



**LEASE AGREEMENT**

This LEASE AGREEMENT is executed on this the first day of 12<sup>th</sup> may Two Thousand and Seventeen (12-05-2017).

BETWEEN

Mr.P.A.USMAN, aged Sixty (60) year, working abroad, Son of Mr.Alikkuty, residing at Papparath House. Karithala Desom. Ernakulum College P.O. Pin-682035, Ernakulam Village. Kanayannur Taluk and 2) NABEESA USMAN, aged Fifty Six (56) years, Housewife. Wife of MR. P. A. Usman. Residing at Papparath House, Karithala Desom. Ernakulum college P.O Pin – 682035, Ernakulum 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*

LESSEE: M/s KHALEEJ TOURS

*Thomas*

2)NABEESA USMAN

*Nabeesa Usman*

represented by its Managing Partner- THOMAS C. A

No. 42594 Date 12/1/17

value Rs. 100/-

Signed to.....

To be Linked With *K. Sreejith*

K. SREEJITH

STAMP-VENDOR, KANTANCHERRY





കേരളം KERALA

AZ 676502

AND

M/s KHALEEJ TOURS, Door No . 19/64-a of Maradu municipality Opp. Thekkepattapurackal Temple, Nettor 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 Thaluk Represented by it Managing Partner- THOMAS.C.A, aged 46 Forty Six Years (46) , Business, Son of Mr.Antony , Residing at Chirakkal House, Vemom.P.O., Manathavady, Wayanad District, Pin-670645 (hereinafter called "the LESSEE" which expression shall unless repugnant or contrary to the meaning or context hereoff, is include is successors and assigns) of the other part.

Whereas the Lessor has represented that absolute co-owners in joint possession and enjoyment with marketable title of office room bearing door No.of 533/2392- C12 of Cochin Corporation situated on the First Floor having a plinth area of 1000 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 Lessor for permission for using the above said demised premises, for their office purpose for a period of 11 months from 12-05-2017 to 11-04-2018 (subject to subsequent renewal of Lease Agreement for extension of tenancy on mutually agreed terms and conditions after executing a fresh agreement).

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*Nabeesa*

represented by its Managing Partner- THOMAS C. A

No. *42595* Date *17/1/17*  
value Rs. *100/-*

Stamp to

To be Lined with

K. SREEDHARAN  
STAMP-VENDOR, NANTANCHERRY



And whereas the Lessor 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.12,000/- ( Rupees Twelve Thousand only).

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

TERMS AND CONDITIONS

- 1) The monthly rent for the said premises is fixed at Rs.12,000/- (Rupees Twelve Thousand 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 13% interest.
- 2) The period of this Lease is fixed as 11 (Eleven ) months with effect from 12-05-2017 and the Lessee agrees to surrender the tenanted premises at 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 lease only for office purpose of their travel / Tourism business.
- 4) An interest free Security Deposit of Rs.50000/- (Rupees Fifty thousand only) paid by lease to the lessor and the lessors hereby acknowledged. This Security Deposit of Rs.50000/- (Rupees Fifty Thousand Only) shall be repaid without interest on the termination of tenancy, subject to such deduction unpaid electric Bills, Water Charges, Damages Etc., cause to the above said demised premises.
- 5) The Lessee during the period of tenancy shall pay the water and electricity charges to the appropriate authority and original of the same shall be handed over to the lessor.
- 6) At the time of surrender of the above mentioned demised premises on expiry the lessee must repair all the damages, if any, caused to office premise.
- 7) At the lessee during their period of tenancy , sufficiently repair (Except) structural defects , leakages or other major repairs) maintains, cleanse and keep the premise in good condition together with sanitary, Electrical Fittings, Doors, Walldrobs, shelves etc.,
- 8) That on the expiry of the tenancy, the lessee shall hand over the building to the lessor or the authorized representative in good condition.
- 9) That the tenancy can be terminated with one month notice on either side.

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Represented By its Managing Partner

- 10) That the lessor have the right to demand the vacation of the demised premise by the lessee in any of the condition 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 lessor will have the full liability to enter the premise to inspect the demised premise as regards its conditions Etc., at any day time with the permission of the lessee.
- 12) The Lessee agrees that the premise shall used by the lessee as their business office purposes and shall not be used for any illegal, Unlawful or dangerous purpose.
- 13) The lessee shall not sublet the premise for any other portion their off and the lessee violates any of the conditions of this agreement, the lessor shall take immediate position of the demised premise and then terminate this lease agreement.
- 14) The original of the lease agreement shall kept by the lessor and a duplicate thereof retained by the lessee.

#### Schedule of the Tenanted office

Office room bearing door no.33/2392C1A of cochin corporation situated on the first floor having plinth area of 1000 Sq. Feet with electrical and water connection belonging to the lessor situated at vennala desom edapally south village together with all rights and all Rights and amenities attached thereto.

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

LESSOR: 1)P.A.USMAN

*Usman*

LESSEE: M/s KHALEEJ TOURS

*Thomas*

2)NABEESA USMAN

*Nabeesa Usman*

Represented By its Managing Partner

All in the presence of

1. Mr.Harris.P.S , Pambakudachali(H), Muvattupuzha, Ernakulam

*Harris P.S*

2. Mr.Nithin Anad, Anandamandiram (H), Kammana P.O. Wayanad - 670645

*Nithin Anad*

This documents is computer Printed

Correction: Nil

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*Usman*

LESSEE: M/s KHALEEJ TOURS

*Thomas*

2)NABEESA USMAN

*Nabeesa Usman*

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