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AZ 130625

LEASE AGREEMENT

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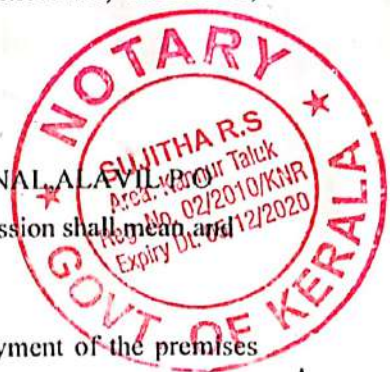
This agreement of Lease made and executed on 26/11/2016

BY AND BETWEEN:

Mrs. ROOPA ARAVINDAN, aged 62 years, D/o ARJUNAN.M.N, residing at ARYANILAYAM TVW 35/349 THAVAKKARA ROAD, Behind Malabar residency kannur-670001, hereinafter referred to as the "LESSOR" which expression shall unless repugnant to the subject or context mean and include his heirs, legal representatives, executors, successors, administrators and assignees of the one part;

AND

DREAM HOLIDAYS PROPIETOR Mr.RANJITH.P.K. KRISHNA, MANALALAVIL BROUR TALUK KANNUR - 670008, hereinafter referred to as the "LESSEE" which expression shall mean and include its successors-in-interest and assignees of the other part



WHEREAS the 'LESSOR is the absolute owner in possession and enjoyment of the premises bearing ADARSH. ARCADE building no TVW 37/348B opp. Railway Muthappan Temple, Thavakkara Kannur-670001

LESSOR

Handwritten signature of Roopa, name in Malayalam and English, address in Malayalam and English, and name of the lessor in English: S. M. K. Anandapada

Handwritten signature of Ranjith P. K. Krishna, name in English: DREAM HOLIDAYS





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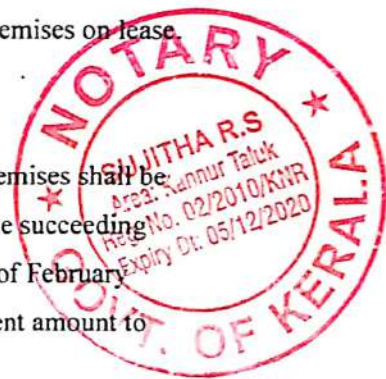
AND WHEREAS the LESSOR has agreed to grant and the LESSEE has agreed to accept on lease approximately 1100 sq.ft area in the first floor of the above premises more fully described in the schedule hereinafter written and hereinafter referred to as "the scheduled premises", on lease for a period of 10 (ten) years from 25/11/2016

NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BETWEEN THE LESSOR AND THE LESSEE AS UNDER: -

1. That in consideration of the rent reserved and of the terms, conditions and covenants of the lease herein contained and on the part of the parties to be observed and performed, the LESSOR hereby agrees to grant and the LESSEE hereby agrees to accept the Scheduled Premises on lease.

•RENT:

The monthly rent payable by the LESSEE to the LESSORS for the Scheduled Premises shall be Rs.33,000/-(Rupees thirty three thousand only) on or before the FIFTH day of the succeeding month. And the rent will start on the month of January 2017 will pay before fifth of February 2017. The LESSORS has requested the LESSEE to make online transfer of the rent amount to the Bank account as detailed below:



Name of the account holder: ROOPA ARAVINDAN Account number : 10643268689 Bank :

SBI ; Branch; Fort road kannur ;IFSC Code: SBIN 0000822 Ph. No. of LESSOR: 9846803142

LESSOR: Roopa Aravindan 25337 അംഗം കന്നൂർ
 വളപട്ടണം സ.റ.ആ. വെണ്ടർ
 ടി. പി. കുഞ്ഞുപിള്ള

LESSEE: [Signature]
 2016

SUJITHA R.S.
 ADVOCATE'S NOTARY
 Reg: No. 02/2010/KNR
 1st Floor, Trade Centre
 Vnassala Road, Kannur

Tax shall be deducted at source before effecting rent payment as per the law applicable. PAN Card copy of the LESSOR is enclosed with the agreement (PAN Number LESSOR's BREPR2490D)

3. ENHANCEMENT:

The rent payable as above shall be enhanced by 10% on the then existing rent at the end of every completed three years of the lease Agreement, provided that the lease is in force.

