



Government of Punjab  
e-Registration Fee Receipt

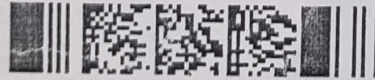


Receipt No PB1210891791651  
Issue Date 28-JUN-2023 12:56  
ACC Reference SHCIL/PB-SHCIL/PB-NOD  
ESI Certificate No IN-PB14223171266005V  
Purchased By BERRY EDUCATION INSTITUTE PVT LTD  
Registration Fees Paid By MS BERRY EDUCATION SOCIETY  
Property Description LAND AR. 16K 1M IN KH.NO.23/5/5/1(0-9) AT VILL. BHAGWANTPUR RUPNAGAR.  
Purpose 35 - Lease

Particulars	Amount (Rs.)
Registration Fees	₹ 54000
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	₹ 20
CGST @ 9 % *	₹ 2
SGST @ 9 % *	₹ 2
<b>Total Amount</b>	<b>₹ 55524</b>

( Rupees Fifty-Five Thousand Five Hundred Twenty-Four 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 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



Berry Education Institutes Pvt. Ltd.

Director

For Berry Education Society



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Punjab

₹1,62,000

e-Stamp

Certificate No. : IN-PB14223171266005V  
Certificate Issued Date : 28-Jun-2023 11:54 AM  
Certificate Issued By : pbandhas  
Account Reference : NEWIMPACC (SV)/ pb7004404/ ROOPNAGAR/ PB-RP  
Unique Doc. Reference : SUBIN-PBPB700440429857486457013V  
Purchased by : MANJIT SINGH  
Description of Document : Article 35 Lease  
Property Description : LAND AR. 16K 1M IN KH.NO.23//5/5/1(0-9) AT VILL. BHAGWANTPUR  
RUPNAGAR  
Area of Property : 16.0 Kanal 1.0 Marla  
Consideration Price (Rs.) : 18,00,000  
(Eighteen Lakh only)  
First Party : BERRY EDUCATION INSTITUTE PVT LTD  
Second Party : MS BERRY EDUCATION SOCIETY  
Stamp Duty Paid By : MS BERRY EDUCATION SOCIETY  
Stamp Duty Amount(Rs.) : 1,62,000  
(One Lakh Sixty Two Thousand only)  
Social Infrastructure Cess(Rs.) : 0  
(Zero)  
Total Stamp Duty Amount(Rs.) : 1,62,000  
(One Lakh Sixty Two Thousand only)

₹1,62,000



Please write or type below this line

Berry Education Institutes Pvt. Ltd.

*Anil Dhawan* for

*Anil Dhawan*  
For Berry Education Society,  
For Berry Education Society

IRD 0006193323

Statutory Alert:

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

[1]

## LEASE DEED

Word Approx. 1050

Stamp Paper Rs.1,62,000/- E-Stamp Certificate No. IN-PB14223171266005V

Dated 28-06-2023 issued by Anil Dhawan Stamp Vender, Rupnagar

Receipt No. PB1210891791651 Dated 28-06-2023 Particulars: Registration Fees Rs.54,000/- Mutation Fees Rs.600/- Pasting Fees Rs.200/- (Punjabi) Pasting Fees Rs.200/- (English) PLRS Facilitation Charges Rs.500/- Infrastructure Development Fund Rs.0/-, Service Charges Rs.20/-.

### LEASE DEED

Annual Average Rent: Rs. 18,00,000/-

Date 01.04.2023 to 31.03.2053

Period: 30 Years

Area: 16 Kanal 1 Marla

Village: Bhagwantpur

Hadbast No. 214

Code No. 0088



### LEASE DEED

This lease deed made on this 28<sup>th</sup> June, 2023 between Berry Education Institute Pvt Ltd, a company registered under Companies Act 2013 vide Registration No. U80301CH2013PTC034690 having registered office at # 2540, Sector 35C, Chandigarh-160022 through its director Ms Anupam Berry owner of Land and Building area 8 Kanal + 8 Kanal = 16 Kanal 1 Marla (2 Acres) situated at Kurali Ropar NH-205, Vill. Bhagwantpur, Dist. Ropar, (Opp. BP Pump), Punjab - 140001 (hereinafter called the lessor which expression shall mean & include his/ her heirs, legal representatives assigns of the one part) and M/s Berry Education Society, New Chandigarh, Distt SAS Nagar Mohali, a society registered under Society Act. 1860 vide Registration No. DIC/SAS Nagar/Society/6574 of 2018-19 dated 26<sup>th</sup> Oct., 2018 through its Chairman, Mr Raghav Berry (hereinafter called the lessee which expression shall mean & include its successors, legal representatives and assigns) of the other part.

