

1000Rs.

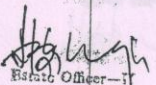


DEED OF CONVEYANCE

276  
1

This deed of Conveyance is executed on this 31<sup>st</sup> day of May 1996 at Tarn Taran between (1) Punjab Small Industries and Export Corporation Ltd., hereinafter referred to as Vendor of the one part of this deed and (2) M/L Randhawa Feed Industries 74 Focal Point Tarn Taran hereinafter referred to as the vendee of the other part of this deed and both the terms 'Vendor' and 'Vendee' would also include their heirs, executors, administrators, assignees, and legal representatives etc.

WHEREAS the Industrial Plot No. 74 Sector/Phase measuring 1133 Sq. ft at Tarn Taran Focal Point and hereinafter referred to as the said plot had been allotted to Sh Atima Singh Prop. M/L Randhawa Feed Industries and who has paid the entire consideration amount of Rs. 49852/- alongwith Rs. 8665/- conversion charges to the Vendor and consequent thereupon is the present deed.

  
Estate Officer—  
Pb. Small Inds. & Export  
Corp. Ltd., 400, ...  
Sector 17, Chandigarh.

Contd..p/2...



1000Rs.



- : : 2 : : -

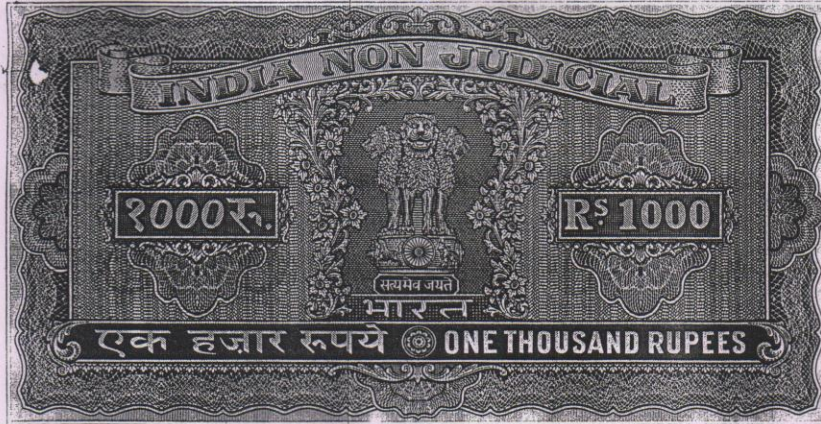
NOW THE said vendor has agreed to execute this deed of conveyance of the said plot to the present vendee and the said vendor and vendee have further agreed and covenanted with each other as under : -

1. That the Vendee shall accept and abide by the rules and regulations made or issued by the Managing Director Punjab Small Industries and Export Corporation Ltd., Chandigarh from time to time.
2. That the Vendee shall not have the right to do any fragmentation of the site as allotted by the vendor.
3. The vendee shall be entitled to mortgage his rights to any govt. or financial institution for the purpose of furthering the objectives of the project. The vendee shall, however, be allowed to transfer the plot after having been converted to free hold as per the existing policy of the Corporation.

contd..p/3..



1000Rs.



- : : 3 : : -

4. That the vendee shall pay the additional cost of the plot, if any, due to enhancement in compensation by Court on account of acquisition of land or otherwise or due to any adjustment etc. as determined by the Corporation within 30 days from the date of demand. In case the vendee does not pay the said charges, within 30 days, panel interest as per terms of allotment/policy of Corporation shall be charged.
5. That the vendee shall not carry on without the written consent of the Corporation or permit to be carried on in the plot or on any building thereto any trade or business whatsoever or use, the same or permit the same to be used for any purposes other than that for which it has been allotted to him or cause to be done therein anything whatsoever which in the opinion of the Corpn. may be nuisance, annoyance or disturbance to the neighbours.

*[Handwritten signature]*

*[Handwritten signature]*

Contd...p/4...






- : 4 : -

6. That in case of any addition/alteration over the construction of the building is needed, drawings for the same conforming to the Punjab Small Industries and Export Corporation Limited., Chandigarh, building bye-laws and bye-rules shall be got approved from the Chief Engineer, Punjab Small Industries and Export Corporation Ltd., before making the addition/alteration. On any contravention of this, the Corporation shall have the right to revoke the allotment and take back possession of the building.
7. That the vendee shall not deviate in any manner from the lay out plan or alter the plot whether by Sub-division, amalgamation or otherwise.
8. That the vendee shall have to take water for the factory and other area of the plot from the Govt./Corpn. Water Supply Scheme on the charges to be fixed by the Govt./Corporation.
9. That the Vendee shall from time to time and <sup>at</sup> all times pay and discharge all rates, taxes charges and assessments of every description which may at any time hereafter be assessed/charged or imposed upon the plot.
10. That the vendee shall at all reasonable time grant access to the allotted property to the officials of the Corpn. for satisfying that conditions herein have been and are being complied with properly.

