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NON JUDICIAL

₹ 200

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GOVERNMENT OF KERALA  
e-Stamp

e-Stamp Serial Number : 202526000001773344

Verification Code : 588794505V

Govt. Reference No.(GRN) : KL013326993202526E  
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 : 18/06/2025  
First Party Name : BeachWood Holidays  
First Party Address : F2, First Floor Technomall Technopark Campus Kariavattom - 695 581 Thiruvananthapuram  
Second Party Name : Electronics Technology Parks- Kerala  
Second Party Address : (Fully owned by the Govt. of Kerala) Park Centre, Technopark Campus Thiruvananthapuram 695 581 Kerala State, India  
Vendor Code & Name : 01052434 - Dhanapal R P  
Treasury Code & Name : 0105 - Sub Treasury Kazhakkoottam.

-----Please write or type below this line-----

**RENEWAL OF LICENSE AGREEMENT**

**THIS LICENSE RENEWAL AGREEMENT** made at Thiruvananthapuram on this the 24<sup>th</sup> day of June, Two Thousand and Twenty Five.

**BETWEEN**

**ELECTRONICS TECHNOLOGY PARKS – KERALA (TECHNOPARK)**, a Society registered under the Travancore-Cochin Literary Scientific and Charitable Societies Registration Act 1955 having its registered office at Kariavattom, Thiruvananthapuram - 695 581 represented by its DGM-MARKETING & CUSTOMER RELATIONSHIP, Mr.VASANTH SRIKUMAR VARADA, aged 49, S/o Shri. Srikumar K V residing at TC 27/2356, Sriram, CRA-42, Thumpara Compound, Convent Road, Thiruvananthapuram 695001, hereinafter referred to as the "LICENSEE", which expression shall include its heirs, executors, successors, administrators or assignees on the FIRST PART;

**AND**

**BEACH WOOD HOLIDAYS**, a Proprietary firm, having its registered office at Cyber Square, Near TCS & Technopark Phase III Attinkuzhy, Kazhakuttom, represented by its PROPRIETOR, Mr.TED TONY TOM, aged 49, S/o. Mr.Austin Tom, residing at Bute Wealth, TC2/1116, Near Railway Station Road, Kazhakuttom PO, Thiruvananthapuram 695582, hereinafter referred to as the "LICENSEE" which expression shall include its heirs, executors, successors, administrators or assignees on the SECOND PART.

  
VASANTH SRIKUMAR VARADA


- 1/10 -

  
TED TONY TOM



This can be verified by  
[https://www.estamp.treasury.kerala.gov.in/index.php/estamp\\_search](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.

  
K.P. DHANAPAL  
Stamp Vendor  
Kazhakuttom

WHEREAS the LICENSOR and the LICENSEE are hereinafter collectively referred to as "Parties" and individually as "Party".

WHEREAS the Government of Kerala has established Electronics Technology Parks-Kerala (TECHNOPARK), as a Society registered under the Travancore-Cochin Literary, Scientific and Charitable Societies Registration Act with the main objectives:

- to undertake on a time-bound and a mission oriented basis the planning, establishment and management of Electronics Technology Parks in Kerala so as to create the infrastructure and environment required for setting up advanced technology electronics manufacturing units and research, design, development and training establishments;
- to encourage local entrepreneur-ship and attract non-residents and companies to set up electronic establishments;
- to undertake a major initiative to assist in setting up Information Technology/ Software development/Advanced technology units in Kerala;
- to accelerate the up-gradation of research and development facilities in Universities and other institutions in Kerala to make them capable of carrying out leading edge research in electronics, telecommunications and computer science;
- to encourage and support production units to carry out continuous research for developing new products and services.

AND WHEREAS LICENSOR is the absolute owner in possession of the building and attached facilities known as Technomall building situated at TECHNOPARK Phase I Campus at Karyavattom, Trivandrum.

