



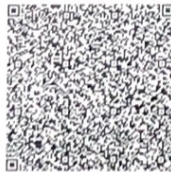
सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

2038

Certificate No. : IN-PB13979689436788U
Certificate Issued Date : 17-Jun-2022 03:37 PM
Certificate Issued By : pbrasains
Account Reference : NONACC (BK)/ pbcanbk02/ RAJPURA ROAD/ PB-LD
Unique Doc. Reference : SUBIN-PBPBCANBK0228461401559624U
Purchased by : CHAGARLAMUDI RAMBABU
Description of Document : Article 35 Lease
Property Description : THAKARWAL LUDHIANA
Area of Property : 2.03 Acre
Consideration Price (Rs.) : 2,31,27,163
(Two Crore Thirty One Lakh Twenty Seven Thousand One Hundred And Sixty Three only)
First Party : JAGJIT SINGH ETC
Second Party : SREE SARASWATHI EDUCATIONAL TRUST
Stamp Duty Paid By : SREE SARASWATHI EDUCATIONAL TRUST
Stamp Duty Amount(Rs.) : 23,06,500
(Twenty Three Lakh Six Thousand Five Hundred only)



-----Please write or type below this line-----

Sachin Singh



KC 0013821485

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LEASE DEED

This Lease Deed is made and executed on this 20th day of June 2022, at Pakhowal, Ludhiana, by and between

1. **S. JAGJIT SINGH**, S/o S. Harpal Singh, aged about 51 years, Resident of 13B/106, Janta Nagar, Dhuri-148024 (**Lessor 1**)

(Represented by GPA holder namely Mr. Sarbjit Singh S/o. Sh. Harpal Singh Resident of W.NO. 3-C/151A, Sangatpura, Dhuri (Sangrur) Punjab, Aadhar No. 901974339436, authorisation given vide GPA executed on 02.06.2022 Vide No. 214 Registered at Sub Registrar Chandigarh)

2. **S. RAVITEJ SINGH**, S/o S. Tej Parkash Singh, aged about 24 years, Resident of 823/7, Prem Nagar, Bindrabn Road, Ludhiana (**Lessor 2**)

(Hereinafter referred to as '**LESSORS/CO-OWNERS**' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part

AND

SREE SARASWATHI EDUCATIONAL TRUST (runs schools under brand name of Sri Chaitanya School) a registered Trust bearing Regn. No. E- 32178/2015, Mumbai having its office at Regus Level 1, Block A, Shivsagar Estates, Dr. Annie Besant Road, Worli, Mumbai-400018 represented by its Authorised Signatory **Mr. Chagarlamudi Rambabu** S/o. Rangaiah, aged about 53 years resident of Flat No.411, Gottumukkala Prem Sarovar Apartments, Allwyn Colony Road, Opp. HP petrol Bunk, Kukatpally, Hyderabad, Telangana, 500072, authorised vide trust resolution dated 9th June 2022.

(Hereinafter referred to as the '**LESSEE /TENANT**' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

Whereas the **LESSORS** are the absolute owners and possessors of the property bearing Khasara No. 14//21/1/2, 14//22/2, 14//23/2, 19//2, 19//3, 14//19/2, 20, 21/1/1, 14//18/2, 22/1, 23/1, total admeasuring 16.26 Kanal or 2.03 Acres, situated at revenue estate, Village Thakkarwal, Hadbast No. 280, Tehsil & Dist. Ludhiana, Punjab, which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises which the **LESSORS** had acquired as follows,

SI	Sale Deed	Seller	Buyer	Hadbast No	Khasara No	Khewat No.	Khatauni No.	Extension
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1

Sarbjit Singh
Singh



1	9605/2016, dt. 27/10/2016	Chanpreet Singh & Jasjit Singh & Gurcharan Singh	S. Ravitej Singh (1/2) & S. Jagjit Singh (1/2)	280	14//21/1/2, 14//22/2, 14//23/2, 19//2, 19//3	79/68 335/316	92 369	16 Kanal Marla / Acres
2	13441/2017, dt. 01/3/2017	Satinder Singh	S. Ravitej Singh (1/2) & S. Jagjit Singh (1/2)	280	14//19/2, 20, 21/1/1, 14//18/2, 22/1, 23/1	83/72, 345/325	96, 379 (Min Khatauni no)	160 Sq.yards 0.26 Kan or 0.03 Acres
TOTAL								16.26 kan or 2.03 Acres

The above sale deeds are registered at Ludhiana Sub Registrar office.

