

808



Government of Punjab e-Registration Fee Receipt

Receipt No	PB1574702234594
Issue Date	11-AUG-2025 15:31
ACC Reference	SHCIL/PB-SHCIL/PB-NOD
ESI Certificate No	IN-PB63149822921407X
Purchased By	SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD
Registration Fees Paid By	ZENITH EDUCATION WELFARE SOCIETY THU GURJIWAN SINGH
Property Description	VILL NIAMU MAJRA
Purpose	35 - Lease

Particulars	Amount (Rs.)
Registration Fees	₹ 4000
Mutation Fees	₹ 600
Pasting Fees - English	₹ 200
Pasting Fees - Punjabi	₹ 200
PLRS Facilitation Charges	₹ 500
Infrastructure Development Fees	₹ 0
Special Infra Dev Fee	₹ 0
Service Charges	₹ 15
CGST @ 9 % *	₹ 1
SGST @ 9 % *	₹ 1
Total Amount	₹ 5517
(Rupees Five Thousand Five Hundred Seventeen 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 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



INDIA NON JUDICIAL

Government of Punjab

e-Stamp

Certificate No.	: IN-PB63149822921407X
Certificate Issued Date	: 11-Aug-2025 02:33 PM
Certificate Issued By	: pbshysuns
Account Reference	: NEWIMPACC (SV)/ pb7020204/ BASSI PATHANA/ PB-FS
Unique Doc. Reference	: SUBIN-PBPB702020423918741408846X
Purchased by	: ZENITH EDUCATOON WELFARE SOCIETY THUGURJIWAN SINGH
Description of Document	: Article 35 Lease
Property Description	: VILL NIAMU MAJHA
Area of Property	: 12.0 Kanal
Consideration Price (Rs.)	: 2,00,000 (Two Lakh only)
First Party	: SANGECTA SHREE DEVELOPERS INTERNATIONAL PVT LTD
Second Party	: ZENITH EDUCATOON WELFARE SOCIETY THUGURJIWAN SINGH
Stamp Duty Paid By	: ZENITH EDUCATOON WELFARE SOCIETY THUGURJIWAN SINGH
Stamp Duty Amount(Rs.)	: 12,000 (Twelve Thousand only)
Social Infrastructure Cess(Rs.)	: 0 (Zero)
Total Stamp Duty Amount(Rs.)	: 12,000 (Twelve Thousand only)



Signature



Satwinder Singh



0013663909

Subsidiary File

1. The Government of Punjab, through the Department of Revenue, has issued this e-Stamp Certificate to the purchaser of the property described in the certificate. The purchaser is required to pay the stamp duty and the Social Infrastructure Cess on the purchase of the property. The purchaser is also required to pay the stamp duty and the Social Infrastructure Cess on the purchase of the property. The purchaser is also required to pay the stamp duty and the Social Infrastructure Cess on the purchase of the property.

Stamp Certificate No.	IN-PB63149822921407X
Stamp Certificate Issue Date:	11.08.2025
Stamp Certificate Amount:	12000/-
Stamp Certificate issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

OFFICE OF THE SUB REGISTRAR, BASSI PATHANA

LEASE DEED

Rent: 2,00,000/-Per year

Pages: 3

Stamp Duty: 12000/-

=(16666.67 per month)

Duration for 15 years,

12 Kanal 0 Marlas (= 6000 Sq. Meter)

Earnest Money

(or 7200 Sq. Yards)

Nil

Lease Period from: 15.06.2040 to 14.06.2055

("DEED") is made at Bassi Pathana on this 11th day of August 2025

1. Sangeeta Shree Developers International Pvt. Ltd. 16 Shri Prem Nagar Ambala City Khewatdar of Village Niamu Majra, Tehsil Bassi Pathana District Fatehgarh Sahib Through Authorize Person Mr. Satbir Singh (UID NO. 3079-9235-8497) Son of Sh. Krishan Pal VPO Thakur Pura, Distt. Ambala, Haryana, 133203 the grantor of the Lease (hereinafter referred to as "Lessor" or Landlord)", which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof be deemed to mean and include his agents, assigns, representatives, successors etc) of the ONE PART;

And

2. Zenith Education Welfare Society, Dreamland Colony, Niamu Majra, Tehsil Bassi Pathana District Fatehgarh Sahib Through Sh Gurjiwan Singh Bhatti (UID NO. 8085-5884-8019) Son of S. Joginder Singh Bhatti R/o House No. PG155, EMMAR, MOHALI HILLS, JPR DHABA SECTOR 108, Bhago Majra, SAS Nagar (Mohali) Punjab, 140307 (hereinafter referred to as the "Lessee" or "tenant", which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof be deemed to mean and include its agents, assigns, representatives, successors, group companies, subsidiaries and associates), of the OTHER PART.

