

## CERTIFICATE OF LAND

File NO. 126/2025

Date: 20/03/25

Certified that the land measuring 8703 Square meters is owned by the kulbir kaur by way of Sale Deed.

It is further certified that owner of the land has leased the said land to Shaheed baba dhana singh education and research society under Section 8 of companies Act, 2013 fully described in the schedule mentioned hereinafter with the following details for a period of 35years from 2016 to 2051.

## SL Particulars Details.

	Gamiwala handwandi No. 147	Knanl	Marla	Total 17 Knala 4 Marla (2.15 Acra)
1.	45//23 Min	05	16	
2	45//24 Min	02	06	
3	54//3/1 Min	06	18	
4	54//4/1	02	04	
5	Total	17	04	

2. Name of Village Gamiwala Teh. Budhlada Distt Mansa State Punjab It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Noor vatika English School Gamiwala Teh. Budhlada Distt Mansa State Punjab sub-division and district) run by name of Shaheed baba dhana singh education and research society under Section 8 of companies Act, 2013 is located on the said plot of land.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8703 square meters)

situated in Gamiwala handwandi No. 147 45//23 Min , 45//24 Min, 54//3/1 Min, 54//4/1

Village Gamiwala Teh. Budhlada Distt Mansa State Punjab:

North : Agriculture Land

East : Matka Feed shop

West : Agriculture Land

South : Gamiwala Village

TEHSILDAR

LAND AUTHORITY

(Stamp and Signature of the land authority)

(Name of Officer) Sh. Manvir Singh

(Name of District) Budhlada, Mansa

Email id: stphathinda2021@gmail.com

Town and Village Planning Department, Punjab.

Office of Senior Town Planner, Bathinda.

Second Floor, Bhagu road model town phase-1 Bathinda.

To,

Mrs.KulbirKaur wife of Mr.Nirpal Chand,

house no. 317, Tohana Road, Shakti Nagar, Ratia

District Fatehabad, Haryana.

Memorandum No. 341STP(B) /EDBP-M Dated 11/3/2024

Subject:-Under the compounding policy Issuing CLU and Building Plane regarding Noor Vatika English School (+2), Hadbast no. 147, Village Gamiwala, Tehsil Budhlada, District Mansa.

Reference:-Regarding your letter dated 11-03-2024.

Under the above subject educational institution (+2 schools) village Gamiwala, Hadbast no. 147, Tehsil Budhlada, District Mansa has a total area of 17 kanals 4 marles (2.15 acres). According to the report of Zilla Nagar Yojankar (P&R), Mansa, your site is about 630 meters from the road leading to village Gamiwala from Budhlada/Boha-Ratiya road towards Boha. According to the report of District Town Planner (P&R), Mansa, a building has been constructed on the spot by you. Therefore, under the subject of the case, the government has a clear legal basis. 08/04/2023-4HG1/2288 , 18-10-2023. According to the building plans submitted by you, the total covered area is 2821.56 Sqm (Mysore 2380.65 Sqm and Uttarakhand 440.91 Sqm). Approval of HimmeBhapitVem Ra CLU and Building Plan is issued under the following conditions under the guidelines issued by the Government:-

1. Construction of the activity under the subject will be bound to be done only in the Khasra No. Total Area 17 Kanal 4 Marle, District Bathinda as verified on the report dated 22-12-2023 of TehsildarBudhlada.



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From Punjabi to English

NOTARY  
Fatehabad (Haryana)

19-03-25



9. According to the report received by District Town Planner (P&R) Mansa, a 33 feet wide revenue road passes in front of your site. Which according to the Unified Zoning Regulation-2018, in order to make it 60-0" wide, you will be bound to leave 13 feet 6 inches of your site for road widening. As per your self-declaration, you will be bound to transfer the space left for road widening to the road authority/Government free of cost if necessary.

10. The works related to power load etc. will be done by you after the approval of Punjab State Power Corporation and you will be bound to follow the Punjab State Energy Conservation Building Code (PECBC) as per Punjab Government Notification No: 18/4/16Um-1/1856 dated 24-06-2016.

11. Architect Allowalia Preetpal Singh #780, Sec-91, Mohali, COA No. CA/2000/26129 PEDAR Registration no. 1312 issued by ECBC Compliance Certificate/Report No. WCA/23/42 dated 11-03-2024.

12. According to the report received from the District Town Planner (P&R) Mansa, there is a drain/drain at the back of your site. Therefore, you will be obliged to leave 10 meters green buffer zone under the Unified Generating Regulation 2018 and in this regard, you have issued NOC no. 1245/2 dated 25.02.2024 will be bound to accept the conditions.

