

INDIAN NON JUDICIAL

Rs.100/-

Stamp Paper

Punjab

D126135

-sd- 15/11/07

Office of Sub- Registrar Moga

In Presence X

Type of Document : Lease Deed for 99 years Stamp 300/- Rupee

Name & No. of the Seller of Stamp paper 5492/15.11.07

Sham Bhola Stamp Paper Sellers, Moga

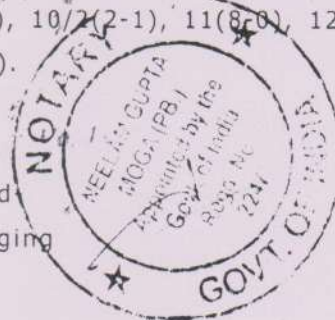
We The Kalgidhar Trust Baru Sahib, Himachal Pradesh through Bhupinder Singh s/o Shri Ranjit Singh resident of village Lande Ke, District Moga who is here in after called as Lessee no.1, and Gurudwara Sixth *Patshahi* under administration of Gurudwara *Patshahi* Sixth Welfare Committee Village Jhandeana Garbi, District Moga registered under Registration No.37/2007-08 under Act 21/1860 through Its President Sukhdev Singh son of Naranjan Singh resident of village Jhandeana Who is here in after called as Lessor no.2.

The administrative work and care of the property in the ownership of Gurudwara Sahib, Gurudwara *Patshahi* Sixth, Welfare Committee, is doing through the president of the Committee. Shri Sukhdev Singh mentioned above is the president of this committee. Gurudwara Sahib *Patsahahi* Sixth has ownership of land total measuring 56 kanal, having Khewat no. 531, Khatauni no.910 out of which land measuring 43 kanal 12 marlas lays in Khasra nos. 16//16/2(5-12), 17/1/(2-16), 23/1(7-5), 23/2(0-13), 24(8-0), 25(8-0), 33//3/1(5-13), 5/1(5-13), 6/1(4-19), 8/1(2-16) and land measuring 5 kanal ½ share of 10 kana in khasra nos. 33//4(8-0), 3/1(2-0) and land measuring 7 kanal 8 marlas 148/1336 share of 66 kanal 16 marlas in khasra nos. 16//22/2(2-1), 33//2/2(0-11), 2/1(7-1), 32//6(7-18), 33//9(8-0), 33//10/1(5-4), 10/2(2-1), 11(8-0), 12(8-0), 38//3/2(6-0), 3/1(2-0), 31//18/2(2-0), 23/1(4-0), 23/2(4-0).

Headmistress
Akali Academy
Jhandeana

Stamp and -sd-
Manager School managing

Committee



stamp & -sd-
Principal Akal Academy

Jhandeana(Moga)

Certified that the above is a correct
translation in English of a Document

produced before me in
script

on

True translation of certified
copy of lease deed.

NEELAM GUPTA

NOTARY PUBLIC

DIST. MOGA (P.B.)

Regd. No. 2241

23 SEP 2013

Principal
Jhandeana
Aff. No. 1630854

Value 2,100.00 stamp duty 300.00 registration fee 50.00 Pasting fee 20.00

Type of land

Area of land

Segment Name Sukhdev Singh President Gurudwara Welfare Committee Jhandeana Garbi

Segment Rate

Segment

Description

Today on Dated 15/11/2007 Day Thursday Time 5:33:25 PM

Through Bhupinder Singh lease deed

This deed has presented in this office for registration (Photograph of parties)

-sd-

Sub-Registrar Moga
Harsarnjit Singh/Resham Singh

-sd-

Through Shri Bhupinder Singh

Writing of the deed has read over to the Special Power of Attorney who After understanding the writing admit it as correct. Out of the consideration amount of sale/mortgage Rupee... has received in front of me in cash/Cheque/Draft The identification of both the parties has been done by Witness no 1 Ajaib Singh Numberdar and Witness No.2 Gurlabh Singh I know the witness no.1 who is knowing to the witness no.2. Hence the deed be registered.

Dated 15/11/2007

-sd-

Sub-Registrar Moga
Harsarnjit Singh/Resham Singh

-sd-

Witness no.1
Ajaib Singh

-sd-

Witness no.2
Gurlabh Singh

First Party

-sd- Bhupinder Singh

Second Party

-sd- Sukhdev Singh

Above thumb impressions and signature has done before me.

