



ਦਸਤਾਵੇਜ਼ ਦੀ ਤਸਦੀਕ

Token No :- 202300243046

ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਪੱਟਾਨਾਮਾ, ਮਾਲੀਅਤ :- Rs. 0/-, ਮਾਲੀਅਤ :- Rs. 0/-
ਸਟੈਪ ਡਿਊਟੀ :- Rs. 2580000, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 200000, :- Rs. 500, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ
ਚਾਰਜਿਜ :- Rs. 500, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 600, ਪੇਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200,

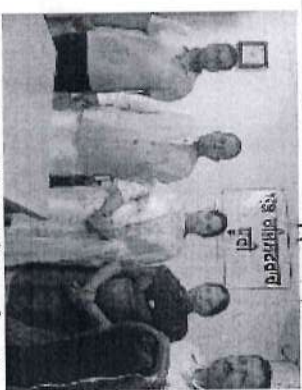
ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ **Asha Rani ETC** s/o/d/o/w/o **Makhan Lal** ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ
ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- **13-Apr-2023** ਦਿਨ :- **Thursday** ਸਮਾਂ :- **06:06:56 pm**

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜ਼ਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

Asha Rani ETC (ਵਿਅਕਤੀਗਤ)



ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ **Asha Rani ETC** s/o/d/o/w/o **Makhan Lal** ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ। ਜੋ ਉਸਨੇ ਠੀਕ
ਮੰਨ ਕੇ ਪਰਵਾਨ ਕੀਤੀ। ਪੱਟਾਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ. ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਦਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ
/ਆਰ.ਟੀ.ਸੀ.ਐਸ ਰਾਹੀਂ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 **Ashwani Kumar Dhir** ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2
Shubham Jain. ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਅਪਣੀ ਸਵੈ
ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ।

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
Asha Rani ETC			ABCPR5509E

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- **13-Apr-2023**

ਸਬ ਰਜਿਸਟਰਾਰ /ਜ਼ਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਗਵਾਹ

1.

2. **Shubham**



(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)
(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

Sri Vaishanavi Educational Trust Vikaspuri New Delhi Thru
Chagarlamgudi Ram Babu (Colonization Owner)

ਉਪਰੋਕਤ ਦਸਤਾਵੇਜ਼ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਰਾਜਗੀ ਵਿਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- **13-Apr-2023**

ਸਬ ਰਜਿਸਟਰਾਰ /ਜ਼ਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2023-24/122/1/167

ਬੁੱਕ ਨੰਬਰ :- 1

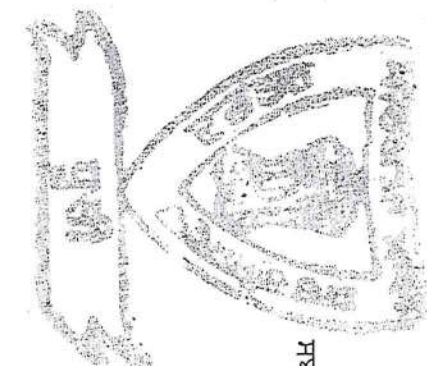
ਜਿਲਦ ਨੰਬਰ :-

ਪੰਨਾ ਨੰਬਰ :-

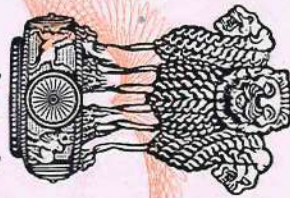
ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਦਸਪਾ ਕੀਤਾ ਗਿਆ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜ਼ਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਧੂਰੀ



10/4/2023
2/4/2023



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Punjab

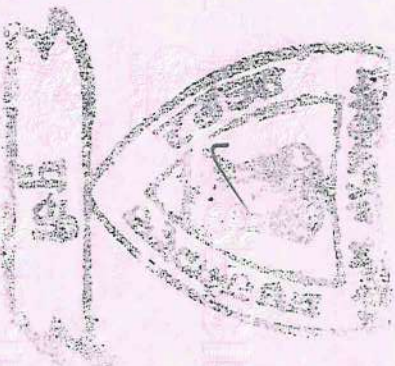
e-Stamp

Certificate No.	: IN-PB69814028193263V
Certificate Issued Date	: 13-Apr-2023 01:53 PM
Certificate Issued By	: pbchndins
Account Reference	: NONACC (BK)/ pbcanbk02/ SUNAM/ PB-SG
Unique Doc. Reference	: SUBIN-PBPBCANBK0280960148140363V
Purchased by	: ASHA RANI WO MAKHAN LAL THROUGH HARSH GOYAL
Description of Document	: Article 35 Lease
Property Description	: KHATA NO 120/204 ETC KHASRA NO 16/1/2/1 ETC SITUATED AT DAULTPUR ETC
Area of Property	: Not Applicable
Consideration Price (Rs.)	: 4,30,00,000 (Four Crore Thirty Lakh only)
First Party	: ASHA RANI WO MAKHAN LAL AND OTHERS
Second Party	: SRI VAISHANAVI EDUCATIONAL TRUST REGD NO1891 19 20
Stamp Duty Paid By	: ASHA RANI WO MAKHAN LAL AND OTHERS
Stamp Duty Amount(Rs.)	: 42,31,000 (Forty Two Lakh Thirty One Thousand only)



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Harsh



JD 0031930016

Statutory Alert:

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

Sale Deed No Date	Seller	Buyer	Khata No	Khasra No	Property type	Extent
1767 Dt: 14.10.1998	Mukhtiar Singh	Cambridge High School Dhuri (Darshan Jindal)	87/172, 89/179	15//21/2 min, 16//1 min, 10 min,	Land	8 Kanal 7 Marlas (1.043 Acres appx.)
2151 Dt: 02.09.2005	Darshna Jindal	Asha Rani	101/186, 103/195, 103/1 97	16//10/2, 16//1/2/1, 15//21/2/2, 16//1/2/2	Land	6 Kanal 16 Marlas (0.8 5 Acre appx.)
654 Dt: 13.05.2016	Ajit Singh Babu Singh Avatar Singh	Asha Rani	145/259 to 261 180/317	25//12/2, 128, 183, 2//20, 2//21, 6//1, 6//9/2, 6//10, 6//11, 25//7/3, 25//8/2, 25//9/2, 25//12/1, 25//13, 25//14/1, 16//21, 17//25, 30//5, 30//6/1, 31//1, 31//10/1	Land	18 kanal 5 marle (2.2 8 Acres)
2202 Dt: 07.09.2016	Gurjit Kaur	Anchal Aggarwal & Asha Rani	1817/3641	305	Building	1 Kanal 11 Marle (0.19 Acres)
2203 Dt: 07.09.2016	Kiranjit Kaur	Anchal Aggarwal & Asha Rani	1817/3642	306	Building	1 Kanal 15 Marle (0.22 Acres)
Total						4.58 Acres

All above deeds are registered at Dhuri Registrar office.

The building has been constructed on the above said property consisting of Ground + 2 floors, with total plinth area of 1,12,000 Sq.ft.s, which is specifically described in the schedule annexed hereto and which will herein after being referred to as the demised premises.

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 16 (Sixteen) years, w.e.f. 1st April, 2023 and run till 31st March, 2039, with lock-in period of 8 (Eight) years, on the consolidated monthly rent of Rs.35,83,334/- (Rupees Thirty-Five Lakhs Eighty Three Thousand Three Hundred and Thirty Four Only) + GST for 1,12,000 Sq.ft.s approx., which is equal to the

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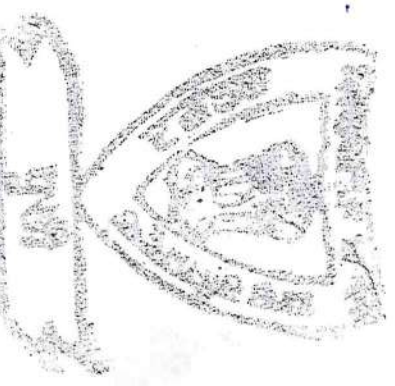
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rental value.

The first rent will be deposited on or before 10th May 2023 or 10th of next month of the actual date of possession.

That the **LESSORS** agree to provide **office Provision** to the **LESSEE** on or before **13.04.2023**.

LESSOR has agreed to renovate and to do vastu corrections as suggested by **LESSEE** (wherever needed) before Handovering building to **LESSEE**.

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, lines etc.
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 on the following terms and conditions.
3. The term of the lease is for a period of **16 (Sixteen) years, with a lock-in period of 8 (eight) years**. The lease period will commence from 1st April 2023 and run till 31st March, 2039 or 16 (Sixteen) years from the date of actual occupation of building by the **LESSEE**. 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. It was also agreed that the vacation notice will not be served in the middle of academic year. The lease period may be renewed after the expiry of the Lease agreement with the consent of both the parties on the agreed terms at that time.
4. That the **LESSEE** has agreed to pay consolidated monthly rent of **Rs.35,83,334/- (Rupees Thirty Five Lakhs Eighty Three Thousand Three Hundred and Thirty Four Only) + GST** for 1,12,000 Sq.ft.s approx., which is equal to consolidated yearly rent **Rs.4,30,00,000/- (Rupees Four Crore Thirty Lakh Only) + GST** for area of 1,12,000 sq.ft.s, subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued once in a year.