13. It will be your responsibility to provide public facilities (public health and electricity) and sewerage, solid waste disposal as per standard norms in the building.

14. You will be bound to make provision of solar water heating and rain water harvesting system in the site as per norms.

15. If any legal approval is required as per any law or instructions regarding further construction or use of the above building by you, the same shall be obtained by you at your own level.

16. You will be bound to construct the building as per the building plan approved by this office as per the terms of Pudda Building Rules-2021.

17. If in future there is any increase in the number of students, teachers, other staff or any changes are made in the building plans, then the building plans will have to be revised by the competent authority accordingly.

18. You will be required to make complete provision for all necessary equipment/services as per National Building Code of India, 2016.

19. You will be bound to follow the instructions contained in Memo No: PUDA/CA/2013/1713-16, Dated 27-02-2013 issued by the Chief Administrator, PUDA regarding Underground Water.



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20. Action Plan Memo No. 17/20/2016-1HG2/1112 Dated 02-03-2017 issued by the government regarding monitoring construction activity.

21. If any kind of NOC is required by any other department then they are bound to get it at their own level.

22. By you submitted D.P.R. And will keep the load of electricity and the number of workers as per the given undertaking, if there is any increase in it then they will be bound to take prior approval from the competent authority.

23. You shall be bound to comply/act as per the conditions mentioned under the self-declaration submitted.

25. After fulfilling the said conditions and the conditions issued in various NOCs, you will be bound to obtain the completion certificate before putting the building into use as per The Punjab Regional & Town Planning & Development Act 1995

26. Scrutiny fee amount 1,74,000/- regarding the building plan submitted by you DD no. 964451 (Canara Bank), vide 11-03-2024 Building regulation fee is 4,75,000/-D.H.I. 964455 (Canara Bank) dated 11-03-2024 (with 7.5 rebate) RECEIVED AT TEAM OFFICE.

27. In addition to the charges mentioned above, if any amount is found to be due to you during the audit or as per any new policy of the government, then you will be liable to pay.

28. Approval of building plans other than above shall be deemed to be void in the following circumstances:-

a) If at any time after the approval of the building plan, any information/document/self-declaration/DD submitted by you is found to be incorrect.

b) If the said conditions mentioned in the approval given regarding the building plan are violated.

Note:-"Although due care has been taken while approving the building plan as per Prevailing Building Rules. But this approval is not providing any right to you to violate any rules/guidelines of this department or any other department and also not provide any right for any type of illegal construction. In case any violation is found at any stage, you shall be liable to get the building plans revised accordingly and immediately.

This approval is subject to decision of any court case prevailing in any Hon'ble Court of Law, if any."

A set of approved building plans is enclosed and sent to you.



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1903-25.

Senior Town Planner, Bathinda. the date



A copy of this is Compounding/Regularization SatttinDibhandIndhat to Chief Town Planner Punjab, Chandigarh. 964455 (Canara Bank) Bhd. 11-03-2024 amount 4,75,000/- (Chief Town Planner Punjab, Chandigarh) is sent for appropriate action. Attached

Senior Town Planner,

Bathinda

A copy of this is the demand of SIF charges to the Chief Administrator, BDA Bathinda. 964452 (Canara Bank) dated 11-03-2024 Rs. 4,740/- (CA, BDA, SIF),. 964453 (Canara Bank) dated 11-03-2024 Rs. 12,000/- BHEL T.D. M. is a debt interest. 964454 (Canara Bank) dated 11-03-2024 Rs. 82,800/- (Punjab Government EDC Funds) The wind blows in the night and the wind blows in the night.

Senior Town Planner,

Bathinda

A copy of this to Labor Commissioner, Chandigarh Secretary Labor Punjab Memo No: Labour-LaboMISC/110/2022-21/514 vidi 30-12-2022 ,1% sens in the name of Punjab Building and Other Construction Workers Welfare Board, Chandigarh Rs.3,34,000/- Draft No: 964450 dated 11-03-2024 which has been issued by (Canara Bank). And by sending a copy of the rough cost estimate, it is requested that if any other project charges are incurred by the applicant, they should be recovered at their own level. Attached

Senior Town Planner, Bathinda

A copy thereof is sent for information to the following :-

- 1) Copy of building plans including to District Town Planner (P&R), Mansa.
- 2) Chief Forest Officer, Forest Department, Punjab, Chandigarh.
- 3) According to PEDDA, (Punjab Energy Development Authority) Punjab, Chandigarh, the ECBC Compliance Certificate/Report has been posted for a long time.
- 4) Environmental Engineer, Punjab Pollution Control Board, Mansa/Bathinda.

Senior Town Planner, Bathinda.



