

TRUE TRANSLATION FROM PUNJABI TO ENGLISH

E-stamping IN-PB00393184346869N Dated 19 May 2015

Schedule B

(Refer Rule 8)

Consideration Amount : Rs. 1,06,00,000/-

Stamp Value: Rs. 9,54,000/-

CONVEYANCE DEED OF PLOT OF LAND FOR CONSTRUCTION OF BUILDING SOLD BY
WAY OF ALLOTMENT

This deed of conveyance is executed on this day of 26/05/2015 between Governor of Punjab (hereinafter referred to as Seller/Transferor of the one part) and **Sanatan Dharm Pracharak Sabha at S.D.P. College For Women, G.T. Road, Backside Chand Cinema, Ludhiana** hereinafter referred to as the transferee of the other part of the deed..

Whereas the Seller/Transferor is the owner-in-possession of the land hereditaments and premises more particularly described hereinafter .

AND WHEREAS the Seller/Transferor has approved the application of the transferee for sale of the property No. 3 of area **5420.8 square yards situated at Phase-1, Urban Estate, Dugri, Tehsil and Distt. Ludhiana** for the purpose of School Site use under the rule 5 (1) of the Punjab Urban Estates (Sale of properties) Regulations, 1965 (hereinafter referred as the "above said rules") .

and whereas the Seller/Transferor has determined the provisional price of the above said property as Rs. 1,05,97,664/=.

AND WHEREAS the Seller/Transferor has reserved the right to revise the abovesaid provisional price as per the above said regulations and rules, bye laws.

AND WHEREAS the transferee has agreed to pay the provisional price, additional price/final price in the manner described below.

NOW THIS DEED WITNESSTH that to make the above said sale proposal effective and to take in to account the covenants made by the transferee as under and in consideration of the

transferee having paid the amount of **Rs. 15,89,650/-** (a) as an advance, the receipt of the same is acknowledged by the Seller/Transferor AND the transferee having undertaken to pay the arrears of the provisional price, final price with interest @ 7 % per annum in equal installments and whereas the first instalment is due payable on dated **1-12-2004** (b) within ten days


General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.


Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA.



BACKSIDE OF PAGE 1.

Endorsements made by registrar office at the top.

Trn. Value Rs. 10,600,000.00 Stamp Duty: 954,000.00 Reg. fee: 30,000.00
Pas, Fee: 100.00
Mkt. Value: 266,703,360.00
Type of land: Commercial
Area of land: 5420.80 sq. yards
Village/segment: Dugri Urbn Estate Phase-1
Rates: 49,200 per sq. yard
Seg. Desc.
Const. Type

SALE

This deed was submitted through Sh. Balbir Singh for registration in this office on Wednesday dated 27/5/2015 at time 1:21:51 PM for registration.

Sd/-

Balbir Singh Sd/-
Sub Registrar (West)

The contents of the deed were read over through Sh. Balbir Singh-seller and he/she accepted the same as correct after hearing and understanding the same. Payment of Rs. NIL was accepted by the sellers in my presence. Both the parties are identified by witnesses No.1. Mohan Singh-Numberdar and No. 2 Sh. Sanjeev Bindra. I know the first witness who knows the second witness. The deed be registered accordingly.
Dated 27/5/2015

Sd/-

Sub Registrar (West)

Sd/-

Witness No.1

Mohan Singh

Sd/-

Witness No.2

Sanjeev Bindra

Sd/-

First Party

Sd/-

2nd Party

The above executants have signed/ put their thumb impressions in my presence.

Dated 27/5/2015

Balbir Singh Sd/-
Sub Registrar (West)

After registration, Document No. 2224 was pasted on Bahi No. 1, Book No. 0 on page No. 0.

Sd/-

Sub Registrar (West)



Umesh
General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.

Ram Lal Bhasin
Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA

AND the additional price, if any as fixed by the Estate Officer and having undertaken to pay the same on its demand; the Seller/Transferor has transferred and delivered **property No. 3 of area 5420.8 square yards situated at Phase-1, Urban Estate, Dugri, Tehsil and Distt. Ludhiana** for the purpose of School Site use to the transferee and more particularly described in the site plan available in the office of the Estate Officer and duly signed by the Estate Officer on the present date, hereinafter referred to as the said plot.

The transferee covenants to use the said plot on the following terms and conditions and rights :

1. (A). The transferee has the right to make use of the said plot subject to (a) making payment of the instalments payable on the due date(s) /or within the extended due date as advised in writing by the Estate Officer and (b) making payment of the additional price as fixed by the Seller/Transferor on the due date(s) And adhering scrupulously to other terms and conditions thereof.