The rent shall be paid to the **LESSORS** in following ratio:

S.No	Lessor's Name	Rent %	Rent Amount per month
1	The Cambridge Educational Society	23%	Rs.8,24,166/-
2	Smt. Asha rani	73%	Rs.26,15,834/-
3	Mrs. Aanchal Aggarwal	4%	Rs.1,43,334/-
	TOTAL	100%	Rs.35,83,334/-

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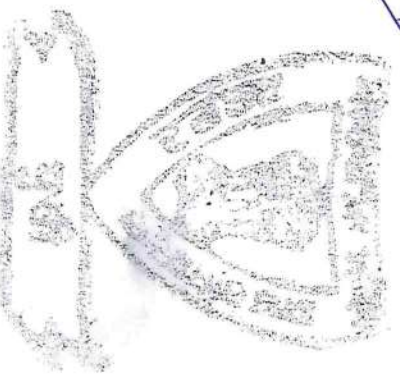
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The **LESSEE's** liability to pay rent to the **LESSORS** will commence from **1st April 2023**, or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion to the occupied slab area of the building. Common areas like **Cellar, Parking, playground, open land, elevation balconies, O.T.S.** will not be considered for the calculation of the rent. However, the **LESSEE** shall have the right to utilize the space/area along with the building.

5. Both the parties agree that by post-handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.
6. Both parties agrees that the **LESSOR** will be able to take back the junior school block, only after new construction building junior school block handed over to **LESSEE** by the **LESSOR** as per the requirements of the **LESSEE**.
7. That **LESSORS** has constructed the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.
8. As part and parcel of this deal the **LESSORS** has agreed to let the **LESSEE** use the open land for playground which is also co terminus with this lease deed and does not carry any rental value.
9. That **LESSEE** agrees to enhance the rent at the rate of **15% after every 3 years** over and above the existing rent. In this case the next enhancement shall take place on **1st April 2026** and every 3 (Three) years thereafter.
10. That the **LESSEE** has agreed to pay to the **LESSORS** a sum of **Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lakh only)** towards an interest free rental deposit. Both the parties agree that upon issue of vacation notice, the amount of rent payable will be adjusted in the later months of notice period basis rent payable for said period and mutual understanding of both the parties. For better clarity for e.g.: If interest free rental deposit amount can be adjusted in 3 to 6 months than the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.

The interest free Rental Deposit shall be paid to the **LESSORS** in following ratio:

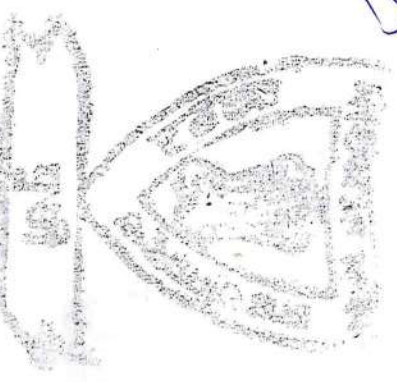
S.No	Lessors Name	sharing %	Interest free Rental Deposit Amount
1	The Cambridge Educational Society	23%	49,45,000/-
2	Smt. Asha rani	73%	1,56,95,000/-
3	Mrs. Aanchal Aggarwal	4%	8,60,000/-
	TOTAL	100%	2,15,00,000/-

11. That **LESSEE** has also agreed to pay a sum of **Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lakh only)** to the **LESSORS** towards short term security deposit which shall be deducted in 24 equal installments from the date of occupation.

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S.No	Lessor's Name	sharing %	Short Term Security Deposit Amount
1	The Cambridge Educational Society	23%	49,45,000/-
2	Smt. Asha rani	73%	1,56,95,000/-
3	Mrs. Aanchal Aggarwal	4%	8,60,000/-
	TOTAL	100%	2,15,00,000/-

Whereas both the parties agree that the total of security deposit and short-term security deposit will be released in a phased manner as follows:

Sl	Installment	Details	% of amount release	Amount
1	1 st Installment	At the time of Lease Registration.	50%	Rs.2,15,00,000 /-
2	2 nd Installment	Hand overing the building	50%	Rs.2,15,00,000 /-
	Total interest free rental deposit & short-term security deposit Amount			100% Rs.4,30,00,000/-

12. Both the parties hereby agree that in case of failure of payment of lease rent for any 4(Four) consecutive months, **LESSEE** will pay interest @ 18% per annum on delayed rent amount to the **LESSOR**. In case of failure of payment of rent is not cured by the **LESSEE** for next 2 months, the **LESSOR** shall be entitled to terminate the lease deed by giving one month notice to the **LESSEE**. It is clarified that the notice for termination for cause may be served at any time during the year. However, this clause is not applicable when force majeure is in force/applicable.

