

True Translation from Punjabi to English Script

OFFICE OF SUB REGISTRAR SAHIB, DHURI

SALE DEED

	<p>1. Name of Sub Registrar : _____</p> <p>2. Location (Name of city/Village) : Ladda</p> <p>3. Hadbasst No. 57</p> <p>4. Area : 4 Bigha 6 Biswa 10 Biswasis</p> <p>5. Consideration : 14,00,000/-</p> <p>6. Total pages of deed :</p> <p>7. Words in deed :</p> <p>8. (1) Payable stamp duty: Rs. 84000/-/-</p> <p>(2) Payable Additional Stamp Duty :</p> <p>(3) If Exempted :</p> <p>9. Class of Land : Canal Water Irrigated Land</p>
regarding Vendor)	<p>1. Name & Address of vendor/vendors</p> <p>Teja Singh S/o Sampuran Singh S/o Anokh Singh ½ share and Gurjit Singh- Avtar Singh Ss/o Saun Singh S/o Sampuran Singh in equal share ½ share, residents of Village Ladda, Tehsil Dhuri, District Sangrur (Punjab)</p> <p>Mobile No. 81462-32947</p> <p>Aadhaar Card No. 7502 9677 2034 Teja Singh</p> <p>Aadhaar Card No. 8096 6524 2094 Gurjit Singh</p> <p>Aadhaar Card No. 5073 0515 0899 Avtar Singh</p>
regarding	<p>Name & Address of Submitter; Teja Singh, Gurjit Singh, Avtar Singh above</p>
regarding	<p>Name & Address of Vendee/ Vendees</p> <p>M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur (Punjab) Mobile No. 92167-28249, PAN Card No. ADBFS20161B</p>
regarding to be	<p>1. Name of Village/ City : Village Ladda</p> <p>2. Hadbast No. 57</p> <p>3. Class of land : (Kind include Chahi/ Barani etc.) : Nehri Land (Canal Water Irrigated land)</p>

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC

For Spangle Stone
Partner



4. Urban Property or Rural : Rural
- (1) Vacant Plot or not Yes
5. Out or Within LAL LAQEER :
6. Cultivation or without Cultivation : Under Cultivation
7. (1) Khewat No. Khatoni No. 401, Khatauni No. 651, Khasra No. 2411/3-8, 2412/7-4, 3626/ 2413/1-2, 3628/ 2414/ 2-17, 3630/2415/3-12, leaves 5 land 18 Bigha 3 Biswa out of 173/726 share i.e. 4 Bigha 6 Biswa 10 Biswas, situated in the revenue estate of village Ladda.
8. Total Area 4 Bigha 6 Biswa 10 Biswas, with all ownership rights, which is enclosed.
9. Detail of Ownership : Fard is enclosed. Girdwari is also enclosed. The said property was purchased by us vide sale mutation No. 8998.

(1) Jamabandi Year : 2013-14

Date of issuing of Jamabandi : 24-11-2017

Payable payment

1. Market Value affixed by Collector: 14,00,000 Per Acre
2. Market Value Code No. A-34
3. Payable real amount of property : 14,00,000/-
 - i. Earnest money : Rs. 14,00,000/- out of which Rs. 7,00,000/- vide cheque No. 555205 to Teja Singh and Rs. 3,50,000/- vide cheque No. 555206 to Gurjit Singh and Rs. 3,50,000/- vide cheque No. 555207 to Avtar Singh all dated 29.11.2017 in favour of State Bank of India Branch, DHURI.
 - ii. Remaining amount at the time of execution of registration : XXXX

Mode of Payment

1 . : Cash : Earnest Rs. 14,00,000/- as above.

CS

Method of Stamp purchasing

1. Stamp Certificate Canara Bank, DHURI
Value Rs. 84,000/- Receipt No. INBPB04666378928799 P dated 29.11.2017

Divisional Forest Officer,
Sangrur Forest Division,
SANGRUR

TERMS & CONDITIONS :-

1. This property has got me/us according described above and is free from all sorts of encumbrances, which is my ownership.

TRUE TRANSLATION FROM
Punjabi/Hindi to English
Imsey
25 DEC 2018

Spangle Stone
Rajeev Kumar
Partner

2. I sold this property including all rights for a consideration of Rs. 14,00,000/- half of which is Rs. 7,00,000/- to vendee.
3. I already received total consideration vide above-mentioned method.
4. Possession has been deliver to vendee.
5. Vendee will become owner as me. The said land has been sold with all ownership rights. This land is earlier not mortgaged as registered or equitable with Government or Semi Government Department. If any previous encumbrances will found, then all compensation/ damages shall be recovered from our other property/ies.
6. Vendee can use this property as like me.
7. That in case any defect is found of the ownership of the Vendee/s then he/they shall himself/themselves be responsible and the compensation shall be recovered from the property of the vendor/s.
8. Execuant of Power of Attorney is alive and he has not revoked this power of attorney. X
9. Vendee has borne all registration expenses.
10. There is no stay order against the land from any court and this land has not been sold in violation of any Govt. Act or Rules.
11. This land has got no concern with any Dera/Matth/Religious Institution /Charitable.
12. 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.
13. If any fact found incorrect, then vendor will be legally responsible.

