

Indus Holidays

'Ushus' Building, 34/1698, Edappally
Cochin - 682 024, Kerala, India
Tel.: 091-484 2340971, 2339542, 4054543
Fax: 091-484 2340972
E-mail: mail@indusholidays.in
Web Site : www.indusholidays.in

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF LEASE AGREEMENT OF OFFICE PREMISES

LESSOR : Ms. S. SOBHA , MYTHIL
Kannanthodathu Road
Chuttupadukara , Edappally South Village
Kochi – 682024

LESSEE : M/S INDUS HOLIDAYS

SCHEDULE OF PROPERTY : Office Premises bearing second floor of
Ushus Building , 34/1698 , K- 3 Edappally
Kochi – 682024 Measuring 550 sqft (carpet area)

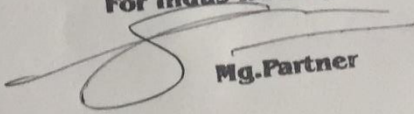
Date of Lease Agreement : July 21,2017

Location of office : In a commercial complex with direct accessibility to the
EKM – Alwaye Main Road (NH)

Office area : 550 sq.ft (carpet area) plus attached toilet

Copy of Lease Agreement Enclosed

For Indus Holidays


Mg.Partner



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BL 417449

LEASE AGREEMENT

The Agreement of Lease executed on 21st day of July 2017 between **Mrs. S SOBHA** aged 47 years daughter of Mrs. C. SANTHAMMA, residing at Sauparnika, 34/1107 B, BTR Road, Edappally North Village, Cochin, 682024 (LESSOR) represented by her Power Attorney holders Mr.G.Sankaranarayan Pillai and Mrs. Santhamma (vide document notarised on Dec 28, 2007) residing at Mythili, Kannanthodathu Road, Edappally South Village, Cochin - 682024.

AND

M/S.INDUS HOLIDAYS, COCHIN represented by its Managing Partner **MR.S.KRISHNA KUMAR**, aged 61 years son of late P. Sreedharan Nair now residing at 35/1773 Vrindavan, South Janatha Road, Palarivattom, Cochin 682025. (LESSEE).

Sankaranarayan Pillai

For Indus Holidays

[Signature]
Mg.Partner

No. 83913 Date 21.7.17
Value of Rs. 2/-
Sold to Indus Holiday
34/1107 B
Edappally.
Cochin

[Signature]
R. AYYAPPA MENON
STAMP VENDOR
EDAPPALLY





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BC 896821

Additional Stamp paper forming part
and parcel of the lease Agreement dated
July 21, 2017.

G. Sankarajith

For Indus Holidays

[Signature]
Mg. Partner

No. 26739. Date 21/7/17
Value Rs. 50/-
Sold to m/s Indus Holidays
To call 54/1698
R. SANKARAJITH
STAMP VENDOR
EDAPPALLY
ushas Bldg.
Edappally.





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BC 896822

Additional Stamp paper forming part and parcel of the lease Agreement dated July 21, 2017.

G. Santanapada

For Indus Holidays

[Signature]
Mg. Partner

No. 26740 Date 28/7/17
Value of Stamp mks Indus Holidays.
Signed 34/169d.
To be Ushir Bldg.
Edappally.
R. ATYAKA MENON
STATE VENDOR
EDAPPALLY





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BC 896823

Additional Stamp paper forming part and parcel of the Lease Agreement dated July 21, 2017.

