'Sarovaram ',35/99, Raghavan Pillai
Road Edapally, Kochi 682024, KERALA
TEL.:091- 484- 2339541 /42/ 4054543
mail@indusholidays.in /
info@indusholidays.in
www.indusholidays.in
GST number: 32AABFI3170N1ZG

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF LEASE AGREEMENT OF OFFICE PREMISES

LESSOR :	T.SAROJINI DEVI,PADMAM APARTMENTS,
	MANIKKATH ROAD, KOCHI-682016
LESSEE :	M/S INDUS HOLIDAYS
SCHEDULE OF PROPERTY:	Office Premises bearing Ground Floor of
	35/99 , Sarovaram,Near Changampuzha Park,
	Edappally,Kochi-682024
DATE OF LEASE AGREEMENT :	August 4, 2021
LOCATION OF OFFICE :	A Commercial Building with direct accessibility
	To Edappally Raghavan Pillai Road
OFFICE AREA	1200 Sq Ft (Carpet Area) with Attached Toilets

Copy of the Lease Agreement Enclosed

For Indus Holidays

Mg.Partner

INDUS HOLIDAYS COCHIN-24

Rs. 100
ONE HUNDRED RUPEES
रु. 100
INDIA NON JUDICIAL

കേരളം केरल KERALA DF 599685

THIS DEED OF LEASE IS MADE ON THIS THE 4th day of August 2021 04.08.2021) between **T. SAROJINI DEVI**, Aged 74 years, W/o. A.G.Harihara Menon residing at 2nd Floor, Padmam Apartments, Manikkath Road, Kochi – 682016, (hereinafter called the Lessor which expression shall wherever the context means and includes her legal heirs and assigns) on the one part

AND

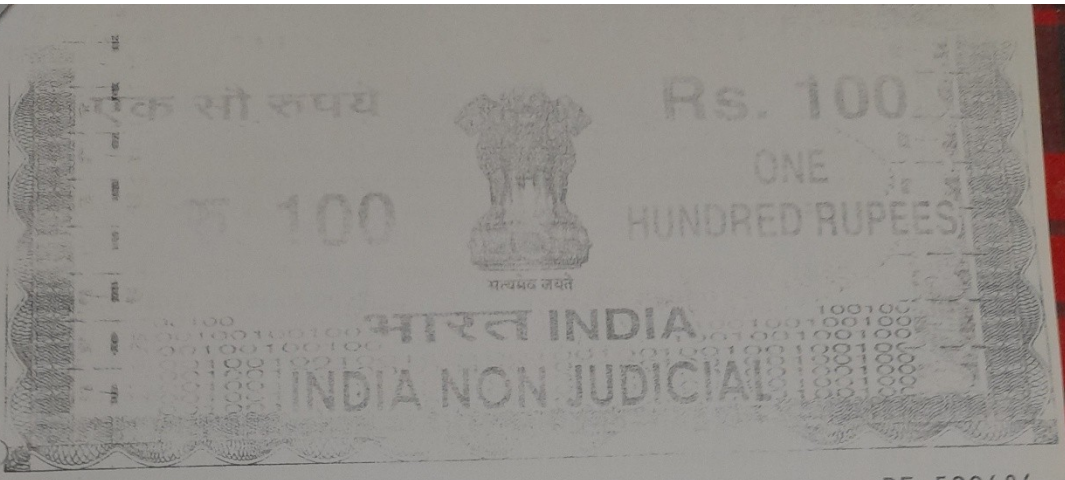
M/s. INDUS HOLIDAYS, KOCHI represented by its Managing Partner, **Sri.S.KRISHNAKUMAR,** Aged 64 years, S/o. Late P.Sreedharan Nair, Now residing at 39/2523, Vrindavan, South Janatha Road, Palarivattom PO, Kochi – 682025 (hereinafter called the Lessee which expression shall wherever the context means and includes its legal heirs and assigns) on the other part.

LESSOR: T.SAROJINI DEVI

LESSEE : M/s. INDUS HOLIDAYS,KOCHI
Represented by Managing Partner
Sri.S.KRISHNAKUMAR.

M/s Indus Holidays.
Edappally.

DISTRICT STAMP DE
29 JUL 2021



കേരളം केरल KERALA DF 599686

WHEREAS the lessor is the absolute owner of the Building bearing Cochin Corporation Door No.XXXV/99 (Old No. 49/2010), which is the ground floor of a two storied building named."Sarovaram', near Changampuzha Park, Edappally Raghavan Pilla Road, Edappally PO, Kochi – 682024.

