

Annexure B**CERTIFICATE OF LAND**

File No.....

Date 11/04/2025

Certified that the land measuring **16901.77 Sq mtr (33 Kanal 08 Marla)** is owned by the **Jasveer Singh S/o Gurjant Singh S/o Amar Singh and Kiranpal Kaur W/o Jasveer Singh S/o Amar Singh**, Village – Cheema, Distt.- Sangrur (PB) 148029 in terms of sale deed 33 Kanal 08 Marla executed by way of **Harnek Singh S/o Bhag Singh S/o Chand Singh, Lal Singh S/o Bhag Singh S/o Chand Singh**, and **Narang Singh S/o Bhag Singh S/o Chand Singh**, duly registered on **12/09/2013, 06/05/2014 and 16/11/2020** at Serial No. **558, 65 and 2020-21/125/1/502** in Book No...1.. Volume No. ...Nil... on pageNil..... in the office of Sub. Registrar Cheema, Distt.- Sangrur Punjab -148029. The entire land is in possession of the owner.

(TO BE FILLED IN CASE OF LEASE DEED)

It is further certified that the owner of the land has leased the said land/building to **PARAMOUNT CHARITABLE SOCIETY, CHEEMA**, vide lease deed dated **04/04/2025** for a period of **35** years (from 01.04.2025 to 31.03.2060), duly registered on **04/04/2025** at Serial No. **2025-26/125/1/11** in Book No. **1** Volume No **0** on page **0** in the office of **Sub. Registrar Cheema, Distt. - Sangrur Punjab -148029** and the entire land is in possession of the lessee. There is a renewal clause in the Lease Deed and the lease can be renewed for/ after 35 years.

SL	Particulars	Details
1	Plot No. (S)/ Survey No. (S)/ Khasra No. (S)/ Khata No. (S)/ Khatuni No. (S)	<p>Khata No. 1165/1594 Khasra No. 181//10/2/2 (2-14) 182//6/2 (2-11) 7/2/1 (0-11) 14/2 (6-15) 15 (9-16) 17 (3-13) Tedadi 26 Kanal 0 Marla out of it share i.e 16 Kanals 0 Marla Jasveer Singh s/o Gurjant Singh and 6 Kanals 0 Marla Kiranpal Kaur W/o Jasveer Singh ,</p> <p>Khata No. 1166/1595 Khasra No. 181//10/2/1 (0-14) 182//6/1 (4-13) 182//7/2/2 (4-16) 182//14/1 (1-5) , Tedadi 11 Kanal 8 Marla out of it share i.e 11 Kanals 8 Marla Jasveer Singh s/o Gurjant Singh TOTAL= 33 Kanal 8 Marla</p>
2	Name Of Street/ Villgae, Sub Division. District and State	Village - Cheema A, Sub. Division- Sunam , Distt.- Sangrur, Punjab- 148029

It is certified that said entire land comprise of a single contiguous plot of land. It is further certified that **PARAMOUNT PUBLIC SCHOOL, CHEEMA, TEHSIL- SUNAM, DISTT.- SANGRUR (PB)- 148029** is run by name of Paramount Charitable Society, Cheema is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 16901.77 Sq mtr (area of land in Sq.meters) situated in Khata No. 1165/1594, 1166/1595 Khasra No. 181//10/2/2 (2-14) 182//6/2 (2-11) 7/2/1 (0-11) 14/2 (6-15) 15 (9-16) 17 (3-13) Tedadi 26 Kanal 0 Marla **out of it share i.e 16 Kanals 0 Marla Jasveer Singh s/o Gurjant Singh** and **6 Kanals 0 Marla Kiranpal Kaur W/o Jasveer Singh**, and 181//10/2/1 (0-14) 182//6/1 (4-13) 182//7/2/2 (4-16) 182//14/1 (1-5), Tedadi 11 Kanal 8 Marla **out of it share i.e 11 Kanals 8 Marla Jasveer Singh s/o Gurjant Singh, TOTAL= 33 Kanal 8 Marla** {Plot No. (s) /Survey No. (s) / Khasra No.(s)}, at **Cheema A, Sunam - Bathinda Road, Distt.- Sangrur, Punjab-148029** (name of Street/ Village, Sub-Division, District and State) and bounded as follows:

North : AGGRICULTURE LAND
East : AGGRICULTURE LAND
West: PAHI (BRICK ROAD)
South: SUNAM-BATHINDA ROAD

DM/ADM/SDM/TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB-REGISTRAR/
EQUIVALENT LAND AUTHORITY

(Stamp and Signature of the land authority)

(Name of officer)

(Name of District)

ਸੀਮਾ-ਸੀ
ਪੰਜਾਬ ਤੇ ਪਿੰਡ ਤੋਂ ਉਤਰ ਕੇ ਖਾਸਾ ਅਨੁਸਾਰ ਹੀ ਹਰੇਕ ਦੀਸ਼ਾ ਵਿੱਚ, ਇਸਦੇ ਹੇਠ
ਸਥਿਤ ਇਹੋ ਥਾਂ ਵਿਖੇ ਕੁਝ ਵੀ ਖਾਸੀ ਜਾਂਦੀ ਹੋਵੇਗੀ, ਇਸਦੇ
ਪੰਜਾਬ ਸੀਮਾ-ਸੀ

[Signature]
ਸਦੀਕ ਸਦੀ
ਤੀਮਾਤ
07/04/2025

[Signature]
11/04/25
Naib Tehsildar
Cheema



Joint Sub-Registrar, Cheema.

Kind of Document: (Lease Deed)

Period 35 years

3% Stamps on Annual Rent Rs.2,10,000/- per year's four time i.e. 8,40,000/-

Stamps: 25,300/- through E-Stamping Certificate No. IN-PB23168278512316X

Dated 4/4/25 Hakam Singh S/V Cheema, Parts: 1

Advance transaction: Nil

We, 1) Jasvir Singh S/o Sh. Gurjant Singh S/o Amar Singh 2) Kiranpal Kaur W/o Sh. Jasvir Singh S/o Gurjant Singh are residents of Ward No.3, Cheema, Tehsil Sunam Udham Singh Wala, District Sangrur.

A/Number 7504 8470 2342, Pan No. CAYPS 6330K, Mob.No. 98159-31938 (Jasvir Singh)

A/Number 5307 2734 1687, Pan No. BVBPK 6898R (Kiranpal Kaur)

We are owners in possession as co sharers in Property/Land area measuring 33 kanal 8 marla, bearing Khata No.1165/1594 khasra No.181//10/2/2(2-14) 182//6/2(2-11) 7/2/1(0-11) 14/2(6-15) 15(9-16) 17(3-13) Total 26 kanal 0 marla's 8/13 share i.e. 16 kanal 0 marla of Jasvir Singh S/o Gurjant Singh & 6/26 share i.e. 6 kanal 0 marla of Kiranpal Kaur W/o Jasvir Singh.

& Khata No.1166/1595 khasra No.181//10/2/1(0-14) 182//6/1(4-13) 7/2/2(4-16) 14/1(1-5) total 11 kanal 8 marla Total of Jasvir Singh S/o Gurjant Singh,

Total Land/area 33 kanal 8 marla (27 kanal 8 marla by Jasvir Singh + 6 kanal 0 marla by Kiranpal Kaur) situated at Cheema-A, Tehsil Sunam as per copy of jamabandi year 2022-23.

Copy of jamabandi is enclosed herewith. This property is free from all bars and encumbrances. We are in need of money. So we have given our above mentioned property area 33 kanal 8 marla on lease to **Paramount Charitable Society (Registration No. DIC/DRA/7840 of 2013) Bathinda Road, Cheema, Tehsil Sunam, District Sangrur** from

Dated 1/4/2025 to Dated 31/3/2060 (for 35 years) and agreed that we gave the possession to lessee society through General Secretary Gurwinder Singh S/o Ajaib Singh R/o Saheed Bhagat Singh Basti, Ward No.13, Lehragaga, District Sangrur and we are agreed to bound the below conditions:-

1. That annual rent is fixed Rs.2,10,000/- we will collect the lease amount every year and give receipt, without receipt no lease amount will be considered as paid and the lessee will be able to construct a building in this property, run a school, take Electric Meter connection, Telephone connection, Water supply connection etc. connections in the name of lessee society and we will have no objection to build ground of games for children to play on this property.
2. That after the expiry of the period, we will take back the possession of the said property from the lessee society and we will not have any dispute with the society /society office bearers about taking back the possession of the property before the period and the lessee society will be able to take the benefit of the passage etc. related to the property like us.