The above mentioned land was earlier leased to M/s Vidya Educational and Charitable Society, Ludhiana vide registered lease deed no. 2267/2017 dated 22.5.2017, before Sub-Registrar, Ludhiana and this lease deed has been cancelled with mutual understanding between Lessors and Vidya Educational and Charitable Society, Ludhiana.

Both the parties have executed termination agreement dated 19th May, 2022. In terms of Termination lease deed with Vidya Educational & Charitable Society, Ludhiana will hand over the possession to Lessors on 31.3.2023.

The land been the agricultural land, however Permission of CLU has been granted by Department of Town & Planning, Punjab vide Memo No.: 5327 STP(L)/TW/2-A Dated 20.09.17 and building map has been approved by Chief Town Planner, Punjab (Chandigarh) vide Letter No. 6094-CTP(Pb)/SL-187 Dated 20.11.2017.

Both the parties agrees that in case of any discrepancies in the Title of property, this lease deed shall be terminated with immediate effect and lock in period will not be applicable.

Building has been constructed over the 2.03 Acres out of the above said property consisting of Ground + 1 floor, having plinth area admeasuring 60,000 Sq.fts Approx (each floor admeasuring 30000 Sq.fts), as per building map enclosed.

Whereas the **LESSEE** has approached the **LESSORS** to let-out the above said property for the purpose of starting Educational Institution for a lease period of **30 (Thirty) years, w.e.f. 1st April, 2023 and subsisting till 31st March, 2053, with lock-in period of 9 (Nine) years.**

The monthly rent shall be payable by the **LESSEE** to the **LESSORS** as follows:

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Satinder Singh



Deed Endorsement

Token No :- 20220000365592

Deed Type :- Pattanama / Leased , Value :- Rs.0/-, Consideration Amount :- Rs.0/-
 Stamp Duty :- Rs. 2081500, Registration Fee :- Rs. 200000, Normal appointment fee :- Rs. 500, PLRS -
 Facilitation charges :- Rs. 500, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200,

Sh./Smt. **SARBJIT SINGH** s/o/d/o/w/o **HARPAL SINGH** has presented the document for registration in this office
 today dated :- **20-Jun-2022** Day :- **Monday** Time :- **04:38:23 pm**

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar



SARBJIT SINGH (Individual)

The contents of the document were read out to Sh/Smt **SARBJIT SINGH** s/o/d/o/w/o **HARPAL SINGH**, who having heard, admitted the same to be correct. An amount of Rs. - on account of **Pattanama / Leased** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS.
 Both the parties have been identified by 1. **Shyam Sunder** (Identifier) 2. **Yuvraj Dutt** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
SARBJIT SINGH			

Hence the document be registered

Date:- **20-Jun-2022**

Signature of Sub Registrar/Joint Sub Registrar

Witness

1. _____

2. _____

(First Party)

(Second Party)



CHAGARLAMUDI RAMBABU (Colonizer/Company)

Above signature & thumb impression are affixed in my presence.

Date:- **20-Jun-2022**

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- **2022-23/101/3038**

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted

(Harish Kumar)

Signature of Sub Registrar/ Joint Sub Registrar

SRO - Ludhiana West

TABLE: A

SI	Academic year	Total area in Sq.fts	Monthly Rent Rs.
1	2023-2024	60,000 Sq.fts	Rs.10,00,000/- + GST
2	2024-2025 & onwards		Rs.12,50,000/- + GST

And the remaining open land for playground whose rental will be included in the above said rent amount is included in monthly rent.

First rent shall be deposited by the LESSEE on or before 10th May, 2023, and for the future months' rent will be paid on or before 10th of every month.