(B). The Seller/Transferor has the first and foremost right over the said plot till the full value of the original sale value remains unpaid AND the transferee cannot assign any rights, sell/gift/ mortgage/transfer the said plot or a part thereof (except giving on monthly lease) without the written permission of the Chief Administrator until the full sale value of the said plot has been paid to the Seller/Transferor and atleast 10% of the plot area has been built up.

2. The Seller/Transferor has reserved full rights over the said plot or under it regarding the mines found therein, or minerals found thereat and regarding their mining thereof or making use of the minerals or their transport in whatever way he deems fit AND levelling of the soil, if needed in full or partially or for raising any construction thereon, demolishing of any structure and laying lines underground and may take possession of the said plot, if needed and to make use of the same.

However, the above rights of seller /transferor are subject to the right of the transferee to claim losses/damages caused to him on account of the actions of the Seller/Transferor as above including leveling of land demolishing of structures etc. and the quantum of losses shall be determined by referring the matter to the arbitrator.

3. The transferee shall be responsible for payment of all taxes levied on the said plot by any Competent Authority at all times.

4. The transferee shall complete the construction over school site over the said plot within three years from the date of allotment letter or order of allotment dated 21.11.2002 in terms of the site plan duly got approved by the Seller/Transferor from the Chief Administrator as per the rules, by laws, instructions approved by the Chief Administrator.

However, in case the transferee is unable to complete the construction, due to reasons beyond his control, the Estate Officer may extend the time period by leveling extension fee under this section.

5. The transferee may pitch tents or build a kutchra rooms temporarily over the said plot to facilitate construction of the building for the approved purpose only before the start of the construction and till the completion of the building


General Secretary
Ram Lal Bhasin Public School
Phase-1, Dugri, LUDHIANA.


Principal
Ram Lal Bhasin Public School
Phase-1 Dugri LUDHIANA.



6. Under the rules and regulations of the Punjab Urban Estates (Development and Regulation) Act, 1964, the transferee shall not engage in the digging, or cause digging of the said plot till the full payment of provisional price/final price has been paid except for raising a garden or construction of the building.

7. The Seller/Transferor or the officials permitted by him for the purpose after giving 24 hours notice may enter the said plot or the building(s) being constructed thereon or a part thereof for inspection to verify as to whether the transferee has complied with the covenants and other terms and conditions of this deed.

8. The Seller/Transferor through his officials and employees reserves the right to enforce all the present terms and conditions of this deed as well as the terms and conditions imposed later on over the transferee at all times and in the manner deemed fit by him including recovery of the cost incurred over the said plot, if any.

9. Under the regulations of the Punjab Urban Estates (Development and Regulation) Act, 1964, and the rules, bye-laws framed there under, the transferee shall use the said plot for the purpose of **School Site** and not for any other purpose.

10. The transferee undertakes to abide by the regulations of the Punjab Urban Estates (Development and Regulation) Act, 1964, and the rules, bye-laws framed there under.

11. In case the transferee fails to make payment of an installment on the due date or fails to pay the additional price within the time allowed, the Estate Officer is legally bound to exercise his first lien over the said plot and he is fully authorised to resume the said plot and to take its possession, make use of the same, even though the Seller/Transferor may have foregone/agreed to forego an earlier claim regarding the said plot. Further, the transferee shall not be entitled to claim refund of the original sale price paid by him in full or part and claim compensation for the resumption of the plot by the Seller/Transferor.

12. In case of a dispute arising between the Seller/Transferor and the transferee regarding interpretation or meaning of any of the paragraphs/sections/sub sections/terms of this deed, the dispute shall be referred to the Chief Administrator for arbitration and his award in the matter shall be final and and both the parties shall be bound by the same.

The Seller/Transferor undertakes to fulfill the promises/covenants made by him to the transferee as above subject to the transferee fulfilling all the covenants and the terms and conditions as above.

AND IT IS HEREBY agreed and declared that in case of doubt about the context and meaning of (a) Designation of Chief Administrator, the same shall mean an officer designated as such under section 2 sub section d of the Punjab Urban Estates (Development and Regulation) Act, 1964, AND (b) Designation of the Estate Officer, the same shall mean an officer designated as such by the Punjab Govt. for carrying out the duties in a urban estate Ludhiana under section 2 sub section f of the Punjab Urban Estates (Development and Regulation) Act, 1964.


