

No: 1622/23

CERTIFICATE OF LAND

Certified that the land measuring 25380 sq.meter is owned by the Kalabhavan Studios limited by way of Sale Deed No.2077/1971 of SRO Thrikkakkara.

It is further certified that owner of the land has leased (Lease No. 1166/2012) the said land to The Indian Public School and Management Society fully described in the schedule mentioned hereinafter with the following details for a period of 15 years from 23.04.2012 to 31.03.2027.

S.No.	Particulars	Details
01	Plot No.(s)/Survey No.(s)/Khasra No.(s)Khata NO.(s)Khatauni no.s)	702/7, purayidam
02	Name of Street/Village,Sub Division,Districts and State	Edachira,Kakkanad,Ernakulam Dist,682030

It is certified that the said entire land comprise of a single contiguous plot of land . It is further certified that THE INDIAN PUBLIC SCHOOL run by name of THE INDIAN PUBLIC SCHOOL Trust and Management Society is located on the said plot of land

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that Piece and parcel of land measuring 25380 (area of land in square meters) situated at Edachira , Kakkanad. Ernakulam Dist, 682030 and bounded as follows :

This certificate is issued for producing before CBSE Authorities.

East :Resyno.701

North :Road,Resyno.701

West : Resyno.702/2

South : Resyno.703 &Resyno.702/6



(stamp and Signature of land authority)

Name of the Officer
KAKKANAD

**Kochi,
30.07.2025**

DECLARATION ON ADDENDUM TO LEASE AGREEMENT

This declaration is made in accordance with the CBSE Affiliation Bye-laws and is submitted as part of the application through the SARAS 6.0 portal.

It is hereby declared that the existing registered lease deed for the land and building occupied by The Indian Public School, Kochi is valid for the period from 01-04-2012 to 31-03-2027 and grants uninterrupted and lawful possession for the purpose of running the school.

In compliance with the CBSE requirement that the lease must remain valid for a minimum period of five years from the date of application, it is hereby confirmed that an addendum to the original lease deed has been duly executed, renewing the lease further for a period of 5 years from 01-04-2027 to 31-03-2032. The renewed deed clearly specifies its intended use for educational purposes and ensures uninterrupted, lawful possession of the premises.

The Indian Public School, Kochi affirms that the renewed lease deed will be duly registered with the jurisdictional Sub-Registrar Office on or before 30th August 2025. The document will be made available as part of the affiliation process, ensuring full adherence to all applicable legal and procedural requirements under the CBSE Affiliation Bye-laws.

This declaration is issued in good faith, with full awareness of its legal implications and stands as a binding assurance of compliance.

For The Indian Public School,


Secretary

The Indian Public School : Fr. Abel Nagar, Thalakkottu Moola Rd, Edachira, Kochi, Kerala – 682030
Ph: +91484 4855508 / +91484 4855509

India Reg Office: The Indian Public School : 70 Dr Alagappa Road, Tatabad, Coimbatore - 641 012.
Ph +91 422-4356966 / 4388977

Andorra | Canada | Cyprus | France | India | Italy | Morocco | Netherlands | Portugal | Spain | UK
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NON JUDICIAL

₹500

₹500

കേരള സർക്കാർ
GOVERNMENT OF KERALA

e-Stamp

e-Stamp Serial Number : 202526000002779547

Verification Code : 524005928V

Govt. Reference No.(GRN)

KL019695845202526E

Purpose

: Licence to Let - including agreement to let or sublet

Amount of Stamp Paper Purchased in Numeral : ₹500

Amount of Stamp Paper Purchased in Words : Rupees Five Hundred

Stamp Paper Purchased on

: 30/07/2025 12:10:54

First Party Name

: Kalabhavan Studios Ltd

First Party Address

: Represented by its Chairman Mr. George
Edathuruthikaran Pavoo 4/1037, L.F. C Road, Kaloor,

