

CERTIFICATE OF LAND

Date: 17/06/2014

Certified that land measuring 2 Acres (16 Kanal 0 Marla) (9600 square yards)(8026.823 square meter) situated in Khata No.274/235/274, Khasra No.64//23, 85//3, situated at Village Sihar, Sub-Tehsil Malaud, Tehsil Payal, District Ludhiana, Punjab, India fully described in the Schedule mentioned hereinafter, is owned by S. Balwinder Singh (130 shares), Smt. Rajinder Kaur (120 shares) and Smt. Mala Rani (70 shares) in terms of Sale Deed dated 14-02-2013 bearing Vasika No. 520 registered with the office of Joint Sub-Registrar, Malaud, District Ludhiana and in terms of Jamabandi for the Village Sihar, Hadbast No.390, Sub-Tehsil Malaud, District Ludhiana. It is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Good Earth Educational Society (Regd.) Village Sihar, Tehsil Payal, District Ludhiana vide Lease Deed dated 3.10.2013 for a period of 40 years duly registered on 3.10.2013 at Vasika No.746 Book No.1 in the office of Joint Sub-Registrar, Malaud, District Ludhiana and the land is still in possession of the lessee.

It is further certified that Goodearth Convent School, Village Sihar, Tehsil Payal, District Ludhiana is located on the said plot of land.

THE SCHEDULE OF LAND

All that peace and parcel of land measuring 2 Acres (16 Kanal 0 Marla) (9600 square yards)(8026.823 square meter) situated in Khata No.274/235/274, Khasra No.64//23, 85//3, situated at Village Sihar, Sub-Tehsil Malaud, Tehsil Payal, District Ludhiana, Punjab, India and bounded as under:-

North:	240'	-	Property of Balwinder Singh
East:	363'	-	Passage 16'-6"
West:	363'	-	Property of Balwinder Singh
South:	240'	-	Road 30' wide

Mrs. Manpreet Kaur
Principal
Goodearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Siahar Distt. Ludhiana

Chand Sh
Manager
Goodearth Convent School
Vill. Siahar, Distt. Ludhiana

N/TEHSILDAR
MALOUDH (LDH)

746



धनराज पंजाब PUNJAB

A 525531

Annual lease money : Rs. 1,00,000/-

Lease period : 40 years

Stamp papers Rs. 12,000/-

No. 2686 date of stamp paper 14-10-13, detail of stamp

Paper 5,000x2, A525531-32, & 5,00x4, G 063377 to 80

Name of stamp vendor : Gurpreet Singh Malaurh

LEASE DEED

This lease deed is executed on this 3rd day of October, 2013 at VPO Sihar, District Ludhiana between :-

1. **S. Balwinder Singh** son of S. Karnail Singh son of S. Dogar Singh, resident of village Sihar, Tehsil Payal & District Ludhiana.
2. **Smt. Rajinder Kaur** wife of S. Amarjit Singh son of S. Gurdit Singh, resident of Ambedkar Nagar, Ahmedgarh, Tehsil Malerkotla & District Sangrur.
3. **Smt. Mala Rani** wife of Sh. Pardeep Kumar son of Sh. Dina Nath, resident of House No. 68/2, Gandhi Chowk, Ahmedgarh, Tehsil Malerkotla & District Sangrur.

Mrs. Manpreet Kaur
Principal
Goddearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Sihar Distt. Ludhiana

(hereinafter referred to as the Lessors, which term shall include their heirs, successors) being the party of the first part;

AND

Good Earth Educational Society (Regd.), village Sihar, District Ludhiana, through its President Mr. Amarjit Singh Sidhu (hereinafter referred to as the Lessee) being the party of the second part.

Balwinder Singh Rajinder Kaur Mala Rani

P.T.O.-2

3688 33.00 Stamp Duty 12,000.00 Registration Fee 83.00 Fasting Fee 100.00
 1-10-13 2/2000

LIC Name
 Gurbpreet Singh
 Malaudh (Ldh.)
 Vendor

Mrs. Manpreet Kaur
 Principal
 Goddearth Convent School
 C.B.S.E. Affiliated - 1631108 Vill. Siahar, Distt. Ludhiana

PATTANAMA/LEASED

तिथि 03/10/2013 दिन Thursday वक़्त 2:20:24 PM

श्री बलविंदर सिंह वगैर
 जो कि इस दफ़्तर में रजिस्टर कर ली पोस कीता।

Balwinder Singh
 ज़ाआईद सभ रजिस्टरार
 मल्लोद



बलविंदर सिंह वगैर

बलविंदर सिंह वगैर वसीअत करत/मुखतिआर आम/
 तआर पास नू वसीके दी लिखत पत्रके सुटाएी गਈ, जिसने लिखत नू सुटके,
 ओके ठीक पुरान कीता। ये / रहित दी कुल रकम विचे
 मेरे साहमटे नकद/ चैक राही /ड्राफ्ट राही वसूल कीते। देहां पिरां दी गवाह नः।
 धनीत सिंह नंबरदार, अते गवाह नः 2 करन करीर
 त करदे हन। मे पहिले गवाह नू जाहदा हां, जे कि दूसरे गवाह नू जाहदा है।
 सा वसीका रजिस्टर करीता जावे।