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
DHURI (Distt. Sangrur) Po

25 DEC 2018

For Spangle S. S. S.
Rajeev Kumar
Partner

14. 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.

15. In case of vilolation of Rule 82 and 83 of the Registration Act 1908, then vendor and vendees both shall be held responsible.

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

Dated 29/11/2017

Name & Address of Vendor

Name & Address of Vendee

Sd/-

Teja Singh S/o Sampuran Singh S/o
Anokh Singh ½ share and Gurjit
Singh- Avtar Singh Ss/o Saun Singh
S/o Sampuran Singh in equal share
½ share, residents of Village
Ladda, Tehsil Dhuri, District
Sangrur (Punjab)

Sd/-

M/s Spangle Stone, Ladda, Tehsil
Dhuri, District Sangrur (Punjab)
through Darshna Devi

Signature of Witness No.1

Signature of Witness No.2

I know the vendor personally.

Sd/-

Maghar Singh Numberdar, Village
Ladda

I know the vendor personally.

Sd/-

Dharmpal S/o Karam Chand R/o
Dhuri.

Scribed by
Sanjeev Kumar Behal
Advocate

Sr. No. 198 dated 29.11.2017

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
DHURI (Distt. Sangrur) Po.

25 DEC 2018

For Spangle Stone
Rajeev Kumar
Partner

Trn. Value 1400.000 Stamp Duty 84,000 Reg. Fee 14,000 Pas Fec. 100
 Mkt. Value : 1378,594.00
 Type of Land : Commercial
 Area of Land : 4 Bigha 6 Biswa 10 Biswasi
 Village/Segeme : Ladda
 Rates 15,30,000 Per Acre
 Seg. Desc.
 Const. Type

A-34



SALE
 Today this 29/11/2017 day Wednesday Time 02:12:26 PM

Sh. Teja Singh & other
 had presented this deed before this office for registration purpose.

Sd/- Karamjit Singh,
 Sub Registrar, Dhuri.



Sd/-

This deed has been read over to Teja Singh & Others, 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 Maghar Singh Numberdar and Witness No.2 Dharmpal have been identified. I know first witness, who knows the second witness. Therefore, the deed be registered.

Dt 29/11/2017

Sd/- Karamjit Singh,
 Sub Registrar, Dhuri

Witness
 1.....
 Sd/-

Witness
 2.....
 Sd/-

1st Party
 Sd/-

2nd Party
 Sd/-

Attested Two
 Photographs of
 Both Parties.

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

Dt. 29/11/2017

Sd/- Karamjit Singh,
 Sub Registrar, Dhuri.

Divisional Forest Officer,
 Sangrur Forest Division,
 SANGRUR

Deed No.	2242	Book	1
Cover No.	3883	Page no.	0

has been affixed in the Deed Register.

Sd/- Karamjit Singh,
 Sub Registrar, Dhuri

For Spangle Stone
 Rajan Kumar
 Partner

TRUE TRANSLATION FROM
 Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
 DHURI (Distt. Sangrur) Pd.

25 DEC 2018

True Translation from Punjabi to English Script

OFFICE OF SUB REGISTRAR SAHIB, DHURI

SALE DEED

word	<ol style="list-style-type: none">1. Name of Sub Registrar : _____2. Location (Name of city/Village) : Ladda3. Hadbasst No. 584. Area : 2 Bigha5. Consideration : 8,35,000/-6. Total pages of deed : 37. Words in deed : 3008. Payable stamp duty: Rs. 50,100/-9. Class of Land : Canal Water Cultivable land
tail regarding er (Vendor)	<ol style="list-style-type: none">1. Name & Address of vendor/vendors Amar Singh, Chotta Singh Ss/o Sampuran Singh S/o Anokh Singh, in equal share residents of village Ladda, Tehsil Dhuri, District Sangrur 98145-65175
tail regarding mitter, Name address	Name & Address of Submitter; Amar Singh above mentioned
tail regarding haser (de)	Name & Address of Vendee/ Vendees M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur ADBFS2061-B 92167-28249
tail regarding erty to be	<ol style="list-style-type: none">1. Name of Village/ City : Ladda2. Hadbast No. 583. Class of land : (Kind include Chahi/ Barani etc.) : Canal Water Irrigated land4. Urban Property or Rural : Rural <p>(1) Vacant Plot or not No</p>