AND WHEREAS the LICENSEE is engaged in the business of premier tour company specialized in customized vacations.

AND WHEREAS the LICENSEE has approached the LICENSOR for granting a license for permission to use and occupy the fully built-up space of TECHNOPARK admeasuring 550 Sq.ft, Module No.F-2, First Floor, Technomall building hereinafter referred to as the 'Licensed Premises' to the LICENSEE.

AND WHEREAS the LICENSOR has granted a license in respect of built-up space of 550 Sq.ft, Module No.F-2, First Floor, Technomall building for the purpose of establishing premier tour company specialized in customized vacations, as evidenced by the LICENSE Agreement dated 03.06.2024 which was extended the license upto 02.05.2025. (Layout attached as Annexure I)

AND WHEREAS the LICENSEE has agreed to renew the license for the above said Licensed Premises, from the LICENSOR for a period of ELEVEN MONTHS retrospectively from 03.05.2025 to 02.04.2026 and the LICENSOR is agreeable for the grant of License to the LICENSEE the above mentioned licensed premises on the terms and conditions hereinafter mentioned as mutually agreed upon between the LICENSOR and the LICENSEE.



VASANTH SRIKUMAR VARADA



TED TONY TOM

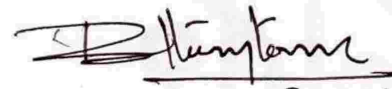
NOW THIS LICENSE RENEWAL AGREEMENT WITNESSETH as follows:

1. In consideration of 6 month's interest free Security Deposit of Rs.45,306/- (Rupees Forty Five Thousand Three Hundred and Six Only), paid by the LICENSEE to the LICENSOR vide Receipt No.T/SD/24-25/4 dated 24.04.2024 respectively which includes an additional security deposit amounting Rs.2160/- vide Rpt No.T/SD/25-26/35 dtd 20.06.2025; and in consideration of a monthly License fee of Rs.7551/- (Rupees Seven Thousand Five Hundred and Fifty One Only), + applicable GST, (@ Rs.33.26/- per sqft), which would be payable by the LICENSEE to the LICENSOR from 03.05.2025 and subject to the terms and conditions of this License Agreement, the LICENSOR hereby grant unto the LICENSEE, by way of permission to use and occupy the above said Licensed Premises for a period ending on 02.04.2026 for use and occupation by the LICENSEE. The security deposit shall be refunded to the LICENSEE without any interest, after adjusting any claim of the LICENSOR towards any arrears of license fee, service/ maintenance charges, any damages to the Licensed Premises and its fittings or any other charges along with surcharges at the rate of 0.75% per month or part due to LICENSOR, at the time of vacating the Licensed Premises. The monthly license fee mentioned above shall be subject to Tax Deducted at source by the LICENSEE as applicable from time to time and shall file returns on a timely basis as per statute.
2. The period of this LICENSE can be extended beyond the said period ending, only by mutual consent of both the PARTIES herein in writing. On renewal of this agreement, there shall be an increase of 5% on the License fee for every cycle of ELEVEN MONTHS or a new agreement shall be entered into at the then prevailing rates and on such terms and conditions, in writing as may be agreed to at that time. The LICENSEE will communicate his intention to renew/surrender the license at least one month before the expiry of this license agreement. The LICENSEE shall pay an enhanced deposit amount as per the then prevailing applicable norms at the time of renewal of the license agreement. Either on termination of this License Agreement as per the terms and conditions of this License Agreement, or the LICENSEE not opting for extension of the period of the License as provided, or in the event that no fresh agreement is entered into on or before the expiry of this License Agreement, the LICENSEE shall immediately withdraw his men and materials from the premises and surrender the Licensed Premises and hand over the possession of the Licensed Premises in original condition with reasonable wear and tear to the LICENSOR failing which LICENSOR shall be entitled to remove the same at the cost of the LICENSEE and the LICENSOR shall not liable for any damage that may occur to the LICENSEE due to the same. In the event of not vacating and handing over the premises to the LICENSOR, the LICENSOR will have every right over the premises without giving any further notice.
3. The license fee for licensed premises shall be paid on the 5<sup>th</sup> day of every month regularly in advance and the LICENSEE shall obtain a receipt from LICENSOR or their authorized representative without which no plea of payment shall be valid.
  - (a) The monthly Compensation/License fee shall become payable from 03.05.2025. In case the monthly Compensation/ License fee amount due to the LICENSOR exceeds THREE MONTHS' license fee at any point of time, the LICENSEE agrees to the unconditional right of the LICENSOR to terminate this License Agreement and evict the LICENSEE from the Licensed Premises, and the LICENSOR can restore the possession of the Licensed Premises. Further, the LICENSEE agrees that the movable assets or otherwise of the LICENSEE may be attached by the



