

TRANSLATION OF SALE DEED FROM PUNJABI TO ENGLISH LANGUAGE

E-stamp certificate no.IN-PB06228005877632Q Date 18-10-2018

OFFICE OF HON'BLE SUB REGISTRAR, MALERKOTLA

SALE DEED

Main Particulars		
1.	Name of Sub Registrar	S. Narinderpal Singh
2.	Situated at	Village Hakimpura, Tehsil Malerkotla
3.	Hadbast Number	78
4.	Area	9-0 Bigha
5.	Sale consideration	Rs.12,80,000/-
6.	Total page of deed	1
7.	Total words mention in Deed	980
8.	1) Payable Stamp Duty 2) "Social Infrastructure Cess"	Rs.64000/- Rs.12800/- Total Rs.75800/-
	2) Whether stamp duty is exempted?	-NO-
9.	Kind of land: 1) Inside Red Line 2) Market value affixed by the Collector 3) Market value code number	Agriculture land Outside from red line Rs.6,70,000/- per acre A-1



Detail of the vendor of the property

Mohd. Imran son of Fakir Mohd. son of Khushi Mohd. resident of Mohalla Bhumsi, Maler, City Malerkotla District Sangrur. Mobile No.97815-64645

Aadhar Card No.3544 3988 4298

Pan No.AFBPi1909K

Detail of the company/vendee of the property

Star Impact Private Limited, Rehman Nagar, Ludhiana Road, Malerkotla, District Sangrur. (Mobile No.98559-75555, Mohd. Moviz, Director of Company)

Aadhar Card No.6089 7331 3330

Pan No.AAMCS9704J

Vendor: Mohd. Imran

Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

Divisional Forest Officer,
Sangrur Forest Division,
SANGRUR

For. STAR IMPACT PVT. LTD.

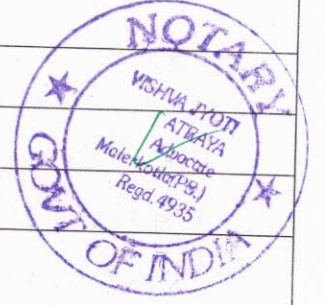
Authorised Signatory

TRUE TRANSLATION FROM
Punjabi Hindi Urdu To English
NOTARY PUBLIC
Malerkotla (Sangrur)PB, INDIA



21 JAN 2020

(2)

Detail of the selling property :		
1.	Name of village/City	Village Hakimpura
2.	Hadbast Number	78
3.	Type of Land	Agriculture land
4.	Urban or Rural property :	Rural
	(1) Is the plot vacant or not?	Vacant land
5.	Inside Red Line or Outside Red Line	(Outside)
6.	Under Cultivation or Without cultivation	(Without cultivation)
7.	Land measuring 9-0 Bighas i.e. 60/143 share out of land measuring 21 Bigha 9 Biswa comprising Khata no.110 Khatauni no.238 Khasra nos.495/7-14, 496/7-10, 497/6-5, units 3 situated at village Hakimpura Tehsil Malerkotla District Sangrur.	
	Area as per share.....	9-0 Bigha
	(2) Property No./Plot No.	-- Nil --
8.	Total area :	9-0 Bigha
9.	Proof of ownership	Copy of Jamabandi
	(2) Jamabandi Year	2014-15
	(3) Date of issue of copy of jamabandi	18-10-2018



Detail of the payable amount

1.	Total actual payable amount	Rs.12,80,000/-	<div style="text-align: right;">  Divisional Forest Officer, Sangrur Forest Division, SANGRUR  </div>
	(1) Advanced amount	Nil	
	(2) Receivable amount at the time of registration:	Rs.12,80,000/-	

That out of total sale consideration of Rs.12,80,000/-, vendor has already received Rs.6,00,000/- from the vendee through R.T.G.S. dated 19-6-2018 from the vendee company and remaining sale consideration of Rs.6,80,000/- will receive through cheque no.001216 dated 18-10-2018 of I.C.I.C.I. Bank Branch Malerkotla before Sub Registrar sahib then no amount out of the sale consideration is remain due against the vendee.

