



Office of the Punjab Waqf Board, Chandigarh

No. 24/Lease-Urban/3618/2025/ 3431
LEASE ORDER

Dated:-

30/9/25



The Waqf property detailed below is lease out on the following terms and conditions: -

Name & Address of the lessee... Saakaar Educational Trust (The Knowledge bus Global School through its Director Sh. Surender Kumar Sahpathi R/o House No. 579 Sector 16-A, Near Govt. College- Faridabad, Kheri Kalan (113), Faridabad, Haryana C/o The Knowledge Bus Global School, Sector 125, Kharar, Distt. S.A.S Nagar (Mohall).

1. Description of the property Leased out: -

- Kind of leased out property whether Shop, residential House, Lower story, Upper story etc. with Khasra Number/ Property Educational purpose Kh. No. 15//6/2, 15//7, 15//14, 15//15, 15//17, 14//20/2, 14//11/1
- Place, Name of Municipality Fatehullapur Tehsil Kharar District S.A.S Nagar (Mohall).
- Total area – 42K-14M Nature of property House Shah Behram (Takla)
- Area leased out as per site plan 23480 sq. yds.
- Area reserved and purpose

2. Name of the previous tenant/ lessee with rent and left unpaid by him upto Sh. Inderjit Singh S/o Sh. Bhupinder Singh

3. Rate of monthly Rent/ Lease money/ agreed Rs. 3,40,000/- per month

4. Date of commencement of Lease 01-08-2025.

5. Purpose for which lease out (whether shop/ Industry/ Residence etc.) School as per site plan.

6. Period for which leased out 35 Months.

7. Terms & Conditions for lease: -

- The lessee will bear all taxes including house property tax, electricity charges, water charges or any cess charges on the leased-out property.
- The lessee will not use the property for non-Islamic purpose against Shariya.
- The lessee will be responsible for all repairs and maintenance of the premises at his/her own cost.
- The lessee will not sublet the property or assign any interest therein to anybody else.
- The lessee will not be entitled to make any construction, reconstruction, addition, alteration or change the nature of the property without written permission of the Board.
- The lessee will be responsible for sanction of his/her site plan from the local authority i.e., PUDA, Housing Board, Town Planner, Municipal Committee etc. on NOC issued by the Board for construction.
There shall be no automatic renewal of lease and fresh bids shall be called anytime within 2 months of date of expiry of lease or thereafter.
The lesser shall be entitled to terminate lease at any time and seek vacant possession by serving 15 days' notice.
In case of termination of lease, the lessee shall remove his/her malba at his own cost and shall not be entitled for any compensation.
The lessee will allow the officials of the Board to inspect the property during reasonable hours.
In case of acquisition, the lessee shall not have any right/ share in compensation or other benefits.
Upon expiration or termination of lease, the lessee shall immediately surrender possession of the leased premises and all leasehold improvements in substantially the condition in which the lessee is required to maintain the leased premises excepting only reasonably wear and tear, and upon surrender, all rights, title and interest of the lessee in the leased premises shall cease.
- If after expiration or termination of the lease, the lessee continues to occupy the leased premises or failure to pay lease rent within the stipulated period by the lessee, it shall be treated as an encroachment and such encroachment shall be removed in accordance with the procedure specified in the Waqf Act 1995 as amended up to date. The lessee shall further be liable to pay damages to the Board as specified in para (xv)
- If the lessee does not deliver vacant possession of the waqf property to the Board immediately after expiry of the period of lease, he/she shall for the period he/she fails to do so, be liable to pay damages on account of unauthorized use and occupancy, an amount at the rate equivalent to five times the last lease rent rate or 5 times the latest reserve price fixed by the Board, whichever is higher
- Lease rent must be paid annually and amount for first year must be deposited within 21 days of the receipt of lease order by lessee/tenant. The amount for subsequent years (in case of lease approved for more than 1 year) shall be paid within 21 days of the start of the year. There shall be an increase in rent by 5% every year, if approved lease is for more than one year.
- In case of delay in the payment by the lessee and also on charges payable for unauthorized occupation, interest @ 15% per annum shall be charged which shall be compounded annually.
- The lease shall be subject to the provisions of The Waqf Act, 1995, The Waqf Properties Lease rules, 2014 and The Waqf rules, 2018 as amended from time to time. Model lease agreement with conditions as read out at time of bidding shall be applicable.
- The above lease is only for Residential purpose. In case, the property in question is used for other than Residential purpose without permission of the Board, then the lease will be treated as Cancelled.
- This Lease Order is valid up to 30-06-2028 subject to payment of above said amount by the Applicant.

