

9883



पंजाब PUNJAB

M 154406

LEASE AGREEMENT

This agreement of the lease is made at Ludhiana on 1-8-2011 between the society of the Franciscan Brothers Village Khera Khurd, Delhi-110082, through its secretary Brother Frence John, (hereinafter called the Lessor) which expression unless repugnant to context or meaning thereof shall mean and include their, executors, administrators, legal representatives and assign of the one part.

Whereas the Lessor "The Society of Franciscan Brothers" has passed a resolution dated 28th of Dec 2010 with majority and authorized Brother Frence John to Sign/Execute this lease.

AND

Educational Society of St. Francis School, Bhamian Kalan, Ludhiana, Village Bhamian Kalan, Post Office Mundian Kalan, Ludhiana 141015, through its Vice President Brother M.P. Joseph (hereinafter called the lessee) which expression unless repugnant of the context or meaning thereof shall mean and include their, executors, administrators, Legal representatives and assigns of the other part.

WITNESETH

1. The Lessor as above named the society of the Franciscan Brothers owner of the land and building bearing Khasra NO. 38//4-15-17-24/1-39//11/1 Khata NO. 105/111 i.e. 4.15 Acres Area appx. and Building Comprising of Ground and 1st 2nd 3rd floor Situated at Village Bhamian Kalan Ludhiana.-141015.

Joseph

Frence

Trn. Value 150.00 Stamp Duty 486.00 Reg Fee 50.00 Pas Fee 20.00

Mkt. Value

Type of Land

Area of Land

Village/Segment

Rates

Seg Desc

Const. Type

PATTANAMA/LEASED

ਅੱਜ ਮਿਤੀ 2/8/2011 ਦਿਨ Tuesday ਵਕਤ 1:16:42 PM

ਨੂੰ ਸ੍ਰੀ ਦੀ ਸੁਸਾਇਟੀ ਫਰਾਂਸੀਸਕੈਨ ਬ
ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਗੁਰਸੇਵਕ ਸਿੰਘ ਸਿੱਧੂ
ਸਬ ਰਜਿਸਟਰਾਰ (ਪੁਰਬੀ)

ਨੂੰ ਦੀ ਸੁਸਾਇਟੀ ਫਰਾਂਸੀਸਕੈਨ ਬ ਪਟਾਨਾਮਾ ਕਰਤਾ
ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,
ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਪਟਾਨਾਮਾ ਕਰਤਾ ਨੇ ਕੁਲ ਰਕਮ
ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ
ਦੀ ਗਵਾਹ ਨੰ: 1 ਕਲਵੰਤ ਸਿੰਘ ਨੰਬਰਦਾਰ
ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਸੋਲੋਮੈਨ
ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ
ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।
ਮਿਤੀ 2/8/2011

ਦੀ ਸੁਸਾਇਟੀ ਫਰਾਂਸੀਸਕੈਨ ਬ ਪੁਤੱਰ/ਪੁਤੱਰੀ/ਪਤਨੀ

ਗੁਰਸੇਵਕ ਸਿੰਘ ਸਿੱਧੂ
ਸਬ ਰਜਿਸਟਰਾਰ (ਪੁਰਬੀ)

Handwritten signature

ਗਵਾਹ 1..... ਗਵਾਹ 2.....