Berry Education Institutes Pvt. Ltd.

Director

For Berry Education Society

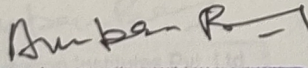
WHEREAS the owner, M/s Berry Education Institute Pvt Ltd had leased out the said premises which details mentioned in schedule situated at Kurali Ropar NH-205, Village Bhagwantpur, Hadbast No: 214 Tehsil & District Rupnagar (Opp. BP Pump), Punjab - 140001 to lessee M/s. Berry Education Society since 1<sup>st</sup> April, 2021.


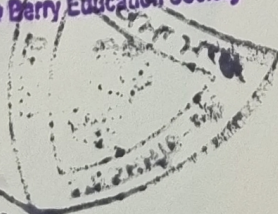
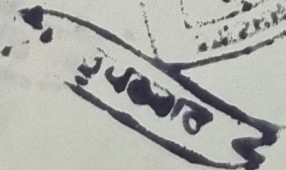
NOW THAT both parties have decided to execute and register lease deed with Revenue Department for 30 years starting from 1<sup>st</sup> April, 2023 and expiring on 31<sup>st</sup> March, 2053.

AND WHEREAS THE PARTIES HERETO are desirous of reducing the terms and conditions of the tenancy into writing

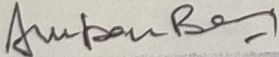
NOW THEREFORE THIS AGREEMENT WITNESSED AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER:-

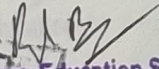
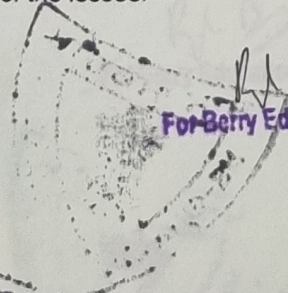
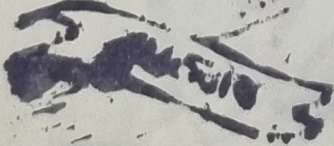
1. That the tenancy in respect of the aforesaid premises shall commence w.e.f. 1<sup>st</sup> April, 2023 and will expire on 31<sup>st</sup> March, 2053.
2. That the lessee shall pay to the lessor a rent of Rs.1,50,000/- per month in respect of the aforesaid premises every month in advance on or before the 7<sup>th</sup> day of each English Calendar month.
3. That the lessee shall pay all the taxes, levies, cess and all other charges including house tax as may be levied by appropriate authorities hereinafter.
4. That GST as applicable will be paid by lessee.

  
Berry Education Institutes Pvt. Ltd.  
Director

  
For Berry Education Society  
  


5. That TDS as applicable will be deducted by lessee from rent payment and deposited with Income Tax Deptt as applicable.
6. That both parties i.e. lessor as well as lessee can terminate this agreement by giving at least three month notice in advance. In case, notice is not given by lessee, then it will have to pay rent of three month of notice period.
7. That the lessee shall pay one month rent of Rs. 150,000 as Security over and above the advance rent. The security will be refundable only at the time of handing over of premises to the owner along with all furnishing provided as per list and will not be in any case adjusted against notice period rent. The security deposit will carry no interest.
8. That the lessee occupying the premises shall pay for the electricity and water bill as per bills received from Electricity Board and other bodies.
9. That the lessee shall not carry out any structure addition or alteration in the said premises without consent of the owner.
10. That the lessee shall not sublet the aforesaid premises or allow any person to stay in the premises permanently.
11. That the lessee shall permit the owner or his authorized agent to enter the said premises for inspection and carrying out necessary repairs at reasonable hours of the day with the prior appointment and consent of the lessee.

