

നോൺ ജുഡീഷ്യൽ

NON JUDICIAL

₹ 300

₹ 300

കേരള സർക്കാർ
GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202425000001660766

Verification Code : 793393491V

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| Govt. Reference No.(GRN) | : KL037722589202425E |
| Purpose | : Agreement, relating to deposit of title deeds (Equitable Mortgage) |
| Amount of Stamp Paper Purchased in Numeral | : ₹ 300 |
| Amount of Stamp Paper Purchased in Words | : Rupees Three Hundred |
| Stamp Paper Purchased on | : 19/02/2025 |
| First Party Name | : JOSEPH PRAKASH E M |
| First Party Address | : KOCHIN 2 |
| Second Party Name | : SREEJITH B |
| Second Party Address | : CHERTHALA |
| Vendor Code & Name | : 11052709 - ROOPESH NARAYAN P |
| Treasury Code & Name | : 1105 - Sub Treasury, Mattanchery |

Please write or type below this line

LEASE AGREEMENT

THIS DEED OF LEASE executed on the 1st day of March Two Thousand and Twenty Five (01/03/2025) Between **JOSEPH PRAKASH.E.M**, S/o.Manual, Business, 48 years, residing at C.C.14/1251, Moolamkuzhi Muri, (Mattancherry. P.O. Kochi-682002) Rameswaram Village, Kochi Taluk, Ernakulam District (hereinafter called the "LESSOR") of the one part AND **Mr.SREEJITH.B**, Managing

Lessor : JOSEPH PRAKASH.E.M

Lessee: Mr.SREEJITH.B



This can be verified by
https://www.estamp.treasury.kerala.gov.in/index.php/estamp_search using e-Stamp Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

ROOPESH NARAYAN, P
COCHIN EC & MC VENDOR

നോൺ ജുഡീഷ്യൽ

NON JUDICIAL

₹ 200

₹ 200

കേരള സർക്കാർ
GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202425000001660697

Verification Code : 382810266V

Govt. Reference No.(GRN) : KL037721687202425E
Purpose : Agreement or memorandum of an agreement - if not otherwise provided for
Amount of Stamp Paper Purchased in Numeral : ₹ 200
Amount of Stamp Paper Purchased in Words : Rupees Two Hundred
Stamp Paper Purchased on : 19/02/2025
First Party Name : JOSEPH PRAKASH E M
First Party Address : KOCHIN 2
Second Party Name : SREEJITH B
Second Party Address : CHERTHALA
Vendor Code & Name : 11052709 - ROOPESH NARAYAN P
Treasury Code & Name : 1105 - Sub Treasury, Mattanchery

Please write or type below this line

(2)

Partner, **Travel Swish**, S/o.Balakrishna Pillai, Business, 43 years, residing at Edathara House, (Maruthorvattom.P.O, PIN-688539) Cherthala South, Cherthala Taluk, Alleppey District (Hereinafter called the "LESSEE") of the "the second part".

WHEREAS the lessor is the owner of the Second floor building bearing Door 16/145D1 (Total Sq.ft 750)(Including Bath Room), with Electric connection

Lessor : JOSEPH PRAKASH.E.M

Lessee: Mr.SREEJITH.B



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ROOPESH NARAYAN. P
COCHIN SC & MC VENDOR

(3)

WHEREAS the Lessee approached the lessor with request to all his accommodation of the Second floor building bearing Door No 16/145D1 on terms of rent for business purpose and the lessor acceded to the subject to the terms and conditions mutually agreed upon and hereinafter reduced to writing.

NOW THIS DEED WITNESSETH AS FOLLOWS:-



The Lessor does hereby agreed to lease out the lessee does hereby take on lease the premises aforementioned on a monthly rent of 19000/- (Rupees Nineteen Thousand only) for a period of eleven months from 01/03/2025.

The lessee hereby agree to pay to rent of the rate of 19000/- (Rupees Nineteen Thousand only) on the 1st day of every English Calendar month and shall continue to pay rent, Electricity charge as per Bill per month in respect of the said building without any default and is entitled to obtain receipt thereof from the lessor.

The lessee has paid to the Lessor on (01/03/2025) an amount of 1,00,000/- (Rupees One Lakh Only) which the lessor shall be entitled to retain as and by way of security deposit. The said amount shall be liable to be returned to the Lessee free of interest after adjustments or any rent in arrears and/or other dues on account of

Lessor : JOSEPH PRAKASH.E.M

Lessee: Mr.SREEJITH.B

(4)

damaged at the time of actual surrender of the building.

The Lessee undertaken to keep and maintain the premises in a neat and tidy condition and to allow inspection of the premises by the Lessor or his representatives at any reasonable time of the day.

The Lessee undertakes not to carry out any repairs or modifications or structural alterations and install permanent fixtures or fittings in the premises.

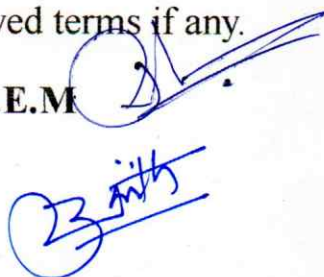
The Lessee agrees not to sublet the premises to any one and/or induct any strangers and/or act in any manner in consistent with this rental arrangements.

It is expressly agreed that this lease is granted exclusively for the business purpose of the Lessee as aforementioned.

The lease shall terminate by one month's notice in writing from either side. The lease shall be renewed or extended at the option of the parties by mutual consent for the further period on terms mutually including enhancement of rent by (increasing 10% of rent)the existing rent. In such an event fresh lease Deed shall executed incorporating or renewed terms if any.

Lessor : JOSEPH PRAKASH.E.M

Lessee: Mr.SREEJITH.B



(5)

IN WITNESS WHEREOF the parties hereto have signed this deed of lease
on the day, month and year first above written.

Lessor : JOSEPH PRAKASH.E.M.

Lessee: Mr.SREEJITH.B

Witnesses:

1. Ninu Mun

2. Budhye

This Agreement is Computer Printed. Corrections : Nil

Lessor : JOSEPH PRAKASH.E.M.

Lessee: Mr.SREEJITH.B