

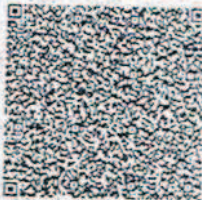


सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No.	: IN-PB07675687391136R
Certificate Issued Date	: 19-Jul-2019 04:17 PM
Certificate Issued By	: pbsinsins
Account Reference	: NONACC (SV)/pb7001304/ MALERKOTLA/ PB-SG
Unique Doc. Reference	: SUBIN-PBPB700130415362166886960R
Purchased by	: RAJINDER SINGH SO GURCHARAN SINGH RO MALERKOTLA
Description of Document	: Article 23 Conveyance
Property Description	: KHATA NO 114/195 KHASRA NO 4180/3430/3083/2219/2-10 ETC AT LADDA TEH DHURI
Consideration Price (Rs.)	: 18,40,000 (Eighteen Lakh Forty Thousand only)
First Party	: MANIKA GARG DO ASHOK KUMAR RO DHURI
Second Party	: RAJINDER SINGH SO GURCHARAN SINGH RO MALERKOTLA
Stamp Duty Paid By	: RAJINDER SINGH SO GURCHARAN SINGH RO MALERKOTLA
Stamp Duty Amount(Rs.)	: 1,10,500 (One Lakh Ten Thousand Five Hundred only)



Please write or type below this line

*मानिका गार्ग
Rajinder Singh So Gurcharan Singh
Sardar Singh*



0010437473

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

TRUE TRANSLATION FROM PUNJABI TO ENGLISH

INDIAN NON JUDICIAL STAMPS

Rs. 50/- (Fifty Rupees Only)

Punjab

Office of Sub Registrar Dhuri

AE 059251

Rate List Code No.

A-34

Type of Deed

Sale Deed of Land

Area

5-00 Bighe

Collector Rate

Rs. 15,30,000/-

Per acre

Situated at

Village Ladda

Value

Rs. 18,40,000/-

Stamp Paper

Rs. 1,10,500/-

Stamp Paper No. & Date

I.N.P.B.07675687391136R Dated
19-7-2019

Name of Stamp Vendor

Sinderpal Singh Stamp Vendor Malerkotla

Received amount in Advance

Rs. 18,40,000/- from which Manika Garg seller her share amount Rs. 9,20,000/- from this Rs. 2,30,000/- received through cheque no. 031626 dated 19.7.2019 from Sarbjit Singh purchaser and Rs. 2,30,000/- through cheque no. 031604 dated 19.7.2019 from Kamaljit Singh purchaser both cheques are of Central Bank of India Branch Sangrur and Rs. 2,30,000/- through cheque no. 075449 dated 22.07.19 from Kuldeep Singh purchaser and Rs. 2,30,000/- through Rs. 052231 dated 22.07.2019 from Rajinder Singh Purchaser both cheques are of Axis Bank Branch Malerkotla Singh purchaser and Angoori



Sd/- Angoori Rani

Sd/- Manika Garg

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
SANGRUR (Pb.) India

13/1/2020

Manika Garg D/o Ashok Kumar R/o Dhuri
4603/22-7-2019 Sd/-

Type of Document: Sale Deed, Value:- Rs. 1593749/- Amount :- Rs. 1840000/-
 Stamp Duty: Rs. 9200, Registration Fee:- Rs. 18400, Social Infrastructure cess: Rs. 18400, Pasting Fee Punjabi : Rs. 200, PIDB Charges : Rs. 18400, PLRS – Facilitation Charges : Rs. 3000, Mutation Fees:- Rs. 300,

Type of Land :- Commercial, Area of Land :- 1.04 Acre

Segment Name :- Ladda, Section Collector Rate: Rs. 504

Description:- Village Ladda Area Main Road Link both sides and Commercial Area. This Rate 1 Bigha (1000 Sq. Yard) Or above 20 Biswa area.