VASANTH SRIKUMAR VARADA

- 3/10 -



TED TONY TOM

LICENSOR as security against payments due to the LICENSOR or to appropriate the proceeds from the sale thereof against the dues to the LICENSOR.

- (b) The LICENSEE shall pay Power and Water Charges as per their consumption and separate connection and meter will be provided at cost of the LICENSEE at the licensed premises for this purpose.
- (c) The monthly License fee is for the use and occupation of the Licensed Premises that may be due to and payable by the LICENSEE in respect of the Licensed Premises for the usage by them for the purpose the Licensed Premises is allotted. In addition to the above referred License Fee, the LICENSEE shall pay operation and maintenance charges for the licensed premises at the rate of Rs.8/-per sqft per month (+applicable GST). All such charges shall be paid by the LICENSEE w.e.f. 03.05.2025 on or before the due dates as per the bills failing which interest for delayed payment at the rate of 0.75% per month is also to be paid.
- d) The LICENSOR reserves the right to revise these amounts during the duration of the contract in response to inflation or other specific cost increases experienced.
- e) In case the above referred charges payable to LICENSOR are not paid for more than 3 months, the LICENSEE agrees to the unconditional right of the LICENSOR/designated agencies to suspend any or all services including utility services to the Licensed Premises until the due amounts are settled in full along with surcharges.
- f) All such charges shall be paid by the LICENSEE from 03.05.2025 on or before due dates (15 days from the date of the Bill) failing which the LICENSOR reserves the right to recover the same along with surcharges at 0.75% per month or part thereof for the defaulted payment on its due date, from the security deposit, as well as from the value of the assets of the LICENSEE.
- g) In case of all payments made by the LICENSEE, against amounts outstanding at that point of time, the payments so effected shall be adjusted by the LICENSOR in the following order.
- Surcharge (Penal Interest), if any payable.
  - Outstanding on account of Power/Water Charges/other utility charges if any.
  - Operation and Maintenance Charges.
  - License fee.

If LICENSEE made any payment without attaching payment advice then, it is expressly agreed to hereby between the parties that the adjustment/ appropriation of amounts paid by the LICENSEE against arrears shall be at the sole discretion of the LICENSOR and the LICENSEE shall at no point of time to raise disputes on the manner of appropriation. A penal surcharge (interest) of 0.75% per month or part thereof shall apply on all outstanding amounts to the LICENSOR.

4. a. The deposit of Rs.45,306/- (Rupees Forty Five Thousand Three Hundred and Six Only), shall not bear any interest and shall be refunded by the LICENSOR at the time of LICENSEE's handing over possession of the Licensed Premises back to the LICENSOR.



VASANTH SRIKUMAR VARADA

- 4/10 -



TED TONY TOM

b. On surrender of the Licensed premises, the LICENSEE shall not use the address of the licensed premises as its registered office address or for any other purpose. The Security Deposit paid by the LICENSEE shall be refunded only on providing an undertaking from LICENSEE that the said address shall not be used as registered office address or any other purpose on surrender of the licensed premises.

c. However, the LICENSOR shall be at liberty to appropriate the said deposit towards any license fee/maintenance charges or any other charges in arrears to the LICENSOR along with the surcharges at 0.75% per month or part thereof for any defaulted payments on its due date.

