



കേരളം കേരल KERALA

E 253527

This agreement of Licence is made on this 21 day of January, 2017 (21.01.2017) between M/s. ERNAKULAM MUSLIM ASSOCIATION (Regd.) C.K. Lane, S.R.M Road, Kochi – 18, represented by its General Secretary, Mr. P.K. Aboobacker, Advocate, aged 63 years, residing at 'Anugraham' , Sastha Temple Road, Kochi – 682018, Ernakulam District hereinafter referred to as the Licensor of the first part, and M/s GREEN OASIS TOURS AND TRAVEL SERVICE PRIVATE LIMITED registered office at Door No. 44/191 A, 2nd floor, EMA Building, C. K. Lane, S.R.M. Road, Kochi-18 represented by its authorised Agent and DIRECTOR, Mr. AURANGASEEB K.K, aged 48 years, Kasaliparambil House, Malipuram P.O, Pin – 682 511, hereinafter referred to as the Licensee, of the Second part.

LICENSOR:

Ernakulam Muslim Association
Represented by General Secretary
Mr. P. K. Aboobacker

LICENSEE:

M/s. Green Oasis Tours and
Travel Service Pvt. Ltd.
rep. by its authorized agent
and Director AURANGASEEB K.K

NO: 37020 DATE: 21.1.2017

VALUE OF R 500.

SOLD TO: Aurangaseeb K.K. Malippuram



MAK BEEVI
HIGH COURT VENDOR

SHAM JOSEPH T.X.
ADVOCATE & NOTARY
GOVT. PRESS ROAD, ERNAKULAM
KERALA STATE, INDIA - 682 011
Ph: 9447192759



WHEREAS the party of the First part is the absolute owner in possession and enjoyment of the building bearing Door Nos. 44/191 A of Kochi Corporation and whereas the party of the second part is intending to take on License of the said building for its office purpose on the terms and conditions hereinafter contained.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Licensor hereby agree to give on license and the licensee hereby agree to take on license the rooms bearing Door Nos. 44/191 A, the first floor and second floor area having 568sq. feet. Of the EMA Building at S.R.M Road, Ernakulam, Kochi – 682018, for a period of eleven(11) months from 01.01.2017 at a monthly license fee of Rs.12,000/- (Rupees Twelve thousand only) payable on the 1st day of every succeeding English Calender month and obtain receipt thereof. The licensee hereby undertake the liability to pay interest at the rate of 18% per annum on arrears of defaulted payments of licensee fee.
2. The licensee shall pay the electricity and water charge for the premises to the appropriate authorities at the appropriate time and shall hand over the receipts of the electricity bill, water bill etc. to the licensor.
3. The licensee shall not transfer the licensed premises or part with possession or sublet or induct any strangers in to the building without the written consent of the Licensor.

LICENSOR:

Mr. P. K. ABOOBACKER

Abobacker



LICENSEE:

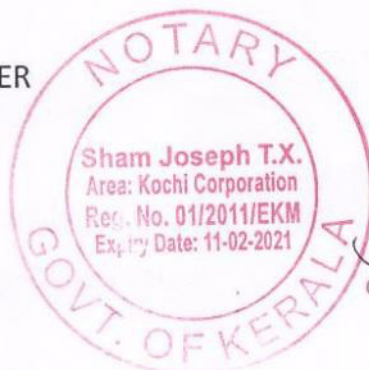
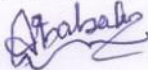
AURANGASEEB K.K

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Sham Joseph T.X.
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4. The license shall keep all fixtures and electric fittings in good condition. The licensee shall obtain prior written consent of the licensor before installing highly current consuming electrical appliances like Air Conditioners etc. and other machineries and shall pay additional expenses, deposits and legal dues thereto.
5. The licensee shall permit the Licensor or its agents to enter the licensed premises to inspect the premises at all reasonable time.
6. The licensee shall not commit any waste or damage or make any structural alterations or addition to the building without the written consent of the licensor. The Licensee shall keep the premises neat and clean.
7. The license shall be terminated by the issue of three months notice from either side.
8. The licensee has paid a sum of Rs.60,000/- (Rupees Sixty thousand only) to the Licensor as interest free Deposit, and shall be returned to the licensee without interest at the time of vacating premises after deducting any amount found due to the licensor.
9. This License shall be only for a period of 11(Eleven) Months from 01.01.2017. In the event of the Licensee desiring to continue the License for a further period the License shall be renewed by the Licensor at its option on an increased License fee of 10% over and above the existing Licence fee for the renewed period.

LICENSOR:
Mr. P. K. ABOOBACKER



LICENSEE:
AURANGASEEB K.K.

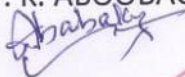



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10. In case the license violate any of the conditions of the license prescribed herein the license will terminated forthwith and the licensee will vacate the premises forthwith and the security deposit shall stand forfeited in favour of the licensor.
11. The licensee shall make necessary arrangements to dispose of waste from time to time and keep the premises clean at his risk and cost.
12. On expiry of this agreement either by termination or by efflux of time, unless it is renewed, the licensee shall peaceably vacate the premises and hand over the same to the Licensor without any sort of damages and in a neat and clean condition.
13. The Licensee shall not keep or store any offensive and damages or inflammable materials in the said premises or use the premises in any manner so as to reduce the value or utility of the premises.

LICENSOR:

Mr. P. K. ABOOBACKER



LICENSEE:

AURANGASEEB K.K.




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IN WITNESSES WHEREOF, the parties herein set their respective hands to these presents on the date, month and year first above written in the presence of witnesses at Ernakulam.

LICENSOR:

Ernakulam Muslim Association
Represented by General Secretary
Mr. P. K. ABOOBACKER

LICENSEE:

M/s. Green Oasis Tours and
Travel Service Pvt. Ltd.
rep. by its authorized agent
and Director AURANGASEEB K.K

Witness: 1. NOORUDEEN. V.

2. ASIF FAZK



SIGNED BEFORE ME

29/01/2017
SHAM JOSEPH T.X.
ADVOCATE & NOTARY
GOVT. PRESS ROAD, ERNAKULAM
KERALA STATE, INDIA - 682 011
Ph: 9447192759