



കേരളം KERALA

AM 545881

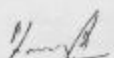
THIS AGREEMENT FOR LEASE made this the 31<sup>st</sup> day of March 2015 (First March Two Thousand and Fifteen)

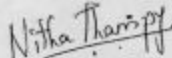
BY AND BETWEEN

1. Dr. Thampi Mathew, S/o.LateP.J.Mathai, aged 63 years both residing at 202, Perringattu House, Panampilly Nagar, Elamkulam Village, Kanayanoor Taluk, Ernakulam District and 2.Mrs.Nitha Thampi, w/o.Dr. Thampi Mathew, aged 53 years both residing at 202, Perringattu House, Panampilly Nagar, Elamkulam Village, Kanayanoor Taluk, Ernakulam District (hereinafter collectively referred to as the "LESSORS" which expression where the context admits, include their successors, assigns and nominees) of the ONE PART.

AND

M/s. Deva Hospitality Pvt.Ltd. having its registered office at S-6, Kanchanjunga, Civil Line Road, Palarivattom, Cochin-682025 and represented by its Director, Mrs.Summy Ajith, W/o. Late C T Johny aged 42 years, residing at Edassery House, Kanjoor.P.O., Kalady, Ernakulam Dist. (herein after referred to as the "LESSEE" which expression shall, where the context admits, include its successors and assigns) of the OTHER PART.

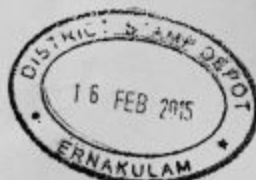
  
Dr.Thampi Mathew  
Lessor

  
Mrs Nitha Thampi  
Lessor

For DEVA HOSPITALITY PVT. LTD.  
  
Mrs.SummyAjith  
Lessee  
Director

K.M. PHILOMINA NO 88239  
E.S.R.O. VENDOR  
30 03 2015

Dr. Thampi Mathew  
Panampilly Nagar

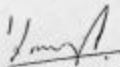


## WHEREAS


1. The LESSORS are the absolute owners in possession of the parcel of land or ground with messuages, tenements together with the building bearing nos.1289 E of Corporation of Kochi, admeasuring 2,490 sq.feet on Second Floor and 65 Sq. ft. on the Ground Floor situated at Edappally South Village, Kanayanoor Taluk, in the registration sub district of Edappally, District of Ernakulam having total extent of 4.74 Ares (11.750 cents) made up of 3.65 Ares in Sy.No. 129/15 4, 0.43 Ares in Sy.No. 129/15 B and 0.66 Ares in Sy.No. 129/4 being in Sy.No.2.558/2 (which premise is more particulars described in the schedule hereunder written and herein after referred to as the "DEMISED PREMISES"
2. The lessée is doing Tourism & Hospitality Business (Package Tours, Inbound &Out Bound Tours, Hotel & Boat Reservation, Tourist Transport Operation, Air Ticket, Railway ticket etc.)
3. At the request of the LESSEE, the LESSORS have agreed to lease the DEMISED PREMISS to the LESSEE on the terms and conditions herein after provided.

NOW THEREFORE THIS AGREEMENT WITNESS and it is agreed by and between the parties hereto as follows:

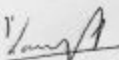
1. In consideration of the rent herein reserved and the convenient here in contained, the LESSORS do hereby demise unto the LESSEE, by way of Lease, the DEMISEDED PREMISES TO HOLD the same unto the LESSEE for a period of three years from 01/03/2015. During the said term the LESSEE agree to pay to the LESSORS monthly rent for the DEMISED PREMISES.
2. During the said term the LESSEE agrees to pay to the LESSORS monthly rent of Rs.31800/- (Rupees Thirty One thousand eight hundred only) + service tax if any for the DEMISED PREMISIES for the period of the lease i.e.36 months.
3. The amount as fixed above is payable on or before the fifth day of the succeeding English Calendar month by the LESSEE by cheque/demand draft.

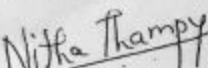
  
Dr.Thampi Mathew  
Lessor


  
Mrs Nitha Thampi  
Lessor

For DEVA HOSPITALITY PVT. LTD.  
  
Mrs.Summy Ajith  
Lessee  
Director

4. The LESSEE have paid a sum of Rs. 1,00,000/- (Rupees One lakh only) as interest free security deposit for the lease of the schedule property for the due and faithful compliance of the terms and conditions herein and its part to be performed and the LESSORS have acknowledged the receipt of the said amount.
5. The LESSORS agrees to provide separate electricity connection up to the distribution box with independent meter. The LESSEE shall do all wirings and install all fixtures required for their use.
6. The LESSEE hereby COVENANTS with the LESSORS as follows:
- a) To pay the monthly rent + service tax if any in respect of the DEMISED PREMISES within the time and in the manner herein provided.
  - b) To promptly pay electricity charges for the units consumed per month as recorded in the meter separately fixed for this purpose, and the water charges in respect of the demised premises and pertaining to the period of the lease.
  - c) To keep the DEMISED PREMISS clean and in tenantable repair and condition.
  - d) Not to make any structural alternations to the DEMISED PREMISES except with the writer approval of the LESSORS.
  - e) To use the DEMISED PREMISES exclusively for the activities of the LESSEE and for no other purpose what so ever.
  - f) To allow the LESSORS and their agents and servants, with prior notice, to enter the DEMISED PREMISES at all reasonable times and inspect the same and to carry out any repairs and maintenance as may be found necessary pursuant to such inspection.