Sh./Smt. **MANIKA GARG ETC S/o/d/o/ w/o ASHOK KUMAR** has presented the document for registration in this office.

today dated:- **22-Jul-2019 Day: Monday Time:- 05:48:27 PM**

Sd/- **Manika Garg**

Signature/Thumb Impression of Presenter

Sd/- **Angoori Rani**

Sd/-

Sub Registrar/Joint Sub Registrar

Photo

MANIKA GARG (Self)

The contents of the document were read out to Sh/Smt. **MANIKA GARG s/o/ d/o/ w/o ASHOK KUMAR** who having heard admitted the same to be correct. An amount of Rs. –has been received in front to me of **Sale Deed** and the balance amount has already been through Cash/ Cheque/ Demand Draft/ RTGS. Both the parties have been identified by 1. **SANTOSH RANI MC** and 2. **VINOD KUMAR** (witness). I know the first witness, who knows the 2nd witness and/ or the executant has put in his/ her self identification by below mentioned documents.

Party Name	Document Type	Document Number	Income Tax Pan Card
MANIKA GARG ETC			JDKDH3738H

Hence the document be registered.

Date: **22-Jul-2019**

Sd/-

Sub Registrar/ Joint Sub Registrar

Witness

1. Sd/- **Santosh Rani**

2. Sd/- **Vinod Kumar**

PHOTO

Rajinder Singh()

(Signature/Thumb Impression of First Party)

Sd/- **Manika Garg**

Sd/- **Angoori Rani**

(Signature/Thumb Impression of Second Party)

Sd/- **Rajinder Singh**

Sd/- **Sarabjit Singh**

Above signature & thumb impression are affixed in my presence.

Date: **22-Jul-2019**

Sd/-

Sub Registrar/ Joint Sub Registrar

Document No. 2019-20/122/1/1141

Volume No.

Registered document has been pasted

Book No. : 1

Page No. :-

Sd/-

Sub Registrar/ Joint Sub Registrar

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AE 059252



Rani seller her share amount is Rs. 9,20,000/- from which Rs. 2,30,000/- through cheque No. 031630 dated 19.07.2019 from Sarbjit Singh purchaser and Rs. 2,30,000/- through cheque no. 031606 dated 19.07.2019 from Kamaljit Singh purchaser both cheques are of Central Bank of India branch Sangrur and Rs. 2,30,000/- through cheque no. 075450 dated 22.7.2019 from Kuldeep Singh purchaser and Rs. 2,30,000/- through cheque no. 052232 dated 22.07.2019 from Rajinder Singh purchaser both cheques are of Axis Bank Branch Malerkotla received in advances. Now nothing amount is balance from sale amount.

Received amount in presence Nothing

Leaves 4

Words 500

Name of Nagar Panchayat Ladda

- 1) We Manika Garg daughter of Ashok Kumar son of Krishan Kumar resident of Ward No. 6C/67, Dhobi Ghat Road Dhuri Tehsil Dhuri and Angoori Rani wife of Ashok Kumar son of Bhagwan Dass resident of H.No. 106, Ekta Vihar Dhuri Tehsil Dhuri Khewatdar village Ladda Tehsil Dhuri District Sangrur equal share holder (Aadhar Card No. 812554921936, 970214538805 PAN No. BGWPG0629J, ABCPR4804Q Mobile No. 98146-09072).

Sd/- Angoori Rani

Sd/- Manika Garg

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That we are in need of money for domestic needs. So, in contentious without any pressure with own happiness my land area 5-00 bighe bearing khata no. 114/195 khasra no. 4180/3430/3083/2219/2-10, 4182/3429/3083/2219/2-10 leaves 2 area 5-00 bighe which is bounded as East side Suresh Kumar, Vinod Kumar, Amrik Chand side 211'-4", West Side Government Drain and Road Sangrur road side 225', North side Phagwara wale and Vinod Kumar, Amrik Chand side 175'-9", South side Vinod Kumar, Suresh Kumar, Amrik Chand and Lajwanti side 252'-11" situated at village Ladda Tehsil Dhuri, I have ownership and possession vide mutation sale no. 9151 accepted as per Jamabandi year 2013-14, Fard is attached herewith. So, in contentious we sold the above said land with all rights, passage in Rs. 18,40,000/- to ½ share to Kamaljit Singh, Sarbjit Singh sons of Raghbir Singh son of Bant Singh in equal share resident of Street No. 1, Sant Nagar, Near Lal Kothi Sangrur Tehsil and District Sangrur and ½ share to Kuldeep Singh, Rajinder Singh sons of Gurcharan Singh son of Lal Singh in equal share resident of Electricity Board Satta Chowk Malerkotla Tehsil Malerkotla District Sangrur (Aadhar Card No. 808459249594, 324091992969, 555707023959, 987890389678 PAN No. AYRPS3397R, AOVPS3395D, BSYPS4077A, AEFPS5703M Mobile No. 70097-14648) and the possession given to the purchasers on the spot. That all rights of ownership, entry, cancellation, mutation etc. which we have till today these all rights have purchasers now means the purchasers have ownership and possession on the above said land. That for go to the above said land to construct the bridge from Main road the N.O.C. is obtained from Drainage Construction Division, Sangrur through letter No. 2829-30 dated 5.7.2019. Which is given to the purchaser, all rights of the N.O.C. have purchaser from today. That the purchasers will be responsible for every loss or profit from today regarding the above NOC.

