



CERTIFICATE OF LAND

Date: 06/1/2026

Certified that the land measuring 10130.80 Sq. Mtr is managed by Sri. R. Harish Babu and Sri. Gautham Kamraj by way of sale deed with registration serial no. 13099/2012-13, KEND521, 1822/2017-18, JPND453, 1826/2017-18, 1829/2017-18, 1880/2017-18, JPND454, JPND8283/2021-23, JPND1298, 1083/2022-23, JPND1366, 1160/2022-23, JPND1367, 1160/2022-23, JPND1366

It is further certified that owner of the land has leased the said land to Ave Maria Educational Trust fully described in the scheduled mentioned hereinafter with the following details for a period of 30 years from 31/07/2023 to 30/06/2053.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No.(s)/ Khasra No. (s)/Khata No. (s)/Khatauni No. (s)	Survey No. 141/1, (old Sy No.141, Survey No.141/2, (old Sy No.141), Survey No.141/3, (old Sy No.141), Survey No.141/4 (old Sy No.141)
2.	Name of the street/ Village, Sub Division, District and State	Survey No. 141 (1-4), BM Kaval, Kanakapura Road, Bangalore-560082, Karnataka

It is certified that the said entire land comprises of a single contiguous plot of land. It is further certified that Ryan International Academy, Kanakapura Road, Survey No. 141 (1-4), BM Kaval, Kanakapura Road Bangalore-560082, Karnataka run by AVE Maria Educational Trust is located on the said plot of land.

THE SCHEDULED LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 2532.7 Sq. Mtr situated in Ryan International Academy, Kanakapura Road, Survey No. 141 (1-4), BM Kaval, Kanakapura Road Bangalore-560082 and bounded as follows:

North : Land Bearing - Sy. No. 135
East : Land Bearing - Sy. No. 141/2
West : Land Bearing - Sy. No. 135
South : Land Bearing - Sy. No. 141/5

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North : Land Bearing - Sy. No. 135
East : Land Bearing - Sy. No.141/3
West : Land Bearing - Sy. No. 141/1
South : Land Bearing - Sy. No. 141/5

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East : Land Bearing - Sy. No.141/4
West : Land Bearing - Sy. No. 141/2
South : Land Bearing - Sy. No. 141/31

All that piece and parcel of land measuring 2532.7 Sq. Mtr situated in Ryan International Academy, Kanakapura Road, Survey No. 141 (1-4), BM Kaval, Kanakapura Road Bangalore-560082 and bounded as follows:

North : Land Bearing - Sy. No. 141/31
East : Land Bearing - Sy. No.140
West : Land Bearing - Sy. No. 141/3
South : Land Bearing - Sy. No. 140

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ Registrar/ SUB Registrar/ EQUIVALENT LAND AUTHORITY

Signature of land authority

Name of Officer

Roopashree H
PRINCIPAL

RYAN INTERNATIONAL ACADEMY
Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka

Sindhu S
Manager - Administration
RYAN INTERNATIONAL ACADEMY
Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka

