

CERTIFICATE OF LAND

File No. LND/WS/637/2022

Date: 12/07/2022

Certified that the land measuring 8614.92 Sq. Mtrs. is owned by Infrascchool Services Gurgaon Private Limited fully described in the schedule mentioned hereinafter with the following details:

Sr.Particulars	Details
1 Survey No. (s)	169/1,169/2,169/3,169/4,170/1A/1B/2B/3/4A/4B/5A/5B/6/7/8/1/8/2
2 Name of street/village, sub Division, District and State	Mouje Hdapsar, Taluka Haveli and District Pune
3 In terms of (give details of the document/deed i.e. Lease Deed (with period in terms of no. of years)	Lease Deed with Lina Ashar Foundation 29 years
4 Registration details:	
- Duly registered on	18/03/2019
- Executed by	Sub-Registrar Haveli
- Serial No.	4539/2019
- Book no.	No. 11

It is certified that the said entire land comprise of a single plot of land.

It is further certified that Billabong High International School is located on the above mentioned plot of land.

: THE SCHEDULED OF LAND :

ABOVE REFERRED TO All that piece and parcel of land measuring 8614.92 Sq Mtrs is bounded as follows:

North : Residential Plots

East : Corporation Road and then Wisdom School

West : Vascone Residential Society

South : Keshav Baug Residential Society

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/ EQUIVALENT LAND
AUTHORITY



(Stamp and Signature)

(Name of Officer) : *Toupti vijay Kolke*

(Name of District) : Taluka Haveli, Dist. Pune, Maharashtra

Shruti
Shruti
Laxand.

(TUSHAR SHROTRI)

Sarjani, Mhanakale



BILLABONG HIGH
INTERNATIONAL SCHOOL

To :

The Review Committee
Central Board for Secondary Education
New Delhi.

Respected Committee,

Lina Ashar Foundation is a Lessee of **M/s Infraschool services Gurgaon Pvt Ltd.**

The Land Certificate (*as prescribed by Central Board for Secondary Education*) has defined this aspect in the first line which clearly mentions the owner of the said land parcel as **M/s Infraschool services Gurgaon Pvt Ltd.**

The Clause no. 3 in the land certificate has defined **M/s Lina Ashar foundation** as lessee and in the 15 line certified our **Billabong High International School, which is a product of Lina Ashar foundation,** is located on the said land parcel.

We are enclosing the relevant portion of the lease deed for your ready reference.

Regards

Tushar Shrotri
Vice President

Shrutika Lawand
Principal

Swapnil Mhankale
Administrative Manager

SubRegistrar: Haweli 11
Document No 4539/2019
Regn 63M

18/03/2019

INDEX NO.2

Name of the village : Hadapsar



1	Type of Document,	Lease deed
2	consideration	91081466
3	Market Value(In case of lease, mention whether lessor pays it or lessee)	744828000
4	Land measurement, sub part and house no. (if available)	1) Name of the municipal corporation : Pune M.N.P. Other description : Division No. 27/27. 4 , house rate 57570 per sq. mtr. Mouje sadesatara nail, Hadapsar tal. Haweli, dist. Pune, survey No. 169/1 to 4, 170/1A/1B/2B/3/4A/4B/5A/5B/6/7/8/1/8/2. Amenity Space area 8614 sq. mtr. Land , construction phase 1, ground plus 5 floor built up area of 69889.04 sq. ft on the left and central wing of the building and phase 2 , ground plus 4 additional floors built up area of 65827.89 sq. ft., total area 135716.93 sq. ft. built up. i.e. 12613.09 sq. mtr. Deposit amount Rs. 91081466/- for 30 years for lease to the school. ((survey Number 169/1 to 4 and other survey no. as mentioned in the document;))
5	area	1) 12613.09 sq. mtr
6	Cess or judi when applicable	
7	Name of the person / party preparing the documents. Or the name and address of the respondent party in case of the order of the civil court.	1) Name :- authorized signatory Divya Punjabi on behalf of Leena ashwar foundation :- Age 54; Address: Office No. 301 – Mamata House, S.V. Road, Bandra, Mumbai, Bandra west, MAHARASHTRA, MUMBAI Non-government, Pincode -400050 PAN no. AAATL5678H
8	Name of the person or party in whose favor documents are prepared Or the name and address of the respondent party in case of the order of the civil court.	1):- Shri. Sai Krushna Narala authorized signatory on behalf of Infraschool services, Gurgaon Pvt. Ltd. Age:- 31, Address : Plot No. 23, , floor no. name of the building: sector 18, Gurgaon, block no. road no. hariyana, hariyana, Gurgaon, PIN Code :- 122016 PAN No. AAEC13556J
9	Date of documents preparation.	18/03/2019
10	Date of document registration.	18/03/2019
11	Serial no. Volume and page.	4539/2019
12	Stamp duty as per market rate	18621000
13	Registration fees as per market rate	30000
14	Remark	