5. The LICENSEE shall from time to time pay all statutory taxes plus applicable GST, fees and other levies including Property Tax with respect to the premises due to Government and other local bodies as required by Law and applicable now and which may become applicable in the future with retrospective effect.
6. The LICENSEE shall observe and perform all rules and regulations prescribed under provisions of Industrial and Labour Legislations such as Kerala Shops and Commercial Establishment Act 1960, Industrial Disputes Act - 1947, Employees Compensation Act - 1923, Payment of Wages Act - 1936, Minimum Wages Act 1948, Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act 2013, Maternity Benefits Act 1961 and its amendments from time to time or any other statute governing the Employer-Employee Relationship including Factories Act 1948 and Fatal Accidents Act 1855 as amended from time to time wherever applicable.

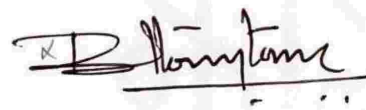
The LICENSEE shall strictly observe and adhere to all protocols, guidelines and regulations issued by the Govt or relevant authorities from time to time in relation to the use of the premises during any emergency and pandemic or similar situation which includes but not limited to compliance with health and safety measures, operational restriction, remote working policies, social distancing requirements etc.

7. The LICENSOR is an Electricity Distribution "Licensee" appointed by Kerala State Electricity Regulatory Commission for distributing power inside the Campus and the LICENSEE shall take power connection as per standard terms and conditions of power allocation.
8. The LICENSEE shall use the Licensed Premises only for the purpose for which it was licensed out. The LICENSEE shall not use the Licensed Premises for any purpose other than the one for which it is now permitted without the previous written consent of the LICENSOR.
9. The LICENSEE shall not, without the previous written permission of the LICENSOR, alter, remove or make structural alterations to the Licensed Premises allotted to the LICENSEE and it is not obligatory on the part of the LICENSOR to give such permission if in their opinion such structural alteration/addition/removal is not required to be done. On the expiry of the terms of this agreement hand over the Licensed Premises on its original condition with reasonable wear and tear.
10. The LICENSEE shall not sub-let, transfer, assign, part possession or enter into any arrangement whatsoever and shall not deal with their interests or rights in the Licensed Premises with any person/s or institutions in any manner whatsoever.