4. DEPOSIT

An interest free security deposit of Rs. 2,00,000/- (Rupees two lakh) On 26/11/2016 has already paid by the LESSEE Rs/-2,00,000/- (Rupees Two Lakh only) as advance through cheque of SBI to the LESSOR And will be refund whenever the LESSEE vacate the building without interest on the advance amount.

5. DURATION:

The lease shall commence/be deemed to have commenced on and from 26/11/2016 and shall be for a period of ten years from the commencement of this Lease. The agreement can thereafter be automatically renewed for further periods of ten years each by mutual consent on the same terms and conditions.

6. TAXES; ELECTRICITY AND WATER CHARGES ETC:

The LESSOR shall bear and pay all other taxes, present and future including property tax payable in respect of the Scheduled. Premises to the concerned local authorities and/or other Body or Authority. The LESSEE shall pay the monthly Electricity/Water charges. Consumed during the period of lease as per separate meter provide by the LESSOR

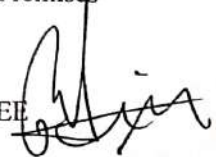
7. MODIFICATIONS, ALTERATIONS AND ADDITIONS ETC:

The LESSEE shall be entitled to modify, alter, remove or add any of the equipments/arrangements that may be installed by the LESSEE in the Scheduled Premises. The LESSEE shall be at liberty to erect at its on cost any temporary structures, partitions, internal alterations and to install air-conditioners, fans, electric lights, fixtures and fittings and to do, effect and carry out such other modifications and alterations in or about the Scheduled Premises as are necessary and expedient for the better use and utilization of the Scheduled

LESSOR



LESSEE



SUJITHA R.S
ADVOCATE & NOTARY
Reg: No: 02/2010/KNR
1st Floor, Trade Centre,
Kannur Road, Kannur

NOTARY
★ SUJITHA R.S ★
Area: Kannur Taluk
Reg. No. 02/2010/KNR
Expiry Dt: 05/12/2020
★ NOTARY OF KERALA ★

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Premises by the LESSEE, without damaging the main structure of the Scheduled Premises in any manner whatsoever.

PROVIDED THAT such modifications, additions and alterations made or effected by the LESSEE shall remain the property of the LESSEE and LESSEE shall be at liberty to remove, dismantle and take away such equipment additions fixture, etc at its sole discretion either during the continuance of the lease agreement the termination thereof, without damaging the main structure and fittings of the Scheduled Premises in any manner whatsoever and hand over the Scheduled Premises, in good and tenable condition, subject to normal wear and tear.

8. MAINTENANCE:

The LESSEE shall maintain the Scheduled premises in good and tenable condition, subject to reasonable wear and tear.

9. LESSOR'S COVENANTS:

The LESSOR hereby covenants with the LESSEE that:

a) The LESSOR shall bear and pay all the taxes, levies, cesses, duties and other outgoing payable in respect of the Scheduled Premises promptly on the dates when they become due;

b) The LESSOR. Covenants that the building is constructed as per the sanctioned plan and there is no deviation from the same.

c) The LESSOR shall indemnify and keep the LESSEE indemnified, free from and harmless against all losses, expenditures, damages, costs and claims incurred or suffered by or made against the LESSEE by reasons of any lacuna in the LESSOR's title to the Scheduled Premises, or any irregularities in obtaining Licenses/permissions or any deviation/s from the sanctioned plan and/or by virtue of any suit, proceeding or claim filed or preferred by any Bank, Financial Institution or any Agency or Association of persons against the LESSOR.

d).The LESSEE paying the rents hereby reserved and observing and performing the terms, conditions and covenants of the lease herein contained, shall be entitled to quiet possession and peaceful enjoyment of the Scheduled Premises without any manner of let, hindrance, or disturbance by or from the LESSOR or by any person or persons claiming through or under or. in trust for the LESSOR.

