



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

Lease Rent 15000/- P.A. 5000 P.A. 9000/- RITE-50 926172

LEASE DEED 35/-

This indenture of Lease is executed at Amritsar on this 20th Day of January 2017

Between

1. S. Jatinder Singh Randhawa son of S. Sohan Singh, resident of 30-F, Rani-Ka-Bagh, Amritsar.
2. Smt. Ramanjeet Kaur Randhawa wife of S. Jatinder Singh Randhawa, resident of 30-F, Rani- Ka- Bagh, Amritsar.

Hereafter called lessors or the party of the first part, which expression shall unless repugnant to the Context meaning thereof include his respective legal heirs, successors representatives and assigns etc.

And

Sahib Dyal Educational Society, Bye Pass, Tarn Taran Road, Jandiala Guru, Amritsar, a society registered under the Societies Registration Act with the Registrar of Firms & Societies, Punjab, Chandigarh, thro its Manager Amanjot Singh son of S. Uttam Singh duly authorized by the Governing Body of the Society vide its resolution dated 3rd June 2016.

hereinafter called Lessee or party of the second part which expression shall unless repugnant to the Context meaning thereof include his respective legal heirs, successors representatives and assigns etc.

Page 1 of 11

Ramanjeet Kaur

Ramanjeet Kaur

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Attn: 0000000000000000

SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR.



Value 150,000.00 Stamp Duty 52000 1 1000 2 90000
 Type of Land 6050 Registration Fee 1,500.00
 Area of Land 1600000
 Segment Name 9/1/17
 Segment Rate

Segment Description :

PATTANAMA/LEASED

ਮਿਤੀ 23/01/2017 ਦਿਨ Monday ਵਰਤ 2:31:14 PM

ਨੂੰ ਹੀ ਜ਼ਮੀਨ ਸਿੱਖ ਚੰਧਾਵਾ ਆਦਿ
 ਨੇ ਵਸੋਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਆਇਆ ਹੈ।

ਗੁਰਮੁਖੀ
 Teh. Complex Amritsar

ਜਾਇਦਾਦ ਸਬ ਰਜਿਸਟਰਾਰ
 ਜੰਡਿਆਲਾ ਗਰ

ਨੂੰ ਜ਼ਮੀਨ ਸਿੱਖ ਚੰਧਾਵਾ ਆਦਿ ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/
 ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਸਿਖਰ ਪਾਛੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਸਿਖਰ ਨੂੰ
 ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਇਹ / ਰਾਇ ਦੀ ਕੁਲ ਨਕਸ਼ ਵਿੱਚ
 ਹੁੰਦੇ ਹੋਏ ਸਮਝਦੇ ਹੋਏ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ:
 ਐਡਵੋਕੇਟ ਜੀ.ਐਸ.ਸਚਦੇਵਾ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਜਸਬੀਰ ਸਿੰਘ ਬੀਰਵਾ
 ਸਮਝਦੇ ਹੋਏ ਹਨ। ਜੋ ਪਹਿਲੇ ਨਵਾਂ ਨੂੰ ਜਾਣਦਾ ਹੈ, ਜੋ ਕਿ ਦੂਸਰੇ ਨਵਾਂ ਨੂੰ ਜਾਣਦਾ ਹੈ।
 ਸਿਰਫ਼ ਵਸੀਕੇ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।



ਜਾਇਦਾਦ ਸਿੱਖ ਚੰਧਾਵਾ ਆਦਿ

ਮਿਤੀ 23/01/2017

ਜਾਇਦਾਦ ਸਬ ਰਜਿਸਟਰਾਰ
 ਜੰਡਿਆਲਾ ਗਰ

ਗੁਰਮੁਖੀ

ਗੁਰਮੁਖੀ

SAHIB DYAL EDU. JINDIALA

ਇਸਦੇ ਨਿਰਮਾਣ ਅਧੀਨ ਅਤੇ ਰਾਜਗਰ ਮੇਰੇ ਰੁਝਾਵ ਕੀਤੇ ਹਨ।

ਮਿਤੀ 23/01/2017

ਜਾਇਦਾਦ ਸਬ ਰਜਿਸਟਰਾਰ
 ਜੰਡਿਆਲਾ ਗਰ

ਵਸੀਕਾ ਨੰ: 1045 ਜਾਇਦਾਦ ਬਲੀ 1

ਸਿਖਰ ਨੰ: 132 ਦੇ ਸਥਾਨ ਨੰ: 1015

ਭਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਕੀਤਾ ਗਿਆ

ਜਾਇਦਾਦ ਸਬ ਰਜਿਸਟਰਾਰ
 ਜੰਡਿਆਲਾ ਗਰ



ਜਾਇਦਾਦ ਸਿੱਖ ਚੰਧਾਵਾ ਆਦਿ





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

930572

whereas the party of the first part is the joint and individual holder (each having equal share) of the property located at Bye Pass, Tarn Taran Road, Jandiala Guru, Amritsar.