  
Dr. Thampi Mathew  
Lessor

  
Mrs Nitha Thampi  
Lessor

  
For DEVA HOSPITALITY PVT. LTD.  
Mrs. Summy Ajith  
Lessee

Director

g) Up on the expiry or earlier termination of the lease to surrender vacant possession of the DEMISED PREMISES to the LESSORS in good and tenable condition without any claims or demands and to remove all structure if any, put up on the DEMISED PREMISES and to carry out necessary repairs and maintenance for returning the DEMISED PREMISES to the same condition as on date of occupation by the LESSEE.

7. The LESSORS hereby CONVENANTS with LESSEE as follows:

a) That the LESSEE, paying the rent and other charges hereby reserved and performing and observing the terms and covenants herein contained and on its part to be performed, may peaceably hold and enjoy the DEMISED PREMISES during the term of the lease without any interruption by or in trust for the LESSORS.

b) The LESSORS to promptly pay all land taxes and corporation property taxes, during the term of the lease, in respect of the demised premises.

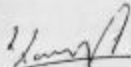
c) To maintain and repair the whole of the demised premises in good and tenable repair and condition during the currency of this Lease.

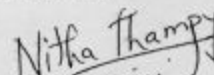
8. PROVIDED ALWAYS and it is hereby AGREED between the parties as follows:

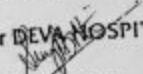
a) Either side can terminate the lease by giving two months notice in writing to the other.

b) The original of this deed shall be retained in the custody of the LESSORS and a signed duplicate hereof with the LESSEE.

c) The LESSOR shall hold the interest free refundable deposit during the term of the lease and shall refund the said amount to the LESSEE without interest on the expiration or earlier termination of the said lease and against the LESSEE delivering vacant physical possession. The interest free refundable deposit paid is refundable subject to adjustments if any required to be made by the lessors at the time of termination of the lease on any waste committed, damage caused normal wear and tear excepted, any other expenses incurred by the lessors under the terms of the lease which is required to be normally incurred by the lessee but which the lessors have incurred and/or any such amounts which in the opinion of the lessors and lessee is mutually agreed to be adjusted at the termination of the lease.

  
Dr. Thampi Mathew  
Lessor

  
Mrs Nitha Thampi  
Lessor

For DEVA HOSPITALITY PVT. LTD.  
  
Mrs. Sunny Ajith  
Lessee  
Director

d) Up on the expiry of the aforesaid period of Three years this agreement may be extended by mutual consent for a further period of five years and by an increase in rent by 20% of the existing rent and in such situation a fresh deed shall be executed and the rental arrangement shall come on to force only on the execution of such agreement.

SCHEDULE ABOVE REFERRED TO

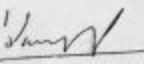
District	:	Ernakulam
Reg.Sub District	:	Edappally
Taluk	:	Kanayannoor
Limit	:	Corporation of Kochi
Kara	:	Vennala
Tenure	:	ElangaloorSwaroopam
Village	:	Edappally South
Sy.No.	:	129/15A, 129/15B, 129/4
Extent	:	11.750 cents (4.74 Ares)


**Description**

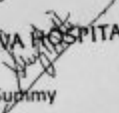
All THAT piece or parcel of land or ground with messuages, tenements and building bearing No. 1289E Corporaiton of Kochi, admeasuring 2,490 Sq.feet on the second floor and 65 sq.ft. on ground floor of the building situated at Edappally South Village, Kanayannoor Taluk, in the registration Sub District of Edappally, District of Ernakulam having total extent of 4.74 Ares (11.750 cents) made up of 3.65 Ares in Sy.No. 129/15 A, 0.43 Ares in Sy.No. 129./15B, and 0.66 Ares in Sy.No. 129/4 being in Sy.nos 558/2 and surrounded by

**Boundaries**

East	:	KarithalakkaraParambu
West	:	Property of Kanchanjunga, flats
North	:	PalarivattomKumarapuram Road
South	:	Property of Kanchanjuna Flats

  
Dr.Thampi Mathew  
.Ajith  
Lessor

  
Mrs Nitha Thampi  
Lessor

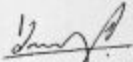
For DEVA HOSPITALITY PVT. LTD.  
  
Mrs.Summy  
Director  
Lessee

IN WITNESS WHEREOF the parties hereto have executed this deed at Ernakulam on the day, month and year above written

**SIGNED AND DELIVERED**

The LESSORS aforesaid

1. Dr. Thampi Mathew
2. Nitha Thampi

  
Nitha Thampi

**SIGNED AND DELIVERED**

For and on behalf of M/s. DEVA Hospitality Pvt. Ltd represented by its Director,  
Mrs. Sumy Ajith the LESSEE aforesaid.

SUMY AJITH

**For DEVA HOSPITALITY PVT. LTD.**

  
Director

In the presence of Witnesses

1. Binukuriakose, Areethadathil (H), Mannathoor P.O  
Ernakulam. Binukuri
2. Prasanth L P, Raj Shever, Kottam P.O, Rems, Prasanth  
Pattanam B.H. (Disch)



Nitha Thampi