ਦੂਜੀ ਧਿਰ

ਪਹਿਲੀ ਧਿਰ
Handwritten signature

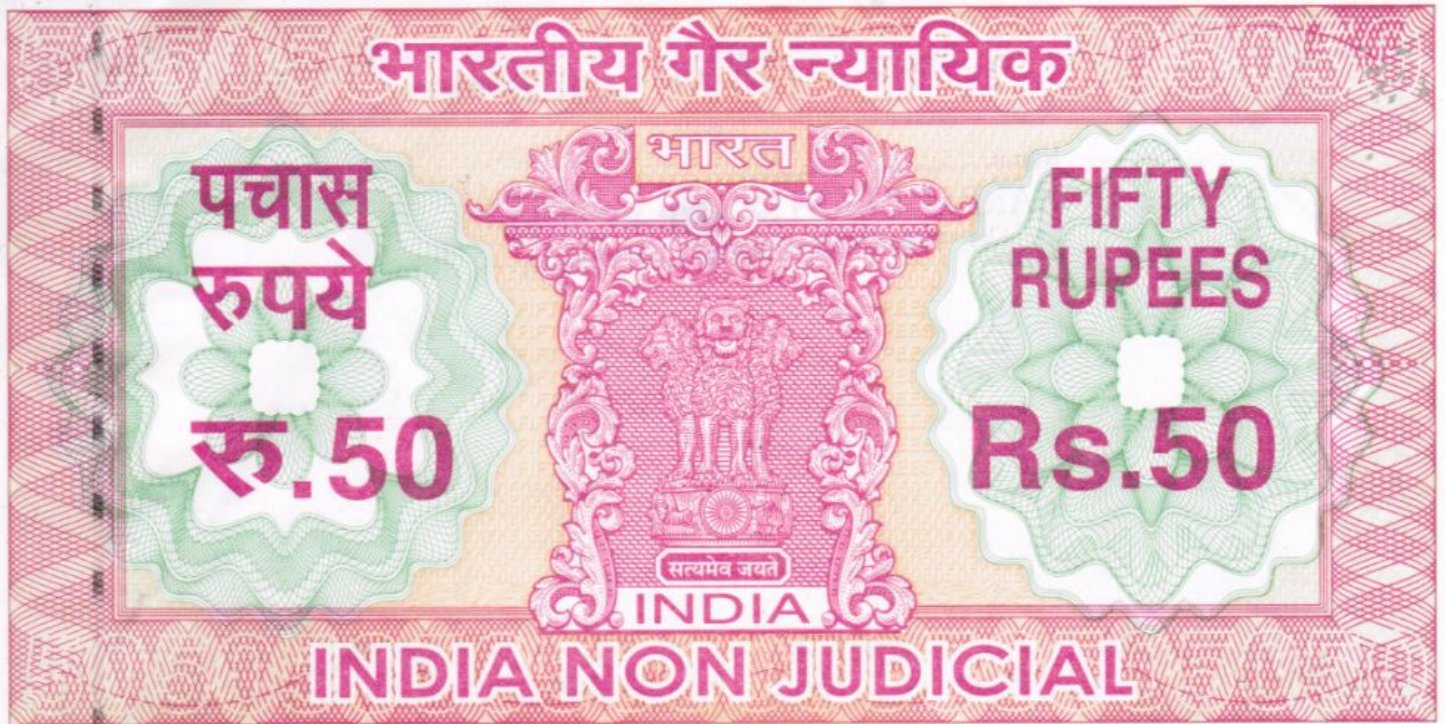
Handwritten signature



ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।
ਮਿਤੀ 2/8/2011

ਗੁਰਸੇਵਕ ਸਿੰਘ ਸਿੱਧੂ
ਸਬ ਰਜਿਸਟਰਾਰ (ਪੁਰਬੀ)

ਵਸੀਕਾ ਨੰ: 9,883 ਜਾਇਦ ਬਹੀ 1
ਜਿਲਦ ਨੰ: 96320 ਦ ਸਫਾ ਨੰ: 0
ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

M 085835

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2. In Consideration of the Lease amount reserved to be detailed hereinafter and for the further consideration of various term and condition agreed upon by the both the parties hereto the lessor hereby grant upto lessee & lease in respect of the above demises premises for a period of Thirty Years 30 Years with effect from 20th Day of April 2011 the lessee shall be entitled in peacefully hold and enjoy the demised premises without any interruption from the lessor or an other person..

3. The Lessor shall use the demised premises only for the purpose of opening school or any kind of education activities and for their purpose and shall not use the same contravention of the rules and regulations of the Government authorities applicable for the use of the demise premises. The Lessor shall handover the lease vacant possession of the demises premises on signing of this agreement.

4. The Lessee shall pay the lessor lease amount Rs. 101/- per month payable in advance tenth of every English Calender or part thereof the said lease amount will be paid by mean of Cash/Cheques made out in the name of the society of that Franciscan Brothers.

5. The lessee shall bear all charges for electricity and water consumption in respect of the demised premises with effect of the commencement of the lease thereof.

6. In the event of any repair, improvement and modification of electricity and water works of any other facility are required only the reason attributable to the lessee during the lease period such related costs shall be borne and paid by the lessee.

7. That the lessee shall keep the interior of the occupied premises including all fitting in good conditions and shall carry painting and polishing etc. If required at their cost.