That the LESSORS agrees to provide an office from 01.09.2022 to the LESSEE without any rent for accommodating a person on behalf of the LESSEE for counselling, marketing and advertisement.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSORS hereby declares that they are the owners and possessors of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc., along with furniture and fixtures.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSORS do hereby agree to transfer by way of lease on or before 1st April, 2023, all that its part and parcel of the scheduled property unto the LESSEE to hold the same till the subsistence of the lease deed on the following terms and conditions.
3. The term of lease is for a period of 30 (Thirty) years, with lock-in period of 9 (Nine) years. The lease period will commence from 1st April, 2023 and will run till 31st March, 2053. The LESSEE and the LESSORS have the option of terminating this lease deed by serving a notice 12 (twelve) months in advance after the completion of lock-in period from either side. The renewal of lease period (if required) is to be renewed before 1st April, 2052 with the consent of both the parties on the agreed terms at that time.
4. That the LESSEE has agreed to pay a monthly rent as follows,

TABLE: B

SI	Academic year	Total area in Sq.fts	Enhancement	Rent Amount
1	2023-2024	60,000 Sq.fts	NA	Rs.10,00,000/- + GST
2	2024-2025		NA	Rs.12,50,000/- + GST

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Sachin Singh
P Singh

P Singh



3	2025-2026	NA	Rs.12,50,000/- + GST
4	2026-2027	NA	Rs.12,50,000/- + GST
5	2027-2028	10%	Rs.13,75,000/- + GST
6	2028-2029	NA	Rs.13,75,000/- + GST
7	2029-2030	NA	Rs.13,75,000/- + GST
8	2030-2031	10%	Rs.15,12,500/- + GST
9	2031-2032	NA	Rs.15,12,500/- + GST
10	2032-2033	NA	Rs.15,12,500/- + GST
11	2033-2034	10%	Rs.16,63,750/- + GST
12	2034-2035	NA	Rs.16,63,750/- + GST
13	2035-2036	NA	Rs.16,63,750/- + GST
14	2036-2037	10%	Rs.18,30,125/- + GST
15	2037-2038	NA	Rs.18,30,125/- + GST
16	2038-2039	NA	Rs.18,30,125/- + GST
17	2039-2040	10%	Rs.20,13,137/- + GST
18	2040-2041	NA	Rs.20,13,137/- + GST
19	2041-2042	NA	Rs.20,13,137/- + GST
20	2042-2043	10%	Rs.22,14,451/- + GST
21	2043-2044	NA	Rs.22,14,451/- + GST
22	2044-2045	NA	Rs.22,14,451/- + GST
23	2045-2046	10%	Rs.24,35,896/- + GST
24	2046-2047	NA	Rs.24,35,896/- + GST
25	2047-2048	NA	Rs.24,35,896/- + GST
26	2048-2049	10%	Rs.26,79,481/- + GST
27	2049-2050	NA	Rs.26,79,481/- + GST
28	2050-2051	NA	Rs.26,79,481/- + GST
29	2051-2052	10%	Rs.29,47,435/- + GST
30	2052-2053	NA	Rs.29,47,435/- + GST

The rent shall be paid to the LESSORS as follows:

S.No	Lessors Name	Rent %
1	S. Jagjit Singh	50%
2	S. Ravitej Singh	50%
	TOTAL	100%

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Sarjit Singh
R Singh



The rent payable is subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque / RTGS on or before 10th day of next English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued as per Income Tax law.

The LESSEE's liability to pay rent to the LESSORS will commence from 1st April, 2023. Common areas like Cellar, Parking, playground, open land are part of the premises given on rent. However Common Areas will not be considered for the calculation of the rent in case of extension of building.

