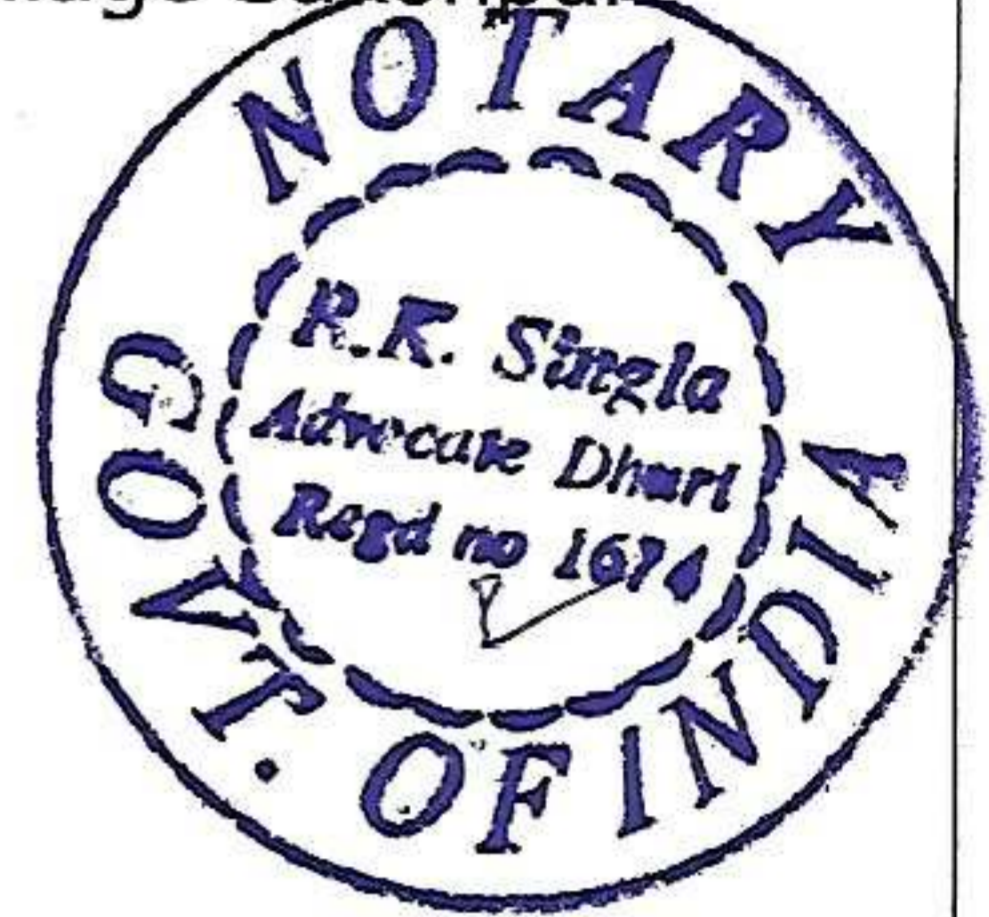


True Translation from Punjabi to English Script

OFFICE OF SUB REGISTRAR SAHIB, MALERKOTLA

SALE DEED

Foreword	<ol style="list-style-type: none">1. Name of Sub Registrar : Saraj Ahmed/ Gurdarshan Singh2. Location (Name of city/Village) : Village Sakohpur Sangam/ Tehsil Malerkotla3. Hadbast No. 674. Area : 1 Bigha 2 Biswa fertile5. Consideration : 3,32,000?/-6. Total pages of deed : 127. Words in deed : 15208. Market Value as affixed by collector : Rs. 14,46,000/-9. Code No. of Market Value : A-1110. Payable stamp duty: 5% 16,600/- Social Infrastructure Cess 1% 03,350/- Total 6% 19,95011. If exempted Stamp Duty, then reference of Government Letter : No12. Kind of land : Fertile
Detail regarding seller (Vendor)	<ol style="list-style-type: none">1. Name & Address of vendor/vendors Chamkaur Singh aged 37 years Son of Surjit Singh S/o Hukam Singh R/o Village Sakohpur Sangam, Tehsil Malerkotla, District Sangrur Mobile No. 98156-14008, Aadhar Card No. 8854- 140-4533, PAN Card No. GZZPS9688N
Detail regarding purchaser (vendee)	<p>Name & Address of Vendee/ Vendees</p> <p>Ramandeep Singh aged 36 years Son of Joga Singh S/o Didar Singh R/o House No. 18, Ward No. 8-C, Near New Grain Market Bye Pass Road, Dhuri. Mobile No. 98724-85072, Aadhar Card No. 8284-9589-5964, PAN Card No. BKPPS7385J</p>
Detail regarding property to be sold	<ol style="list-style-type: none">1. Name of Village/ City : Sakohpur Sangm, Tehsil Malerkotla2. Hadbast No. 67



