



Orizon Holidays

12-01-18
1000000000

SASTHAMANGALAM
VENDOR
S. SOBHANAKUMARI

S. Sobhanakumari

Handwritten signatures and initials.

Handwritten text in Malayalam script, likely a receipt or invoice, mentioning 'Orizon Holidays' and 'S. Sobhanakumari'.

Handwritten text in Malayalam script, including 'ORIZON HOLIDAYS PUTTA' and '1000000000'.

BU 851168

കേരളം കേരള KERALA





B 154 POTTERAD

[Handwritten signature]

മുദ്രിച്ച് 12-01-18

12-01-18
No: 60809

SASTHAMANGALAM
VENDOR
S. SOBHANAKUMARI

[Handwritten signature]

① *[Handwritten signature]*
② *[Handwritten signature]*

നോട്ടീഫിക്കേഷൻ:

മാതൃകയിൽ നൽകിയ കരാർ പ്രകാരം മേൽപ്പറഞ്ഞ കരാർ പ്രകാരം

നൽകിയ കരാർ പ്രകാരം മേൽപ്പറഞ്ഞ കരാർ പ്രകാരം

നൽകിയ കരാർ പ്രകാരം മേൽപ്പറഞ്ഞ കരാർ പ്രകാരം

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നൽകിയ കരാർ പ്രകാരം മേൽപ്പറഞ്ഞ കരാർ പ്രകാരം

BU 851169

കേരളം കേരള KERALA



③ Shunika

① [Signature]

നാമങ്ങൾ :

B 15u POTTEKA

[Signature]

ഉടമസ്ഥൻ

ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ
ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ

ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ
ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ
ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ
ഒരു വിനോദ സഞ്ചാര കമ്പനിയിൽ



MAVADEVI, P.B.
District Court Vandal
Ernakulam

Bigu Pottelkad
Sankaraya Naidu, K.