Dated 15/11/2007

-sd-

Sub-Registrar Moga
Harsarnjit Singh/Resham Singh

(Photograph of Parties)

Deed No: 5,994 Bahi No: 1
File No: 0 Folio No: 0

The Registered Deed has been affixed

-sd-

Sub-Registrar Moga
Harsarnjit Singh/Resham Singh

Head Mistress
Akai Academy
Jhandeana

Stamp and -sd-

Manager School managing
Committee

stamp & -sd-

Principal Akal Academy
Jhandeana(Moga)

Certified true to and correct
translation in English of a Document
produced before me in
script

True translation of Certified
Copy of transfer deed.

script

Principal

Akai

Jhandeana

Aff No. 1630851

NEELAM GUPTA

NOTARY PUBLIC

23

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Parti No.1 Lessee Kalgidhar Trust, Baru Sahib has already requested to get the above mentioned land measuring 56 kanal 1 marla on lease for the period of 99 years and by accepting the above request Administer/President of Gurudwara Sixth *Patshahi* Jhandeana Garbi, Tehsil Moga allowed the Party no.1 give the above mentioned land on lease for the period of 99 years according to the conditions mentioned below, which has clarify from the committee meeting and resolution no.7 dated 22/08/2007. Now we both the parties settled the conditions mentioned below of which we both the parties our legal hires, administrative, designates shall also be deemed engaged and remain bound.

1. That the above mentioned land which is received by party no.1 lessee from the party no.2 on lease of 99 years, we the lessee party no.1 has got the actual possession of the same.
2. That the rent of the land taken on lease has affixed as Rs.2100/- per year which we the lessee party no.1 shall pay to the party no.2 through a separate receipt.
3. That the land which we lessee party no.1 took on lease, on that land we shall build the school building at our costs in which the Scientific and Religious training shall have be conducted.
4. That on the above mentioned land any function in relation to the religious or social aspect can be done.
5. That upon the land mentioned above, the lessee party no.1 can took the loan, if he wants, but, if the lease deed got cancelled before the time limit of lease deed then the lessee shall be bound to return the entire lone amount.

Head Mistress
Akal Academy
Jhandiana



Stamp and -sd-
Manager School managing
Committee

Stamp & -sd-
Principal Akal Academy
Jhandeana(Moga)

Certified that the true and correct
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True translation of Certified
Copy of Lease deed.

23/3/18

Principal
Akal Academy
Jhandeana
No. 2441/851
3/4/2

NEELAM GUPTA

23/3/2018

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6. That if we lessee party no.1 could have not run the school build on the above mentioned land, in that situation the lesser party no.2 shall himself manage the school.
7. That the above lease deed limit shall be from 15/11/2007 to 14/11/2016.
8. That if we lessee Party no.1, according to the conditions affixed, shall continuously run the school on the land taken on lease and the building build on the said land for the settled period of 99 years, then we shall have been pay the rent. In that situation the party no.2 lessor shall have no right to disposes the party no.1 lessee.
9. That the building land and for the purpose of educational department has took on lease, shall use for that purpose only and not against the Sikh religion or no drug shall use in the property taken on lease.
10. That the student who shall be of village Jhandeana, concession of tuition fee shall be granted to him.
11. That We shall not sell the soil of the land taken on lease.
12. That the rent which is affixed, the Above mentioned Kalgidhar Trust Baru Sahib shall be bound and responsible to pay the same.

Head Mistress
Akai Academy
Jhandeana



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Jhandeana(Moga)

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Copy of Lease deed.

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Neelam Gupta

12/2/2013

13. That after completion of lease period, Party no 2 shall be the owner of the Building and vacant land.

14. That the original lease deed shall be remained with the lessor no.2 Gurudwara Patshahi Sixth Welfare Committee Village Jhandeana Garbi through President Sukhdev Singh mentioned above.

15. That In the Revenue record the mutation shall be sanctioned (if the lessee shall remain fulfill the conditions of the lease deed) in the name of lessee party no.1.

Hence this lease deed for the period of 99 year has been executed so that it may remain proof. Dated 15/11/2007

Witness

-sd-

Ajaib Singh
Numberdar Resident
Jhandeana Garbi

Party

-sd-

The Kalgidhar Trust Gurudwara
Baru Sahib, Himachal Pradesh through Singh R/o Jhandeana Garbi
Bhupinder Singh s/o Shri Ranjit Singh
Resident of Landeke, Tehsil Moga Party no.1
Lessee

Witness

-sd-

Gurlabh Singh s/o Shri Mela
Singh R/o Jhandeana Garbi

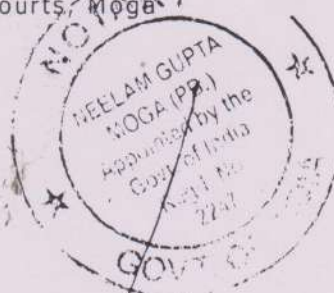
Party

-sd-

Gurudwara Patshahi Sixth Welfare Committee
Village Jhandeana Garbi, Tehsil Moga through
Sukhdev Singh President Party No.2 (Lessor)

-sd-

Inderpreet Singh Advocate,
District Courts, Moga



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Manager School managing
Committee

Stamp & -sd-

Principal Akal Academy
Jhandeana(Moga)

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produced by me in the presence of
the parties to the document.

True translation of Certified
Copy of Lease deed.

NEELAM GUPTA

NOTARY
District
Moga

Head Mistress
Akal Academy
Jhandeana

Ranjit Singh
Adt

AKAL ACADEMY
Jhandeana
Aff. No. 18/11/2007