03/10/2013
 ज़ाआईद सभ रजिस्टरार
 मल्लोद

गवाह
 2. Mala Ram

LTI बलविंदर सिंह

श्री बलविंदर सिंह
 Rajinder Kumar
 Mala Ram

दुजी पिर

सात अंगूठा अते दसतखत मेरे रुबुरु कीते गये।

03/10/2013
 ज़ाआईद सभ रजिस्टरार
 मल्लोद

नः 746 जाहद बरी नः 1
 नः 0 दे सढा नः 0
 ठीका रजिस्टर कर सापा कीता हआ।

ज़ाआईद सभ रजिस्टरार
 मल्लोद



आमरजीत सिंह सिंघु (पुजान)



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

A 525532

-2-

Whereas the Lessors are the exclusive owners, as per their respective shares (Rajinder Kaur 120 share, Mala Rani 70 share & Balwinder Singh 130 share), of the land measuring two acre (16 Kanals - 0 Marla) out of land comprised in Khata No. 274/274 Khasra No. 64/23(9-2)85/3(8-0) as per jamabandi for the year 2006-07 situated at village Sihar, Tehsil Payal & District Ludhiana, and bounded as under:-

East :	363'	:	Passage 16'6"
West :	363'	:	Property of S. Balwinder Singh
North :	240'	:	Property of S. Balwinder Singh
South :	240'	:	Road 30' wide

and as shown in red colour in the site-plan attached herewith as part of this deed of lease.

Whereas, the lessee has agreed to take on lease the aforesaid land from the lessors for a period of 40 years w.e.f. 1st October, 2013 for the purposes of establishing and running a School in the aforesaid land upon the terms and conditions hereinafter mentioned:-

Mrs. Manpreet Kaur
Principal
Goodearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Siahar Distt. Ludhiana

Manager
Goodearth Convent School
Vill. Siahar, Distt. Ludhiana

That the lessors hereby give into the lease and the lessee hereby takes on lease the aforesaid land for a period of 40 years commencing w.e.f. 1st October, 2013 in consideration of yearly lease money of Rs. 1,00,000/- (Rupees One Lakh Only) payable on or before the 7th day of April of each calendar year to the lessors.

That the possession of the aforesaid vacant land is already with the lessee and hereinafter the lessee shall continue to

Balwinder Singh Rani

P.F.O.-3

2686

1-10-13

26-10-08

Gurpreet Singh, Prop Vender
Malaudh (Ldh.)

Cum

RTI 2/22/23

RTI 2/22/23

Gurpreet Kaur
Principal
Goodearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Siahar Distt. Ludhiana

Quemish
Manager
Goodearth Convent School
Vill. Siahar, Distt. Ludhiana

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

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G 063379

enjoy the said possession in terms of this lease deed and in his capacity as the lessee under this deed.

3. That the lease is created for the aforesaid purpose, which shall all throughout remain same and the lessee shall be entitled to use the aforesaid land in any manner which the lessee deem fit in order to achieve the aforesaid purpose for which the aforesaid land is being taken on lease.
4. That the lessee shall be further entitled to raise construction or to change the nature of the construction so raised or to undertake the necessary repairs or to make additions, alterations or modifications at the cost and expenses of the lessee without any prior consent of the lessors. The consent shall be deemed to have been conferred upon the lessee by the lessors, vide the execution of the present lease deed.
5. That the lessee shall be liable to pay the property tax/house tax/water & sewerage charges or any other charges as the Government may impose as well as the electricity bills/charges which would be imposed from time to time by the competent authorities on the aforesaid land after the commencement of this lease.
6. That the lessee shall be further entitled to install electricity connection and/or upload the electric load by taking appropriate steps before the competent authorities. The lessors undertake to remain bound to render necessary cooperation in case any steps are required to be taken by the lessee for the aforesaid purposes. However the expenses in respect thereof shall be incurred by the lessee.
7. That the lessee shall be further entitled to install electricity connection by taking appropriate steps before the competent

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Manager
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R. L. S. S. S.

PTC.5

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पंजाब PUNJAB

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G 063380

prior written consent of both the parties mutually agreeing to the same and as mutually decided between both the parties.