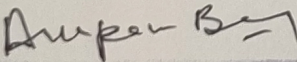
  
Berry Education Institutes Pvt. Ltd.  
Director

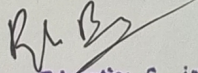
  
For Berry Education Society  
  


12. That the lessee will keep building safe and secure from all damages and will compensate to the owner in case of any damage at the time of handing over on termination or expiry of agreement.
13. It is agreed by and between the parties that the agreement in respect to the above premises shall be further extended for the period at the rent mutually agreed upon by both parties.
14. That the rent maybe increased on yearly basis as mutually agreed upon by both the parties.
15. That the lease deed shall be got registered and all the expenses related to registration shall be borne by the lessee.

SCHEDULE

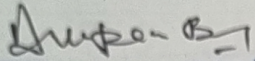
Land measuring 16 Kanal 1 Marla detail as land measuring 0 Kanal 19 Marle Khata No.59/82 Khasra No. 23//5/5/1(0-19) and land measuring 9 Kanal 12 Marle Khata No.130/162 Khasra No. 23//6/1(1-4) 23//6/2(1-16) 23//15/1(6-12) and land measuring 5 Kanal 10 Marle Khata No.201/234 Khasra No. 23//26/3/1(5-10) situated in the area of Village Bhagwantpur Hadbast No. 214 Tehsil & District Rupnagar as per Jamabandi for the year 2020-2021

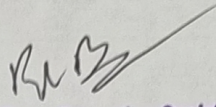
  
Berry Education Institutes Pvt. Ltd.  
Director

  
For Berry Education Institutes Pvt. Ltd.



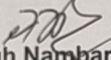
IN WITNESSTH WHEREOF the owner and lessee have set their respective hands and seals on the day and the year first above written.

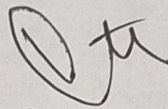
  
Berry Education Institutes Pvt. Ltd.  
Director

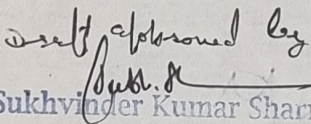
  
For Berry Education Society

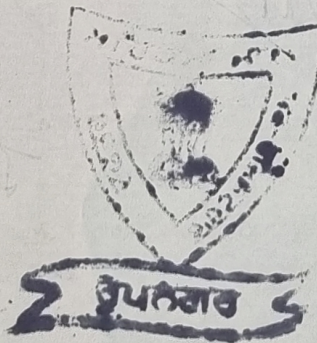
Signed Sealed and Delivered  
(Lessor)

Signed Sealed and Delivered  
(Lessee)

Witness 1.   
Jarnail Singh Nambardar  
R/o. Village Paprala  
Tehsil & District Rupnagar

  
Witness 2.  
Manjit Singh S/o. Sh. Sukhdev Singh  
R/o. House No. 198 Garden Colony  
Rupnagar Tehsil & District Rupnagar

  
Sukhvinder Kumar Sharma  
Advocate  
District Courts Complex Roopnagar  
94174-67673





Deed Endorsement

Token No :- 202300439188

Deed Type :- Pattanama / Leased , Value :- Rs.0/-, Consideration Amount :- Rs.0/-  
 Stamp Duty :- Rs. 162000, Registration Fee :- Rs. 54000, Normal appointment fee :- Rs. 500, PLRS -  
 Facilitation charges :- Rs. 500, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200,

Sh./Smt. Berry Education Institute Pvt Ltd s/o/d/o/w/o has presented the document for registration in this office

today dated :- 28-Jun-2023 Day :- Wednesday Time :- 02:10:27 pm

*Arun B...*

Signature of Seller/Presenter

*JAS*

Signature of Sub Registrar/ Joint Sub Registrar



Berry Education Institute Pvt Ltd (Colonizer/Company)

The contents of the document were read out to Sh/Smt Berry Education Institute Pvt Ltd 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. **Jarnail Singh** (Identifier) 2. **Manjit Singh** . (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
Berry Education Institute Pvt Ltd			

Hence the document be registered

Date:- 28-Jun-2023

Signature of Sub Registrar/ Joint Sub Registrar

Witness

1. *[Signature]*

2. *[Signature]*

(First Party)

(Second Party)

*Arun B...*

*[Signature]*



Berry Education Society (Colonizer/Company)

Above signature & thumb Impression are affixed in my presence.

Date:- 28-Jun-2023

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2023-24/35/1/975

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted



*JAS*

( Jaspreet Singh )

Signature of Sub Registrar/ Joint Sub Registrar

SRO - Rupnagar