Whereas the party of the first part has represented himself to be the lawful owner of the demised premises having plinth area of **11Kanal and 17 Marlas** (approx. 1.52 acres i.e. {6452.23 Sq.Metre}) at Bye Pass, Tarn Taran Road, Jandiala Guru, Amritsar hereinafter referred to as said premises and bounded as under:

Left: Gali Gurdwara

Right: Sub Road approach to Jandiala Pind

Back: Residential Houses

Front: Approach road

Whereas the party of the first part has further represented itself as lawful possession holders of the said premises and is absolutely and unrestricted, legally competent to lease out the part of the said premises and to enter into and to execute this lease Agreement. It is also represented by the party of the first part that the premises can be used for educational purposes.

Page 2 of 11

Lamaryeet Kan. *gh*

Lamaryeet Kan.

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
P.O. Box 30308 P.O. Board

gh
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR.





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

F 930573

AND WHEREAS the party of the first part has represented himself as competent and has lawful right to entered into the lease agreement with the party of the second part on the following terms and conditions.

Now this indenture witness as follows:

1. The party of the first part shall provide the said property having area 11 Kanals and 17 Marlas (1.52 acres approx {6452.23 Sq.Metre}) having constructed rooms both at ground floor and first floor respectively. The ground floor is housing 28 rooms whereas first floor is housing 17 rooms. Nearly 60% area is covered/constructed area (as per map/drawing of the property attached) on lease to the second part at the rate of 150000/- per annum commencing from 1st June 2016.
2. That the party of the first part hereby demises unto the party of second part the 'Said Space' for a fixed period of 35 years from the date of signing of the lease agreement. The said agreement is renewable after the said expiry of the period with the mutual consent of both the parties.
3. That the party of the second part shall be liberty to use the property solely for education and training purposes as permitted by the law and put up signboards, signage and billboards etc. The party of the second part shall be at liberty to modify or change the name of its choice from time to time.

Page 3 of 11

Ramajeet Kaur

Ramajeet Kaur

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Dist. 14500398 Pb. Board

SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

F 930574

4. (i) That the party of the second part shall pay the following Lease rent to the party of the first part as under:-

- a) The party of the second part pays the Lease rent of Rs.150000/- per annum to the party of the first part.
- b) All other taxes and cess viz. property tax etc, shall be the liability of the lessee.
- c) That the said rent would be subject to Tax At Source or any other levy as required by statute, at the rates in force from time to time.
- d) That the above said lease rent after all deductions and levies shall be paid within ten days after the end of the relevant month through "A/c Payee" Cheques or through direct deposit in the respective bank account of the party of the first part.
- e) That the rent will be increase five percent on after every five years.
- f) That on the desire of the lessors, party of the second part may pay accumulated rent of the years immediately after the end of the year or in between.

Page 4 of 11

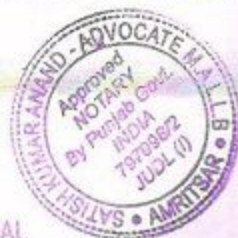
Ramajeet Kaur

Ramajeet Kaur

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Aff. No. 000398 Pb. Bn.

SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR.

SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

F 930575

g) The lease rent shall be paid equally to the joint owners of the property thro separate cheques or direct deposit in their account after deductions of taxes and levies etc.

5. That the party of the first part has represented to the party of the second part that:

i) There is no bar/restriction to use the said property for the education and training purposes by the party of the second part.

ii) The party of the first part shall provide the following facilities to the party of the second part with no extra charges whatsoever:

a) Water, Sewerage, Electricity and maintenance charges thereof on the said infrastructure facilities shall be the responsibility of the lessee.

b) Free access to the rented/leased out premises to the lease, its staff and students.

c) Repair & Maintenance of the property during the lease period shall be responsibility of the lessee.

6. The party of the second part shall at all times during the term of the agreement, pay and discharge all municipal, property taxes (House tax)

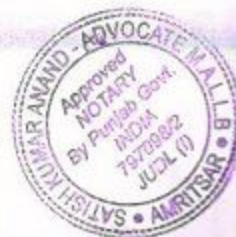
Page 5 of 11

Ramajeet Kaur

Amritsar
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR

Ramajeet Kaur
Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
A/R No. 000398 Pb. Board

SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



and all other taxes, whether imposed by Central or State Governments from time to time, pertaining to the said property.

7. The Party of the second part shall at all time, during the term of agreement shall be free to do the following:

- i) Put up hoardings, signage, bill boards and other advertising on inside façade and outer façade of said property.
- ii) Any machinery or equipment/appliances installed by the party of the second part and shall be used exclusively by the party of the second part and shall be taken away by the party of the second part at the termination/expiry of the contract
- iii) That the party of the first part shall not interfere with business affairs of the party of second part during the term of agreement.
- iv) That the opening and closing time of the business premises shall be from 8.00 AM to 8.00PM respectively during routine days. However, in case of exceptional circumstances, these times may vary.

i) To carry out alterations/modifications in the business premises according to its need from time to time, after informing and obtaining consent from the party of the first part.