Second Party Name

: Indian Public School Pvt Ltd

Second Party Address

: Represented by its Chief Operating Officer 70 Dr.
Alagappa Road, Tatabad Coimbatore-641012

Vendor Code & Name

: 11112215 - ATHIRA MA

Treasury Code & Name

: 1111 - STAMP DEPOT, Eranakulam

Please write or type below this line

ADDENDUM TO ORIGINAL LEASE AGREEMENT

This ADDENDUM AGREEMENT is made on this the 30TH day of July, 2025 by and between

M/s. KALA BHAVAN STUDIOS LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at 44/1037 L.F.C Road Kaloor Cochin-682017, Kerala State, India, represented by its Chairman and Director, Mr. George Edathuruthikaran Pavoo alias E.P. George, hereinafter referred to as the LESSOR which expression unless repugnant to the context, shall mean and include their respective legal heirs, executors, administrators and trustees **OF THE FIRST PART**

For KALABHAVAN STUDIOS LTD.
LESSOR

LESSEE

Chairman/Director



This can be verified by

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

AND

M/s. INDIAN PUBLIC SCHOOL PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at 70 Dr. Algappa Road, Tatabad, Coimbatore 641012, Tamil Nadu State, India, represented by its Chief Operating Officer, Mr. Y, Rajkumar, authorised by board resolution dated 21-04-2025, hereinafter referred to as "LESSEE" which expression unless repugnant to the context or meaning thereof shall deem to mean and include its successors and legal assignees through its duly authorised representative OF THE SECOND PART :


Whereas, the parties has already entered in to an Agreement of Lease dated 23-4-2012 to let out the land having a total extent of 242.80 Ares made up of 202.34 Ares in Survey No:402/1, 20.23 Ares in Survey No: 403/1 and 20.23 Ares in Survey No: 405/1, after resurvey lying in Re Survey No: 702/7 Part, in Block 9 of Kakkanadu Village obtained by Lessor as per Sale deed No. 2077 of 1971 of Edappally Sub registry along with building thereon bearing Thrikkakara Municipality building No:IX/577A, excluding building portion approximately measuring fifty six (56) square meters equivalent to 600 (six hundred) square feet, situated in the first floor in the present Kinder Garden Block for a period of 15 years from 1-4-2012.

And Whereas the present Lease agreement will expire on 31-3-2027. The Lessee made a proposal to the Lessor to extend the lease for further period of 5 years from the date of expiry by executing a fresh registered Lease deed. The Lessee agreed to offer an additional interest free refundable security deposit amount of Rs.50 lakhs to the Lessor, as condition to extend the Lease for further period of Lease The Lessor accepted the proposal and the parties entered in to this Addendum to the original lease agreement on the same terms and conditions mentioned in the Lease Agreement as agreed between the Parties.

NOW THIS ADDENDUM AGREEMENT WITNESSES AS FOLLOWS:

1. The Lessor agreed to extend the lease for a period of 5 years on the expiry of the present Lease agreement by executing a fresh registered lease agreement at the cost of the Lessee.

For KALABHAVAN STUDIOS LTD.
LESSOR: 
Chairman/Director



LESSEE




2. The Lessee has given a payable cheque for the additional interest free refundable security deposit amount of Rs.50,00,000/- [Rupees fifty lakhs only], ICICI Bank Bank Cheque no. 000666 dated 27/08/2025.
3. All other Terms and Condition of the original Lease agreement shall be same as agreed between the Parties.
4. The rest of the clauses of the Agreement executed between the Parties shall be binding and shall remain in force, and apply mutatis mutandis.
5. The Parties wish to treat this Addendum as an integral part of the Lease Agreement.

In Witness whereof the parties have signed on this Addendum Agreement on the date first above written.

For KALABHAVAN STUDIOS LTD.
LESSOR 
Chairman/Director


LESSEE

Witnesses: 1). D rne M Thomas, 
2).