Verified the Translation  
From Punjabi to English

NOTARY  
Fatehabad (Haryana)

100325.



ਵੱਲ,

ਸ਼੍ਰੀਮਤੀ ਕੁਲਬੀਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਨਿਰਪਾਲ ਚੰਦ,  
ਮਕਾਨ ਨੰ. 317, ਟੋਹਾਨਾ ਰੋਡ, ਸ਼ਕਤੀ ਨਗਰ, ਰਤੀਆ,  
ਜ਼ਿਲ੍ਹਾ ਫਤਿਹਗਾਹ, ਹਰਿਆਣਾ।

ਯਾਦ ਪੱਤਰ ਨੰ 341

-ਐਸਟੀਪੀ(ਬੀ)/EDBP-m ਮਿਤੀ 11/3/2024

ਵਿਸ਼ਾ:- ਕੰਪਾਊਂਡਿੰਗ ਪਾਲਿਸੀ ਅਧੀਨ ਸੀ.ਐਲ.ਯੂ ਅਤੇ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ:  
ਨੂਰ ਵਾਟਿਕਾ ਇੰਗਲਿਸ਼ ਸਕੂਲ (+2), ਹਦਬਸਤ ਨੰ. 147, ਪਿੰਡ ਗਾਮੀਵਾਲਾ, ਤਹਿਸੀਲ ਬੁਢਲਾਡਾ,  
ਜ਼ਿਲ੍ਹਾ ਮਾਨਸਾ।

ਹਵਾਲਾ:- ਆਪ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 11-03-2024 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਵਿੱਦਿਅਕ ਅਦਾਰਾ (+2 ਸਕੂਲ) ਪਿੰਡ ਗਾਮੀਵਾਲਾ, ਹਦਬਸਤ ਨੰ. 147, ਤਹਿਸੀਲ ਬੁਢਲਾਡਾ, ਜ਼ਿਲ੍ਹਾ ਮਾਨਸਾ ਦਾ ਕੁੱਲ ਰਕਬਾ 17 ਕਨਾਲ 4 ਮਰਲੇ (2.15 ਏਕੜ) ਹੈ। ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੀ.ਐੱਡ.ਆਰ), ਮਾਨਸਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਆਪ ਦੀ ਸਾਈਟ ਬੁਢਲਾਡਾ/ਬੋਹਾ-ਰਤੀਆ ਸੜਕ ਤੋਂ ਪਿੰਡ ਗਾਮੀਵਾਲਾ ਨੂੰ ਜਾਂਦੇ ਰਸਤੇ ਤੋਂ ਲਗਭਗ 630 ਮੀਟਰ ਬੋਹਾ ਵੱਲ ਜਾਂਦਿਆਂ ਖੱਬੇ ਹੱਥ ਨਿਕਲਦੇ ਪੱਕੇ ਰਸਤੇ ਉੱਪਰ ਮੇਨ ਸੜਕ ਤੋਂ ਲਗਭਗ 100 ਮੀਟਰ ਦੀ ਦੂਰੀ ਤੇ ਖੱਬੇ ਹੱਥ ਪੈਂਦੀ ਹੈ। ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੀ.ਐੱਡ.ਆਰ), ਮਾਨਸਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਆਪ ਵੱਲੋਂ ਮੌਕੇ ਉੱਪਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਕੀਤੀ ਹੋਈ ਹੈ। ਇਸ ਲਈ ਵਿਸ਼ੇ ਤਹਿਤ ਕੇਸ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਕੰਪਾਊਂਡਿੰਗ ਪਾਲਿਸੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ. 08/04/2023-4HG1/2288 ਮਿਤੀ. 18-10-2023 ਤਹਿਤ ਇਸ ਦਫਤਰ ਵਿਖੇ ਵਾਚਿਆ ਗਿਆ। ਆਪ ਵੱਲੋਂ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਬਿਲਡਿੰਗ ਪਲੈਨਾਂ ਅਨੁਸਾਰ ਕੁੱਲ ਕਵਰਡ ਏਰੀਆ 2821.56 Sqm (ਮੌਜੂਦਾ 2380.65 ਸਕੇ.ਮੀ + ਤਜਵੀਜ਼ਤ 440.91 ਸਕੇ.ਮੀ) ਬਣਦਾ ਹੈ। ਵਿਸ਼ੇ ਅਧੀਨ ਕੇਸ ਦਾ ਸੀ.ਐਲ.ਯੂ ਅਤੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਗਾਈਡਲਾਈਨਜ਼ ਦੇ ਤਹਿਤ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ:-