2. If the purchaser lost the possession due to any defect in property or due to any case then we are responsible for every payment of sale amount, with penalty and other

Sd/- Angoori Rani

Sd/- Manika Garg



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AE 059254

- expenses. The registry expenses are made by the purchaser. The sellers have received the whole amount in advance and the possession already given to the purchasers.
3. The fake owner is stands regarding the above property or sale the more area from our share through fake documents then we are responsible for every profit or loss. In regard to this property in Jamabandi in column of ownership the entered khasra no. never shown the the property of Shamlat, Patti, Mustarka Patti, Mustarka Owner, Hasab Rasad, Punjab Government, Municipal Council after 1950. The mutation of above land made in our absence and attested it. We have no objection in it.
 4. Regarding the ownership on the area the purchasers make full satisfaction, which is correct. This deed is registered by Sub Registrar and Document writer under the bonafide duty and under faith of both parties. In this regard if any defect found in ownership then we will be bound and responsible with every way.
 5. We give an undertaking under orders of Hon'ble F.C.R. Punjab Memo No. 24/41/14/S.T.-1/12876-96 Chandigarh dated 26-09-2014 that I/we certified that all the facts entered in the sale deed/document are correct and nothing has been kept concealed therein. The entered Khasra nos. has no concern with any dera or religious institution. There is no litigation for sale of this land from any court and not sold or transfer with violation of any act and instructions issued by the government. In spite of this the area code no., population taken is correctly entered. We both parties have knowledge of registration act 1908 (centre Act 16 of 1908) section 82. If the area is mortgage with any government or non government institution or bank and the parties make registry after telling wrong facts then in this case both parties are responsible with every way.
 6. The area which is sold if it is found more or less on the spot then both parties will be bound and responsible to make mutation and register this, in this nobody has no objection. If at any time in sale deed the non agriculture room, passage, well found then they will be bound to fill this fee on stamp papers. Under this if any try to attest the registry with wrong facts then he will be liable for seven year punishment or fine

Sd/- Angoori Rani

Sd/- Manika Garg

INDIAN NON JUDICIAL STAMPS
Rs. 50/- (Fifty Rupees Only)



Punjab

AE 059255

- (means punishment and fine). We both parties are fully responsible which facts mentioned in the registry. The conditions mentioned in the registry both parties are bound and responsible for these.
7. We have ownership and possession on 5-00 bighe land as per attached documents which is free from all type of encumbrances. There is no stay from any court. Now we sale the above said land. If there is any loan then we will be bound to deposit it.
 8. We both parties check the sale land, which area is in sale, there is no government/private land mentioned. If they made registered the deed with these facts if after registration like these facts found then the registered deed treated as cancelled. Both parties will be responsible for this loss.
 9. This deed we made in contentious without any pressure, we heard this deed and found it correct and after found it correct made signature or thumb impression in presence of below mentioned witnesses. The sale deed is written because on need use it. Place Dhuri date 22-07-2019.

Witness
Santosh Rani M.C. Dhuri

Sd/- Santosh Rani

Seller
Manika Garg, Angoori Rani
Sd/- Angoori Rani
Sd/- Manika Garg

Witness
Vinod Kumar S/o
Hans Raj R/o Dhuri
Sd/- Vinod Kumar

Purchasers
Kamaljit Singh, Sarbjit Singh,
and Kuldeep Singh, Rajinder Singh
Sd/- Rajinder Singh
Sd/- Sarbjit Singh

The fees Rs. 500/- received
through Sr. No. 532 dated 22/7/2019
Sd/-
Pawan Kumar Garg
Document Writer, Dhuri (Sangrur)
Lic No. 8DWL-94

TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

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13/01/2020