3. Whereas the 1st party is landlord/owner of Land comprised in Khewat No.48/48 Khatouni No 53 Khasra No. 11//24/2(4-4), 14//3/2/2(0-19), 14//4/1(0-1), 14//4/2(7-16), 14//7/2(4-0), 14//8/1/2(5-10), 14//12/2(2-18), 14//13/2(7-12), 14//14/1(4-0), 14//17/1(3-12), 14//18/2(7-11), 21//6/2(1-8), pieces 12 Land 49 Kanal 11 Marla having 60/991 share i.e. 3 Kanal 0 Marla, AND Khewat No. 49/49 Khatouni 54 Khasra No. 14//19/1(7-6), 14//20/1(0-11), 14//21/2(4-16), 14//22(7-12), 14//23(2-4), 21//5/2(1-15), 22//1(7-9), 22//2(2-7), 22//10/2(0-5), pieces 9 Land 34 Kanal 5 Marla having 100/685 share i.e. 5 Kanal 0 Marla AND Khewat No. 52/52 Khatouni No. 57 Khasra no. 11//16/1/2(1-5), 11//17/1(0-7), 11//25(7-12), 13//1(8-0), 13//10(7-14), 13//11(0-18), 14//5/1(5-14), 14//5/2(2-0), 14//6(8-0), 14//7/1(4-0), 14//14/2(4-0), 14//15(4-13), Pieces 12 Land 54 Kanal 3 Marla having 80/1083 share i.e. 4 Kanal 0 Marla, total land measuring 12 Kanal 0 Marlas (6000 Sq Meters), Situated at Village Niamu Majra, Hadbast No. 218, Tehsil Bassi Pathana District

E-Stamp Certificate No.	IN-PB63149822921407X
E-Stamp Certificate Issue Date:	11.08.2025
E-Stamp Certificate Amount:	12000/-
E-Stamp Certificate Issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

Fatehgarh Sahib as per latest Jamabandi year 2022-2023 (Copy of Jamabandi attached)
Along with Passage and all rights.

And desired to lease out the same to the 2nd party on a monthly rent

Now the terms and conditions of this lease are as under: -

1. That monthly rent money of the said premises has been fixed at Rs. 2,00,000/- (Rupees Two Lakh Only) per annum. That the tenancy has already commenced W.E.F. 15-06-2025 and already on lease from 15.06.2025 to 14.06.2040 and this lease shall be for a period of next 15 Years From 15.06.2040 to 14.06.2055 So therefore the total lease period is of 30 years.
2. That the party taking the land on lease may use the said land for the purpose of the school in any way they wish, construct a school building, run an educational trust, build necessary offices in it, build a park, construct necessary buildings, grounds, roads, parking, etc. In this, we, the owner of the land, and our heirs will not have any objection.
3. The lessee can take a connection from the electricity board in his name, take a connection from the telephone department, get a water connection and obtain NOC from various departments, or take all kinds of action related to any department and the responsibility of the electricity bills, water bills etc. of the building will be the responsibility of the lessee.
4. That after the expiry of the said lease period, the lease can be extended with the consent of both the parties or else Party No. 2 will be bound to relinquish possession of the land. That the heirs and successors of Party No. 1 will also be bound by this document.
5. That if any tax of any kind is levied by any department on the above property, then only Party No. 2 (Lessee) will be liable to pay it.
6. That if the party taking the land on lease wishes to take a loan/credit from any bank or cooperative, government or non-government institution on the said property, then it can take it, Party No. 1 will have no objection.
7. That Party No. 2 may sub lease the said property to any institution/department/school for the purpose of education by giving any kind of agreement in writing regarding the purpose of the school, Party No. 1 shall have no objection in this regard.
8. That if Party No. 2 does not pay the rent to the original owner of the said school on time, then the court can recover the rent through the original

E-Stamp Certificate No.	IN-PB63149822921407X
E-Stamp Certificate Issue Date:	11.08.2025
E-Stamp Certificate Amount:	12000/-
E-Stamp Certificate Issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

owner, and the entire responsibility for the expenses will be borne by the society.

9. That Party No. 2 can construct any type of building on this site whenever it wants according to its needs and after the expiry of the period, it will be obliged to remove its debris or any party can remove the debris by paying the market price of the debris.
10. That Party No. 1 shall not lease/sell/alienate the said land to any other party till the expiry of the lease period.
11. Therefore, both parties have got the terms of the agreement, lease deed/patta nama typed and have read them and have acknowledged them as correct and signed them so that they may be useful when needed.

