



കേരളം KERALA

32AA 310406

LICENSE AGREEMENT

This deed of license is entered into between Jacob Kuruvilla, aged 77, S/o K V Kuruvilla, Vattakunnel House, Erayil Kadavu, Muttambalam Village, Kottayam Taluk, Kottayam District on one part, herein after called 'LICENSOR', (which term shall include his heirs, representatives, successors and assigns) and Rejani, aged 48, W/o Sunil Kumar, Triveni House, Paliyakara, Thiruvalla P O, Pathanamthitta, Kerala 689101 (Aadhar Card No: 3148 6407 5161) on the second part herein after called 'LICENSEE' (which term shall include her heirs, representatives, successors and assigns) on this the 1st day of February 2024.

Licensor: Jacob Kuruvilla

Jacob Kuruvilla

Licensees: Rejani

Rejani

00.18066
30.01.2024

Rejani,
Thiruvalla
Paliyakara
Thiruvalla

[Signature]
E. N. MOHANDAS
L. No: CI: 13541/87
STAMP VENDOR
KOTTAYAM-2





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32AA 310447

That the licensor is the absolute owner in possession of the building bearing no: 29/1414 of the Kottayam Municipality. By this deed of license, the licensor is hereby granting license to the licensee to occupy the same on the following terms and conditions.

1. The licensor hereby grant license to the licensee to use the said room for the purpose of conducting a trading witness by name SR Marketing.
2. The licensee has to pay a license fee of Rs.12,000/- per month (Twelve Thousand only). The period of license is fixed as eleven months from today and the licensee has to vacate the premises without any demand from the part of the licensor.
3. The licensee shall not transfer the license to any other person or to induct any third party into the premises without the written consent of the licensor.

Licensor: Jacob Kuruvilla *Jacob Kuruvilla*

Licensees: Rejani *Rejani*

00-18109
31-01-2024

Rejani
Thiruvalla
Palekkuray Thiruvalla.

E. N. MOHANDAS
L. No: CI: 13521/87
STAMP VENDOR
KOTTAYAM-2

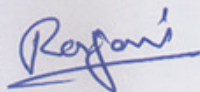


4. The licensee is not permitted to make any sort of constructions, improvements, alterations...etc in the existing building without written permission of the licensor.
5. The licensor has the right to enter into and inspect the premises at any time without any prior notice and he shall have the right to keep the duplicate key of the same with him.
6. The licensee has to pay the license fee on or before the 5th day of the following month. If the licensee fails to make payment as afore said, this license agreement will be treated as revoked without prior notice and all the rights granted to the licensee under this agreement will come to an end.
7. The licensor hereby permits the licensee to use all the fittings and fixtures in the existing building. The licensee has to use the same without causing any damage to it and to return the same in the existing condition at the time of tenure of the license period.
8. The licensee shall keep the building and its premises neat and tidy.
9. The licensee shall not commit any waste or damage to building.
10. The licensee shall not keep or store in the building or its premises, any explosives or any other articles prohibited by any act or any law prevailing in our country. If any such acts are done by the licensee, he alone will be liable for the same and should have to face the consequences.
11. The licensee shall bear the electric charges, water charges and monthly maintenance of the building till the tenure of the license.
12. Tax due to corporation, Village...etc will be bourn by the licensor.
13. At the time of expiry of this deed, the licensee shall vacate the premises and also move his belongings from there without any delay and without prior notice. He shall not have the right to make claims such as irrevocable license, adverse possession, tenancy...etc.
14. The licensor shall have the right to terminate the license by giving one month's notice without assigning any specific reason.
15. The licensor shall have the right to make any sort of alterations in the existing building without consent and permission of the licensee. If the licensor wants to reconstruct the existing building, the licensee has to surrender the same to him without any delay and without making any unnecessary claims.
16. For due performance of the conditions mentioned above, the licensee had already paid an amount of Rs.35,000/- (Thirty Five Thousand only) to the licensor and the licensor shall pay it back to the licensee at the time of termination of this license agreement. The said amount shall not carry any interest.

Licensor: Jacob Kuruvilla



Licensees: Rejani



17. If any damage is caused to the building or the fittings and fixtures in the same, the licensor has the right to deduct the price of the same or the cost for making the same to original position from the above said Rs.35,000/-.
18. If any arrears of license fee is there at the time of termination of license, the licensor will have the right to deduct the same from the above said Rs.35,000/-
19. If the licensee occupies the premises after the expiration of this agreement, the said possession will be an unauthorized occupation and the licensor is entitled for a license fee of Rs. 25,000/- per month from the date of expiry of this agreement till the date on which he vacate from the premises.
20. If any of the conditions mentioned above is violated, this license deed will be treated as revoked.

Licensor: Jacob Kuruvilla

Jacob Kuruvilla

Licensees: Rejani

Rejani

Witness

1. *Sunil Kumar - Thiruvani, Palayakara, Thiruvankara* *[Signature]*

2. *Saravanan - Vallakunnel, Kottayam - 1. Saravanan*