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NON JUDICIAL

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GOVERNMENT OF KERALA

e-Stamp

e-Stamp Serial Number : 20252600003945140

Verification Code : 957009898V

Govt. Reference No.(GRN) : KL025922876202526E  
 Purpose : Licence to Let - including agreement to let or sublet  
 Amount of Stamp Paper Purchased in Numeral : ₹ 1000  
 Amount of Stamp Paper Purchased in Words : Rupees One Thousand  
 Stamp Paper Purchased on : 17/09/2025 14:03:42  
 First Party Name : AM Aboobacker  
 First Party Address : Chairman, International Educational Trust, Anjikkath House, Thrikkakara, Cochin – 682021  
 Second Party Name : Fayaz T T  
 Second Party Address : URBX Educational Trust, Pipeline Junction, Edappally Pukkattupady Road, Thrikkakara, Cochin 682021  
 Vendor Code & Name : 11112215 - ATHIRA M A  
 Treasury Code & Name : 1111 - STAMP DEPOT, Ernakulam

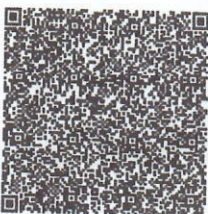
Please write or type below this line

**RENTAL AGREEMENT**

This rental agreement is made and executed on 01.09.2025 is entered into by and between

**A M ABOOBACKER, S/o A K Moideen Haji**, aged 68 (Sixty-Eight) years, (PAN: ACKPA9686L and GST No: 32AAATI6295H1ZL), holder of Aadhar card No 3027 2553 8246, residing at Anjikkath House, Kaithapadath, Pipeline Junction, Near Thrikkakkara Temple, Thrikkakara, Cochin – 682021, Chairman International Educational Trust of the **FIRST PARTY**;

**With**  
**M/s URBX EDUCATIONAL TRUST, Ernakulam** represented by **Fayaz Thandariyathil Theekookkil**, holder of Aadhar card No 2563 9577 9365 residing at 5F, Tower 1, Asten Campus Court, Infopark Express Highway, Rajagiri Valley, Cochin 682039, Chairman and Managing Trustee, and **Mr Jayan Kolencherry Devassy** holder of Aadhar card No 7043 0175 2458, residing at Kolencherry H, Parappuram, Thrissur, Kerala-670734, Secretary and Treasurer herein called the tenant of the second party. However, both designated partners agreed to assign **Mr Fayaz Thandariyathil Theekookkil** as authorized signatory for this agreement.



This can be verified by  
[https://www.estamp.treasury.kerala.gov.in/index.php/estamp\\_search](https://www.estamp.treasury.kerala.gov.in/index.php/estamp_search) using e-Stamp Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

**ATHIRA. M. A.**  
**STAMP VENDOR**  
**THRIKKAKARA**

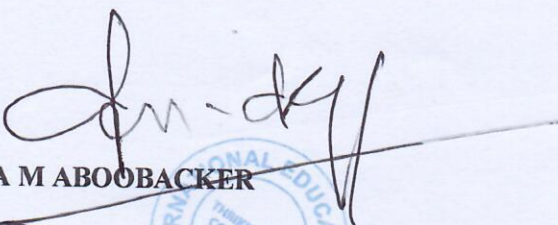

Whereas the owner represents that he is the present absolute owner of commercial building bearing No. 38/1443 and 38/1438 measuring 35,000 as per joined measurement which includes newly constructed area of floor 1,2 and 3, and Ex-KMM College facilities/administration offices/seminar hall in floor 1,2 and 3, situated at **Pipeline Junction, Edappally Pukkattupady Road, Thrikkakara, Cochin-682021** and more fully described in the schedule hereunder.