Date: 11.08.2025

Sangeeta Shree Developers
International Pvt. Ltd.
Through Authorized person.
Sh. Satbir Singh
1st Party

Satbir Singh

Executants

Zenith Education Welfare
Society Nlamu Majra, Distt.
Fatehgarh Sahib.
Through
Sh Guriwan Singh Bhatti
2nd party

Guriwan Singh
905665554

Witness:- Harminder Singh
Lambardar
Bassi Pathana
Tehsil Bassi Pathana District
Fatehgarh Sahib.

Harminder Singh



Witness: Sandeep Kumar
Son of Paramjit
H.No. 71, Moha. kathera,
Bassi Pathana Tehsil Bassi
Pathana District Fatehgarh
Sahib

Sandeep Kumar

Dictated by
BK

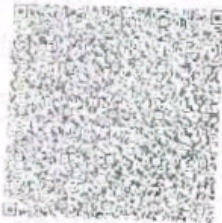
Babesh Kumar Sood Adv.
Enrolment No.P/132/1992
(Bar Council of Punjab and Haryana)



Government of Punjab

e-Stamp

Certificate No. : IN-PB45680630249243X
Certificate Issued Date : 18-Jun-2025 11:04 AM
Certificate Issued By : pbshysuns
Account Reference : NEWIMPACC (SV)/ pb7020204/ BASSI PATHANA/ PB-FS
Unique Doc. Reference : SUBIN-PBPB702020489418390935705X
Purchased by : ZENITH EDUCATION WELFARE SOCIETY THUGURJIWAN SINGH
Description of Document : Article 35 Lease
Property Description : VILLAGE NIAMU MAJRA
Area of Property : 12.0 Kanai
Consideration Price (Rs.) : 2,00,000
(Two Lakh only)
First Party : SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD.
Second Party : ZENITH EDUCATION WELFARE SOCIETY THUGURJIWAN SINGH
Stamp Duty Paid By : ZENITH EDUCATION WELFARE SOCIETY THUGURJIWAN SINGH
Stamp Duty Amount(Rs.) : 12,000
(Twelve Thousand only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 12,000
(Twelve Thousand only)



Satwinder Singh

Ghazal



PF 0010293351

VOID VOID VOID

Statutory Alerts:

1. The authenticity of this certificate can be verified on the website: www.punjab.gov.in or the Punjab e-Stamp App.
2. The validity of this certificate is subject to the payment of the stamp duty.
3. In case of any discrepancy, the purchaser should contact the Competent Authority.

E-Stamp Certificate Issue Date:	17.06.2025
E-Stamp Certificate Amount:	12000/-
E-Stamp Certificate Issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

OFFICE OF THE SUB REGISTRAR, BASSI PATHANA

LEASE DEED

Rent: 2,00,000/-Per year
=(16666.67 per month)

Pages: 3

Stamp Duty: 12000/-

Duration for 15 years,
12 Kanal 0 Marlas (= 6000 Sq. Meter)
(or 7200 Sq. Yards)

Earnest Money
Nil

("DEED") is made at Bassi Pathana on this 18th day of June 2025

1. Sangeeta Shree Developers International Pvt. Ltd. 16 Shri Prem Nagar Ambala City Khewatdar of Village Niamu Majra, Tehsil Bassi Pathana District Fatehgarh Sahib Through Authorize Person Mr. Satbir Singh (UID NO. 3079-9235-8497) Son of Sh. Krishan Pal VPO Thakur Pura, Distt. Ambala, Haryana, 133203 the grantor of the Lease (hereinafter referred to as "Lessor" or Landlord)", which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof be deemed to mean and include his agents, assigns, representatives, successors etc) of the ONE PART;

And

2. Zenith Education Welfare Society, Dreamland Colony, Niamu Majra, Tehsil Bassi Pathana District Fatehgarh Sahib Through Sh Gurjiwan Singh Bhatti (UID NO. 8085-5884-8019) Son of S. Joginder Singh Bhatti R/o House No. PG155, EMMAR, MOHALI HILLS, JPR DHABA SECTOR 108, Bhago Majra, SAS Nagar (Mohali) Punjab, 140307 (hereinafter referred to as the "Lessee" or "tenant", which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof be deemed to mean and include its agents, assigns, representatives, successors, group companies, subsidiaries and associates), of the OTHER PART.