13. That the building is constructed as per the approved plan by the respective authority and as per CBSE norms. The plan for the building to be constructed is signed by both the parties and the said plan would be treated as part and parcel of this deed.

14. The **LESSEE** shall have a right to alter the building according to its convenience without affecting the utility and the life of the building with the prior approval of the **LESSORS** in writing for major works.

15. That **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.

16. **LESSEE** has the right to sub-lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions.

17. 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 or Central Government in respect of the building. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be

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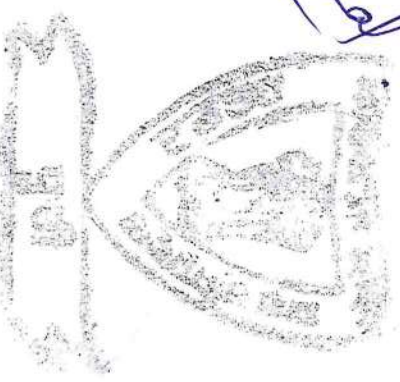
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18. That the **Registration Charges** required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar **shall be borne by both parties equally i.e., in 50:50 ratio.**
19. That the **LESSORS** agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in **5 (Five) years** in order to keep it in good state. In case the same is undertaken by the **LESSEE** with the 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.
20. 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 the **LESSORS** by way of deduction from the next month rentals. Transformers are to be erected by the **LESSORS** according to the technical and electrical requirement proportionate to the building.
21. The entire building is fixed with tube light, bulb fixtures and fan Hooks as directed by the **LESSEE**.
22. The **LESSORS** has provided sufficient water for drinking and sanitary purposes. 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 pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsibility 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.
23. All rooms/corridors are provided with reputed quality **anti-skid tile flooring** and toilet/restroom/urinal floors, walls, passages to be fitted with glazed anti-skid tiles. Corridors, 2 staircases provided with good quality flooring. The doors frames e with wood sections, main door with flush shutter, windows of sliding UPVC make, and bathroom doors with bison board paneled shutters/ G I sheet shutters. That the **LESSORS** provided the doors, windows and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms given altek finish on the walls and the flooring with vitrified tiles. All floors including both staircases with railing to be furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies/OTS, corridors are to be provided with grills.
24. That the **LESSORS** has provided a compound wall around the building with the gates erected at the required areas.
25. Both the parties agree that **LESSORS** is responsible for the structural maintenance of the building till the completion of the term of the lease.
26. **LESSORS** has used good quality fittings for mechanical, electrical and plumbing. **LESSORS** will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment for the first 2 years.
27. 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 as per the available plinth area with immediate effect.

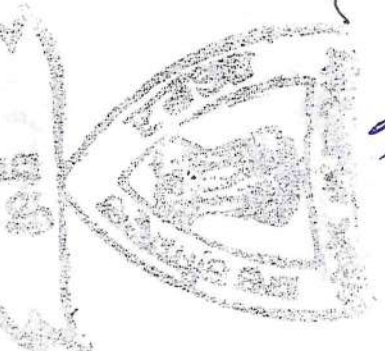
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responsible for structural defects because of natural calamities like earthquakes, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. Security posts (Rooms) at all gates (including the main gate) shall be provided by LESSORS. The approach road to the premises will be provided by the LESSORS.

29. In the event, the LESSORS offer the demised premises for sale/transfer to other third party/ i.e., as a whole or in part/s in future, the LESSORS shall notify the LESSEE well in advance and the LESSORS shall ensure that such sale/transfer by the LESSORS shall be subject to the lease in favour of the LESSEE. The LESSORS shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the LESSEE that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the LESSORS. It is hereby further agreed, understood and confirmed that a clause in respect of such an option in favor of the LESSEE shall be incorporated in the Deed of Sale/transfer in favour of such Third party/parties.

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 particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and 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. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.

31. The LESSORS has already provided a **Generator with 125 KVA** capacity which will be used and maintained by the LESSEE.