8. (i) That the party of the second part shall not be entitled to sublet any portion/part of the said premises.

(ii) The party of the second part shall not carry on in the demised premises or any part thereof any activity which shall be or is likely to be unlawful, immoral, obnoxious or of nuisance, annoyance or disturbance to the lessor and / or occupants of the said building and shall not store in the demised premises an material or goods which are hazardous or combustible in nature and can cause damage to the said building.

9. That the parties herein have agreed that the agreement shall be for a fixed period of 35 years. If party of the second part vacates the premises before the said term, it shall have to give three calendar months' notice to the party of the first part. The party of the first part will

Page 6 of 7

Ramajeet K.

Ramajeet K.

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Aff. No. 000308 P.B. 15/10/15

SANJIV DIAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



also have to comply with same terms & conditions. Agreement after its expiry, can be renewed for any period of time as mutually agreed by both the parties.

10. That after the expiry of the period mentioned in this deed and non-renewal of the agreement; the party of the second part shall have to vacate the building and hand over the possession to the party of the first part in a same condition in which the premises has been originally leased out to the party of the second part. Moreover the party of the second part shall take away all its fixed assets and moveable belongings etc.

11. The Party of the first part and the second part shall bear the cost of stamp duty registration charges and all other incidental charges thereto in equal proportions. There will be two copies of the original deed and one of each shall be retained by the party of the first part and the party of the second part.

12. That the Party of the second part shall not be responsible for any civil, criminal or any other litigation pending against the party of the first part at the time of the entering into this agreement. Party of the second part shall not be responsible for any facts, deeds, and mischief or untoward done by the party of the first part or any of its guests/customers.

13. Vacation of the Premises:

- i) That the party of the first part shall after serving three months' notice to the party of the second part can get the premises vacated in case of nonpayment of rent for a continued period of three months or keeping the premises locked for continuously for three months without the payment of rent.
- ii) That in case the title of the said property is found vitiated or not good, party of the second part has absolute and unrestricted right to get all the costs and compensation as noted in the preceding paragraph.

Page 7 of 7

Ramajeet Kaur. *gfb*

Ramajeet Kaur

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Aff No 000398 P.D. Board

gfb
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR

Amrita
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



- iii) That the party of the second part shall under circumstances as set out in the preceding paragraphs ii) not to vacate the premises until and unless, it is full compensated as noted in these paras.
 - iv) That the party of the second part shall vacate the demised premises peacefully after the expiry of the lease period, unless and until lease is renewed.
 - v) That if the party of the second part violates any term(s) of the lease deed, party of the first part has absolute right to get the premises vacated after giving three months notice.
- 14a) that in case of any dispute, it shall be first referred to arbitration as per the arbitration Act. Moreover, all disputes shall be subject to the Amritsar jurisdiction.
- b) That the party of the first part shall have unrestricted access during working hours to check the property once a week after informing the part of the second part.

SCHEDULE

Site Plan of the demised premises ____

Witness whereof, the parties have signed this agreement on the day, month and year mentioned above in the presence of the under mentioned witness:

DRAFTED BY JASDEEP SINGH SACHDEVA ADVOCATE 25/1/17.

Party of the First Part/Lessors thro its partners

[Signature]

S. Jatinder Singh Randhawa son of S. Sohan Singh (Lessor)

Ramanjeet Kaur.

Smt. Ramanjeet Kaur Randhawa wife of S. Jatinder Singh Randhawa (Lessor)

Page 8 of 9

Ramanjeet Kaur. *[Signature]*

Ramanjeet Kaur.

Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Aff. No. 000398 Pb. Board

SARIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR.

SARIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR



Amanjot
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR

Party of the Second Part

Sahib Dyal Educational Society, Bye Pass, Tarn Taran Road,
Jandiala Guru, Amritsar through its Manager Amanjot for and
on the behalf of the party of the second part/Lessee as duly
authorized by the resolution (Governing Body

Witness

Jasvir Singh Bhatia
JASVIR SINGH BHATIA
GALI ARARIAN, H/B, ASB

Witness:

GSS Mahajan
GSS MAHAJAN
DOCCARY



Attested to be true copy of copy
Document Produced
Notary Public for District
Amritsar

23 FEB 2017

Page 9 of 9

Ramandeep Kaur
Principal
Grace Public Sen. Sec. School
Jandiala Guru, (Amritsar)
Aff. No. 000398 Pb. Board

Sahib Dyal Educational Society
SAHIB DYAL EDUCATIONAL
SOCIETY (Regd.)
JANDIALA GURU, AMRITSAR