Details considered for valuation :-

Paragraph considered while levying stamp duty :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

This index2 data is digitally signed By SRO Anil Kissan Nandkar

TRUE COPY

RAJESH R. NIRGUDE
NOTARY GOVT. OF INDIA
P.S. HOUSE VIHAR LANE
HADAPSAR, PUNE - 411028

Anil Kissan Nandkar
SRO Anil Kissan Nandkar

Tushar Shrotri

(TUSHAR SHROTRI)



The seal
of sub-
registrar

Shruti

Shruti Lawand

18/03/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 4539/2019

नोदणी :

Regn:63m

गावाचे नाव : हडपसर

(1) विलेखाचा प्रकार	लीजडीड	
(2) मोबदला	91081466	
(3) बाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	744828000	
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र- 27/27.4, सदतिका दर 57570 प्रती चौ मी. भौजे भाडेसतरा नळी, हडपसर, ता हवेली, जि पुणे. सर्व्हे नं 169/1 ते 4, 170/1 ए/1 व/2 व/3/4 ए/4 व/5 ए/5 व/6/7/8/1/8/2. अॅमिनिटी स्पेस, क्षेत्र 8614 चौ मी जमिन या वरील बांधकाम फेज 1, तळ अधिक 5 मजले विल्डींगच्या सेफ्ट ग्रेड सेन्ट्रल विंग क्षेत्र 65889.04 चौरसफुट, आणि फेज 2, तळ अधिक 4 मजले, विल्डींगच्या राईट विंग क्षेत्र 65827.89 चौरसफुट, एकूण क्षेत्र 135716.93 चौरसफुट विल्डअप म्हणजेच 12613.09 चौ मी. टीपॉलीट रकम रुपये 91091466/-, 30वर्षा करित. भाडेपट्टा शाब्दिकरित्या. ((Survey Number : 169/1 ते 4 व इतर स नं दस्ता: नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ		1) 12613.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-लिना अशार फारंदेशन तर्फे अधिकृत सहिकर्ता दिव्या पंजाबी - - वय:-54; पत्ता:-ऑफिस नं.301, -, ममता हाऊस, . एल. व्ही रोड, , बांद्रा, मुंबई., बांद्रा पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-AAATL5678H
(8) दस्तऐवज करून देणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-इन्फ्रास्कूल सर्विस गुरगाव प्रायव्हेट लिमिटेड तर्फे अधिकृत सहिकर्ता श्री. साई क्लिष्णा नारला - वय:-31; पत्ता:-प्लॉट नं: प्लॉट नं. 23, माळा नं:-, इमारतीचे नाव: सेक्टर 18, गुरगाव , ब्लॉक नं:-, रोड नं: हरियाणा, हरियाणा, गुरगाव. पिन कोड:-122016 पॅन नं:-AAECI3556J
(9) दस्तऐवज करून दिल्याचा दिनांक	18/03/2019	श्री नवल वाचली
(10) दस्त नोंदणी केल्याचा दिनांक	18/03/2019	रुजवात घेतली
(11) अनुक्रमांक, खंड व पृष्ठ	4539/2019	असलवर हुकुम नवल
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18621000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

दस्ता सोबतची नवल

श्री. साई नारला

यांना दिली. रतन ६१

दिनांक- १८/३/१९

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

मुन्बानासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलेला निवडलेला अनुक्रमे :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

[This Index2 Data is digitally Signed By SRO Anil Kisan Nandkar]

Shrutika Lawand

(TUSHAR SHROTRI)




Swapani. Mhanale.