32. Computer Lab/ Multimedia to be provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and neatly tiled. Laboratories-preferably PHYSICS, CHEMISTRY & BIOLOGY are fully ventilated and neatly tiled as per the requirement of the LESSEE.

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. The occupancy certificate will be provided by the Lessors within 6 months of the date of occupation of the building.

34. This lease deed is subject to the law of India. Any dispute between the parties arising out of or in relation to or in respect of the lease deed will be referred to and resolved by arbitration by a single arbitrator under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The value of the

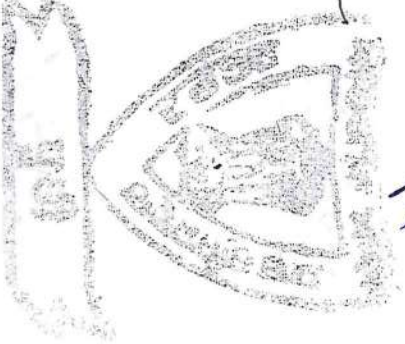
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Signature Makla
Signature



in Punjab shall have exclusive jurisdiction in respect of any dispute arising under this lease Deed.

35. The LESSORS agrees to provide the LESSEE with necessary NOC if the premise of the demised property is in any localities that if residential/society/community in nature from their respective authorized bodies.

Witnesses:

1. Ashwan, Kumar Das

Ashwan

LESSORS

Mahesh

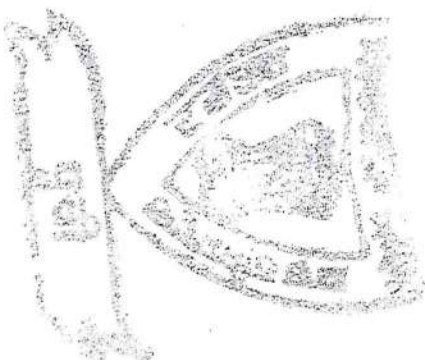
2.

Shubham sto

Gurinder Kumar

Shubham

LESSEE



SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Khata No. 120/204 Khasra No 16//1/2/1/3-2 & Khata No 120/206 Khasra No 15//21/2/2/1-12, 16//1/2/2/0-18 & Khata No 118/202 Khasra No 16//10/2/1-4 Total 6 Kanal 16 Marla Owner Asha Rani W/o Makhan Lal & Khata No 120/205 Khasra No 15//21/2/1/1-18, 16//1/1/3-16 & Khata No 118/194 Khasra No 16//10/1/2-13 Total 8 Kanal 7 Marla owner Cambridge High School Dhuri & Khata No 151/261 to 263 Khasra No 128/1-7, 183/0-4, 2//20/4-11, 21/8-0, 6//1/8-0, 9/2/4-18, 10/8-0, 11/5-2, 25//7/3/0-10, 8/2/0-18, 9/2/0-12, 12/1/0-13, 13/8-0, 14/1/4-12, 12/2/3-15, 16//21/5-16, 17//25/8-0, 30//5/8-0, 6/1/2-1, 31//1/4-0, 10/1/0-17 Total 87 Kanal 16 Marla share 78/1756 Land 3 Kanal 18 Marla owner Asha Rani W/o Makhan Lal & Khata No 187/320 Khasra No 16//11/8-12, 20/7-16, 17//15/6-4, 16/8-0 Total 30 Kanal 12 Marla Share 287/612 Land 14 Kanal 7 Marla Owner Asha Rani W/o Makhan Lal Total 33 Kanal 8 Marla situated at Daultpur Tehsil Dhuri.

Khata No 1854/3695 Khasra No 305/2-16 Share 373/1120 Land 0-18 Biswa 13 Biswashi & Khata No 1854/3696 Khasra No 306/2-2 Share ½ Land 1 Bigha 1 Biswa Total Land 1 Bigha 19 Biswa 13 Biswashi (3 Kanal 6 Marla) owner Asha Rani W/o Makhan Lal & Aanchal Aggarwal W/o Chandan Garg Equal Share Situated at Dhuri, Tehsil Dhuri.

Total Land 4.58 Acres having building consisting of Ground + 2 floors, with total plinth area of 1,12,000 Sq.fts, leased to the Lessee is bounded by:

East: Yogesh Bansal Property
West: Hakam Singh Property
South: Road
North: Drain

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.

Witnesses:

1. Ashwani Kumar
Dhuri Bhan
Shaw

LESSORS

Makhan
Bansal

2.

Shubham
Shubham S/o
Rajinder Kumar

LESSEE



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385/136/2013
30/1/2013
30/1/2013

