

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

കേരളം കേരल KERALA

G 377085

LEASE AGREEMENT

THIS AGREEMENT made and entered into at Ernakulam, on the 01<sup>st</sup> day of December Two Thousand Eighteen (01-12-2018) between Mrs. MARY SHALET GEORGE JOSEPH (Indian Passport No. N1947320, PAN NO. BPS5149N), W/o. George Joseph, aged 53 years, Housewife, residing at Kanakkatt House, Marykutty John Road, Kochi-682 018, Ernakulam Village, Kanayannur Taluk, Ernakulam District (hereinafter referred to as the "FIRST PARTY" which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include her successors, legal representatives and permitted assigns, etc. on the ONE PART.

FIRST PARTY

*Mary Shale*

SECOND PRTY

*Balaji*

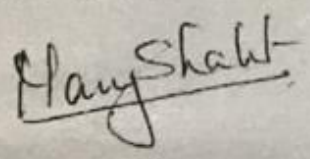
35033 Date 27.11.18  
STAMP VALUE Rs. 500  
Sold to Balaji. K.G.  
In Puthuvallil  
Korny

26 NOV 2018

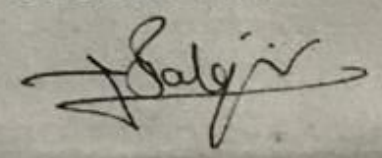
AND Carnelian Tour Me Tour International Pvt. Ltd. (CIN: U63090KL2018PTC052711) represented by Managing Director Mr. BALAJI K.G. (PAN NO. BNCPKS5283R) aged 48 (05-09-1970), Business, Son of Mr. Gopinathan Nair, residing at 2/595, Puthuvallil, Mangaram, Pin-689691, Pathanamthitta, Kerala (hereinafter called and referred to as "SECOND PARTY") of the OTHER PART.

WHEREAS the First Party is the lawful owner in exclusive possession and enjoyment of a building having a super built up area of 900 sq.ft. (Carpet area) on the basement of the multi-storeyed Commercial Building Complex known as CITY CENTER, Cochin Corporation Door No. 30/1191-G situated in the property having an extent of 2.02 Area in Sy. No. 736/5 of Poonithura Village, Kanayannur Taluk, covered by Deed of Sale No. 3406/1/2011 of the SRO Maradu (hereinafter referred to as "THE SAID PREMISES").

FIRST PARTY



SECOND PARTY



The Second Party, by profession, engaged in the business of "Travel and Tourism" has approached and the First Party and made a request to run the said business of "Travel and Tourism" in the First Floor of said premises from 01-12-2017 onwards.

**AND WHEREAS** and the First Party hereby allows the Second Party to use and occupy the First Floor of said building for a further period of 11 months commencing from 01-12-2018 and shall expire on 31-10-2019 (both days inclusive), on the terms and condition hereinafter mentioned.

**NOW THIS PRESENTS WITNESS AS FOLLOWS:**

1. The Second Party agrees to pay the First Party an amount of Rs. 30,000/- (Rupees Thirty Thousand only) towards the monthly rent on or before the Fifth day of every next month for the first 11 months.
2. This agreement shall commence on 01-12-2018 and shall expire on 31-10-2019 i.e., for a period of 11 months.
3. The second party has remitted to the First Party an interest free security of Rs. 2,00,000/- (Rupees Two Lakhs only) by Bank Transfer from Federal Bank, Konni Branch, and this amount is refundable to the Second Party on peaceful vacation of the said building, adjusted against lawful and overdue receipts from the First Party, if any.

FIRST PARTY

Mangshankar

[Signature]

SECOND PARTY

4. The Service Tax and other taxes if applicable shall be paid by the Second Party to the First Party.
5. The Second Party agrees to run day to day business in the name "Carnelian Tour Me Tour International Pvt. Ltd." Or in their brands and to promote the business with advertisements, hoardings, emails, SMS and/or all other possible methods. First Party is having no objection to change the name of the business subject to the condition that it will last only up to the period of this agreement or when second party surrenders vacant possession of the building, whichever happens first.
6. The Second Party should run the business in a lawful manner and keep up the name of the business. The First Party is not liable to any activities done by the Second Party in the said premises from the date of this agreement. All the Police case and Customer complaint etc. During the period has to be neared by the Second Party.
7. At the time of closing this agreement, the tenant should return all the items in good condition as per list attached herewith.
8. The Second Party agrees to pay the Electricity and Water charges of the said premises and pay to the concerned authorities without any default. Also agrees to pay share of monthly maintenance charges, if any

FIRST PARTY

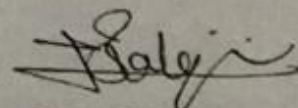
Mangal

Balaji  
SECOND PARTY

9. The First Party or his authorized agent is at liberty to visit the business premises and other facilities at any time with or without prior notice and the Second Party agrees to allow such visits without affecting the privacy of the customers under treatment.
10. All future plans, expansions, alterations etc. can be done only with the mutual consultation and approval of the First Party.
11. The Second Party should ensure that the Second Party or customers do not make hindrance or disturbance to other owners/occupants/customers of the building.
12. Parking space available can be used in sharing basis and should not make any hindrance to the vehicle of other occupants or customers.
13. The Second Party should not sublet, share, make alterations in the premises without proper consultation and written permission from the Second Party.
14. The Second Party should not make any damage to the building, fixtures and fittings, machineries and equipments.
15. The Second Party shall not do, permit, cause, or suffer to be done anything upon the premises or any part thereof which may be or may become a nuisance, annoyance, cause damage or inconvenience to the First Party or the occupants or the other users of the building or the neighborhood.

FIRST PARTY

*Mary Shakt*

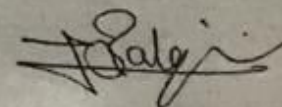


SECOND PARTY

16. Both the party shall be entitled to terminate this agreement by giving Three (3) months prior notice in writing to the other party with or without assigning any reasons.
17. On expiry of the base period, if mutually agreed to extend the period, the rent to be increased @ 5% per month every alternative years.
18. Ant notice/s required to be issued under this Agreement shall be sent by Registered Post Acknowledgement Due/by facsimile transmission/by hand with acknowledgement taken either Party to the address confirmed herein above shall be deemed to have been properly served by any of the purposes mentioned here. One party to the other in writing shall duly intimate any change in the above addresses.
19. The First Party agree to execute the balance civil works and finishing like tiling, toilet, sanitary wares, Wash basins, sanitary fittings, tiling and a elegant grill shutter for the safety of the office.
20. First Party agrees with Second Party to fix proper signboards and glass snickering on the office walls and passage and will not hire/lease this spaces for any other third-party advertisement companies/individuals, during the tenure of Second Party.
21. All matters connected and related to this Agreement shall, in all respects be subject to the exclusive jurisdiction of the court at Kochi.
22. The list of Furniture and equipments in the said buildings are attached herewith.

FIRST PARTY

Mangshah



SECOND PARTY

23. There are two original agreements without any changes or corrections. One has taken by the First Party and the second one with the Second Party.

Inn witness thereof the both the parties have signed this document on the day, month and year written, in the presence of witnesses signed below.

FIRST PARTY

Name: Mary Shalet George

Sign: Mary Shalet

SECOND PARTY

Name: Balaji . K. G

Sign: Balaji

Witnesses:

1.

2.