Contd...p/5...

  
Estate Officer-II  
Pb. Small Inds. & Export  
Corp. Ltd., dyb, Chawan,  
Sector 17, Chandigarh.





- : : 5 : : -

11. That no affluent or industrial waste shall be permitted to be discharged into public/Corporation sewer or disposed of into stream, well or into land unless consent of Punjab State Sewerage Board for the Prevention and Control of Water Pollution is obtained by the allottee in regard to treatment works prescribed by the board.
12. That all disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Managing Director of the vendor or any other official appointed by him. The Vendee shall have no objection to such an appointment that the arbitrator so appointed is a Government servant or any official of the vendor and the decision of such an arbitrator shall be final and binding on the vendor and the vendee.
- 12x That further to this the said arbitrator shall have the power to entertain and adjudicate upon the matters including the matter of the cancellation of allotment and the removal of the structure thereon and pass suitable orders in the event of any dispute whatsoever between the vendor and the vendee.

WITNESSES :

1. Baldev L. S. Sarda  
100 Ford Plant  
Tahsil  
Tahsil  
Jalandhar
2. S. Jasbir Singh M.C.  
Tahsil  
Jalandhar

VENDOR

Managing Officer-II  
Pb Small Inds. & Export  
Corp. Ltd., GPO  
Sector 17, Chandigarh.

VENDEE


*[Signature]*

*[Signature]* 20.12.84, 117  
31.5.96




# ਸਵੈ ਘੋਸ਼ਨਾ

ਮੈਂ ਆਤਮਾ ਸਿੰਘ ਰੰਧਾਵਾ ਸਪੁੱਤਰ ਸ. ਚੰਨਣ ਸਿੰਘ ਰੰਧਾਵਾ ਵਾਸੀ 74, ਫੋਕਲ ਪੁਆਇੰਟ, ਤਰਨ ਤਾਰਨ ਪ੍ਰਧਾਨ ਗੁਰੂ ਹਰਕ੍ਰਿਸ਼ਨ ਐਜੂਕੇਸ਼ਨਲ ਸੇਵਿਸ ਸੋਸਾਇਟੀ, ਤਰਨ ਤਾਰਨ ਸਵੈ ਘੋਸ਼ਨਾ ਕਰਦਾ ਹਾਂ ਕਿ ਪਲਾਟ ਨੰਬਰ 74 ਫੋਕਲ ਪੁਆਇੰਟ, ਤਰਨ ਤਾਰਨ ਦਾ ਮੈਂ ਇਕੱਲਾ ਮਾਲਿਕ ਹਾਂ ਅਤੇ ਇਹ ਪਲਾਟ ਅਤੇ ਇਸ ਵਿੱਚ ਬਣੀ ਹੋਈ ਇਮਾਰਤ ਜਿਸ ਵਿੱਚ ਉਪਰੋਕਤ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਚਲਾਈ ਜਾ ਰਹੀ ਜੀ. ਐਚ. ਇੰਸਟੀਚਿਊਟ ਆਫ ਇੰਜ. ਟੈਕਨਾਲੋਜੀ ਨਾਮ ਦੀ ਆਈ. ਟੀ. ਆਈ. ਨੂੰ ਅਣਮਿਥੇ ਸਮੇਂ ਲਈ ਜਦ ਤੱਕ ਸੰਸਥਾ ਇਸ ਦੀ ਵਰਤੋਂ ਕਰਨੀ ਚਾਹੇ ਵਰਤੋਂ ਲਈ ਦੇਂਦਾ ਹਾਂ। ਇਸ ਦੇ ਬਦਲੇ ਸੰਸਥਾ ਜੋ ਵੀ ਰੱਖ ਰਖਾਵ ਦਾ ਖਰਚਾ ਦੇਵੇਗੀ ਮੈਨੂੰ ਮੰਜੂਰ ਹੋਵੇਗਾ।

  
15/5/09  
ਘੋਸ਼ਨਾ ਕਰਤਾ

ਮੈਂ ਆਤਮਾ ਸਿੰਘ ਰੰਧਾਵਾ ਸਪੁੱਤਰ ਸ. ਚੰਨਣ ਸਿੰਘ ਰੰਧਾਵਾ ਵਾਸੀ 74, ਫੋਕਲ ਪੁਆਇੰਟ, ਤਰਨ ਤਾਰਨ ਫਿਰ ਇਹ ਘੋਸ਼ਨਾ ਕਰਦਾ ਹਾਂ ਕਿ ਉਪਰੋਕਤ ਕੀਤੀ ਘੋਸ਼ਨਾ ਮੇਰੀ ਸੂਝ ਬੂਝ ਅਤੇ ਜਾਣਕਾਰੀ ਅਨੁਸਾਰ ਬਿਲਕੁਲ ਸਹੀ ਹੈ।

  
15/5/09  
ਘੋਸ਼ਨਾ ਕਰਤਾ