



കേരളം കേരल KERALA

BU 355765

THE AGREEMENT OF LICENCE EXECUTED BETWEEN **Mrs. LEELAMMA** (Election Id No. KL/11/075/243384), aged 67 years, W/o. Mr. Isac, residing at Puthanangadi.. House, Millenium Nagar, Padivattom, Edappally P.O, Ernakulam District (hereinafter called the Licensor) of the one part AND **Iris Holidays Private Limited**, represented by its Director **Mr. ISAC P.I**, aged 67 years, S/o. Isac, residing at Puthanangadi..House, Millenium Nagar, Padivattom, Edappally P.O, Ernakulam District (hereinafter called the Licensee) of the other part.

Iris Holidays Pvt. Ltd.
represented by its Director

Leelamma
Mrs. Leelamma
(LICENSOR)

Isaac
Mr. Isac P.I
(LICENSEE) **Director**

Agreement extended for a further period of 9 years from 30-11-2018

For IRIS HOLIDAYS PVT.LTD.
Isaac

P.I. Isac
Director

Leelamma



59615 09.1.2018



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BU 355766

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AND WHEREAS the Licensor Mrs. Leelamma is the owner of the building bearing Cochin Corporation No. 40/2770 A, Ground Floor, Iris Plaza, Millennium Nagar, Padivattom, Edappally P.O., Pin-682024, Ernakulam District.

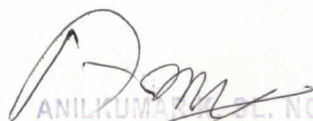

Mrs. Leelamma
(LICENSOR)

Iris Holidays Pvt. Ltd.
represented by its Director

For Iris
Mr. Isac P.I
(LICENSEE)

Director





ANILKUMAR L. NO: 59616 19-1-2018

AND WHEREAS the Licensor has agreed to give the said premises bearing No. 40/2770 A in Corporation of Cochin to the Licensee M/s. Iris Holidays Pvt. Ltd. for their business purpose (Tour Operation, Travel Packages) and the Licensee has agreed to take the aforesaid building bearing No. 40/2770 A for a period of eleven months with effect from 1st day of January, 2018 for a monthly license fee of Rs. 15,000/- (Rupees Fifteen thousand only).

NOW THIS AGREEMENT WITNESSESS as follows:-

1. The license is for a period of eleven months with effect from 01-01-2018 and ending with 30-11-2018.
2. The monthly license fee of Rs. 15,000/- (Rupees Fifteen thousand only) payable on or before the 5th day of every calendar month and prorata amount of license fee for any broken period of less than a month.
3. The Licensee shall pay 10% increase in the monthly license fee for every year until he vacates the building.
4. If the licensee fails to pay the rent on or before the stipulated date the licensee shall be liable to pay interest to the licensor at the rate of 18% per annum to the amount defaulted without prejudice to the other remedies of the licensor.
5. All the charges for the electricity and water consumed by the Licensee shall be paid by the Licensee.
6. The Licensee shall use the subject premises only for their business purpose (Tour Operation, Travel Packages) and shall not use for any other purpose.

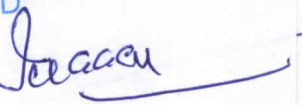

Mrs. Leelamma
(LICENSOR)

Iris Holidays Pvt. Ltd.
represented by its Director


For IRIS HOLIDAYS PVT.LTD

Mr. Isac P.I
(LICENSEE)


Director



7. The Licensee shall not sublet or underlet the said subject premises or any part thereof and shall not assign their rights as Licensee and the Licensee shall not allow any person to use the said subject premises or any part of it on a license basis or as a paying guest basis.
8. The Licensee shall not make any additions, alternations or improvements in the subject premises or in the land surrounding the building.
9. The Licensee shall keep the subject premises and all fittings and fixtures thereon in good conditions and the Licensee shall be liable to compensate the Licensor for losses and damages caused to the subject premises and fittings except the normal wear and tear.
10. The Licensee shall be exclusively liable and responsible for stamp duty, attestation fee and all the incidental expenses for the preparation of the license Deed.
11. Not to place or keep or permit to be placed or kept on the demised premises any offensives, dangerous or highly inflammable or explosive material or any other article or things, which may constitute danger, nuisance or annoyance to the building or the surrounding premises. The Licensee shall not use the building and premises so as to destroy or reduce its value or utility in any manner.
12. The Licensee shall allow the Licensor and their agents and servants to enter the subject premises at all reasonable times and inspect the subject premises and the fittings thereon and to carry out the repairs and maintenance.
13. It is understood by either parties that they shall give two month's notice for vacating the subject premises during the time of license or at the time of expiry of this agreement.


Mrs. Leelamma
(LICENSOR)

Iris Holidays Pvt. Ltd.
represented by its Director


Mr. Isac P.I
(LICENSEE)

14. The Licensor shall pay the tax payable to the Corporation of Cochin with respect to the subject premises as property tax.
15. In case the Licensee commit breach of any of the terms and conditions mentioned in this agreement or Licensee fail to pay the rent for two consecutive months, then the Licensor shall have the right to terminate this agreement even prior to the expiry of the stipulated period.

IN WITNESS WHEREOF, the Licensor and Licensee above named have signed this agreement on this the 19th day of January, 2018 in the presence of the following witnesses.

Mrs. Leelamma
(LICENSOR)

Leelamma

Iris Holidays Pvt. Ltd.
represented by its Director

For IRIS HOLIDAYS PVT.LTD.

Mr. Isac P.I
(LICENSEE)

Isac P.I
Director

WITNESSES: 1)

Arun Kumar *James*

2)