VASANTH SRIKUMAR VARADA

- 5/10 -



TED TONY TOM

11. The LICENSEE shall keep the Licensed Premises in good tenable condition, and attend to all repairs and replacements in time, at their own cost and expense. The LICENSEE shall also take care not to store any combustible materials or articles prohibited under law.
12. The LICENSEE shall be entitled to display the name and/or signboards in the space earmarked only with prior approval and as per the norms specified by the LICENSOR.
13. The LICENSEE shall maintain the hygiene of the premises and undertake waste disposed as per solid waste management policy of the LICENSOR ensuring that no remnants of the waste generated are left with the premises as per the solid waste management policy of the LICENSOR.
14. The LICENSEE shall take adequate measures for disposal of sewage, food wastage, Solid wastage, industrial waste, e-waste and any other waste generated as per norms stipulated by the Pollution Control Board or other statutory bodies or as approved by the LICENSOR. In case the LICENSEE violates this condition shall liable to pay fine or penalty as may be fixed by the LICENSOR or appropriate agency.
15. The LICENSEE shall ensure to prohibit banned Plastic materials, Plastic coated paper Cups, Plastic coated Paper plates and other non- biodegradable materials inside the Campus.
16. The LICENSEE shall not cause any disturbance, annoyance, nuisance, damages to LICENSOR or the peaceful functioning of other units in the building / other premises in TECHNOPARK Phase I Campus and will not create any obstructions in the common areas.
17. The LICENSEE shall not collect any money as security deposit/Guarantee/ Donation/ Consideration etc., from its employees, apprentices, trainees, public etc. towards/by way of consideration or gratification or security for providing employment. In case any security or guarantee is required from the employees/trainees/apprentices etc., the same is to be obtained either in the form of a duly executed Security Bond or Fixed Deposits drawn in the name of the person offering such security and the same to be endorsed for the purpose in favour of the LICENSEE, and the same is to be duly intimated to the LICENSOR in writing. In case the LICENSEE violates this condition or any complaint is received by the LICENSOR that the LICENSEE has acted in violation of this condition, the LICENSOR will have every right to terminate this agreement immediately and evict the LICENSEE from the demised premises on the ground of violation of condition of this agreement.
18. The LICENSEE shall insure and at all times during the continuance of this license keep insured all the Assets/equipment that may be erected by the LICENSEE on the said Licensed Premises against loss or damaged by fire, natural calamities and the third party liabilities and the same can be intimated to LICENSOR in time. The LICENSOR shall similarly insure the building and assets of the LICENSOR in which the Licensed Premises is located.
19. The LICENSEE shall keep the LICENSOR indemnified in the event of loss by fire or natural calamities of the Assets/equipment or part thereof which are under the scope of the LICENSEE, the insurance money received from the insurance company shall be utilized to rebuild and restore the structures to their original condition.

VASANTH SRIKUMAR VARADA

- 6/10 -

TED TONY TOM

20. The LICENSOR shall have the full right to control the access to the Licensed Premises and structures therein or any part thereof without prejudice to the rights of LICENSEE in licensed premises by virtue of the License Agreement.
21. The LICENSEE shall allow persons and vehicles entering and leaving TECHNOPARK Phase I campus to be examined by the staff of LICENSOR or any agency authorized by LICENSOR for the purpose of checking security measures. The LICENSEE shall cooperate with such measures applicable from time to time to maintain the security of the TECHNOPARK Phase I campus as well as the companies operating within. However, the LICENSEE and its employees shall be permitted 24 x 7 access to the Scheduled Premises.
22. The LICENSEE shall permit LICENSOR and its officials and agents to enter the licensed premises at all reasonable times to inspect the premises and the functions carried out by the LICENSEE therein, duly accompanied by the LICENSEE's representative.
23. The LICENSEE shall, on request from the LICENSOR, furnish to the LICENSOR general information regarding activities, employment details and the performance related information of the firm as may be stipulated by the LICENSOR during the term of this agreement period.
24. The LICENSEE shall inform on any material change in corporate structure/any significant change its management including the appointment of a person, persons or entity as agents for payment of license fee/maintenance charges or any other charges within thirty days of such change with necessary copies of the duly certified documents to the LICENSOR. The LICENSOR shall have the right to know the details and impact of such changes. The LICENSEE shall not change the NAME/ OWNERSHIP/ SHAREHOLDING PATTERN/ CONSTITUTION/ BRAND NAME etc of the firm during the period of this agreement, without obtaining prior authorized approval for such changes. In such cases the parties shall execute new agreements for the remaining period to meet the requirements of the LICENSOR and other Statutory Bodies in the event it is found very necessary by the LICENSOR on mutually agreed terms and conditions. The LICENSOR shall have the right to know the details and impact of such changes wherever applicable.
25. When the Licensed Premises are vacated by the LICENSEE, either on completion of the period stated herein or non- renewal of agreement, surrender by the LICENSEE or by eviction by the LICENSOR, the partitions/ interior decoration, if any done by the LICENSEE, shall be removed by the LICENSEE within a period of 30 days from such date, without damaging the structure of the building in any manner. Any failure to do so shall entitle the LICENSOR to remove such interiors/fixtures, and to recover the expense thereof from the LICENSEE, or by adjustment to any amount payable to the LICENSEE. Further, the LICENSOR shall not be liable to pay any charges/ compensation for the interiors/fixtures left behind by the LICENSEE upon such vacation.
26. The occupation of the LICENSEE in the licensed premises after the period of expiry of the license or termination of the license shall be deemed as unauthorized occupation and a trespass into Govt. property and the LICENSEE agrees to pay 3 times of the license fee per month as compensation for such unauthorized occupation of the premises until the date of his vacating the premises.