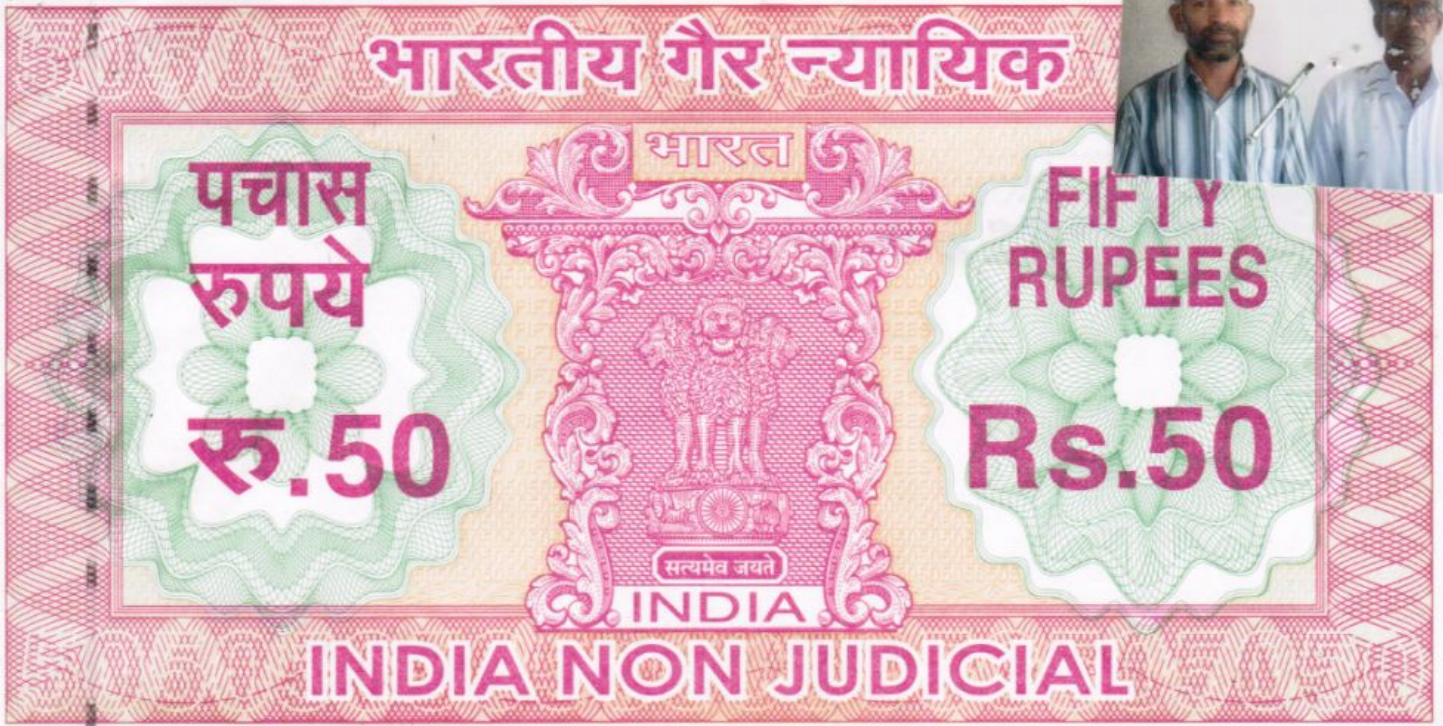
8. The Lessee shall not subject, assign or otherwise part with the possession of the demised premises without obtaining the previous consent in writing of the lessor.

9. The agreement shall be effective only for a period of 30 years commencing on he date here of i.e. 20-4-2011 to 19-3-2041

10. That the lessor and the lesee represent and warrant that they are fully empowered and authorized and able to make this agreement of lease.

Bose

Francis



पंजाब PUNJAB

M 085836

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11. That the Lessee shall handover the peaceful vacant possession of premises to the Lessor on the expiry of the above period of termination of the tenancy in the same conditions in which it is being handover to him.
12. The Lease agreement is subject to jurisdiction of the courts of Ludhiana Courts in the event of dispute between the lessor and lessee.
13. The Lessor shall retain the original of this lease and the lessee shall retain a counter part thereof.

In Witness where of the parties here to have here unto subscribes their respective hands on the day month and year above mentioned.

Witness:-

Amarnath Singh
AMARNATH SINGH
Nambarder
Bhamian Khurd, Ludhiana.

Lessor

Amarnath Singh

President/Secretary

The Society of The Franciscan Brothers
Village & Post office Khera Khurd,
Delhi-110082

Lessee

Amarnath Singh

PRESIDENT/SECRETARY/
VICE PRESIDENT

Educational Society of St. Francis
School, Bhamian Kalan, Ludhina.

1.

2.

Solomon & John Singh
Amarnath Singh

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

P 641557

SUPPLEMENTRY LEASE DEED

This Deed of Supplementry has been executed at Ludhiana
on thhs 7th day of August 2013 between;

Society of Franciscan Brother Village Khera Khurd, Delhi: 110082
through its Secretary Brother Frence John (hereinafter called the
Lessor).

AND

Educational Society of St. Francis School, Bhamian Kalan, Ludhiana,
Village Bhamian Kalan, PO Mundian Kalan, Ludhiana-141015, through
its Vice President Brother M.P Joseph/Lessee

Lease period as agreed between the parties was from 20-4-2011 to
19-03-2041 and the said Lease deed has been registered by the
Gursewak Singh Sidhu, Sub Registrar, East, Ludhiana, vide Vasika
No: 9883, dt: 2/8/2011.

Gursewak Singh Sidhu

Frence John

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

/2/

P 641558

And Whereas now with the consent of both the parties
lease period has been extended as from 20-04-2011 to 19-04-2046.

Remaining terms and conditions of this Deed will be same as
mentioned in the registered Lease Deed dt: 1-8-2011. Hence this
Lease deed has been executed at Ludhiana on the day, date and year
as aforesaid.

Witness:

Party of Ist Part

Party of 2nd part

Ashwani Kumar
ASHWANI KUMAR &
SH. RATEH CHAND
1419, AZAD NAGAR
LUDHIANA.
Witness 2.

(Lessor) *Frere*
President/Secretaru

(Lessee) *Rosey*
PRESIDENT/SECRETARY/
VICE PRESIDENT

The Society of the Franciscan
Brothers Village & post office
Khera Khurd, Delhi-110082

Educational Society-of
St. Francis School,
Bhamian Kalan, Ludhiana.

SOLOMON
JOHN AROJ
Brothichman

ST. FRANCIS SCHOOL
BHAMIAN KALAN
LUDHIANA.