



LEASE AGREEMENT

This **LEASE AGREEMENT** is executed on this the First day of 12th May
Thousand and Fourteen (12-05-2015)

BETWEEN

1) P. A. USMAN, aged Fifty-Eight (58) years, working abroad, Son of Mr. Alikkuttu, residing at Papparath House, Karithala Desom, Ernakulam College P.O., Pin - 682035, Ernakulam Village, Kanayannur Taluk and 2) NABEESA USMAN, aged Fifty-Four (54) years, Housewife, Wife of Mr. P. A. Usman, residing at Papparath House, Karithala Desom, Ernakulam College P.O., Pin - 682035, Ernakulam Village, Kanayannur Taluk (hereinafter jointly referred to as the "LESSOR", which expression shall unless repugnant or contrary to the meaning or context hereof, include their legal heirs, representatives, executors, successors and assigns) of the First Part.

LESSOR: 1) P. A. USMAN *Usman*

2) NABEESA USMAN *Nabeesa Usman*

LESSEE: M/s. KHALEEJ TOURS
represented by its Managing Partner - THOMAS C.A. *Thomas C.A.*

LEASE AGREEMENT

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to: 6292 VALUE Rs. 500/-

12.5.2015

Thomas C.A.
Managing Partner



M/s. **KHALEEJ TOURS**, Door No . 19/64-A of Maradu Municipality , Opp.Thekkepattupurackal Temple, Nettoor P.O., Pin-682040, and now at Door No.33/2392-C1A of Cochin Corporation, Kaniyappilly Road, Chakkaraparambu, Edappally South Village, Vennalla P.O, Pin-682028, Kanayannur Taluk represented by its Managing Partner-**THOMAS C.A**, aged Forty-Three(43) years, Business, son of Mr.Antony, residing at Chirakkal House, Vemom P.O, Mananthavady, Wynadu District, Pin-670645 (hereinafter called "the LESSEE" which expression shall unless repugnant or contrary to the meaning or context hereof, include its successors and assigns) of the other part.

Whereas the Lessor has represented that they are the absolute co-owners in joint possession and enjoyment with marketable title of Office Room bearing Door No.33/2392-C1A of Cochin Corporation situated on the First Floor having a plinth area of 500 Square Feet with electrical and water connections(hereinafter referred to as the "Demised Premises") constructed by the Lesser in the property having an extent of 1.82 Ares in Survey No.38/14A of Edappally South Village. And whereas the Lessee approached the Lesser for permission for using the above said demised premises, for their Office purpose for a period of 11 months from 12-05-2015 to 11-04-2016 (subject to subsequent renewal of Lease Agreement for extension of tenancy on mutually agreed terms and conditions after executing a fresh agreement).

And whereas the Lesser offered to let out the above said Office premises together with all rights and amenities attached thereto to the Lessee on a monthly rent of **Rs.12,100/- (Rupees Twelve Thousand one Hundred only)**.

And whereas the Lessee has agreed to take on lease the above said Office premises together with all rights and amenities attached thereto for their business as office purposes under the terms and conditions described below, this Lease Agreement is executed.

TERMS AND CONDITIONS

- 1) The monthly rent for the said premises is fixed at **Rs.12,100/- (Rupees Twelve Thousand one Hundred only)** which the Lessee agrees to pay on or before Fifth day of every English Calendar month and in default to pay the same with 12% interest.
- 2) The period of this Lease is fixed as 11 (Eleven) months with effect from 01-05-2014 and the Lessee agrees to surrender the tenanted premises at the expiry of the above said period of lease. The Lessee can continue to occupy the said office premises even after the expiry of the above said period of agreement on mutually agreed terms and conditions, after executing a fresh agreement.
- 3) That the premise will be utilized by the Lessee only for Office purpose of their travel/tourism business.

- 4) An interest free security deposit of Rs.50,000/- (Rupees Fifty Thousand only) paid by the Lessee to the Lessor and the Lessor hereby acknowledged. This security deposit of Rs.50,000/- (Rupees Fifty Thousand only) shall be repaid without interest on the termination of tenancy, subject to such deductions, unpaid electric bills, water charges, damages etc.caused to the above said demised premises.
- 5) The Lessee during the period of tenancy shall pay the water and electricity charges to the appropriate authorities and original of the same shall be handed over to the Lesser.
- 6) At the time of surrender of above mentioned demised premises on expiry, the Lessee must repair all the damages, if any, caused to the office premise.
- 7) That the Lessee, during their period of tenancy, sufficiently repair (except structural defects, leakages or other major repairs) maintains, cleanse, and keep the premises in good condition together with sanitary, electrical fittings, doors, wardrobes, shelves etc.
- 8) That on the expiry of the tenancy, the Lessee shall handover the building to the Lesser or their authorized representative in good condition.
- 9) That the tenancy can be terminated with one month notice on either side.
- 10) That the Lesser have the right to demand vacation of the demised premises by the Lessee, if any of the conditions mentioned will prejudice to their right to realize arrears of rent which they have not paid or cost of such repairs which the Lessee was liable to conduct but has not done will also be deemed as arrears of rent.
- 11) That the Lesser will have the full liberty to enter the premises to inspect the demised premises as regards its conditions etc at any day time, with permission of the Lessee.
- 12) The Lessee agrees that the premises shall be used by the Lessee as their business Office purpose and shall not be used for any illegal, unlawful or dangerous purposes.
- 13) The Lessee shall not sublet the premises or any portion thereof and the Lessee violates any of the conditions of this agreement, the Lesser shall take immediate possession of the demised premises and then terminate this lease agreement.
- 14) The original of this lease agreement shall be kept by the Lesser and a duplicate hereof shall be retained by the Lessee.

SCHEDULE OF THE TENANTED OFFICE

Office Room bearing Door No.33/2392-C1A of Cochin Corporation situated on the First Floor having a plinth area of 500square feet with electrical and water connections, belonging to the Lesser, situated at Vennala Desom, Edappally South Village together with all rights and all rights and amenities attached thereto.

IN WITNESS WHEREOF both the parties have agreed to the above terms and conditions and signed this agreement in the presence of the witnesses described below:

LESSOR: 1) P. A. USMAN *Usman*

2) NABEESA USMAN *Nabeesa Usman*

LESSEE: M/s. KHALEEJ TOURS
represented by its Managing Partner - THOMAS C.A

All in the presence of:

1) *Muhammed Ansari - Ansari*

2) *Shamundhar - Sh*

This document is computer printed.
Corrections: Nil.

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2) NABEESA USMAN *Nabeesa Usman*

LESSEE: M/s. KHALEEJ TOURS
represented by its Managing Partner - THOMAS C.A *Thomas*