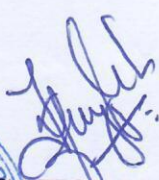
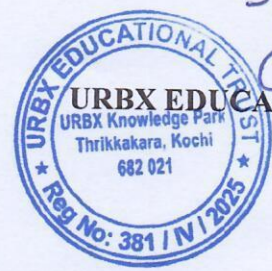
And whereas the tenant has approached the owner for the rent of scheduled premises for the purpose of running an educational institution under the campus to be named as **“M/s URBX EDUCATIONAL TRUST”**

Whereas the owner has agreed to rent out the schedule building to the tenant, as more fully described in the below-mentioned schedule premises and hereinafter referred to as "schedule premises" for educational institutional purposes, on the following terms and conditions:

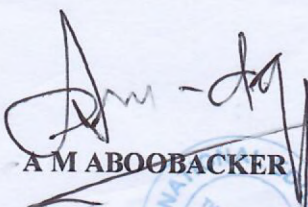
NOW THIS AGREEMENT WITNESSETH AND STATE AS FOLLOWS.

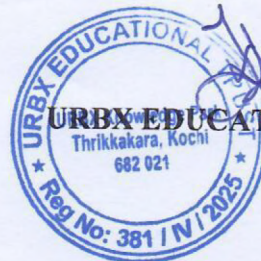
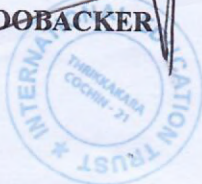
1. The premises rented out by the owner to the tenant under this Tenancy Agreement is the commercial premises admeasuring approximate 35,000 square feet, situated at 38/1443 and 38/1438 situated at Pipeline Junction, Edappally Pukkattupady Road, Thrikkakara, Cochin-682021 and more fully described in the Schedule Premises hereunder. The owner alone is entitled to enter into tenancy agreement with the Tenant herein. Except the owner herein, no one has got right, title or interest in the schedule premises. The owner further declares that there's no encumbrance of pending litigation or injunction one schedule premises, affecting this tenancy agreement. The owner shall indemnify on the schedule premises, affecting this tenancy agreement. The owner shall indemnify the Tenant against any loss incurred to the tenant due to his defective title in the schedule premises. The owner further declares that the premises has all government permissions and approvals including Municipality and Fire and has agreed to obtain / renew all expired or pending government / local body permissions prior to the date of commencement of lease period.

  
A M ABOOBACKER  


  
  
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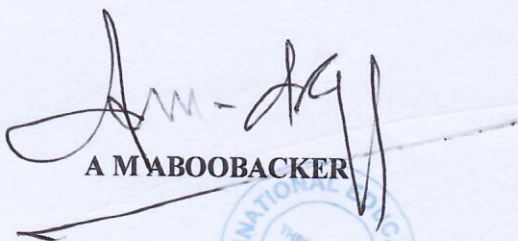

2. The Tenancy shall be for a period of **30 years** commencing from **01<sup>st</sup> Sep 2025 to 31<sup>st</sup> August 2055**, renewable further will be mutually agreed with. Both parties agreed to register the agreement after reviewing the legal procedures.
3. The Tenant agrees to pay Monthly rent of **Rs.4,00,000/- (Rupees Four Lakhs + Applicable Taxes)** for the total area of 35,000 Sq. Ft exclusive of electricity charges on or before 10<sup>th</sup> day of every succeeding English calendar month to the owner. **Whereas the amount spend for construction of the said building is invested by M/s International Educational Trust 90% of the total payable rent should be paid to the account of M/s International Educational Trust, and the remaining 10% should be paid to Mr. A.M. Aboobacker.** After completion of every year, the tenant agrees to pay an enhancement of rent @ 5% on the last paid rent. All amounts payable by the tenant to the owner is subject to deduction of TDS and other statutory tax as applicable from time to time. The tenant shall provide appropriate certificate under form 16A to the owner for such deduction made.
4. The agrees to pay a sum of **Rs.12,00,000/- (Rupees Twelve Lakh only)** vide bank transfer (Ref No. HDFCR52023113058393108, HDFCR52023122665271511). The owner has acknowledged receipt of the same and has agreed to refund the same to the tenant without interest at the time of delivering vacant possession of the schedule premises to the owner on the expiry or prior termination of this agreement, after deducting rental dues and electricity consumption charges if any payable by the tenant to the owner. The said rental advance shall not carry any interest. The owner will be given a period of one-month notice in writing to refund the rental advance amount to the tenant before delivering the vacant possession on the expiry or prior termination of this tenancy agreement. In case the owner has failed to refund the said rental advance to the tenant after the said one month, subject to the tenant being ready to deliver vacant possession, the tenant shall withhold the schedule premises without any rent until refund of the said rental advance.