Scan.
7.45



हवल-११
४५३९/१/८०
२०१९

 **D**ocument **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1803201909576 Receipt Date 18/03/2019

Received from INFRASCHOOL SERVICES GURGAON PVT LTD, Mobile number 9820208252, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 4539 dated 18/03/2019 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune

DEFACED
₹ 1800
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	18/03/2019
Bank CIN	10004152019031808300	REF No.	207107710
Deface No	1803201909576D	Deface Date	18/03/2019

This is computer generated receipt, hence no signature is required.

Shruti

Shruti Kawand

[Signature]

[Signature]
Swarajit. Mhantale

Data of Bank Receipt for GRN MH013051504201819R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 206229575 Simple Receipt
 Pmt DtTime : 12/03/2019 17:23:25 Print DtTime
 ChallanIdNo : 69103332019031250863 GRAS GRN : MH013051504201819R
 District : 2201 / PUNE GRN Date : 12/03/2019 17:23:44
 Office Name : IGR018 / HVL11_HAVELI 11 JOINT SUB REGISTRAR

StDuty Schm : --
 CtDuty Amt : --

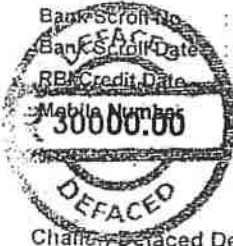
RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees only)

Only for verification not to be printed and used

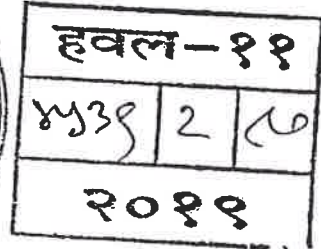
Article : 36
 Prop Mvbtty : Immovable Consideration : 9,01,55,413.00/-
 Prop Descr : S NO 169 H NO 1 TO 4 170 1A 1B 2B 3 4A 4B 5A 5B 6 7 8 1 8 2 , VILLAGEHADPSARPUNE
 : Maharashtra
 : 411028

Duty Payer : PAN-AAECI3556J INFRASCHOOL SERVICES GURGAON PRIVATE LIMITED
 Other Party : PAN-AAATL5678H LINA ASHAR FOUNDATION

Bank Scroll No : 100
 Bank Scroll Date : 13/03/2019
 RBH Credit Date : 13/03/2019
 Mobile Number : 919867922299



Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-329-4539.	0007389204201819	18/03/2019-16:16:58	IGR018	30000.00
Total Defacement Amount					30,000.00

(Handwritten signatures in blue ink)

Data of Bank Receipt for GRN MH013106861201819R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 206389707
 Pmt DtTime : 13/03/2019 16:55:22
 ChallanIdNo : 69103332019031350858
 District : 2201 / PUNE
 Office Name : IGR018 / HVL11_HAVELI 11 JOINT SUB REGISTRAR
 StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,67,500.00/- (Rs Four Lakh Sixty Seven Thousand Five Hundred Rupees Only)

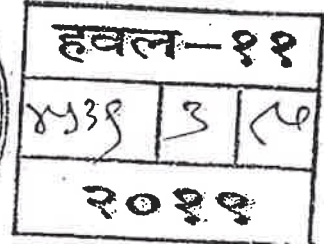
Simple Receipt
 Print DtTime :
 GRAS GRN : MH013106861201819R
 GRN Date : 13/03/2019 16:55:23

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

Article : 36
 Prop Mvblty : Immovable
 Prop Descr : S NO 169 H NO 170 4 170 1A 1B2B 3 4A 4B 5A5B 6 7 8 1 8 2 , VILLAGEHADAPSARPUNE
 Maharashtra
 : 411028
 Consideration : 9,01,55,413.00/-
 Duty Payer : PAN-AAECI3556J INFRASOUND SERVICES GURGAON PRIVATE LIMITED
 Other Party : PAN-AAATL5678H LINA ASHAR FOUNDATION

Bank Scroll No : 100
 Bank Scroll Date : 14/03/2019
 RFI Credit Date : 14/03/2019
 Mobile Number : 919867922299
₹ 467500.00



Sr. No.	Remarks	Defacement No.	Defacement Date	Usertd:	Defacement Amount
1	(IS)-329-4539	0007389179201819	18/03/2019-16:16:45	IGR018	467500.00
Total Defacement Amount					4,67,500.00

Shrutika
Shrutika Lawand

[Signature]

[Signature]

LEASE DEED

THIS LEASE DEED ("Lease Deed") is made and executed on this day ^{18th March 2019} ~~23rd of December 2018~~ at Pune:

Yash
Divya-N. Punjabi

BY

Infraschool Services Gurgaon Private Limited, a company incorporated under the Companies Act, 2013, bearing Corporate Identification Number U74999HR2017PTC066986, PAN Number AAECI3556J and TAN Number RTKI02422A, having its registered office at Plot No. 23, Sector 18, Gurgaon, Haryana-122016, represented by its authorized signatory, Mr. Sai Krishna Narla, vide a board resolution dated 29th November 2018 (hereinafter referred to as the "Lessor") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest, executors, and assigns, of the **ONE PART**;

IN FAVOUR OF

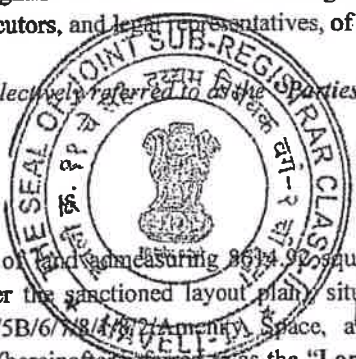
Lina Ashar Foundation, Public Trust registered under the Maharashtra Public Trust Act, 1950, having its office at 301, Mamta House, S V Road, Bandra (West), Mumbai - 400050, bearing PAN No. AAATLS678H, represented by its Managing Trustee / authorized representative Ms. Divya Punjabi, authorized vide resolution of Board of Trustees dated 14.12.2018 (hereinafter referred to as the "Lessee") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest, executors, and legal representatives, of the **OTHER PART**.

(The Lessor and the Lessee are hereinafter collectively referred to as the Parties and individually as a "Party".)

WHEREAS:

- A. The Lessor is the owner of the parcel of land measuring 8674.92 square meters (which is earmarked as an "Amenity Area" as per the sanctioned layout plan) situated at Survey No. 169/1 to 4/170/1A/1B/2B/3/4A/4B/5A/5B/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100, Amenity Space, at Sade Satra Naali, Hadapsar, Taluka Haveli, District Pune (hereinafter referred to as the "Land"), having acquired the same by way of a Sale deed dated 26th December 2018 bearing document number 20306/2018 registered at Joint Sub-Registrar at Haveli - 23, Pune, Maharashtra, India.

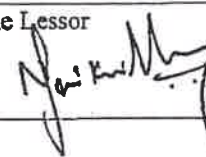

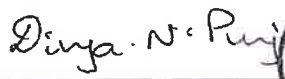
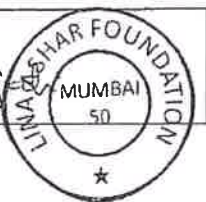
- B. The Lessor is developing upon the Land, building/s to admeasure 135,716 square feet in phases, which Building (*defined below*) can be used to operate a school/educational institution.



and individually as

हवल-२२

४३९	३	८
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By the Lessor  	By the Lessee  
---	--

Shanti

Divya

Yash

To,

Date: 27-12-2018

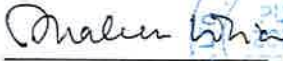
Infraschool Services Gurgaon Private Limited,
Sector 23, Plot No. 18 Gurgaon,
Haryana-122016

Dear Sir,

Subject: Receipt of original registered sale deed bearing document number 20306/2018

We hereby acknowledge receipt of the original registered sale deed dated 26-12-2018 executed by Vascon Engineers Limited, M/s Syndicate Realtors, Anil Ratanrao Tupe in Favour of Infraschool Services Gurgaon Private Limited bearing document number 20306/2018 on 27-12-2018 from Mr. Sai Krishna Narla and the same is in our custody.

Thanking you,
For RBL Bank Limited,


Shaleen Lohia
Employee ID: 12173





Shrutika Lawand


Swapnil Pradhan

Page 1 of 1

www.rblbank.com

RBL Bank Limited

Branch Office: Ground Floor, Shop No.5, ICC Trade Centre,F.P. 403 A/2, Senapati, Bapat Marg, Pune - 411 016, Maharashtra, India |Tel: +91 20 - 67287900

Registered Office: 1st Lane, Shahupuri, Kolhapur- 416 001, India. | Tel. : +91 231 6650214 | Fax : +91 231 2657386

CIN: L65191PN1943PLC007308 - E-mail: customercare@rblbank.com