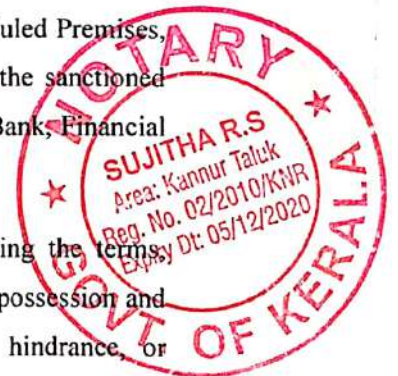
LESSOR




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Vengalala Road, Kannur

LESSEE





e) In the event of the LESSOR selling the scheduled premises, the LESSEE shall be informed in writing and the LESSOR shall ensure that the new owner will honour all of the LESSOR'S commitments contained hereunder including the Lessor's liability in respect of the Security Deposit paid hereunder.

f) The LESSOR shall furnish attested copies of such valid and latest ownership/possession proof/s of the Scheduled Premises at the time of execution of the lease Agreement and also at any time during the currency of the lease agreement as the Lessee may require.

10. ADVERTISEMENT, HOARDINGS, NEON SIGNS ETC:

The LESSEE shall be entitled and permitted by mutual consent, to put up neon signs, glow signs, name hoards, advertisement hoardings etc. in or about the Scheduled Premises without affecting the peaceful enjoyment by other co-tenants or without hindering their activities.

11. INSPECTION:

The LESSEE shall permit the LESSOR and/or any person duly authorized by the LESSOR in that behalf to inspect the Scheduled Premises at all reasonable times during the working hours by giving at least twenty-four hours prior written notice.

12. SUBLETTING:

The LESSEE shall not sublet the Scheduled Premises to any person other than its group concerns viz. , without the express consent of the LESSOR.

13. TERMINATION:

The lease shall be determinable under all or any of the following circumstances, namely:

1. By efflux of time, if not automatically renewed by mutual consent and payment of enhanced rent as provided herein;

2. In the event of non-payment of rent by the LESSEE for a period of THREE consecutive months;

3. In the event of breach by either party of the terms, conditions and covenants hereof; by LESSEE/LESSOR giving written notice of termination TWO MONTHS in advance. Notwithstanding anything contained herein the aggrieved party reserves the right to demand specific performance of the terms, conditions and covenants hereof;

LESSOR



LESSEE



SUJITHA. R.S
ADVOCATE & NOTARY
Reg. No. 02/2010/KNR
1st Floor, Trade Centre
Vasavala Road, Kannur



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14: JURSDICTION:

It is hereby mutually agreed that if at any time, any dispute, doubt or question shall arise between the LESSOR and LESSEE touching the construction, meaning the affect of this Agreement or any clause thereof, their respective rights and liabilities the same shall be referred to the courts at Kannur. The decision of the Courts shall be binding on both the partie

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SCHEDULE

(HEREINBEFORE REFERRED TO AS THE "SCHEDULED PREMISES")

ALL THAT PIECE AND PARCEL OF PROPERTY admeasuring approximately 1100 Sq.ft and SITUATED AT ADARSH ARCADE, BUILDING # TVW 37/348B OPPO. RAILWAY MUTHAPPAN TEMPLE, THAVAKKARA, KANNUR-670001

This Lease Agreement is prepared in duplicate and one each is given to the Lessor and the Lessee.

HERENBEFORE REFERRED WITNESS WHEREOF both the parties hereto have set their respective hand and seal to these presents on the day, month and year first hereinabove written.

LESSOR

Mrs. ROOPA ARAVINDAN

LESSEE

Mr. RANJITH.P.K , Proprietor Dream Holidays



Witness

1. M. Aravindan

2. VINAYARAJ-E

SUJITHA. R.S
ADVOCATE & NOTARY
Reg: No: 02/2010/KNR
1st Floor Trade Centre
Mangala Road, Kannur