For Nature View Floriculture
Ramandeep Singh Prop.

	<p>3. Detail of Land (Fertile Soil): Fertile</p> <p>4. Rural / Urban land : Rural</p> <p>5. Under Red Line/ Outside Red Line: Outside</p> <p>6. Under Cultivation/ Without Cultivation : Under Cultivation</p> <p>7. Land measuring 1 Bigha 2 Biswa being 40/595 share of 29 Bigha 15 Biswa contained in Khata No. 105, Khatauni No. 124, Khasra No. 639/2-14, 640 min/8-10, 641 min/ 10-0, 643 min/8-11, leaves 4 land 29 Bigha 15 Biswa, Fertile</p> <p>Sold Area 2 Bigha - fertile</p> <p>8. Total Area = 2 Bigha Fertile</p> <p>9. Proof of Ownership : Fard Jamabandi</p> <p>(2) Jamabandi Year : 2011-12</p> <p>(3) Date of issuing of Fard Jamabandi : 05.04.2018</p> <p>Payment of Method :-</p> <p>(1) Total payable amount : Rs. 3,32,000/-</p> <p>(1) Earnest money : Nothing</p> <p>(2) Payable at the time of Registration : Cheque No. 120730 dated 10.04.2018 for Rs. 3,32,000/- of State Bank of India, Dhuri, which purchaser has given out of account of his father Joga Singh.</p> <p>Method of Stamp Duty :</p> <p>Name of Stamp Vendor : Shiv Kumar Bansal, Malerkotla</p> <table><thead><tr><th>Licensee No.</th><th>Value</th></tr></thead><tbody><tr><td>7 SVL/1972</td><td>Rs. 19950/-</td></tr></tbody></table> <p>Stamps No. 803 dated 10.04.2018 Leaves 12</p>	Licensee No.	Value	7 SVL/1972	Rs. 19950/-
Licensee No.	Value				
7 SVL/1972	Rs. 19950/-				



TERMS & CONDITIONS :-

1. I am owner and in possession of the said property and is free from all sorts of encumbrances, which is my ownership.
2. I sold this property including all rights for a consideration of Rs. 3,32,000/- half of which is Rs. 1,66,500/- to vendee.
3. I already received Total consideration vide above-mentioned method.

For Nature View Floriculture
Ramandeep Singh Prop.

4. Possession has been deliver to vendee at spot bounded as One Side Ramandeep Singh, Second Side Gurdev Singh, Third Side and Forth Side Passage.
5. Vendee will become owner as me and he/she/they can sold the said plot to any one and can sale, mortgage or can mutation.
6. Vendee can use this property as like me and can sold the same to any person. I nor my legal heirs/ relatives have no relation with the said plot .
7. The said plot has been sold with all ownership rights.
8. Purchaser is fully satisfied about the ownership of the seller and both parties have full information about the Registration Act 1908 Rule 82,83. This Sale Deed is registered and executed by the Sub Registrar and Deed Writer on the good faith of the parties. If any defect found in the ownership, then seller and purchaser will be responsible.
9. As per F.C.R. Punjab Memo No. 24/41/14 -S.T-1/12876-96 Chandigarh dated 26.09.214- Undertaking :
I/we certify that all the contents mentioned in this sale deed are true and nothing has been concealed. The Khasra Numbers recorded in this sale deed are not owned and in possession by any Dera/Matth/Religious Institution/Charitable and There is No stay order of any court of law with regard to the above said property and This property has not been sold by any illegal mode nor it is anti to the public interest and there is no violation of any Govt. Act/Rule or instructions in selling the said property. That collector rate according to area code is correctly recorded. . We have full knowledge about the Registration Act 1908 (Central Act 16 of 1908) Rule 82, if we conceal any fact in this sale deed, then we know that we can be imprisoned with 7 years or Fine (Both Imprisonment and fine).
10. That if we got register this sale deed despite of Mortgage/ Stay, then we are not responsible for mutation till