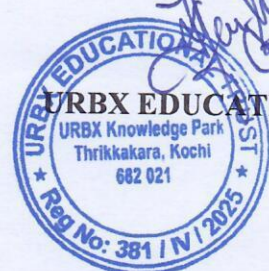
  
A M ABOOBACKER



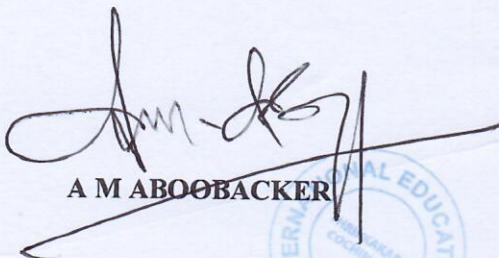
  
URBX EDUCATIONAL TRUST

5. The owner hereby declares and assures the tenant that he has declared the schedule premises as institutional premises with the government authorities for property tax purpose. Based on the said assurances/representation made by the owner, the tenant has agreed to take the schedule premises for commercial purpose. Therefore, in such case if the appropriate authorities levy any fine or penalty for conversion or unauthorized use, the owner has agreed to take entire responsibility and liability for the same.
6. The owner hereby declares and assures the tenant that he has obtained electricity service connection under commercial category separately for the schedule premises and the tenant has agrees to pay electricity consumption charges and water charge separately to the concerned authorities as per the mater provided by the said department for the schedule premises.
7. The owner hereby grants permission to the tenant to put up the name or sign board/glow display board in a conspicuous place on the building and electricity charges for using such glow boards shall be borne by the tenant. The owner hereby grants permission to the tenant to do partitions, alterations, modifications and interior to suit their convenience without causing damages to the structure of the main building. The tenant shall remove all the temporary structures and equipment's put up by them and restore the schedule premises in good condition subject to normal and reasonable wear and tear, at the time of delivery of vacant possession of the schedule premises.
8. The tenant shall pay the monthly rent promptly and regularly on or before 10<sup>th</sup> day of English calendar month following the calendar month for which such rent is due, and in the event of default being committed by the tenant in the payment of rent for a consecutive period of three months, the owner shall have right to terminate this tenancy agreement and recover vacant possession of the schedule premises from the tenant.

  
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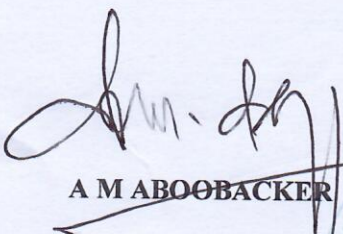
  
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9. The tenant shall terminate the tenancy agreement by giving three-month advance notice in writing to the owner. But the owner shall terminate this tenancy agreement only for genuine reasons, after giving three months' advance notice to the tenant.
10. The tenant shall not use the schedule premises for carrying out any unlawful illegal or immoral purposes.
11. The tenant shall not without the consent of the landlord sublet, assign or otherwise part with the possession of the below mentioned schedule premises to any other parties, except where the tenant is a Joint Venture Partner or franchisee Partner or Shareholder. it is agreed by the owner that this tenancy agreement shall not stand terminated in the event tenant changes its name. In such cases, the same shall be intimated to the owner in writing by the tenant.
12. The tenant shall maintain the schedule premises rented under this tenancy agreement in good condition, subject to normal and reasonable wear and tear, fire, flood, earthquake, natural calamities, riots, civil commotion, mob violence or irresistible force. In case any natural calamities occur in the meantime of agreement, the owner should bear all the losses.
13. The owner shall at his own cost and expenses, shall obtain and maintain as long as this tenancy agreement is in effect, general liability insurance for the building covering fire and special perils, however such insurance shall not cover the belongings of the tenant.
14. The owner shall at his own cost carry out all the repairs and periodical maintenance of the building, where as the additional works made by the tenant after taking possession of the building should be made at their own cost and should be maintained at their own cost