General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.


Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA.



(c) The word Transferee referred to above in the deed includes the above named **property No. 3 of area 5420.8 square yards situated at Phase-I, Urban Estate, Dugri, Tehsil and Distt. Ludhiana** and his legal heirs, permitted heirs, executors, administrators, assignees and legal representatives and any other person permitted by an officer of the State Govt. and lessees and any other person having possession of the said plot/premises.

In witness of the above, the parties to it have signed this deed at the designated places on the date in serial order as follows.

The above named **Sanatan Dharm Pracharak Sabha** at **S.D.P. College For Women, G.T. Road, Backside Chand Cinema, Ludhiana** signed on date **26/05/2015** At the place **LUDHIANA**.

Sd/-

Photograph affixed

Transferee

In case this deed has not been signed in the presence of the Estate Officer, then one of the witnesses must be a Magistrate and must affix his stamp.

Witness:

Name: Dr. Sanjiv Bindra

Resident of 35/8, Pritam Nagar, Civil City, Ludhiana

Vocation: Service

Sd/- Photograph affixed

Signatures:

Witness:

Name: Sanjay Kapila

Resident of 1620 First Floor, Telian Street, Karimpura, Ludhiana Sd/- Photograph affixed

Vocation: Service

Signatures:

Signed at Ludhiana on dated 26/5/2015 for and on behalf of the Governor, Punjab and as per the authority delegated by him.

Sd/-

Estate Officer


General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.


Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA.



Name: Mohan Singh , Numberdar

Resident of: Vill. Dugri, Ludhiana

Vocation :

Sd/-

Signatures

Name: Sanjeev Bindra S/o Sardari Lal

Resident of 35/8, Pritam Nagar, Civil City, Ludhiana.

Vocation : Service

Sd/-

Signatures

Memo No. 24/29/10- ST2/5915-6190 Chd. Dt. 17/4/15

True Translation From
Punjabi/Hindi/Urdu into English.

Notary Public (Ldh.)



6 AUG 2019

[Signature]

General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.

[Signature]

Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA.

IMPOUNDED

Est. Value 10,600,000.00 Stamp Duty 954,000.00 Reg Fee 30,000.00 Pas Fee 100.00
 Mkt. Value 266,703,360.00
 Type of Land Commercial
 Area of Land 5,420.80 Square yard
 Village/Segment ਝੰਗਰੀ ਅਰਬਨ ਅਸਟੇਟ ਫੇਜ਼ I
 Rates 49,200.00 ਵਰਗ ਗਜ
 Seg Desc
 Const. Type

SALE

IMPOUNDED

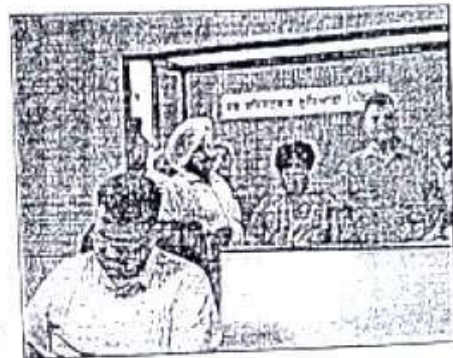
ਅੰਕ ਮਿਤੀ 27/5/2015 ਦਿਨ Wednesday ਵਰਤ 1:21:51 PM

ਨੂੰ ਸ੍ਰੀ ਰਾਹੀ ਬਲਵੀਰ ਸਿੰਘ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

Balvir Singh

ਸਬ ਰਜਿਸਟਰਾਰ ਪੰਛਮੀ
 ਸਬ ਰਜਿਸਟਰਾਰ (ਪੰਛਮੀ)



ਸ੍ਰੀ ਰਾਹੀ ਬਲਵੀਰ ਸਿੰਘ

ਬਾਇਆ

ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਕੇ ਜੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਟਕੇ,
 ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬਾਇਆ ਨੇ ਚਲ ਰਥਮ

ਰੂ: ਮੇਰੇ ਸਾਹਮਣੇ ਲਕੜਾ/ਚੈਕ ਰਾਹੀਂ/ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾ ਪਿਰਾ

ਦੀ ਗਵਾਹ ਨੰ: 1 ਮੋਹਨ ਸਿੰਘ ਨੰਬਰਦਾਰ

ਰਾਹੀ ਬਲਵੀਰ ਸਿੰਘ ਪੁਤੰਡ/ਪੁਤੰਡੀ/ਪਤਨੀ/ਵਿਧਵਾ

ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਸ਼ਿੰਗੀਵ ਖਿੰਦਰਾ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੋ

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ
 ਮਿਤੀ 27/5/2015

ਸਬ ਰਜਿਸਟਰਾਰ ਪੰਛਮੀ
 ਸਬ ਰਜਿਸਟਰਾਰ (ਪੰਛਮੀ)

ਸਬ ਰਾਹੀ

ਗਵਾਹ

2.....

