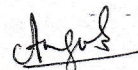
Mr. Augusthy P P
Lessee

15. That the lessor shall provide commercial water connection to the schedule premises by allotting the existing commercial water connection of the door no VII/554 of A5 to schedule premises along with separate water storage tank with separate departmental meter. The Lessee shall pay all charges for the water consumed as per the reading of the separate departmental meter provided.
16. That the Lessor shall provide demarcated 2 (two) exclusive car parking spaces and two wheelers parking space at no cost at the parking area of the said building.
17. That the Lessor shall be responsible for the payment of all building tax, property tax.
18. That the lessee shall use the Scheduled Premises as a Lessee only and does not have any right, title or interest whatsoever in the Scheduled Premises. The Lessee shall at no point of time claim any right or title or interest in the Scheduled Premises.
19. That the Lessor or the authorized agents shall be entitled to enter the Scheduled Premises during the Lessee's working hours to inspect the Scheduled Premises to satisfy themselves that the same is being used in accordance with the terms of this agreement.
20. Both the Lessor and the Lessee shall have full right and absolute authority to terminate this Agreement unilaterally, at any time if it finds any breach to the terms and conditions of this Agreement, by providing one month prior written notice to the either party. That if, the Lessee commits breach of its obligation to pay the rent and electricity & water charges and other charges as well as applicable taxes if any for two months and if the arrears is not paid by the lessee to the Lessor within 15 days from the date of notice, the Lessor shall be entitled to terminate this agreement forthwith and if such termination the Lessee shall be liable to pay the arrears.
21. Upon termination or earlier determination of this agreement the Lessee shall not use the Scheduled Premises and pay all sums outstanding, due and payable to the Lessor, if any; and the Lessor shall hand over the amount of the refundable interest free security deposit to the Lessee within seven days from the date of termination after deducting any dues from the Lessee.
22. This Agreement is subject to the jurisdiction of courts at Ernakulam only.
23. This Agreement is made and executed in two original. The original shall be kept by the Lessor and Lessee, all of which shall be considered as one and same agreement.



Mrs. Misha Varghese

Lessor



Mr. Augusthy P P

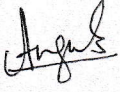
Lessee

SCHEDULE

1. District : Ernakulam
2. Sub District : Angamaly
3. Taluk : Aluva
4. Village : Angamaly
5. Desom : Angamaly
6. Municipality / ward No : Angamaly, VIII/554/A8
7. Re Survey Block No : 11
8. Re Survey No : 409
9. Re. Sy Sub Division No : 31/3
10. Old Survey No : 381
11. Old Sy Sub Division No : 8A, 8B
12. Extent in Ares : U/S of 57400/504650 in 06.24 Ares


Mrs. Misha Varghese

Lessor


Mr. Augusthy P P

Lessee

DESCRIPTION OF THE SCHEDULE PREMISES

The Building Bearing Door No: VIII/68-A8 (Old No: VII/554-A8) of Angamaly Municipality, having a super built up area of 1640 Sq.Ft, situated at the first floor of the shopping complex named as "ICON TOWERS", constructed over 6.24 Ares land comprised in Resurvey No. 409/31/3, Resurvey Block No:11 of Angamaly Village, Aluva Taluk, Ernakulam District together with all fittings and fixtures thereon .

BOUNDARIES

North : Little Flower Hospital Angamaly
East : Chenattuparambil George
South : M.C Road
West : Padayatti Dr. Siju

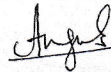
IN WITNESS WHEREOF the Parties hereto have signed this Agreement on the day, month and year first above written.

For SAVANNA INTERNATIONAL TOURS AND TRAVELS

represented by its Managing Partner



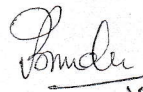
Mrs. Misha Varghese
Lessor



Mr. Augusthy P P
Lessee

WITNESSES:

1. Bindu Augusthy
Palatty Kocnathan House
Thuravoor. P-O
Angamaly - 683572



2. C. S. Pulugopal
Chempakassery house,
Kodussery, Vallapuzha P.O.