VASANTH SRIKUMAR VARADA

- 7/10 -

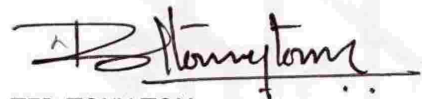
TED TONY TOM

27. The legal possession of the Licensed Premises will always be with the LICENSOR and the LICENSEE has got only a right to use and occupy the said Licensed Premises for the period of this agreement.
28. The LICENSOR reserve their right to recover any arrears of License fee, any arrears of other charges including the compensation payable by LICENSEE as per the agreement either by invoking RR (Revenue Recovery) proceedings, initiating civil suit under the provisions of the Public Buildings (Eviction of Unauthorized Occupants) Act 1968 or in any other manner permitted by law and the option of the LICENSOR. The right to resort to the above proceedings separately or simultaneously shall be the prerogative of the LICENSOR and the same shall not be objected to or taken exception by the LICENSEE on any ground whatsoever.
29. The LICENSOR shall have the first claim upon security deposit of LICENSEE in the licensed premises vis-à-vis the amount due to the LICENSOR. However if the security deposit is insufficient to meet the dues pending, the LICENSOR shall have the absolute right to attach and keep the assets, installations or equipment of the LICENSEE in the licensed premises till the realization of the same.
30. This agreement or any terms and conditions contained in this agreement and the words used in this agreement cannot be interpreted or read as an Agreement of tenancy or agreement of Lease. Nothing in this License shall be construed to confer any right of tenancy, sub-tenancy, lease, sub-lease etc. and the LICENSEE shall use and occupy the licensed premises temporarily at the will and pleasure of the LICENSOR subject to the terms and conditions to set out in this agreement.
31. The LICENSEE hereby agrees to indemnify the LICENSOR and keep the LICENSOR free from all claims, demands, damages, actions caused due to the acts or omission of the LICENSEE or their employees or servants.
32. The LICENSEE can terminate the license agreement by giving 30 days prior written notice, failing which 1 month's license fee shall be forfeited as per the standard practice followed by the LICENSOR. Further, if the LICENSEE violates the conditions hereinabove mentioned and such other rules and regulations framed by the LICENSOR, the LICENSOR shall have every right to terminate the license and evict the LICENSEE from the demised premises after giving registered notice of 30 days. The address for communication of the parties to this agreement is the same as given in this agreement, and in case of any change of addresses to the Parties the same shall be intimated to the LICENSOR in writing with due acknowledgment.
33. If any clause or provision of this License Agreement is invalid or unenforceable at any time under then prevailing laws, the remainder of this license shall not be affected thereby, and this license shall be modified so that in place of each such clause or provision, a legal, valid, and enforceable clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible shall be added as part of this License Agreement.
34. Courts in Thiruvananthapuram alone will have jurisdiction to settle any dispute that may arise between the parties hereto regarding the terms and conditions contained in this Agreement of License.



VASANTH SRIKUMAR VARADA

- 8/10 -



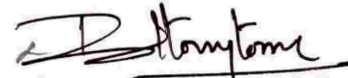
TED TONY TOM

IN WITNESS WHEREOF:

The said LICENSOR and the LICENSEE have put their respective signatures hereunder the day, month and year above written.



