



കേരളം കേരल KERALA

H 015056

This agreement is signed on the day and place mentioned below

BETWEEN

Santha Ramakrishnan, W/o. (late) K. Ramakrishnan, residing at No. 121 Chandra Nagar, Palakkad - 678007 (Aadhar No. 868648639157), Hereinafter referred to as the LESSOR (Which expression shall wherever context as admits and include Legal Representatives, executors, administrators, and assignees) of the ONE PART

*Santha Ramakrishnan*  
LESSOR

*[Signature]*  
LESSEE

*[Signature]*  
K. M. PHILOMINA  
E S R O VENDOR

NO-44573

07/11/2019

Santha Ramakrishnan  
Palakkad



AND

M/s. Flywell Tours and Travels Pvt Ltd. having its office at Elmar Square, Above HDFC Bank, M.G. Road, Ravipuram, Cochin 16, Kerala, Represented by its Director Hashim S/o. Hamsakkutty (Aadhar No. 833030478842) hereinafter referred to as 'The Lessee' (Which expression shall wherever context as admits and include its successors and permitted assigns) of the other Part

WHEREAS the lessor is the absolute owner of the premises measuring 2300 sq.ft at Door No. 61/1800, OPP. COCHIN SHIPYARD 1<sup>st</sup> floor, M.G. Road, ATLANTIS JUNCTION (south end) Kochi 682015, hereinafter called 'Leased premises'

WHEREAS the lesser has approached the Lessor for taking the leased premise on lease for a period of 36 months commencing 01.10.2019

WHEREAS the lessor has also agreed to lease the leased premises to the Lessee on certain terms and conditions

*Shanthe Ramakrishna*

LESSOR



LESSEE

WHEREAS the parties herein have agreed to reduce the terms to writing

**NOW THIS DEED OF LEASE WITNESSETH AS UNDER**

01. The duration of lease shall be for a period of 36 months commencing from 01.10.2019 and expiring on 30.09.2022 unless otherwise terminated on an earlier date in accordance with the terms of this agreement. However, the parties have the option to renew the lease by mutual consent in writing at increased rentals of at least 5% and such other appropriate conditions.
02. The rent agreed to be paid by the lessor is Rs. 44100- (Rupees Forty for Thousand One Hundred Only) per month.
03. The lessee has paid a sum of Rs. 2, 52000 / (Rupees Two Lakh Fifty Two Thousand Only) towards deposit which shall be refunded by the lessor to the lessee at the time of vacating the leased premises.
04. The lessor has the right to deduct from the deposit an amount to compensate any damage to the leased premises or any breach of the deed by the lessee.
05. The monthly rent shall be payable by the lessee on or before the 07<sup>th</sup> of each and every Succeeding English calendar month without the lessor being put to the necessity of making a demand for the rent or sending anybody for collection and amenities charges if any.

*Shanthi Kamakrish*  
LESSOR

*[Signature]*  
LESSEE

06. The lessor hereby covenants with the lessee that on the lessee paying the monthly rentals hereby reserved and on observing the covenants and conditions herein contained and on their part to be observed and performed, shall peacefully hold and enjoy the leased premises during the said term without any interruption or any disturbance whatsoever by the lessor or any person lawfully claiming through or in trust for the lessor.
07. The lessee shall permit the lessor or its duly authorized representatives, agents/ workmen to enter the leased premises for inspection, at reasonable hours with prior permission of the lessee.
08. The lessee shall have the right to put up signs pertaining to this business on the leased premises.
09. The lessee shall pay all the charges for consumption of electricity and water in the leased premises.
10. The lessee shall maintain the leased premises and its surrounding in condition and not cause any inconvenience or annoyance to the neighbors in any manner. The lessee will use the premises only for lawful activities.
11. The lessee agree that he will not transfer the tenancy or sublet the whole or any part on thereof to any other or company.

LESSOR

  
LESSEE

12. On expiry of the period, the lessee shall handover the leased Premises in good condition as was leased out.
13. The lessor shall permit the lessee to make renovation, temporary/ detachable partitions without affecting the structural ability of the building and without damaging any wall or flooring or such other part of the leased premises. The expenditure so incurred by the lessee shall not be claimed to be reimbursed.
14. The lessee shall carry out the work to the leased premises at its own costs and expense including limitation, installing room, air conditional equipment, domestic or commercial appliances, fitting and fixtures (including without limitation, screens, shelves or partitions), water, telephone, sanitary and electrical installations and other conveniences required by it for or in connection with the proper and full use, occupation and enjoyment of the leased premises.
15. The lessor shall pay the municipal property tax and other taxes on the property and land.
16. The lessor and the lessee shall have the option to terminate this agreement by giving three month notice in writing to the other party.

*Shanthakamkrish*  
LESSOR

  
LESSEE

17. Jurisdiction for resolution adjudication of any dispute arising out of this agreement is restricted to Ernakulumalone.

IN WITNESS WHEREOF the parties above named have hereunder set their hands this the 01 day of October, 2019

*Shanthen Ramakrishna*  
LESSOR

*[Signature]*  
LESSEE

Witnesses:

(1) *N-Kuttan*

(2)