

കേരളം KERALA

CF 953849

Lease Deed

This deed of lease executed at Cochin on this day of 01 December 2019 between Mr. K. N. Govindan Kutty Menon (Age: 92), residing at Jayavihar, Alappatt Road, Ravipram, Cochin 682 016, hereinafter called the "Lessor" which term shall, mean and includes their heirs, executors, administrators, legal representative and assigns. And M/s Authentic South India Tours Private Limited, CIN: - U63030TN2017FTC117495, having its registered office at No: 10, Umayal road, Kilpauk, Chennai 600010, represented by Mr Vimal Mathew s/o Dr. Mathew Joseph, hereinafter called the "Lessee" of the other part which term shall mean and includes his heirs, executors, administrators, legal representative and assigns.

Whereas the Lessor has agreed to let out and the lessee has agreed to take on lease the premises at Door No: 61/2743, Second Floor; Menon Chambers, Ravipuram Road, Cochin 682 016, hereinafter referred as the "Premises".

Now therefore it is agreed between the parties hereto as follows:-

Lessee:

(Mr. Vimal Mathew)

on behalf of M/s Authentic South India Tours Private Limited

Lessor:

(Mr. K. N. Govindan Kutty Menon)

No. 41897 VALUE Rs 100/-

15 JAN 2020

Authentic South India Tours P
Ravipuram

K. B. JAYADEV
E.R.O. VENDOR



1. That the lessee shall pay to the Lessor Rs. 22,385/- (Rupees Twenty Two Thousand Three Hundred and Eighty Five Only) per month on account of the rent for the premises. The Lessee shall pay the Lessor a sum of Rs. 75,000/- (Rupees Seventy Five Thousand Only) towards interest free rental deposit.

2. The period of lease will be for 11 months commencing from 01 December 2019 and ending on 31 October 2020; the agreement may be renewed every thereafter with a 10% increase in rental fee and retaining all the other terms and conditions of this agreement.

3. The Lessee further covenants with the lessor as follows:-

a. The charges for the electricity (power & light) and water shall be paid by the lessee in accordance with consumption and bills received from the local authorities directly to the authorities/persons concerned.

b. The Lessee shall not make any addition or alterations or attachments to the demised premises without obtaining the lessor's prior consent in writing.

c. The Lessee shall not sublet, transfer or assign the demised premises or any portion thereof.

d. The Lessee shall allow the Lessor and /or his agents with or without workmen, to enter the demised premises in the daytime for viewing and examining the condition of the demised premises or for carrying out repairs to the demised premises at need.

e. The Lessee covenants with the Lessor that in case either of the parties desires the lease to be terminated during the period of the lease, at least three calendar months' notice shall be given by either party.

Lessee:

(Mr.Vimal Mathew)

Lessor:

(Mr. K. N. Govindan Kutty Menon)

on behalf of M/s Authentic South India Tours Private Limited

f. The Lessee shall keep the premises with all the fixtures, electric installations, etc in the same condition as it is let subject to reasonable wear and tear.

g. The Lessee shall maintain the Set back Space as such and use the Stilt Floor only for parking Two/Four Wheelers.

h. The Lessee shall on expiry of the term hereby reserved or on earlier determination thereof peacefully surrender vacant possession of the demised premises together with all the fixtures, fittings and electrical installation belongings to the lessor (as per list enclosed) in such good and tenantable order as they were at the commencement of the Lease (normal wear and tear exempted).

i. Common maintenance charges shall be reimbursed to the lessor by the Lessee based on the actual.

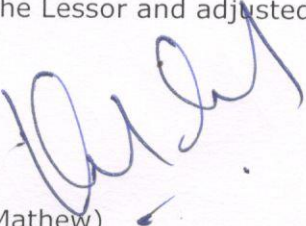
4. The Lessor hereby covenants with the lessee as follows: -

a. To keep the demised premises wind and water tight, subject to 3(f) above to the keep the said premises along with the fixtures and fitting in good condition, the Lessor shall carry out all major repairs and when required and not arising out of lessee's negligence.

b. To keep the said building in proper and substantial repair in accordance with the current practice.

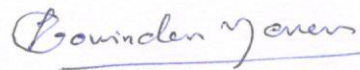
c. In the event of the lessor failing to pay the taxes, (other than Water Tax), rates or other charges mentioned above, the Lessee may pay the same after intimation in writing to the Lessor and adjusted such amount against the rents payable by them.

Lessee:



(Mr. Vimal Mathew)

Lessor:



(Mr. K. N. Govindan Kutty Menon)

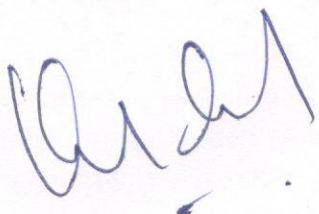
on behalf of M/s Authentic South India Tours Private Limited

d. To permit the lessee to install in and to take away from the demised premises their own fixtures and fittings, furniture, air conditioners, water heaters, other appliances etc in installing or removing the said fixtures etc, the lessee shall see that no damage is done to the structure of the building.

5. All rental and other charges payable under this agreement shall be paid before the 7th of the following month by the Lessee by bank transfer favouring the Lessor. Such payments or remittance shall be in full and valid discharge for the lessee.

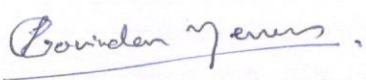
In witness whereof, the Lessor and Lessee have said and subscribed their respective hand and signature in Cochin on the day, month and year, first above mentioned.

Signed and delivered by Lessor:

Lessee: 

(Mr.Vimal Mathew)

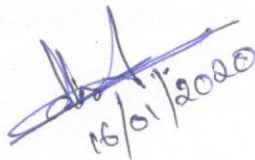
on behalf of M/s Authentic South India Tours Private Limited

Lessor: 

(Mr. K. N. Govindan Kutty Menon)

Witness:

1. Adham. M.U
Maclavara sheri (H)
Palluvimangalam. P.O
Adivade


16/01/2020

2.