VASANTH SRIKUMAR VARADA  
DGM-MARKETING & CUSTOMER RELATIONSHIP  
TECHNOPARK  
THIRUVANANTHAPURAM

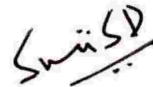


TED TONY TOM  
PROPRIETOR  
BEACH WOOD HOLIDAYS  
ATTINKUZHY, KAZHAKUTTOM

WITNESSES



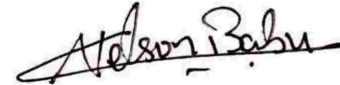
Ajit Ravindran  
AGM (Finance)  
TECHNOPARK  
Thiruvananthapuram



SREEJI S.D.  
① Head - Operations  
BEACH WOOD HOLIDAYS  
ATTINKUZHY, KAZHAKUTTOM



Sreeja Vijayan  
Dy. Manager (Legal)  
TECHNOPARK  
Thiruvananthapuram

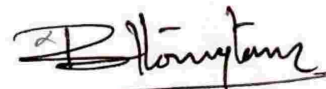


NELSON BABU  
② Head - Business Development  
BEACH WOOD HOLIDAYS  
ATTINKUZHY, KAZHAKUTTOM

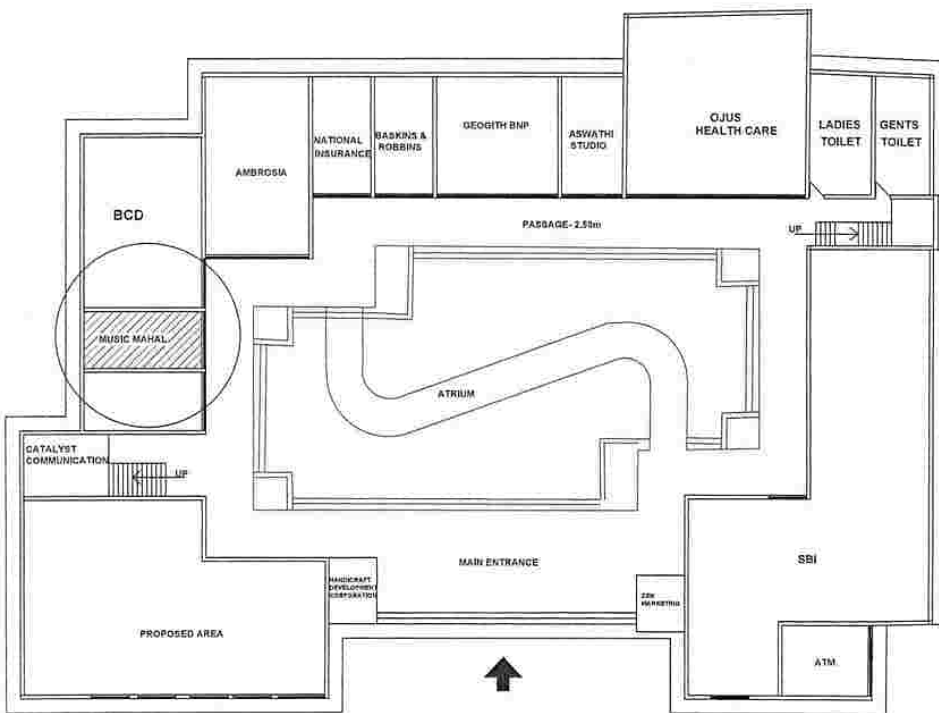
**ANNEXURE I - SKETCH OF THE PREMISES**



VASANTH SRIKUMAR VARADA

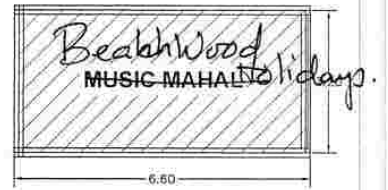


TED TONY TOM



*R. Srinivasan*

TECHNOMALL - FIRST FLOOR PLAN



*BeachWood holidays.*  
M/s MUSIC MAHAL  
FIRST FLOOR,  
TECHNOMALL BUILDING  
TOTAL BUILT UP AREA = 550.00 Sqft