5. Both the parties agree that post-handover of demised premises as on 31st March, 2023, they will execute the building handover letter and that the said letter will reflect the actual area in intact position.
6. That the LESSORS agree to provide the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE, which are communicated in writing to the LESSORS before 31st December, 2022.
7. As part and parcel of this deal the LESSORS have agreed to let the LESSEE use the open land for playground which is also co terminus with lease deed.
8. That the LESSEE agrees to enhance the rent at the rate of 10% every 3 (three) years over and above the existing rent as on 1st April, 2024. The rent enhancement shall apply from the financial year 2024-2025 on the existing rental at that time and will continue in the same manner till lease agreement. In this case the next enhancement shall take place on 1st April, 2027. (Table already shown in point no. 4)
9. That the LESSEE agrees to deposit consolidated amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) towards Security deposit and is refundable on the termination of this lease without interest. If the LESSEE serves vacation notice after the lock in period, the rent will not be paid for the notice period to adjust security. The rent for the said period after issuing notice and before actual vacation of the building shall be adjusted against security deposit.

The deposit shall be paid to the LESSORS as follows:

S.No	Lessors Name	Deposit %
1	S. Jagjit Singh	50%
2	S. Ravitej Singh	50%
	TOTAL	100%

10. That the LESSEE has also agreed to pay consolidated amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) (without any interest) as an advance to the LESSORS which shall be deducted in 25 equal monthly installments commencing

Sarjit Singh
R Singh



from the rent of first month from the 1st April 2023 (payable from 10th May, 2023 onwards) i.e. @ Rs.3.00 Lakh per month.

The advance shall be paid to the **LESSORS** as follows:

S.No	Lessors Name	Advance %
1	S. Jagjit Singh	50%
2	S. Ravitej Singh	50%
	TOTAL	100%

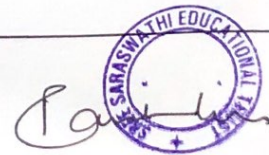
Whereas both the parties agrees that the total of security deposit and additional Advance will be released in a phased manner as follows:

TABLE: C

Sl	Installment	Details	% of amount release	Amount
1	1 st Installment	After the completion of lease registration	50%	Rs.75,00,000/-
2	2 nd Installment	After receiving the registered document hard copy	50%	Rs.75,00,000/-
	Total Security Deposit & Advance Amount		100%	Rs.1,50,00,000/-

11. That the building has been constructed as per the approved plan by the respective Authority.
12. The **LESSOR** has already constructed the building as per the CBSE norms.
13. The **LESSEE** shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the **LESSORS** in writing for major works at his own expenses and no reimbursement will be there.
14. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.
15. The **LESSEE** has a right to sub-lease the property to any of its group Society / Trusts / Companies etc. for the purpose of running the educational institutions but **LESSEE** cannot mortgage its lease hold rights in favour of any Bank or Financial Institution.
16. That the **LESSORS** shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State

Sarmit Singh
Singh



or Central Government in respect of the buildings. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the **LESSEE** during the tenancy and any penalty in this regard will be borne by **LESSEE** only. **GST applicable on the rent of the building shall be borne by the LESSEE and will be paid to the LESSORS along with the monthly rental.**

17. In case of requirement of any additional area by Lessee, Lessor will construct the same and rent of the additional area will be calculated on the basis of existing rent of the premises. Both the parties agree to sign the supplementary lease agreement or deed in this regards.
18. The **LESSEE** can get additional CLU for Educational Purpose Only from concerned department / map approval or additional building and permission from the concerned department on the said land with the consent of **LESSORS** at their own cost.
19. **LESSORS** can sale land and building with the consent of **LESSEE** subject to fulfilment of lease conditions and additional or supplementary lease will be signed by the new owners but the lease validity will remain same. Expenses in this regard will be borne by **LESSORS**.
20. That the Registration Charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by both the parties equally i.e. in 50:50 ratio. The **LESSORS** must agree to register a separate lease deed if required by the **LESSEE** to be submitted to get permission to run the educational institution and these expenses will be borne by the **LESSEE** only.
21. That the **LESSORS** agree to undertake the responsibility of coloring/ painting or doing minor repairs, required for the demised premises once in **5 (Five) years** in order to keep it in good state. ((a) between January, 2028 to March, 2028. (b) Between January, 2033 to March 2033 (c) between January 2038 to March 2038 (d) between January 2043 to March 2043 (e) between January 2048 to March 2048 (f) between January 2053 to March 2053). In case the same is not undertaken by the **LESSORS** then the **LESSEE** can do with prior approval of the **LESSORS**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSORS** by way of deduction from the succeeding monthly rentals payable.
22. **LESSORS** hereby retains for itself and its Affiliates, agents, employees and contractors (collectively, "Lessors' Parties"), the right of access to the Premises, the property's Assets and any Additional Improvements to determine whether the conditions and covenants contained in this lease are being kept and performed. **LESSORS'** and its affiliates will not unreasonably interfere in any material respect with **LESSEE's** operations of the property's Assets and complies with **LESSEE's** rules, norms and procedures governing safety and security at the Premises.
23. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (**ACD**) shall be borne by the **LESSORS**. In case the **ACD** is paid by the **LESSEE** the same shall be reimbursed by

