

**THE STATE TRADING CORPORATION OF INDIA LIMITED**  
**(A Govt. of India Enterprise)**  
**PB No.4258, KSHB Office Complex, 4<sup>th</sup> Floor, Panampilly Nagar, Cochin-682**  
**036.**  
**[Tel:0484-2315081/2311450](tel:0484-2315081/2311450) Fax: 0484-2322909, Email: [cochin@stc.gov.in](mailto:cochin@stc.gov.in)**

**INTIMATION FOR LEASE OUT OF FLATS BY STC, COCHIN**

STC proposes to give on lease its two Flats (2 BHK) having a total covered area of 821 sq.ft. each flat at Easland Enclave, S.A. Road, Elamkulam, Kochi-682 020, to Govt.Office/Public Sector Undertakings/Banks/Multinational companies and other Reputed Institutions for residential purpose on the following terms and conditions:-

1. Three months rent per flat will be paid in advance by the occupant. The advance rental deposit of three months shall be refunded to the occupant after receiving the possession of the vacant flat and after adjustment of dues, if any like unpaid lease rent/water/electricity bills and or damage to the existing property.
2. During the tenancy of period all expenses on repairs/maintenance and on normal wear and tear would be borne by occupant. Periodical white washing/painting would be done by STC after completing a period of 5 years.
3. The actual charges of consumption of electricity and water as per the meter reading to the respective authorities and maintenance charges to the Flat Owners Association shall be paid by the occupant. However, all existing municipal taxes, rates and cess will be paid by the STC.

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4. Lease period will be for 3 years from the date of the occupation. During the currency of the lease agreement either of the parties to the agreement shall have the right to terminate the agreement by giving three calendar months notice in advance in writing to the other party. After expiry of three years same is extendable at mutually agreed terms and conditions subject to a minimum increase of rent of 25%.

5. The lease/rent amount together with applicable service tax shall be paid in advance by the occupant for a particular month by 7<sup>th</sup> of every month of a cheque/Demand Draft in favour of "THE STATE TRADING CORPORATION OF INDIA LIMITED" failing which penal interest @ 13.50% p.a. shall be payable by the occupant.

6. The occupant shall not have the right to sub-lease the demised premises either in part or in whole.

7. The occupant shall not make any additions or alterations either structural or otherwise to the demised premises or even a portion thereof.

8. The STC or its authorized representatives shall be entitled to inspect the premises at all reasonable times.

STC reserves the right to accept/reject/modify any proposal without assigning any reason whatsoever.

CONTACT PERSON

S.N. KUMAR

SUB-BRANCH MANAGER