Sd/- Jasvir Singh

Sd/- Kiranpal Kaur

True Translation from Punjabi
Into English language is attested

NOTARY PUBLIC
SUNAM, Sangrur (Pb.) INDIA

Verification of Document

Token No.202500264016

Deed Type:- Lease Deed, Value: Rs.0/- Value: Rs.0/-
Stamp Duty: Rs.25200, Registration fee Rs.8400, Rs.500 P.L.R.S. Facilitation charges:-
Rs.500, Mutation Fee: Rs.600, Pasting fee Punjabi:- Rs.200.:

Sh./Smt. JASVIR SINGH S/o/d/o/w/o GURJANT SINGH has presented the
document for registration in this office

Today Dated:- 04 APR-2025 Day:- Friday Time:- 02:26:26 pm

PHOTOGRAPH

Sd/-Jasvir Singh

JASVIR SINGH(Individual)

Signature/Thumb impression of Presenter

Sd/-

Sub-Registrar/Joint Sub-Registrar

The contents of the document were read out to Sh/Smt. JASVIR SINGH s/o/d/o/w/o GURJANT SINGH, who having heard, admitted the same to be correct. An amount of Rs.-- on account of LEASE DEED has been received in front of me and the balance amount has already been received through Cash/Cheque/Draft/ R.T.G.S.. Both the parties have been identified by Witness No. 1.GURMAIL SINGH & Witness No. 2. GORA SINGH. I know the first witness who knows the second witness and/or the executant has has put in his/her self identification by below mentioned documents.

Party name	Type of Identity Card	Number of Identity Card	Income tax pan card
JASVIR SINGH			

Hence the document be registered.

Date :-04 APR-2025

Sd/-

Sub-Registrar/Joint Sub-Registrar

Witness

1. Sd/- Gurmail Singh

2. Sd/- Gora Singh

(Signature/ Thumb Impression of First party)

Sd/- Jasvir Singh

Sd/- Kiranpal Kaur

(Signature/ Thumb Impression of Second party)

Sd/- Gurwinder Singh

PHOTOGRAPH

PARAMOUNT CHARITABLE SOCIETY

THROUGH GENERAL SECRETARY GURWINDER

(Individual)

SINGH

Above signature & thumb impression are affixed in my presence.

Date :-04 APR-2025

Sd/-

Sub-Registrar/ Joint Sub-Registrar

Document No.2025-26/125/1/11 Book No. 1

Volume No:- Page No:-

the registered document has been pasted.

Sd/-

(Devinder Singh)

Sub Registrar/Joint Sub Registrar



True Translation from.....Punjabi.....
Into.....English.....language is attested

NOTARY PUBLIC
SUNAM, Sangrur (Pb.) INDIA

3. That there is no previous dispute or court case regarding this property, nor has there been any stay order by any court, for which we are responsible.
4. That we ourselves will be responsible for the faulty ownership.
5. That if the Lessee society wants to keep the said property for the next period and we will be bound to get a Lease Deed in favour of the Society, the lessee society can also take a loan etc. from any bank or any other institution for constructing a building in the said property or for any other purpose, we will have no objection and the Lessee society will also get the lease property to be pledged in lieu of any loan.

Therefore, the Lease deed is executed so it may proof. Place Cheema
Dated 4/4/2025

Witness

Gurmail Singh Nambardar S/o Ram Singh
R/o Cheema, Tehsil Sunam
Sd/- Gurmail Singh

Executants: (Deed heard true and correct)

Jasvir Singh Kiranpal Kaur
Sd/- Jasvir Singh Sd/- Kiranpal Kaur

Witness: Sd/- Gora Singh

Sd/- Gurwinder Singh

Gora Singh S/o Gurmail Singh
R/o Cheema, Tehsil Sunam

Present on behalf of Lessee :
General Secretary Gurwinder Singh S/o Ajaib Singh
R/o Saheed Bhagat Singh Basti,
Ward No.13, Lehragaga, Distt.Sangrur

Drafted by
Sd/-4/4/2025
Sandeep Singh Gill
Advocate
Civil Court, Sunam



This document is entered
in my Register No. 01
at Sr. No. 379 Dt. 8/4/25



True Translation from Punjabi
Into English language is attested

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[Handwritten signature]
8/4/25