- 12 That after the expiry of lease period or termination of lease deed any construction, addition, alteration or modification raised/done by the lessee upon the aforesaid land along with electric & water connections, fittings and fixtures shall exclusively belong to the lessors and the lessors shall, after adjusting any outstanding lease consideration, pay the value of the said construction, addition, alteration or modification, fittings and fixtures so raised/done to the lessee.
- 13 That all disputes or differences arising between the parties pursuant or relating to this deed of lease shall be referred to the sole arbitration of Sh. Lajwant Singh Virk, Advocate, Punjab & Haryana High Court, Chandigarh under the Arbitration Act for the time being in force in India.
- 14 That the legal heirs and successors of the lessors and transferees who step into the shoes of the lessors as well as the future authorized representatives/members of the lessee society shall remain bound by the terms and conditions of deed of lease.
- 15 That this deed of lease shall be got registered by the parties before the competent Authority within 7 days of its execution and the costs/expenses towards the payment of stamp duty and execution and registration charges shall be borne by the lessee.

IN WITNESS WHEREOF, the parties hereto have put their respective hands and signatures voluntarily and out of their own free will and consent in sound disposition of mind on this deed on

Belvedere Sri P.T.O.....6 Mala Rani

Mrs. Manpreet Kaur
Principal
Goodearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Siahir, Distt. Ludhiana

Manager
Goodearth Convent School
Vill. Siahir, Distt. Ludhiana

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

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G 063381

the day, month and year first mentioned above at VPO Sihar, District
Ludhiana in the presence of the marginal witnesses.

WITNESSES:

LESSORS

1.

Balwinder Singh
[Signature]

Balwinder Singh son of S. Karnail Singh
son of S. Dogar Singh, resident of village
Sihar, Tehsil Payal & District Ludhiana.

2.

Smt. Rajinder Kaur
[Signature]

Balwinder Singh
Smt. Rajinder Kaur wife of S. Amarjit
Singh son of S. Gurdit Singh, resident of
Ambedkar Nagar, Ahmedgarh, Tehsil
Malerkotla & District Sangrur.

Smt. Mala Rani
[Signature]

Rajinder Kaur
Smt. Mala Rani wife of Sh. Pardeep
Kumar son of Sh. Dina Nath,
resident of House No. 68/2, Gandhi
Chowk, Ahmedgarh, Tehsil
Malerkotla & District Sangrur.

LESSEE

Mala Rani
Good Earth Educational Society
(Regd.), village Sihar, District
Ludhiana, through its President Mr.
Amarjit Singh Sidhu



3-10-213

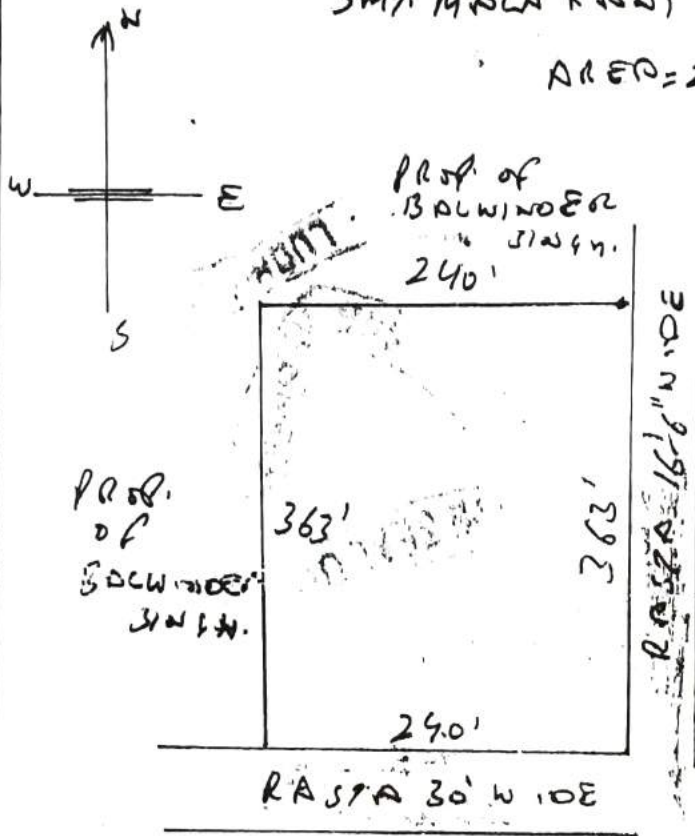
सबकदस्त

Mrs. Manpreet Kaur
[Signature] Manager
Principal Goodearth Convent School
Vill. Siahar, Distt. Ludhiana
C.B.S.E. Affiliated - 1631108
Vill. Siahar Distt. Ludhiana

PLAN OF PROPERTY SITUATED
AT VILLAGE SIAHAR TEH. PATAL
DIST. LUDHIANA.

OWNER'S: BALWINDER SINGH,
SMT. RAJINDER KOUR
SMT. MALA RANI

AREA = 2 ACRE



REF:
PROB.
RAJINDRA

SIAHAR OWNER'S

Mrs. Mahpreet Kaur
Principal
Goodearth Convent School
C.B.S.E. Affiliated - 1631108
Vill. Siahar Distt. Ludhiana

Manager
Goodearth Convent School
Vill. Siahar, Distt. Ludhiana