

TRUE TRANSLATION FROM PUNJABI LANGUAGE TO ENGLISH VERSION

1846

JOINT PHOTO

OFFICE: SUB REGISTRAR, PATIALA



	Kind of Deed	Sale Deed of Plot
1.	Value	Rs. 7,00,000/-
2.	Stamps	Rs. 63,000/- (9%) Petitions: 3
3.	Area measuring	253.33 sq. yard
4.	Situated at	Village Jhill
5.	Kind or property	Residential
6.	Code No.	118
7.	Collector Rate	Rs. 2,762/- per sq. yard
8.	Mobile No.	Seller's Mobile No. 98880-03330 Purchaser's Mobile No. 98726-70374
9.	e-Stamp Certificate No.	IN-PB021365935519000 Date: 04-May-2016

We, Amit Goyal son of Sh. Khanzachi Lal & Pushpa Goyal wife of Sh. Amit Goyal s/o Sh. Khanzachi Lal, residents of #11-A, Model Town, Patiala.

WHEREAS, a Plot under our joint ownership is situated at Village Jhill, in the revenue estate of Tehsil & District Patiala. Which as per its Jamabandi Year 2011-2012 comprises of khewat No. 346, khatoni No. 905, khasra No. 25//19/1/2 min (0-18) to the extent of 17/36 share, measuring area 0-8^{1/2} Marle; which means measuring 253.33 sq. yard; which is being sold. (out of which area of Amit Goyal 0-4^{1/2} Marle and of Pushpa Goyal 0-4 is being sold). We are absolute owner & in possession of it as per our respective shares. We have not raised loan, from any government & non-Government department. Its boundaries as per site plan enclosed herewith are given as below:-

East : Vacant Plot, Side 95 feet,
West : Plot of owner, Side 95 feet,
North : Road, Side 24 feet,
South : Road, Side 24 feet.

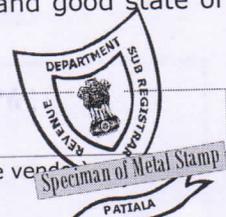
Which is being sold for our domestic needs & betterment of property for a consideration amount of Rs. 7,00,000/- (in words Rs. Seven Lakh only) **in favour of Sh. Abhishek Gupta son of Sh. Naresh Gupta** son of Late Sh. Amarnath

Amarnath

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Gupta resident of Kothi No. 162-A, Punjabi Bagh, Patiala; including whole rights of ownership in our conscious mind, being sold permanently. We have received a sum of Rs. 3,70,600/- through Cheque No. 585964 & sum of Rs. 3,29,400/- through Cheque No. 585965 dated 04-05-2016, Oriental Bank of Commerce, Branch N.A.M. from the above purchaser and now nothing is left to be received out of the consideration amount of sale. We have evicted our ownership possession from aforesaid sold out plot and delivered the same onsite to the above purchaser. Now, the purchaser would be absolute owner & in possession of aforesaid sold out plot; who would possess whole rights of ownership i.e. to mortgage, to sale and all other kind of rights of ownership. We shall be bound to rectify every dispute of defect in title ownership. Aforesaid plot is neither a part of any encampment, monastery, arena or religious place etc. nor stay order has been passed by any Court of law with respect to its sale. Now, neither our nor any of our heirs would have any concern whatsoever with the aforesaid sold out plot. In case of breach of section 82 of The Registration Act 1908 we both the parties will be responsible for the consequences thereof. Whole expenses of registry are made by the purchaser from his own pocket. We, both the parties, do hereby certify that whole of the facts as described in the registry are true & correct and nothing has been concealed therein. Besides, area code No. and name of habitation has been truly & correctly described as per Collector rates. We, both the parties are fully responsible about whole of the facts as described in the registry. Besides, we do hereby also undertakes that, in case, registry is got certified by way of preparing any forged document or by showing more or lesser share or by presenting any false person, then we both the parties and the witness would be responsible for the consequences thereof. We both the parties have read/heard to the contents of this document. Hence, this document has been written in conscious and good state of mind, for remembrance as proof, if required. Dated: 04-05-2016.

WITNESS: (I personally knew the vendor) Stamp: Sd/ (Bhupinder Singh) Nambardar, Jhill, Patiala. PURCHASER:- Signed/- (Abhishek Gupta)	Amit Goyal Pushpa Goyal (above Seller) Sd/- (Amit Goyal) Sd/- (Pushpa Goyal)	WITNESS: (I personally knew the vendor) Sd/- (Rakesh Goyal) Rakesh Goyal s/o Sh. Madan Lal R/o #30, Mansahia Colony, Patiala
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Stamp:
MAHESH SACHDEVA
Document Writer,
Tehsil Patiala.
No. 12, Dated 05-05-2016
Writing Fees:

Amrit

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Value 700,000.00	Stamp Duty 56,000.00	Registration Fee 7,000.00	Pasting Fee 100.00
Type of Land	Residential		
Area of Land	253.33 Square Yard		
Segment Name	Jhill, M.C. Limit khasra o.		
Segment Rate	2,762 Square Yard		
Segment	Jhill, M.C. Limit khasra o.		
Description		SALE	

Sh. Amit Goyal etc. has presented the document for registration in this office.

Today, Dated 05-05-2016 Day: Thursday Time: 4:15:57 PM

Sd/- (Pushpa Goyal)
Sd/- (Amit Goyal)

Sd/-
Sub Registrar,
Patiala.

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The contents of the document were read out to Sh. Amit Goyal etc.; executants of Will/General Power Attorney/ Special Power of Attorney who having heard, admitted the same to be correct. An amount of Rs. 0/- on account of **Sale/** Mortgage has been received in front of me and the balance amount has already been received in Cash/Cheque/Demand Draft etc. Both the parties have been identified by the Witness No. 1. Bhupinder Singh, Nambardar and Witness No. 2. Rakesh Goyal. I know the first witness; which knew the other. Hence the document be registered.

Date: 05-05-2016

Sd/-
Sub Registrar,
Patiala.



Amit Goyal etc.

Sd/- (Pushpa Goyal)
Sd/- (Amit Goyal)

Witness:

1. Sd/- (Bhupinder Singh)

Witness:

2. Sd/- (Rakesh Goyal)

Stamp:
PUNJAB INFRASTRUCTURE DEVELOPMENT FUND
Rs. 1,000/-

Sd/-
Sub Registrar,
Patiala.

First Party:

Sd/- (Pushpa Goyal)
Sd/- (Amit Goyal)

P.L.R.S. FEES Rs. 1000/-
Mutation Fee: Rs. 300/-

Sd/-
Sub Registrar,
Patiala.

Second Party:

Sd/- (Abhishek Gupta)

The above signatures and thumb impressions are made in my presence.

Dated: 05-05-2016

Sd/-
Sub Registrar,
Patiala.

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Document No. **1,846**

Volume No: 0

the registered document has been pasted.

Book No: **1**
at Page No: **0**

Sd/-
Sub Registrar,
Patiala.

Abhishek Gupta

Sd/- (Abhishek Gupta)

Amrinder