



കേരളം കേരल KERALA

AU 655979

1<sup>st</sup> June 2015

Mrs. Usha Radhakrishnan  
Tara Nilayam 'Moozhikulam'  
Kurumassery post, Ernakulam Dist  
Kerala - 683579

Madam,

We confirm the following terms & conditions on which we have taken on rent an area of about 1000 sq. ft on the first floor of the building 'Peppermint Sadan' bearing door no. 39/4849 on the western side facing M G road, Cochin 682016 from 01<sup>st</sup> June 2015 to 30<sup>th</sup> April 2016.

1. The building is taken on rent for a period of eleven months commencing from 01<sup>st</sup> June 2015 to 30<sup>th</sup> April 2016. The lease for the premises shall be for a period of 11 months which may be extended for a further period in the mutual consent of both parties.
2. The agreed rent for the premises is Rs.25,000/- per month for the eleven months period.
3. The rent is to be paid on or before 10<sup>th</sup> day of every succeeding month without any deduction against receipt, except TDS as applicable.

16093

DATE 1.6.15

TO BE LINKED WITH SE NO. TO

MA. M. GAVALLY  
DISTRICT COURT VENCO  
ERNAKULAM

Moondays  
Raripuram

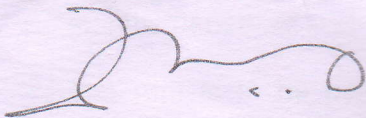


4. The amount of Rs.75,000/- paid to you as advance rent, will be treated as deposit given for the due performance by us of the terms & conditions already agreed between us, to be returned to us without interest on surrender of the building after deducting the amount, if any, due by ways of arrears or rent accrued due upto the date of surrendered.
5. Irrespective of the period fixed for surrender, we will have the right to terminate the agreement and to surrender the premises on giving three months notice in writing.
6. All electric charges for consumption of electric energy in respect of premises will be paid by us and the same accrues due. The charge for water consumed in excess of free allowance will be paid by us.
7. All the existing and future, taxes, rates and other dues payable to the Government and local bodies in respect of the premises are to be paid by you.
8. All repairs and maintenance on account of the above premises will be to your account. White washing, color washing and painting of the exterior of the premises every year and white washing, color washing and painting of the interior once in two years will be undertaken by us, the cost thereof being deductible for the rental payable to you.
9. Air conditioners, ceiling fans exhaust fan and other extra fittings required for our business will be put up by us and we shall have all rights to remove them on surrender of the premises.
10. The premises shall be maintained in good order and condition and the same shall be surrendered and delivered to you on termination of the arrangement.

We are forwarding this letter in duplicate. Please return one copy duly signed by you signifying your confirmation of the terms and conditions incorporated above.

Yours faithfully

For Moon Days



Madhu S Kayarat  
Managing Director



Mrs. Usha Radhakrishnan