In case of infringement of any of the conditions of lease, the lease in question shall stand automatically terminated and the lessee shall not be entitled to retain the possession of the property. The lease can also be terminated at any time by the Board even during tenancy period

The proposal has been approved
by the Board

Vide Resolution No. 21 Dt. 26-8-25

Chief Executive Officer
Punjab Waqf Board,
Chandigarh





Office of the Estate Officer, Punjab Waqf Board
Kothi No. 15-16B, Near Old Neelam Hospital,
Gobind Colony, Rajpura Town-140401, Punjab

Under the Department of Home Affairs & Justice (Civil Defence Branch), Govt. of Punjab, Chandigarh
Dispatch no. PWUFO/RAJ-982 Dated.09-01-2026

To
Saakar Educational Trust,
(The Knowledge Bus Global School).
Through its Director,
Surender Kumar Sahpathi,
Sector-125, SAS Nagar, Mohali.

Dear Sir,

Your representation cum letter dated 07.01.2026 and the Order of CBSE dated 02.01.2026 were taken on record. A careful perusal of the record received from your end, the objections of the office of CBSE are understood as below:

1. On the careful examination of the Order of CBSE dated 02.01.2026, the office of the CBSE stipulated in their Affiliation Byelaws Clause 3.8.5 that the Lease is for a continuous period of at least five years from the session for which the application for initial affiliation for running a school has been submitted.
2. In the present case, the latest Lease Order dated 30.09.2025 was issued with effect from 01.08.2025, and the Lease Period shall expire on 30.06.2028 (35 months); however, the minimum requirement in order to run a School as per CBSE Affiliation, the minimum continuous period stipulated is for at least five years.
3. **We further inform you that vide Our letter dated 06.10.2025, it has been clarified that the Lease stands restored from 01.06.2013 to Saakar Educational Trust (The Knowledge Bus Global School), through its Director, Surender Kumar Sahpathi, Sector-125, SAS Nagar, Mohali, shall be further renewed from time to time subject to payment of timely Lease Rentals.**
4. Since, the letter dated 02.01.2026 also stipulates that Clause No. 7 (Viii) of the Lease Order dated 30.09.2025 permits the Lessor (i.e. the Punjab Waqf Board) to terminate the Lease at any time and seek vacant possession by serving 15 days Notice.”.

Considering the fact, that the School is operational and functional with more than 600 students, and you have shown your bona fide to pay the Advance Rental upto 31.07.2026, the matter was discussed with the competent authority to consider your representation dated 07.01.2026.

The competent authority has accorded the following approval in the peculiar set of circumstances of the case, which cannot be treated as precedent, and accordingly, the Lease Order dated 30.09.2025 is clarified as follows-

- a. The Lease Order dated 30.09.2025, effective from 01.08.2025, shall be strictly for running a School only.

ESTATE OFFICER
PUNJAB WAQF BOARD
RAJPURA.

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- b. The Lease Order dated 30.09.2025, effective from 01.08.2025, shall be renewed and shall continue for another period of another 35 months, aggregating to 70 months from 01.08.2025, vide order no. 49/legal/18564/24/2337-41 dated 02.12.2024. Accordingly, the Lease Order stands for a continuous period of 70 months commencing from 01.08.2025 till 31.05.2031 for running a School only subject to timely and regular payment of Lease Rental to Punjab Waqf Board by the Lessee, i.e., The Knowledge Bus Global School.

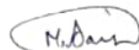
- c. The lessor (Punjab Waqf Board) has no intention to revoke the Lease in terms of clause no.7(viii) of the Lease Order dated 30.09.2025, subject to timely and regular payment of Lease Rental to Punjab Waqf Board by the Lessee, i.e., The Knowledge Bus Global School.

The Lessee (The Knowledge Bus Global School) is bound down by all other terms and conditions of the Lease Order No. 24/L-U/ 3618/2025/3431 dated 30.09.2025 and shall ensure timely and regular payments of the Lease Rental to the Lessor (Punjab Waqf Board). It is further clarified that the Lessee (The Knowledge Bus Global School) shall not claim ownership/title of the Waqf property in any form and shall not misuse the instant order.

That the instant order is issued strictly on the request of the Lessee for the purpose of running a School only, and in terms of the compliance by the Lessee of the Affiliation Byelaws of CBSE.

This order is issued strictly in terms of the Circular bearing no. 49/legal/18564/24/2337-41 dated 02.12.2024 of the Punjab Waqf Board.

This instant order is issued with the approval of the competent authority.


Estate Officer,
Punjab Waqf Board,
Rajpura/Mohali.

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RAJPURA.



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