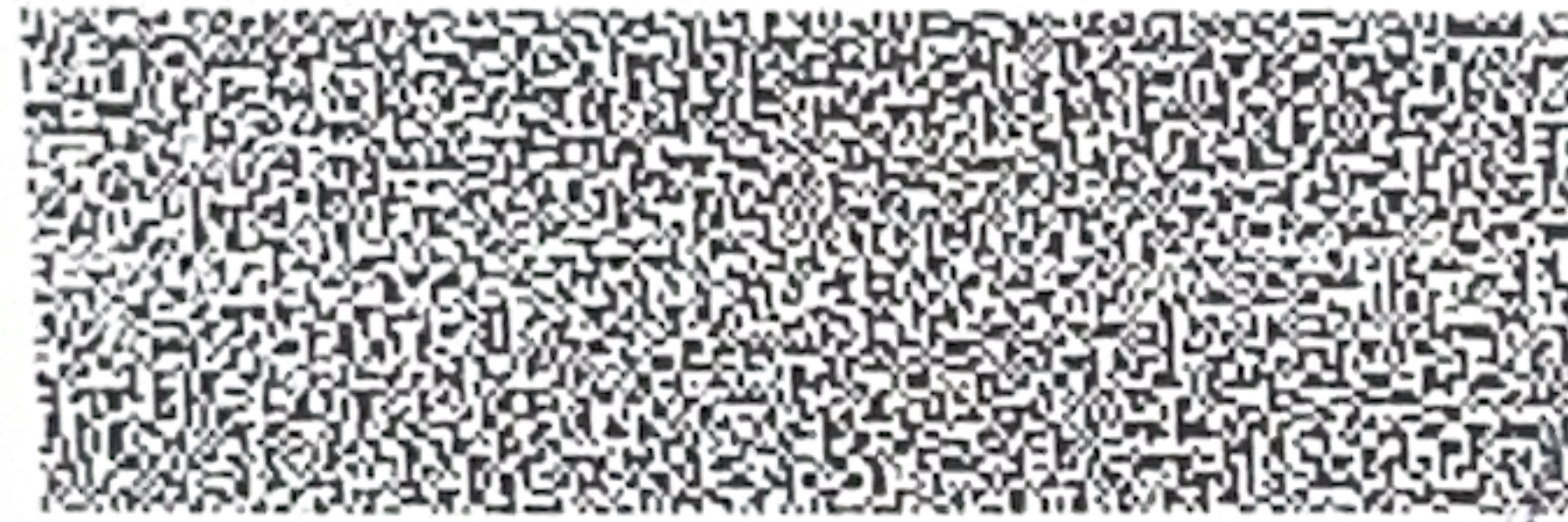


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA14683396215422Y
Certificate Issued Date : 07-Jul-2026 02:29 PM
Account Reference : NONACC (FI)/ kagcs108/ KAGGALIPURA1/ KA-BV
Unique Doc. Reference : SUBIN-KAKAGCSL0815105322908678Y
Purchased by : R HARISH BABU AND GAUTHAM KAMMAJE
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : R HARISH BABU AND GAUTHAM KAMMAJE
Second Party : TO WHOMSOEVER IT MAY CONCERN
Stamp Duty Paid By : R HARISH BABU AND GAUTHAM KAMMAJE
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

CERTIFICATE OF LAND

File No. 536/25/26

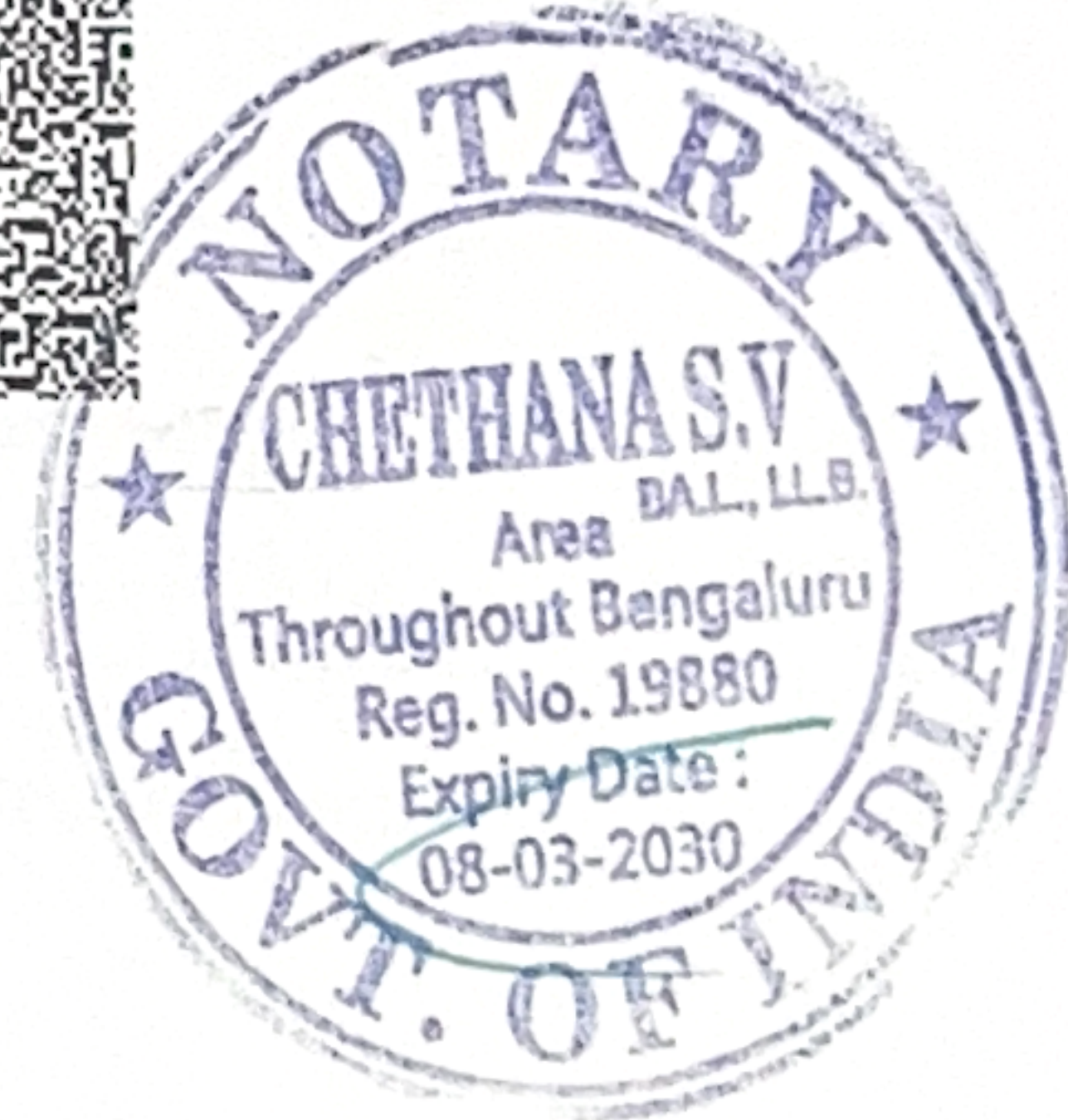
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Roopashree H
PRINCIPAL