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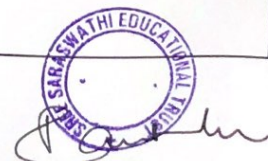
Sachin Singh
Singh

Pandey


the LESSORS by way of deduction from the next month rentals. Transformers to be erected by the LESSORS according to the technical and electrical requirement proportionate to the building.

24. Entire building is fixed with tube light, bulb fixtures and fans as per annexure enclosed. Speaker cables and telephone cables should be provided as conveyed in writing before 31.12.2022 by the LESSEE.
25. The LESSORS must provide sufficient water for drinking and sanitary purpose. There must be a bore well drilled and fit with a **5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters** from where pipe lines will let out water to restrooms and at required spots. Also if the said bore well dries up it is the responsible of the LESSORS to drill a new one at their own cost or the same will be undertaken by the LESSEE and the spent amount will be deducted from the rent. There should also be a sump in the ground level where drinking water will be stored and pumped into a separate 5000 liter tank on the terrace from where pipe lines will lead to outlets at each floor level where it will be used.
26. That the LESSORS has provided a compound wall around the buildings with the gates erected at the required areas. Ramp already exists and there is provision of Lift which the LESSEE may install at his own cost. LESSEE will be responsible for proper functioning of lift and all expenses related to this will be borne by LESSEE.
27. Both the parties agree that the LESSORS are responsible for the structural maintenance of the building till the completion the term of lease.
28. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the LESSEE shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the LESSORS property. However, the lease rentals of the premises shall be reduced only if plinth area is reduced at the same ratio at which the rent has been finalized.
29. The LESSORS promises to assist the LESSEE to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the LESSEE. The LESSEE is not responsible for structural defects because of natural calamities like earthquake, Hurricanes, riots, fire ablaze etc. Security posts (Rooms) at the all gates are provided by the LESSORS. LESSORS will get the building insured in the name of LESSEE for earthquake, Hurricanes, riots, fire ablaze etc. The approach road already exists.
30. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing, and provide full

Sarjit Singh
Singh



particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed.

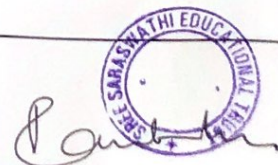
31. **Severability Clause** - In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.
32. The **LESSORS** has provided a **Generator with 125 KVA** which will be used and maintained by the **LESSEE** and shall be handed over to the **LESSORS** in good condition after the expiry of lease date.
33. The **LESSORS** should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority), Municipal Occupancy Certificate, etc. issued by the competent authority at the LESSORS own cost.
34. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed shall be subjected to **Ludhiana Jurisdiction** only.
35. At the time of vacation of premises, the **LESSEE** is liable to provide the **LESSORS** all the property, furniture, fixtures, building, generator, computers, other equipment, library books and all other items in working condition and same quantity, as it was handed at the time of possession by the **LESSEE**. In case any missing/damage or default in all school premises and items the **LESSEE** is liable to make it in workable condition otherwise cost of same will be decided between both the parties on mutual understanding. **LESSEE** may uninstall / remove any machinery / fixed assets which is installed by him within one month of termination of agreement. No additional cost against these assets will be paid by the **LESSORS**.
36. In case the **LESSEE** does not pays the rent on or before 10th of every month continuously for 6 months then the **LESSEE** is also liable to pay 12% interest calculated monthly on the pending rent. If **LESSEE** does not pay rent even after three months, then rate of interest will be 18% which will be calculated monthly till the lock in period i.e 9 years. Both the parties agrees that the above said clause will not be applicable in case Lessee stops paying rent to Lessor on account of certain disagreement with Lessor.
37. The **LESSOR** is liable to complete all the formalities with respect to continuation of fire safety, building safety, EPF, ESI, CBSE, Income Tax, GST, TDS or any other authority at the time of handover of premises and from 1st April 2023 onwards till the termination of lease deed **LESSEE** will take care of the renewals or necessary things. All the liabilities arising during the lease deed period is to be borne by the **LESSEE** which may be borne after the termination of lease deed.

