


കേരളം കേരल KERALA

AE 584533

### AGREEMENT

This agreement of lease and License made and entered into this the 11<sup>th</sup> day of October Two Thousand and Fourteen (11.10.2014) BETWEEN 1) ILLIAS KUTTY HASSAN, S/o. Alikunju, residing at House No. 28/447, Club Road, Girinagar South, Kochi-20, (hereinafter called the 'Licensor') on the first part and 2) Director of M/s Seasonal Trip, A) SAM SREEDHARAN, MylamparambilHouse, Vyttila, Kochi-682019 (hereinafter called the 'Licensee') on the Second Part.

1)   
ILLIAS KUTTY HASSAN  
(LICENSOR)

2)   
SAM SREEDHARAN  
(LICENSEE)

No 2363 Date 17.5.2014

Value of Rs. 100 Sold to 

  
K.A. M. M. M. M. M.  
STAMP VENDOR TRIPUNITHURA



WITNESSETH AS FOLLOWS:-

- 1) Licensor hereby grants lease and license the ground floor of the three storied residential building bearing Cochin Corporation No.28/447, Club Road, Girinagar, Cochin-682020, together with easements and A/c, Furniture with glass top and appurtenants thereto (which premises are hereinafter referred to as the Licensed premises) for the occupation of the Licensee for a period of eleven (11) months from 11<sup>th</sup> day of October Two Thousand and Fourteen
- 2) The Licensee agrees to occupy the licensed premises strictly on the basis of the Lease and License granted and to pay rent for the use and occupation of the premises at the rate of Rs.10,000.00 (Rupees Ten Thousand only) payable on or before the 10<sup>th</sup> day of every calendar month
- 3) The Licensor has received Rs.30,000.00 (Rupees Thirty Thousand only) by way of security deposit from the Licensee which Amount will be repaid without interest at the time of vacation of premises or the amount may be adjusted towards the rent due.
- 4) The Licensee agrees to pay the electricity charges demanded by the respective authorities to them before due date.
- 5) Rs.200.00 (Rupees Two Hundred only) to be paid to the building owner Mr. Illias Kutty Hassan every month to maintain water supply to the premises
- 6) The Licensor and the Licensee agree that the Licensor shall continue to be in actual possession of the licensed premises throughout the period of License.
- 7) The Licensee agrees to use the licensed premises solely for the commercial purpose and will not sublet or to allow anyone else to use the licensed premises
- 8) The Licensor undertakes to pay the property tax due to the Cochin Corporation and also the Land Tax, if any, due to the Government in respect of the licensed premises.
- 9) The licensee undertakes to quit and vacate the licensed premises in the expiry of the license hereby granted, or on termination of the license, by registered notice, and to restore the same in the state and condition as they are now with the fixtures and fittings in good repair with all the keys and fastening subjects to normal wear and tear and further undertakes now to obstruct or cause any obstruction through anybody to the licensor in resuming occupation of the licensed premises

1) ILLIAS KUTTY HASSAN  
(LICENSOR)

2) SAM SREEDHARAN  
(LICENSEE)

- 2) The licensee undertakes to keep the premises in a neat, tidy and perfect condition and shall take care of the electric installation, water service connection and other fitting. If any of the parts of the aforesaid installation of fitting are spoiled or damaged during the period of licensee's occupation, the licensee shall get them repaired, replaced at his own cost. If at the time of vacating the premises at the end of licensee period or on termination of the license, any such repairs, replacements are found to be made with regard installation and other fittings, the licensee agree to accept the deposit amount after deducting the cost or actual expenses for such repairs and replacements.
- 3) The licensee shall not make any improvement to the premises either by way of addition or alteration except with the previous written consent of the licensor
- 4) License shall be for a period of eleven months only from 11<sup>th</sup> day of October 2014 to 10<sup>th</sup> day of September 2015.
- 5) It is further agreed that, not with standing the period of eleven months fixed hereby, the license can be terminated at any time by two months registered notice on either side.
- 6) It is agreed that this lease and license does not confer on the licensee any right to or possession of the licensed premises as a tenant or otherwise
- 7) It is agreed that the rent of Rs.8000.00 (Rupees Eight Thousand only) should be paid by the Licensee before the due date failing which licensee shall pay interest at 12% per annum on the defaulted payment

IN WITNESS WHERE OF , We the Licensor and the Licensee have signed this agreement on this day , month and year first above written

  
1) ILLIAS KUTTY HASSAN  
(LICENSOR)

  
2) SAM SREEDHARAN  
(LICENSEE)

Witnesses :

1. Rachel Michael, Rose land, Vyttila Road.
2. Deepak Ronald, Ymethi, Thripunithura Deepak

This document is computer printed.

Corrections : Nil

  
1) ILLIAS KUTTY HASSAN  
(LICENSOR)

  
2) SAM SREEDHARAN  
(LICENSEE)



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## **DETAILS OF OFFICE PREMISE**

Seasonal Trip's Office is located at Commercial Area at Club Road, Girinagar, Kadavanthra, Kochi-682020. It is accessible 1 Km from Ernakulam Junction (South) Railway Station. Ernakulam KSRTC Bus Station is just 2 Kms from our Office. Our Office is the 4<sup>th</sup> Building from NIA (National Investigation Agency) in Cochin

Total area of the office is 530 Sq.Ft with Attached Bathroom and with a spacious reception. Our Office is Equipped with sufficient land Phone connections, Wi.Fi Internet Connectivity for Customers also, Fax, Credit Card Swiping Machine, Computers with Printers. Covered Car Parking facility for the guest is also available.

For SEASONAL TRIP



  
Partner

Kochi  
17-03-2015

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Corporate Office: No.28/447, Club Road, Girinagar, Cochin -682 020, Kerala, India  
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