

TRUE TRANSLATION FROM PUNJABI TO ENGLISH

INDIAN NON JUDICIAL STAMPS

Rs. 50/- (Fifty Rupees Only)

Punjab

AE 059247

Office of Sub Registrar Dhuri

Rate List Code No.	A-1	
Type of Deed	Sale Deed of Land	
Area	4-00 Bighe	Collector Rate Rs. 6,50,000/- Per acre
Situated at	Village Ladda	
Value	Rs. 6,60,000/-	
Stamp Paper	Rs. 39,700/-	
Stamp Paper No. & Date	I.N.P.B.07675698923758 R Dated 19-7-2019	
Name of Stamp Vendor	Sinderpal Singh Stamp Vendor Malerkotla	
Received amount in Advance	Rs. 6,60,000/- from which Manika Garg seller her share amount Rs. 3,30,000/- from this Rs. 1,65,000/- received through cheque no. 031628 dated 19.7.2019 of Central Bank of India Branch Sangrur from Sarbjit Singh purchaser and Rs. 1,65,000/- through cheque no. 052229 dated 22.7.2019 of Axis Bank Branch Malerkotla from Rajinder Singh purchaser and Angoori Rani seller her share amount is Rs. 3,30,000/- from which Rs. 1,65,000/- through cheque No. 031629 dated 19.07.2019 of Central Bank of India branch Sangrur from Sarbjit Singh purchasers and Rs. 1,65,000/- through	



TRUE TRANSLATION FROM
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC
SANGRUR (Pb.) India

Sd/- Angoori Rani

Sd/- Manika Garg

11/01/2020

Manika Garg D/o Ashok Kumar R/o Dhuri
4602/22-7-2019 Sd/-

Type of Document: Sale Deed, Value:- Rs. 541666/- Amount :- Rs. 660000/-
Stamp Duty: Rs. 3300, Registration Fee:- Rs. 6600, Social Infrastructure cess: Rs. 6600, Pasting Fee Punjabi : Rs. 200, PIDB Charges : Rs. 6600, PLRS – Facilitation Charges : Rs. 1000, Mutation Fees:- Rs. 300,

Type of Land :- Agriculture, Area of Land :- 0.83 Acre
Segment Name :- Ladda, Segment Collector Rate: Rs. 214
Description:- Village Ladda Agriculture Land Chahi, Canal Above Rate1 Bigha

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:- 05:50:33 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 Register/ Joint Sub Registrar

Document No. 2019-20/122/1/1142
Volume No.
Registered document has been pasted

Book No. : 1
Page No. :-

Sd/-
Sub Registrar/ Joint Sub Registrar

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cheque no. 052230 dated 22.7.2019 of Axis Bank Branch Malerkotla from Rajinder Singh purchasers. 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). That we are in need of money for domestic needs. So, in contentious without any pressure with own happiness my land area 4-00 bighe bearing khata no. 107/185 khasra no. 2222/1/0-3-12,2223/1/3-16-8 leaves 2 area 4-00 bighe situated at village Ladda Tehsil Dhuri, I have ownership and possession vide mutation sale no. 9152 accepted as per Jamabandi year 2013-14, Fard is attached herewith. So, in contentious I sold the above said land with all rights, passage in Rs. 6,60,000/- to ½ share to Sarbjit Singh son of Raghbir Singh son of Bant Singh resident of Street No. 1, Sant Nagar, Near Lal Kothi Sangrur Tehsil and District Sangrur and ½ share to Rajinder Singh son of Gurcharan Singh son of Lal Singh resident of Electricity Board Satta Chowk Malerkotla Tehsil Malerkotla District Sangrur (Aadhar Card No. 324091992969, 987890389678 PAN No. AOVPS3395D,

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Sd/- Manika Garg

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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.

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 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 stand 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



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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 (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 4-00 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
Sarbjit Singh, Rajinder Singh
Sd/- Sarbjit Singh, Sd/- Rajinder Singh

The fees Rs. 500/- received
through Sr. No. 533 dated 22/7/2019
Sd/-
Pawan Kumar Garg
Document Writer, Dhuri (Sangrur)
Lic No. 8DWL-94



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