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Sachin. Singh
A Singh



38. In case of any mis-happening/misconduct/illegal activity/misuse during the agreement period for the use of above said property the **LESSORS** is not liable/responsible for the same and **LESSEE** will be sole liable/responsible for such conduct.
39. All expenses / legal formalities/ minor repair maintenance/ salaries during the agreement period and till the use shall be borne by **LESSEE** and **LESSEE** is sole responsible for the same.
40. This agreement covers the building and grounds and not the transportation. In case **LESSEE** requires the transportation then additional rent agreement will be done for the same

Sarita Singh
Singh

Pankaj


SCHEDULE OF PROPERTY

All that part and parcel of the land bearing Khasara No. 14//21/1/2, Khewat No. 76/98, Khatauni No. 92 & Khasara No. 14//22/2, 14//23/2, 19//2, 19//3, Khewat No. 335/316, khatauni No. 369 & Khasara No. 14//19/2, 20, 21/1/1, 14//18/2, 22/1, 23/1, Khewat No. 83/72, 345/325, Min Khatauni No. 96, 379, total admeasuring 16.26 Kanal or 2.03 Acres, situated at revenue estate, Village Thakkarwal, Hadbast No. 280, Tehsil & Dist. Ludhiana, Punjab, having building constructed on the above total property, consisting of Ground + 1 floors, with total plinth area of 60,000 sq.ft, leased to the Lessee is bounded by:

East: Jasjit Singh & Gurcharan Singh Property
West: Thakarwal Road
South: Residential Area Thakarwal
North: Jagjit Singh & Ravitej Singh Property

In Witness Where of the LESSORS and LESSEE have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

20/6/22

SHYAM SUNDER
Advocate
As Per Attested Affidavit
DISTT. COURTS, LUDHIANA.

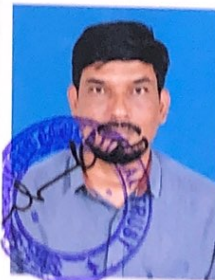
Witnesses:
SHYAM SUNDER
Advocate
As Per Attested Affidavit
DISTT. COURTS, LUDHIANA.

2.



LESSORS

LESSEE





Government of Punjab
e-Registration Fee Receipt

Receipt No PB1157101713193
Issue Date 20-JUN-2022 11:20
ACC Reference SHCIL/PB-SHCIL/PB-NOD
Purchased By SREE SARASWATHI EDUCATIONAL TRUST
Registration Fees Paid By SREE SARASWATHI EDUCATIONAL TRUST
Property Description PROPERTY
Purpose 35 - Lease

Particulars	Amount (Rs.)
Registration Fees	₹ 200000
Mutation Fees	₹ 600
Pasting Fees - English	₹ 0
Pasting Fees - Punjabi	₹ 200
PLRS Facilitation Charges	₹ 664
Infrastructure Development Fees	₹ 0
Special Infra Dev Fee	₹ 0
Service Charges	₹ 30
CGST @ 9 % *	₹ 3
SGST @ 9 % *	₹ 3

Total Amount ₹ 201500
(Rupees Two Lakh One Thousand Five Hundred Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 03AABCS1429B1Z4

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

Cabin No. 501, Sco 18, 5th Floor, Opp Lse. F.G. Market Ludhiana, Punjab 141001