(2) 1200 sqft area

AND WHEREAS, the lessee has requested the lessor to let out the said building for its business.

AND WHEREAS, the Lessor accepted the same and let out the building to the lessee with effect from 01.07.2021 on the following terms and conditions.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. The Lessee has agreed to pay a monthly rent of Rs.25,000/- (Rupees Twenty Five thousand only) to the lessor on or before the 5th day of every succeeding English calendar month.

LESSOR: T.SAROJINI DEVI

LESSEE : M/s. INDUS HOLIDAYS,KOCHI
Represented by Managing Partner
Sri.S.KRISHNAKUMAR

M/s Indus Holidays
Edappally.

No: 1258 Date: 29/7/21
Value of ₹ 100/-
Sold to

K. Balachandran
Stamp Vendor
Edappally

DISTRICT STAMP OFFICER
29 JUL 2021
ERNAKULAM

2. The Lessee has agreed that he will not commit default of payment of rent and in case he commits default he will pay interest for the defaulted amount at the rate of 12% per annum from the respective dates of default.

3. The period of lease is for 11 months from Ist July 2021 **(01.07.2021- To 31.05.2022).**

4. If the lessee wants to continue occupation of the demised premises even after the expiry of the period of 11 months fixed in the agreement, the period of lease can be extended by enhancing the rent by 8% on the existing rent and on such other terms and conditions mutually agreed by the parties at that time.

5. The lessee hereby undertakes to pay charges for electricity and water consumed by it directly to the authorities concerned and to hand over the receipts to the lessor.

6. The Lessee undertakes that during the tenure of the lease, he will use the premises only for its business purpose.

7. The lessee shall during the term of lease, keep and maintain the building with all its fitting and fixtures, a schedule of which is mentioned hereunder, in proper and good condition.

8. The lessee shall not make any alteration in the said building without the previous written consent of the lessor.

9. The lessee shall not use the building so as to destroy or reduce its value or utility in any manner.

LESSOR: T.SAROJINI DEVI

LESSEE : M/s. INDUS HOLIDAYS,KOCHI
Represented by Managing Partner
Sri.S.KRISHNAKUMAR

10.The Lessee shall neither transfer his right nor sublet the building to anybody without previous written consent from the lessor.

11. The lessee shall permit the lessor, her servants and agents at all reasonable times to enter and inspect the building and carry out repairs, if necessary.

12. The Lessee shall surrender peaceful and vacant possession of the building on the expiry of the aforesaid period of 11 months in good condition as it is on this day.

13. The lessee undertakes to compensate the lessor in the event of any damage caused to the building due to the negligence of the lessee except normal wear and tear.

14. In the event of the lessee violating any of the provisions herein contained, the lessor has every right to terminate the lease with 15 days notice even before the expiry of the term of lease.

15. The lessee has paid an amount of Rs.1,20,000/- (Rupees One Lakh Twenty thousand only) to the lessor by way of Bank transfer as security deposit and the lessor has agreed to repay the deposit without interest at the time when the lessee surrenders vacant possession of the premises after deducting the arrears of rent if any committed by the lessee and the amount required for curing the damage, if any, caused to the building due to the negligent acts of the lessee.

16. If the lessor requires the building during the period fixed in the agreement, the lessee agree that he will surrender vacant possession of the building on getting one month's notice.

LESSOR: T.SAROJINI DEVI

LESSEE : M/s. INDUS HOLIDAYS,KOCHI
Represented by Managing Partner
Sri.S.KRISHNAKUMAR.

17. This agreement shall be subject to the jurisdiction of the courts of Ernakulam, alone.

SCHEDULE
(Fittings & fixtures)

1)	Ceiling fans	:	5 Nos.
2)	Tube set	:	6 Nos.
3)	Wash Basin with Mirror	:	1 No.
4)	Motor for pumping water	:	2 Nos.
5)	Keys supplied	:	2 Nos.
6)	Fancy light	:	12 Nos.

This lease agreement is prepared with an original and a photocopy . The original lease deed shall be kept by the lessor and signed photocopy shall be kept by the lesse e.

IN WITNESS WHEREOF , the parties hereto have signed this lease deed on the date, month and year first above written in the presence of witnesses.

LESSOR: T.SAROJINI DEVI

LESSEE : M/s. INDUS HOLIDAYS,KOCHI
Represented by Managing Partner
Sri.S.KRISHNAKUMAR.

Witnesses:-
1) [SONA DAYESH
ANAPPUZHA, RAVIPURAM]

2)