For Nature View Floriculture
Ramandeep Singh Prop.

redemption from mortgage and vacated from stay proceedings. Vendor is satisfied on the possession and ownership of the sold property.

11. That in case any defect is found of the ownership of the Vendees then they shall themselves be responsible and the compensation shall be recovered from the property of the vendors.
12. Executant of Power of Attorney is alive and he has not revoked this Power of Attorney: NIL
13. Vendee has borne all registration expenses.
14. This property has not sold in any wrong method or cheating and is not against the public interest and nothing material has been concealed, which transfer would be wrong.
15. Form No. 1 which is prescribed under Punjab Stamp (Dealing of Under Valued Instrument) Rules 1983 rule 03 is fill in all respects and enclosed herewith.
16. (1)
 - (1) Is this Plot/ Building is Inside or Outside the Sakohpur Municipal Limitations Sangam
 - (2) It this Plot/Building is Approved from Puda/ Local Authority No
 - (3) If Not approved, then if apply for NOC/ Regularization from PUDA or not No
 - (4) If Not approved, then if apply for NOC/ Regularization from PUDA or not No
 - (5) If building, then Map sanctioned from Local Authority or not No
 - (6) First Party and Second Party have entered into any agreement to sell ? No
17. That seller is owner and in possession of land meausring 3 Bigha 14 Biswa 7 Biswasis as per Fard jamabandi, which is free from all sorts of encumbrances. Earlier land measuring 2 Bigha has been sold. Now 1 Bigha 2 Biswa has been sold and remaining 0 Bigha 12



For Nature View Floriculture
Ramandeep Singh Prop.

Biswa 7 Biswasis. If any previous stay will found, then vendor and vendee shall be responsible.

18. I have no PAN Card, so I am submitting form no. 61 and 61- NIL

Note: This is fertile land at spot and seller has sold fertile land and purchaser will also use this land for cultivation purpose only. Khasra Girdwari is enclosed.

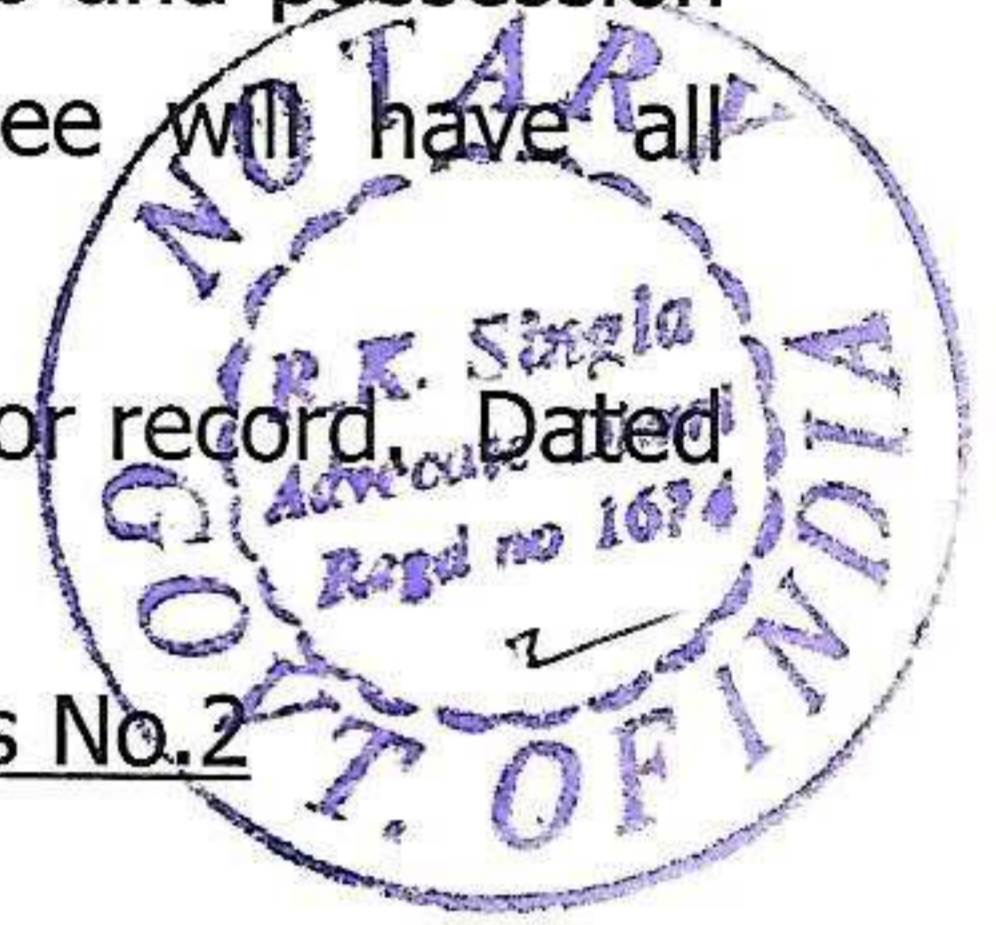
Note : This land has been sold with all ownership rights and possession has also been handed over to the vendee and vendee will have all ownership rights of this land.