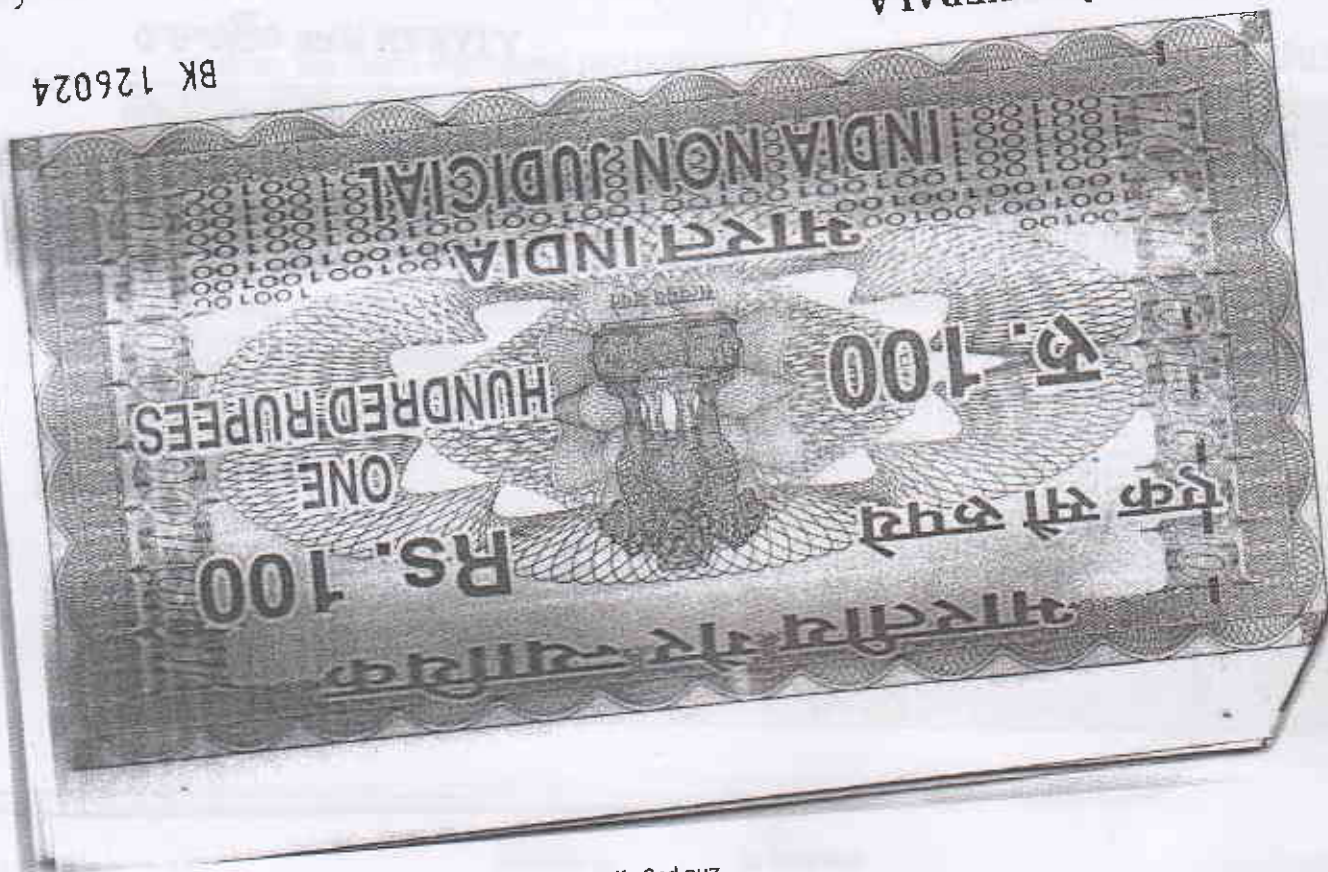
96853
8.2.13
To

Bigu Pottelkad
Sankaraya Naidu, K.

Bigu Pottelkad
Sankaraya Naidu, K.

കേരളം കേരള KERALA
Bigu Pottelkad aged 34 years s/o P. Badak
Director, M/S Arizon Holidays
Cudd

BK 126024





Bigu Pottarakal
Taviravannam

96852
8-2-19
Linked With S. No.
Value Rs. 100/-
Sold to
JAYADEVI, P.B.
District Court Vender
Eranakulam

Bigu Pottarakal

Manada
Sankarappya Naidu, K.

This stamp paper forms part of the rent agreement made on the first day of February 2017 between S. Kateshadaswamy Naidu and S. Sankarappya Naidu aged 63 years s/o contd...

കേരളം കേരള KERALA (D)

BK 126023



RENT AGREEMENT

THIS DEED OF AGREEMENT IS made on the second day of February

2017 between Mr. Sankaraya Naidu, K aged 63 years, son of S. Krishnaswamy Naidu residing at Sreenandanam, XIV/220 B Near Sree-krishna Temple, CSEZ P.O, Thuthiyoor, Kakkanaad 682037 of the first part (hereinafter called the Land owner) AND Sn. Biju Pottekkad aged 34 years, son of Sn. P. Balakrishnan, Director, M/s Orzon Holidays Pvt.Ltd, residing at A 69 Elankom Gardens, Vellayambalam, Thiruvananthapuram, 695001 of the second part (hereinafter called the Tenant)

WHEREAS the Land owner is the owner in possession and enjoyment over an extent of 8.16 cents of land, building bearing No.CC 43/1899 and all other things attached thereto in Survey No. 86/17A of Edappally South village, Kanayannur taluk in Ernakulam District and covered by Deed No.2625 dated 17/07/1986 of Sub Registrar Office, Edappally and;

WHEREAS the tenant requested the Land owner to give the ground floor of said building bearing house No. CC 43/1899 Situated in the said 8.16 cents of land in, hereinafter referred to as the **Schedule building** on rent for a period of 36 months starting from First October 2016.

WHEREAS the **Land owners** have agreed to the said proposal on the following terms:

1. In pursuance of the said agreement and in consideration of the payment of a security deposit of Rs.40,000/- (Rupees forty thousand only) and monthly rent of Rs.16000/- (Rupees sixteen thousand only) payable by the tenant to the Land Owners on or before the fifth day of every subsequent month, and of the covenants and conditions hereinafter contained, the Landowner hereby let the said building to the Tenant for

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11/1

his use for a term of 36 months from the date hereof with 10% annual

increase on the monthly rent.