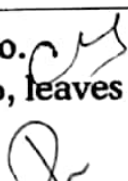


Divisional Forest Officer,
Sangrur Forest Division,
SANGRUR

TRUE TRANSLATION FROM
Punjabi, Hindi Urdu to English

NOTARY PUBLIC

25 DEC 2018

	<p>5. Out or Within LAL LAQEER : Outside</p> <p>6. Cultivation or without Cultivation : Under Cultivation</p> <p>7. (1) Khewat No. Khatoni No. 401/651, Khasra No. 2411/3-8, 2412/7-4, 3626/2413/1-2, 3628/2414/2-17, 3630/2415/3-12, leaves 5 land 18 Bigha 3 Biswa out of 40/ 363 share i.e. 2 Bigha, situated in the revenue estate of village Ladda, Tehsil Dhuri, District Sangrur</p> <p>Detail of Ownership : Self Owned, which I am owner and in possession and same is free from all sorts of encumbrances.</p> <p>Jamabandi Year : 2013-14</p> <p>Date of issuing of Jamabandi : 21.06.2016</p>
<p>Payable payment</p> 	<p>1. Market Value affixed by Collector: 20,00,000 Per Acre</p> <p>2. Market Value Code No. A-4</p> <p>3. Payable real amount of property : 8,35,000/-</p> <p>i. Earnest money : Rs. 8,35,000/- out of which Rs. 4,17,000/- vide cheque No. 004051 dated 27.6.2016 in favour of Amar Singh Seller and Rs. 4,17,000/- vide cheque No. 004052 dated 27.6.2016 in favour of Chota Singh, both cheque of State Bank of India branch, m Dhuri and nothing is due.</p> <p>ii. Remaining amount at the time of execution of registration : Nothing</p>
<p>Method of Stamp purchasing</p>	<p>Stamp : Canara Bank, DHURI Serial No. INPB02453918754351 dated 27.6.2016, leaves 3</p> 

TERMS & CONDITIONS :-

This property has got me/us according described above and is free from all sorts of encumbrances, which is my ownership.

- I have sold out this property including all rights for a consideration of Rs. 8,30,000/- to vendee.

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
DHURI (Tehsil, District) Pa

25 DEC 2018

For Spangle Stone
Tejinder Kumar
Partner

2. I already received total consideration vide above-mentioned method.
3. Possession has been deliver to vendee at spot.
4. Vendee will become owner as me.
5. Vendee can use this property as like me.
6. That in case any defect is found of the ownership of the Vendee/s then he/they shall himself/themselves be responsible and the compensation shall be recovered from the property of the vendor/s.
7. Vendee has borne all registration expenses.
8. There is no stay order against the land from any court and this land has not been sold in violation of any Govt. Act or Rules.
9. This land has got no concern with any Dera/Matth/Religious Institution /Charitable.
10. 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.
11. If any fact found incorrect, then vendor will be legally responsible.
12. 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.
13. In case of violation of Rule 82,83 of Registration Act, then vendor and vendee shall be responsible.



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

TRUE TRANSLATION FROM
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NOTARY PUBLIC
DHURI (Distt. Sahiwal)

25 DEC 2018

For Spangle Stone
Rajeev Kumar
Partner

Trust and There is No stay order of any court of law with regard to the above said property. 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 1909) 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).

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

Dated 27/06/2016

Name & Address of Vendor

Sd/- L.T.I.
Amar Singh Chotta Singh

Name & Address of Vendee

Sd/-
M/s Spangle Stone Ladda, Tehsil
Dhuri, District Sangrur through
Darshna Devi partner

Signature of Witness No.1

I know the vendor personally.
Sd/-
Maghar Singh Numberdar, R/o
Ladda.

Signature of Witness No.2

I know the vendor personally.
Sd/-
Dharmpal S/o Karam Chand R/o
DHuri.

Sd/- & Seal

Serial No. 641 dated 27.06.2012

Labour 270/- received
Pawan Kumar Garg,
Deed Writer, DHURI

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
DHURI (Dist. Sangrur) Po.

25 DEC 2018

Tm. Value 835,000 Stamp Duty 50,100 Reg. Fee 8350
Mkt. Value : 833,333.00
Type of Land : Commercial
Area of Land : 2 Bigha 0 Biswa 0.00 Biswasi
Village/Segeme : Ladda A-34
Rates 20,00,000 Per Acre
Seg. Desc.
Const. Type

Pas Fec. 100



SALE

Today this 27/6/2016 day Monday

Time 01:37:24 PM

Sh. Amar Singh, Chotta Singh

has presented this deed before this office for registration purpose.

Sd/- Krishan Kumar Mittal,
Sub Registrar, Dhuri.

Sd/- Amar Singh

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

Dt 27/6/2016

Sd/- Krishan Kumar Mittal,
Sub Registrar, Dhuri

Witness

1.....

Sd/-

Witness

2.....

Sd/-

1st Party

Sd/-

2nd Party

Sd/-

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

Dt. 27/6/2016

Sd/- Krishan Kumar Mittal,
Sub Registrar, Dhuri.

Deed No.

1286

Book

1

Cover No.

3690

Page no.

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has been affixed in the Deed Register.

Sd/- Krishan Kumar Mittal
Sub Registrar, Dhuri

For Spangle Stone
Hajee Kumar
Partner

TRANSLATION FROM
Hindi, Urdu to English

NOTARY PUBLIC
Dhuri (Distt. Sangrur) Po.

25 DEC 2018