M. Santanuj B. B.

For Indus Holidays

[Signature]
Mg. Partner

No. 26741, dt. 28/7/17
Vaidya
Sole to
To be
34/1698
White Bldg.
Edappully

[Signature]
STAMP VENDOR
EDAPPULLY



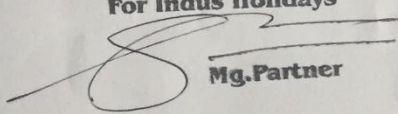
WITNESSES AS FOLLOWS

- 1) Whereas the Lessor is the owner and possessor of the schedule property bearing no 34/1698 K-3, Ushus Building, Edappally, Cochin – 682024 fully described in the schedule mentioned herein.
- 2) Whereas the Lessor desires to let out the schedule property and the lessor agrees to take the said schedule property for the office purpose on lease at a monthly rent at Rs. 6500/- (Rupees Six thousand Five hundred only) from 21.07.2017.
- 3) The lease of the schedule property shall be for a period of 11 months from 21-07-2017. The agreement can be renewed for further r period of 11 months with the same terms and conditions by enhancing rent at 7 % if agreed mutually by both the parties.
- 4) The monthly rent shall be paid on or before 5th day of every English calendar month and obtain proper receipt.
- 5) In addition to the rent specified above the LESSEE shall pay the monthly maintenance charges of the office unit, if necessary.
- 6) The monthly rent is exclusive of Telephone and Electricity charges regular and in full settlement directly to concerned authorities and produce thereof every month.
- 7) It is hereby agreed between the parties that for all purpose the tenancy shall be deemed to be month to month and the tenancy commencing on the first day of every English calendar month and ending on the last day of the month.

G. Sankarabala
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For Indus Holidays

[contd....3]


Mg. Partner

- 8) The LESSEE shall keep the schedule property in good and decent condition Throughout his occupation. The LESSOR or the representative authorised by him shall be entitled to and at liberty to inspect the schedule property at reasonable time with minimum of 24 hours notice and leave notice of the defects to be rectified.
- 9) The LESSEE shall not erect any permanent structure in the schedule property or alter the same without the express consent in writing from the LESSOR.
- 10) The LESSEE shall not be entitled to sublet or underlet or part with any portion/s of the schedule property of whole of the schedule property in favour of any person/s and further LESSEE shall not handover possession of the same in favour of third parties. On vacation, the LESSEE has to return the premises along with fittings in sound order and conditions only to the LESSOR and to nobody else.
- 11) The LESSEE agrees not to make use of the schedule property for any illegal trade or act and the LESSEE shall not make use of the schedule property to store or keep any explosive or dangerous or prohibited articles.
- 12) The LESSEE agrees to follow all the rules and regulations that may be prescribed by the authorities in matter of consumption of electricity and water and other rules and regulations prescribed by any government or any other authorities.
- 13) If the LESSEE commits breach of any of the terms and conditions of this lease, the LESSOR shall be entitled to terminate the Lease and enter possession forthwith.
- 14) The LESSEE on the expiry of the lease period or on all earlier termination of The lease shall delivery back vacant possession of the schedule property unto the lessor in them same condition in which it was leased to him subject to reasonable wear and tear.

G. Sankarajith

For Indus Holidays
[Signature]
Mg. Partner [Contd...4]

- 15) The LESSEE paying the rent hereby reserved the observing and performing the conditions and covenants herein contained shall quietly and peacefully hold, possess and enjoy the scheduled property during the lease period without any interruption and disturbance provided however, it is expressly agreed once again and declared by the parties hereby that in breach any covenants to be served and performed by the lessee, the lease shall stand terminated and on such an event the LESSOR shall be entitled to re-enter the schedule property and reposes the same as its former estate without prejudice to its right to recover all arrears and damages for breach of such terms and conditions if any.
- 16) The LESSOR hereby acknowledge a sum of Rs.1,00,000 (Rupees one lakh only) paid by the LESSEE, as interest free security deposit before taking possession of the schedule property, and Rupees one lakh will be returned to the LESSEE free of interest at the time of termination of the Lease.
- 17) The LESSOR hereby acknowledge receipt of their respective demands as above.
- 18) The lessee agrees to pay the rent every month regularly without fail. If he defaults for two months, the lease gets automatically terminated. The LESSOR can deduct all the dues, from the security deposit and refund the balance only.
- 19) This Deed can be terminated by the LESSEE by giving a notice of one month in advance without assigning any reasons.
- 20) The LESSOR will bear the actual Municipal / corporation taxes, cantonment taxes and charges of capital nature will be borne by the LESSOR. The LESSOR will bear the actual taxes.

H. Sankarjambale

For Indus Holidays

[Signature]
Mg. Partner [Contd...5]

SCHEDULE

Office Premises bearing second floor of USHUS Building, 34/1698 K3, Edappally, Cochin -682024 measuring 550 sq.ft (carpet area).

IN WITNESS WHEREOF THE PARTIES OF THIS DEED HAVE signed and executed this deed of lease on the day, month and year first above mentioned.

WITNESSES :

1.

LESSOR

g. Sankaradas

2.

LESSEE

For Indus Holidays

Mg. Partner