Hence the contents of the sale deed got executed for record. Dated

10.04.2018

Signature of Witness No.1

Signature of Witness No.2



Sd/-
Jaswant Singh Numberdar, Village
Sakohpur Sangam, Tehsil
Malerkotla

Sd/-
Jaswinder Singh S/o Bant Singh R/o
Sadrabad, Tehsil Malerkotla.

Name & Address of Vendor

Name & Address of Vendee

Chamkaur Singh Village Sakohpur
Sangam, Tehsil Malerkotla

Ramandeep
House No. 18, Ward No. 8-C, Near
New Grain Market Bye Pass Road,
DHURI.

Sd/- & Seal
Sr. No. 21 dated 10.0.2018
Narinder Kumar Gupta
Advocate, Malerkotla
Mobile 94174-52852

For Nature View Floriculture
Ramandeep Singh Prop.

Trn. Value 332,500	Stamp Duty 19.950	Reg. Fee 3325	Pas Fec. 100
Mkt. Value : 332,292			
Type of Land : Agricultural			
Area of Land : 1 Bigha 2 Biswa 00 Biswasis			
Village/Segeme : Sakohpur Sangam	A-11		
Rates 14,50,000 Acre			
Seg. Desc.			
Const. Type	Class A		

SALE

Today this 24/4/2018 day Tuesday Time 01:15:10 PM

Sh. Chamkaur Singh,
had presented this deed before this office for registration purpose.

Sd/- Gurdarshan Singh
Sub Registrar, Malerkotla.



Sd/-

This deed has been read over to Chamkaur Singh, who has accepted after hearing and understanding, out of Sale Consideration 0.00 Rs. has been received through Cheque/Draft. The witness from both the parties Jaswant Singh Numberdar and Witness No.2 Baldev Krishan have been identified. I know first witness, who knows the second witness. Therefore, the deed be registered.

Dt 24/4/2018

Sd/- Gurdarshan Singh
Sub Registrar, Malerkotla.

Witness
1.....
L.T.I.

Witness
2.....
Sd/-

Attested Two
Photographs of
Both Parties.

1st Party
Sd/-

2nd Party
Sd/-

The parties have put their signatures/thumb impression before me.

Dt. 24/4/2018

Sd/- Gurdarshan Singh
Sub Registrar, Malerkotla.

Deed No. 209
Cover No. 0

Book 1
Page no. 0

has been affixed in the Deed Register.

Sd/- Gurdarshan Singh
Sub Registrar, Malerkotla.

*True translation from
Punjabi Hindi to English*

*For Nature View Floriculture
Ramandeep Singh Prop.*

*Notary Public
Dhuri (Pb) India
2/4/18*