ਦੂਜੀ ਪਿਰ

.....

ਪਹਿਲੀ ਪਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੂਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 27/5/2015

Balvir Singh ਸਬ ਰਜਿਸਟਰਾਰ ਪੰਛਮੀ
 ਸਬ ਰਜਿਸਟਰਾਰ (ਪੰਛਮੀ)

ਵਸੀਕਾ ਨੰ: 2,224 ਜਾਇਦ ਬਹੀ 1

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਰਜਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ ਪੰਛਮੀ
 ਸਬ ਰਜਿਸਟਰਾਰ (ਪੰਛਮੀ)



ਸਨਾਖਤ ਸਬਮ ਪ੍ਰਚਾਰਕ ਸਭਾ ਪੁਤੰਡ/ਪੁਤੰਡੀ/ਪਤਨੀ/ਵਿਧਵਾ
 ਮੀਸ. ਡੀ. ਪੀ. ਬਾਲਜ ਭਾਰ ਵੂਮਨਜ਼ ਜੀ ਟੀ ਫੋਡ ਲੁਧਿਆਣਾ
 9855081804

General Secretary
 Ram Lal Bhasin Public School
 Phase I, Dugri, LUDHIANA.

Principal
 Ram Lal Bhasin Public School
 Phase-I Dugri LUDHIANA.

ਜੇਕਰ ਇਹ ਲਿਖਤ ਮਿਲਖ ਅਫਸਰ ਦੇ ਸਾਹਮਣੇ ਨਾ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਇਹਨਾਂ ਵਿੱਚੋਂ ਕੋਈ ਇੱਕ ਗਵਾਹ ਮੈਜਿਸਟਰੇਟ ਆਪਣੀ ਅਦਾਲਤੀ ਮੋਹਰ ਸਮੇਤ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ।

ਨਾਮ ਨੀ. ਜੋਗੀਵ ਵਿੰਦਰ

ਰਿਹਾਇਸ਼ੀ 35/8, ਪ੍ਰੀਤਮ ਨਗਰ, ਸਿੱਖ ਸਿਟੀ, ਲੁਧਿਆਣਾ

ਪੇਸ਼ਾ ਟੈਕਸਟਾਈਲ

[Signature]
ਹਸਤਾਖਰ



ਨਾਮ ਜੈਤੋ ਕਪੂਰ

ਰਿਹਾਇਸ਼ੀ 1620, L.R. Block ਤੇਜੀਆ ਗਲੀ ਬਲਾਕ ਨੰ 9 ਪਿੰਡ-11

ਪੇਸ਼ਾ ਨਰਸ

ਹਸਤਾਖਰ

[Signature]
ਹਸਤਾਖਰ



ਮਿਤੀ 26/5/2015 ਨੂੰ ਲੁਧਿਆਣਾ ਵਿਖੇ ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਵਾਸਤੇ ਅਤੇ ਉਹਨਾਂ ਦੀ ਤਰਫੋਂ ਮਿਲੇ ਅਧਿਕਾਰ ਹਸਤਾਖਰ ਕੀਤੇ ਹਨ।

[Signature]
ਮਿਲਖ ਅਫਸਰ
(ਪਿਲਖ ਅਫਸਰ)

ਨਾਮ

ਰਿਹਾਇਸ਼ੀ

ਪੇਸ਼ਾ

MOHAN SINGH

Vill. DUGRI, (LDH)

ਹਸਤਾਖਰ

ਨਾਮ Sanjeev Bhatia S/o Saldar Lal
ਰਿਹਾਇਸ਼ੀ 37/6, Kulam Nagar, Civil City,
ਪੇਸ਼ਾ Service

[Signature]
ਹਸਤਾਖਰ

Memo No. 24/29/10 - ST2 / 5915-6190
Cld. Dt. 17/4/11

General Secretary
Ram Lal Bhasin Public School
Phase-I, Dugri, LUDHIANA.

Principal
Ram Lal Bhasin Public School
Phase-I Dugri LUDHIANA.