RYAN INTERNATIONAL ACADEMY

Statutory Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka



Sindhu S

Manager - Administration
RYAN INTERNATIONAL ACADEMY
Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka

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South : Land Bearing - Sy. No. 141/5

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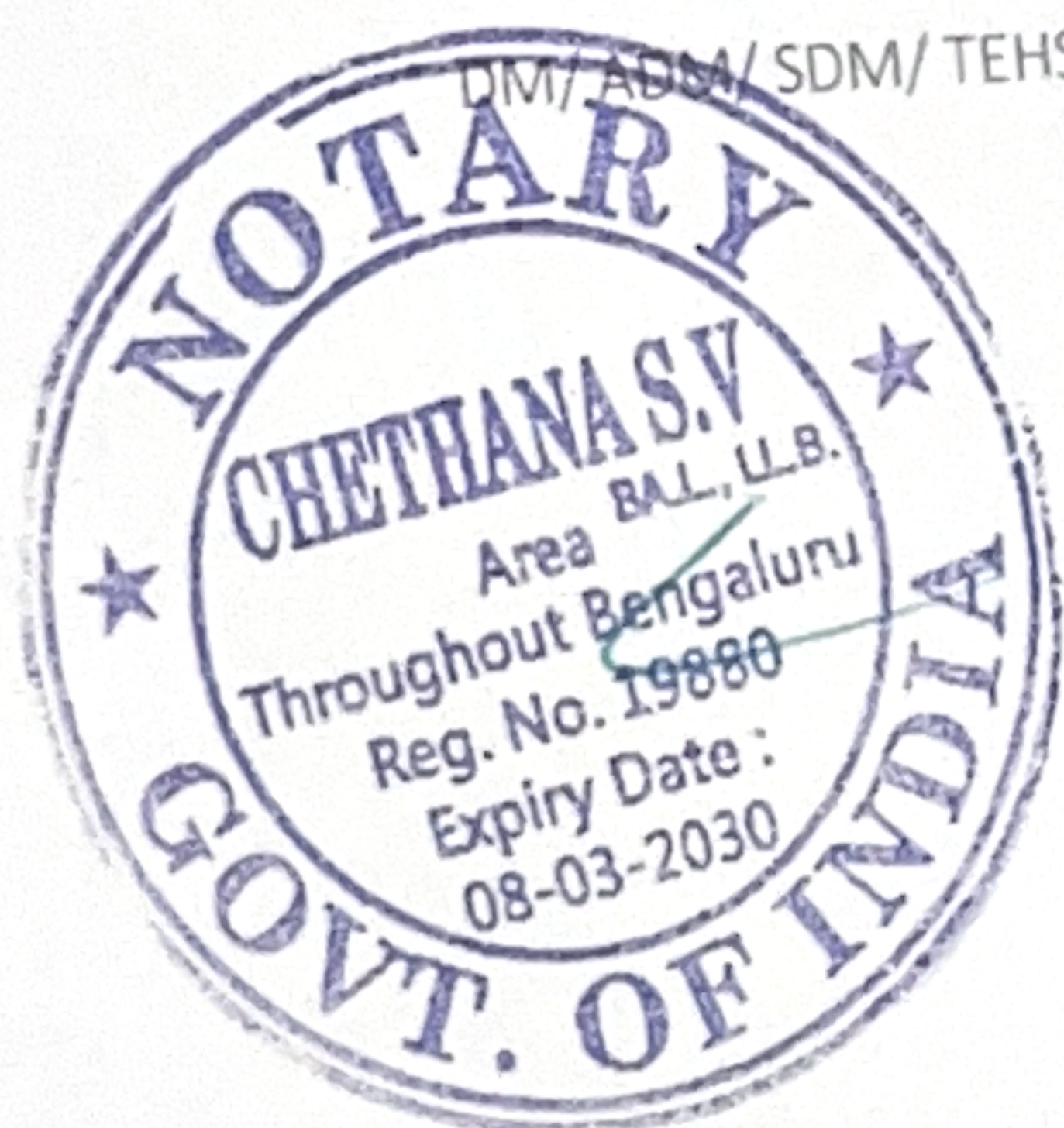
North : Land Bearing - Sy. No. 135
East : Land Bearing - Sy. No. 141/3
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North : Land Bearing - Sy. No. 141/31
East : Land Bearing - Sy. No. 140
West : Land Bearing - Sy. No. 141/3
South : Land Bearing - Sy. No. 140



SWORN TO BEFORE ME

CHEETHANA S.V., BAL., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA

#14, Dhavala, 3rd Main, 4th Cross
Kanakapura Main Road, Kaggalipura
Bangalore - 560 082, Karnataka

Roopashree. H
PRINCIPAL

RYAN INTERNATIONAL ACADEMY
Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka

7/7/2026

Stamp and Signature of land authority

Name of Officer

Name of District

2

Sindhu S

Manager - Administration
RYAN INTERNATIONAL ACADEMY
Survey No - 141(1-4), B.M.Kaval,
Kanakapura Road, Bengaluru - 560082
Karnataka