1. ਆਪ ਵਿਸ਼ੇ ਤਹਿਤ ਐਕਟੀਵਿਟੀ ਦੀ ਉਸਾਰੀ ਤਹਿਸੀਲਦਾਰ ਬੁਢਲਾਡਾ ਦੀ ਰਿਪੋਰਟ ਮਿਤੀ 22-12-2023 ਨੂੰ ਤਸਦੀਕ ਕੀਤੇ ਗਏ ਹੇਠ ਦਰਸਾਏ ਖਸਰਾ ਨੰਬਰ ਕੁੱਲ ਰਕਬਾ 17 ਕਨਾਲ 4 ਮਰਲੇ, ਜ਼ਿਲ੍ਹਾ ਬਠਿੰਡਾ ਵਿੱਚ ਹੀ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

ਲੜੀ ਨੰ.	ਪਿੰਡ/ਖਸਰਾ ਨੰ.	CLU/Building Plans issued		
	ਗਾਮੀਵਾਲਾ ਹਦਬਸਤ ਨੰ. 147	ਕਨਾਲ	ਮਰਲੇ	17 ਕਨਾਲ 4 ਮਰਲੇ (2.15 ਏਕੜ)
1	45//23 ਮਿਨ	05	16	
2	45//24 ਮਿਨ	02	06	
3	54//3/1 ਮਿਨ	06	18	
4	54//4/1 ਮਿਨ	02	04	
5	Total	17	04	

2. ਉਕਤ ਜ਼ਮੀਨ ਸਬੰਧੀ ਭਵਿੱਖ ਵਿੱਚ ਮਾਲਕੀ/ਕਬਜ਼ੇ ਸਬੰਧੀ ਕਿਸੇ ਖੇਵਟ ਦੇ ਹਿੱਸੇਦਾਰ/ ਕੋ-ਸ਼ੇਅਰ ਵੱਲੋਂ ਕੋਈ ਵੀ ਲਿਟੀਗੇਸ਼ਨ ਹੁੰਦੀ ਹੈ ਤਾਂ ਇਸ ਦੀ ਨਿਰੋਲ ਜ਼ਿੰਮੇਵਾਰੀ ਆਪ ਦੀ ਹੋਵੇਗੀ। ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਬਿਲਡਿੰਗ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪੱਤਰ ਨੂੰ ਉਕਤ ਸਾਈਟ ਦੀ ਮਾਲਕੀ ਵਜੋਂ ਨਹੀਂ ਵਰਤਿਆ ਜਾਵੇਗਾ।
3. ਤਹਿਸੀਲਦਾਰ ਬੁਢਲਾਡਾ ਦੀ ਰਿਪੋਰਟ ਮਿਤੀ 22-12-2023 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮਾਲਕੀ ਕੁਲਬੀਰ ਕੌਰ ਪਤਨੀ ਨਿਰਪਾਲ ਚੰਦ ਪੁੱਤਰ ਵਸਾਵਾ ਸਿੰਘ ਵਾਸੀ ਵਾਰਡ ਨੰ. 7, ਰਤੀਆ, ਜ਼ਿਲ੍ਹਾ ਫਤਿਹਗਾਹ (ਹਰਿਆਣਾ) ਦੇ ਨਾਮ ਉੱਪਰ ਹੈ।
4. ਬਿਲਡਿੰਗ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਵਿੱਦਿਅਕ ਅਦਾਰਾ (10+2 ਸਕੂਲ) ਲਈ ਹੈ। ਇਹ ਬਿਲਡਿੰਗ ਇਸ ਮੰਤਵ ਲਈ ਹੀ ਵਰਤੀ ਜਾਵੇਗੀ, ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਨਹੀਂ।
5. ਆਪ ਆਪਣੀ ਸਾਈਟ ਨੂੰ ਸਿੰਗਲ ਯੂਨਿਟ ਵਜੋਂ ਵਰਤੋਗੇ ਭਾਵ ਸਾਈਟ ਨੂੰ ਬਾਈਫਰਕੇਟ ਨਹੀਂ ਕਰੋਗੇ।
6. ਆਪ ਦੀ ਸਾਈਟ ਨੋਟੀਫਾਈਡ ਲੋਕਲ ਪਲੈਨਿੰਗ ਏਰੀਆ ਬੁਢਲਾਡਾ ਵਿੱਚ ਪੈਂਦੀ ਹੈ। ਇਸ ਸਬੰਧੀ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਮੀਮੋ ਨੰ. 2180-2283 ਮਿਤੀ. 14.06.2023 ਤਹਿਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸ਼ਰਤ ਨੂੰ ਮੰਨਣ ਦੇ ਪਾਬੰਦ