3. Whereas the 1st party is landlord/owner of Land comprised in Khewat No.48/48 Khatouni No 53 Khasra No. 11//24/2(4-4), 14//3/2/2(0-19), 14//4/1(0-1), 14//4/2(7-16), 14//7/2(4-0), 14//8/1/2(5-10), 14//12/2(2-18), 14//13/2(7-12), 14//14/1(4-0), 14//17/1(3-12), 14//18/2(7-11), 21//6/2(1-8), pieces 12 Land 49 Kanal 11 Marla having 60/991 share i.e. 3 Kanal 0 Marla, AND Khewat No. 49/49 Khatouni 54 Khasra No. 14//19/1(7-6), 14//20/1(0-11), 14//21/2(4-16), 14//22(7-12), 14//23(2-4), 21//5/2(1-15), 22//1(7-9), 22//2(2-7), 22//10/2(0-5), pieces 9 Land 34 Kanal 5 Marla having 100/685 share i.e. 5 Kanal 0 Marla AND Khewat No. 52/52 Khatouni No: 57 Khasra no. 11//16/1/2(1-5), 11//17/1(0-7), 11//25(7-12), 13//1(8-0), 13//10(7-14), 13//11(0-18), 14//5/1(5-14), 14//5/2(2-0), 14//6(8-0), 14//7/1(4-0), 14//14/2(4-0), 14//15(4-13), Pieces 12 Land 54 Kanal 3 Marla having 80/1083 share i.e. 4 Kanal 0 Marla, total land measuring 12 Kanal 0 Marlas (6000 Sq Meters), Situated at Village Niamu Majra, Hadbast No. 218, Tehsil Bassi Pathana District



E-Stamp Certificate No.	IN-PB45680630249243X
E-Stamp Certificate Issue Date:	17.06.2025
E-Stamp Certificate Amount:	12000/-
E-Stamp Certificate issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

Fatehgarh Sahib as per latest Jamabandi year 2022-2023 (Copy of Jamabandi attached)
Along with Passage and all rights.

And desired to lease out the same to the 2nd party on a monthly rent

Now the terms and conditions of this lease are as under: -

1. That monthly rent money of the said premises has been fixed at Rs. 2,00,000/- (Rupees Two Lakh Only) per annum. That the tenancy has commenced W.E.F. 15-06-2025 and shall be for a period of 15 Years From 15.06.2025 to 14.06.2040.
2. That the party taking the land on lease may use the said land for the purpose of the school in any way they wish, construct a school building, run an educational trust, build necessary offices in it, build a park, construct necessary buildings, grounds, roads, parking, etc. In this, we, the owner of the land, and our heirs will not have any objection.
3. The lessee can take a connection from the electricity board in his name, take a connection from the telephone department, get a water connection and obtain NOC from various departments, or take all kinds of action related to any department and the responsibility of the electricity bills, water bills etc. of the building will be the responsibility of the lessee.
4. That after the expiry of the said lease period, the lease can be extended with the consent of both the parties or else Party No. 2 will be bound to relinquish possession of the land. That the heirs and successors of Party No. 1 will also be bound by this document.
5. That if any tax of any kind is levied by any department on the above property, then only Party No. 2 (Lessee) will be liable to pay it.
6. That if the party taking the land on lease wishes to take a loan/credit from any bank or cooperative, government or non-government institution on the said property, then it can take it, Party No. 1 will have no objection.
7. That Party No. 2 may sub lease the said property to any institution/department/school for the purpose of education by giving any kind of agreement in writing regarding the purpose of the school, Party No. 1 shall have no objection in this regard.
8. That if Party No. 2 does not pay the rent to the original owner of the said school on time, then the court can recover the rent through the original

E-Stamp Certificate No.	IN-PB45680630249243X
E-Stamp Certificate Issue Date:	17.06.2025
E-Stamp Certificate Amount:	12000/-
E-Stamp Certificate issued by:	Shyam Sunder, Stamp Vendor Bassi Pathana

owner, and the entire responsibility for the expenses will be borne by the society.

9. That Party No. 2 can construct any type of building on this site whenever it wants according to its needs and after the expiry of the period, it will be obliged to remove its debris or any party can remove the debris by paying the market price of the debris.
10. That Party No. 1 shall not lease/sell/alienate the said land to any other party till the expiry of the lease period.
11. Therefore, both parties have got the terms of the agreement, lease deed/patta nama typed and have read them and have acknowledged them as correct and signed them so that they may be useful when needed.

Date: 18.06.2025

Sangeeta Shree Developers
International Pvt. Ltd.

Through Authorized person.

Sh. Satbir Singh
1st Party

Satbir Singh

Executants

Zenith Education Welfare
Society Niamu Majra, Distt.

Fatehgarh Sahib.