2. The Tenant hereby pays to the Land Owner Rs.40,000/- (Rupees forty thousand only) as security deposit and the Land Owner hereby ac-

knowledge the receipt of the same.

3. The Tenant hereby agrees to pay the Land Owner Rs.16,000/- (Ru-

pees sixteen thousand only) as monthly rent on or before the fifth of every calendar month starting from the month of November 2016 on-

wards and shall obtain receipt thereof from the Landowner.

4. The Tenant shall pay the water charges and Electricity Charges in re-

spect of the said building regularly and punctually without any delay or default during the period of the rent.

5. At all the times during the terms of the lease, the Tenant shall keep the building and premises in proper and good condition and the Tenant

undertakes that no damage will be caused to the building and any of the fixture and fittings thereto and that if anything is caused, the cost of

replacements of the fixture and fittings will be borne by the Tenant. The Tenant shall also be liable for compensation for the damage, if any

caused to the building.

6. The Tenant shall use the said building only for residential purpose.

7. The Tenant shall not make any alteration in the said building without the previous written consent of the Landowners.

8. The Tenant shall not use the said building so as to destroy or reduce the value or utility of the "said building" in any manner.

9. The Tenant shall neither transfer their right nor sublet the building or any part thereof to anybody without the previous written consent of the

landowner.

10. At the expiry of the aforesaid period of 36 (thirty six) months or sooner

termination of the lease by giving one month's notice on either side, the tenant shall surrender / handover vacant possession of the building to

the landowner and the landowner shall refund the security deposit of Rs.40,000/- (Rupees forty thousand only) after adjusting arrears of rent

or any other amounts, if any due from the Tenant.

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11. The Tenant shall permit the landlords their servants and agents, at all reasonable times, to enter into the building, to inspect the condition thereof and to point out any defects to be repaired.

12. If the Tenant commits breach of any of the conditions or covenants herein, the lease shall be terminated at the option of the landowner and the land owner shall be entitled to recover all the arrears of rent and other dues from the tenant and to evict the tenant and recover vacant possession of the said building.

13. All the expenditures in connection with changing the purpose of the lease agreement to commercial use shall be, solely, borne by the tenant at his risk and responsibility.

14. It is, also, mutually agreed that, the rent agreement made between us for eleven months on 22nd January 2017, for the purpose of submitting to Corporation Authorities, stands cancelled with effect from this date.

With the above, we have set our hands on this the 22nd day of February 2017.

[Signature]
Biju Pottekad,
A69, Erankom Gardens,
Vellayambalam
Thiruvananthapuram,
695010.

K Sankaraya Naidu,
Sreenandanam,
XIV/220 B Near Sreekrishna Temple,
CSEZ P. O, Thuthiyoor, Kakkanad
682037.

Witness,

1. Sudhakaran B,
Punnavilayil, Thekkekkara P. O
Mavelikkara, Mobile: 9562006633

[Signature]

2. Mrs. Sreerangam Sankar,
Sreenandanam,
XIV/220 B Near Sreekrishna Temple,
CSEZ P. O, Thuthiyoor, Kakkanad, 682037.

[Signature]

Details of office premises (Documentary proof/ Rent Agreement/ Ownership Deed to be made available)-

Rental Head Office Address TC 9/2633(B), ELANKOMGARDENS, VELLAYAMBALAM, TRIVANDRUM, KERALA, INDIA, 695010

Space in sq.ft

1. Location area

Space (in square feet)

1450

Residential

Reception Area (in Square feet)

350

Accessibility to toilets (in metre)

8

Rental Branch office Address-PRA-106,KALAVATH CROSS ROAD,OPP.ERNAKULAM MEDICAL CENTRE,NH47 BYPASS,COCHIN,682025

2. Location area

Space (in square feet)

1600

Residential

Reception Area (in Square feet)

500

Accessibility to toilets (in metre)

5