  
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15. The tenant shall keep all electrical fittings provided in the schedule premises in good condition, subject to normal wear and tear. The owner shall allow the tenant to possess, use and enjoy quietly and peacefully the said schedule premises without any sort of interruption from him or any person claiming under him.
16. The tenant shall permit the owner or his authorized representatives to enter the schedule premises whenever necessary during reasonable hours in day time on due notice being given to the tenant for the purpose of inspection of building.
17. The owner shall be liable to pay property tax and all other dues to the Government Municipal Corporation or any other local or public body or authority in respect of the schedule premises and shall keep the tenant indemnified for any loss or damages incurred to them, for the reason of non-observance, nonpayment thereof by the owner.
18. The tenant shall be liable to pay all taxes and levy payable in respect of their business.
19. Any notice given by either of the parties hereto shall be deemed to be properly and validly given if it is sent by registered post with acknowledgement due to the parties at the address mentioned herein or at such other address as may be communicated in writing for the said purpose from time to time.
20. This deed constitutes the rental agreement between the parties with respect to the subject matter hereof as agreed on **01<sup>st</sup> day of September 2025** and supersedes all other agreements, between the parties, whether written or oral, relating to the same subject matter. No modification, amendments or supplements to this. Tenancy agreement shall be effective for any purpose unless in writing and signed by both the parties.
21. This tenancy agreement is executed in duplicate and one copy hereof is retained by the owner and the other copy by the tenant.

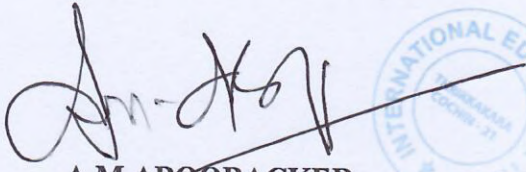
  
A M ABOOBACKER



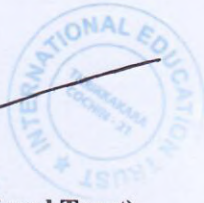
  
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Thrikkakara, Kochi  
682 021  
Reg No: 381 / N / 2025

**SCHEDULE PREMISES**

Commercial premises admeasuring approximate **35,000** square feet, situated at No 38/1443 and 38/1438 Pipeline Junction, Edappally Pukkattupady Road, Thrikkakara, Cochin-682021 electricity commercial service connection provided separately for the said schedule premises.



**A M ABOOBACKER,**  
(Chairman, International Educational Trust)



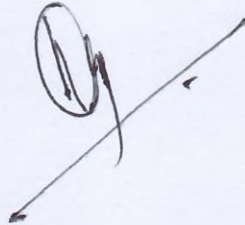
  


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IN WITNESS HEREOF the owner has signed and the tenant has signed and sealed this tenancy agreement on the 01<sup>st</sup> day of September 2025 at Ernakulam.

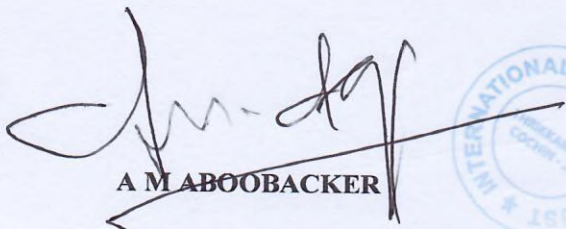
WITNESSES.

1. Munas Nazar  
Munas Manzil  
Netton





2. Shaiju David  
Palathinkal (H), Thiruvankulam  
Kochi, Kerala 682305





**A M ABOOBACKER**



**URBX EDUCATIONAL TRUST**