Through
Sh Gurjiwan Singh Bhatti

2nd party

Bhatti
9056665554

Witness:- Harminder Singh
Lambardar
Bassi Pathana

Tehsil Bassi Pathana District
Fatehgarh Sahib.

Harminder Singh

Witness: Sandeep Kumar
Son of Paramjit

H.No. 71, Moha. kathera,
Bassi Pathana Tehsil Bassi
Pathana District Fatehgarh
Sahib

Sandeep Kumar

Dictated by
Bard

Babesh Kumar Sood Adv.
Enrolment No. P/132/1992
(Bar Council of Punjab and Haryana)
District Courts, Fatehgarh Sahib, Pb.

18/6/25



Deed Endorsement

Token No :- 202500467476

Deed Type :- Pattanama / Leased , Value :- Rs.0/-, Consideration Amount :- Rs.0/-

Stamp Duty :- Rs. 12000, Registration Fee :- Rs. 4000, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200, Pasting fee(English) :- Rs. 200, PLRS - Facilitation charges :- Rs. 500, Normal appointment fee :- Rs. 500,

Sh./Smt. **SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD**
THROUGH SATBIR SINGH s/o/d/o/w/o has presented the document for
 registration in this office

today dated :- **18-Jun-2025** Day :- **Wednesday** Time :- **01:40:46 pm**


 Signature of Seller/Presenter


 Signature of Sub Registrar/Joint Sub Registrar



**SANGEETA SHREE
 DEVELOPERS
 INTERNATIONAL PVT LTD
 THROUGH SATBIR
 SINGH(Colonizer/Company)**

The contents of the document were read out to Sh/Smt **SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD THROUGH SATBIR SINGH** s/o/d/o/w/o ,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. **HARMINDER SINGH LAMBARDAR** (Identifier)2. **SANDEEP KUMAR** . (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. .

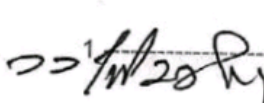
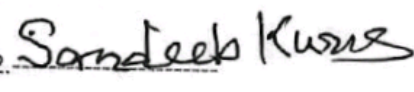
Party Name	Document Type	Document Number	Income Tax PAN CARD
SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD THROUGH SATBIR SINGH			

Hence the document be registered

Date:- **18-Jun-2025**


 Signature of Sub Registrar/Joint Sub Registrar

Witness

 1.  2. **Sandeep Kumar**

(First Party)

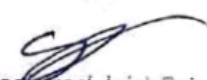
(Second Party)



**ZENITH EDUCATION WELFARE SOCIETY THROUGH GURJIWAN
 SINGH BHATTI (Colonizer/Company)**

Above signature & thumb Impression are affixed in my presence.

Date:- **18-Jun-2025**


 Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2025-26/18/1/531

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted



Deed Endorsement

Token No :- 202500610469

Deed Type :- Pattanama / Leased , Value :- Rs.0/-, Consideration Amount :- Rs.0/-

Stamp Duty :- Rs. 12000, Registration Fee :- Rs. 4000, Mutation Fees :- Rs. 800, Pasting fee(Punjabi) :- Rs. 200, Pasting fee(English) :- Rs. 200, PLRS - Facilitation charges :- Rs. 500, Normal appointment fee :- Rs. 500,

Sh./Smt.SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD
THROUGH SATBIR SINGH s/o/d/o/w/o has presented the document for registration
in this office

today dated :- 11-Aug-2025 Day :- Monday Time :- 04:20:35 pm



SANGEETA SHREE DEVELOPERS
INTERNATIONAL PVT LTD
THROUGH SATBIR
SINGH(Colonizer/Company)

Satbir Singh
Signature of Seller/Presenter

[Signature]
Signature of Sub Registrar/Joint Sub
Registrar

The contents of the document were read out to Sh/Smt SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD
THROUGH SATBIR SINGH s/o/d/o/w/o ,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. HARMINDER SINGH LAMBARDAR (Identifier)2. SANDEEP KUMAR . (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
SANGEETA SHREE DEVELOPERS INTERNATIONAL PVT LTD THROUGH SATBIR SINGH			

Hence the document be registered

Date:- 11-Aug-2025

[Signature]
Signature of Sub Registrar/Joint Sub Registrar

Witness

1. Satbir Singh *2. Sandeep Kumar*

(First Party)

(Second Party)



Satbir Singh *[Signature]*

ZENITH EDUCATION WELFARE SOCIETY THROUGH GURJIWAN SINGH BHATTI ()

Above signature & thumb Impression are affixed in my presence.

Date:- 11-Aug-2025

[Signature]
Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2025-26/18/1/808

Book No :- 1

Volume No :-

The Registered document has been pasted