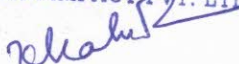
Vendor: Mohd. Imran
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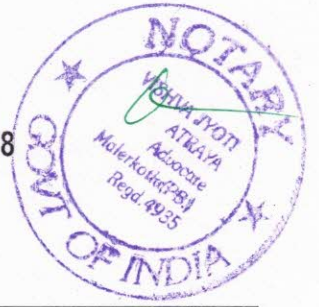
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Malerkotla (Sangrur) PB, INDIA

21 JAN 2020

(Stamp: Office of Sub Registrar, Malerkotla) For. STAR IMPACT PVT. LTD.


Authorised Signatory



Mode of payment for stamp duty				
1. Through treasury				
Name of the treasury office	Challan No. & date	Denomination	Total Stamp paper	Stamp No. & date
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Stamps : Rs.75800/-				
Stamp certificate issued by Sparash Ali Khan, Stamp vendor Malerkotla.				
E-stamp certificate no.IN-PB06228005877632Q Date 18-10-2018				

CONDITIONS:

1. The above said property obtained to me as per detail mentioned above. This property owned by me without any encumbrance which is not transferred earlier in any other manner.
2. I have sold the above said property alongwith all other rights in the sum of Rs.12,80,000/- (Rupees Twelve Lac Eighty thousand only) half of which comes to Rs.6,40,000/- to the above said vendee.
3. That 1/4 share of electric motor 15 horse power Submersible, share of connection, room, bore, drain, rights of passage and rights of ownership alongwith all other rights of sold land has been sold.
4. That vendor has self purchased the above said sold land through sale deed no.131/61 dated 18-7-2018, which is sold today through this sale deed in favour of vendee.
5. Possession has delivered to the vendee at the spot.
6. Now Vendee Company has become owner like me.
7. Vendee Company has borne the registration expenses.
8. If the parties by preparing any forged document or by representing a forged person or vendor be selling excess share then both vendors will be only responsible for all type of losses.
9. Vendee has fully satisfied regarding the ownership of the above said area which is correct. We both the parties have also fully knowledge for under section 86 of Central Act 16 of 1908 & Registration Act 1908. This deed has been executed and registered by the Sub Registrar under good faith and bonafide duty of the deed writer. If any defect be found regarding the ownership

Vendor: Mohd. Imran

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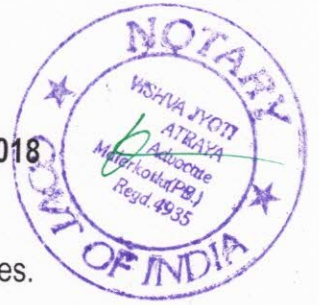
For. STAR IMPACT BVT. LTD.

Authorised Signatory
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NOTARY PUBLIC
Malerkotla (Sangrur) PB, INMA

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Divisional Forest Officer,
Sangrur Forest Division,
SANGRUR



then we both the parties themselves will be responsible for all types of losses.

10. According to the order of Hon'ble F.C.R. Punjab Memo No.24/41/14-S.T.-1/12876-96 Chandigarh date 26-09-2014, undertaking has been given that I/we verified that all the facts mentioned in the transfer deed are correct and nothing has been concealed therein. Khasra numbers mentioned in it, have no concern with any Dera Or Religious place. There is no stay order etc. has been issued from any court to transfer of this property and no Government Rules/Act or Directions have been violated by this transfer. Beside this, the area, code number and name of abadi has been correctly entered according to the Collector Rates. If the parties have made registered the area, which mortgaged with any Government or Non Government institution or executing wrong facts mentioned by the parties in this deed, then in that case, both the parties themselves will be responsible for all types of losses. That the ownership which is mentioned in this deed, that after the year 1950, no any entry has been recorded in Shamlat Patti, Common Patti, Joint ownership, Hasb Rasd Deh, Shamlat Deh, Punjab Govt., Municipal Council.
11. We both the parties have also executed that if the parties registered this document/deed due to passing the stay order by the court and submitted wrong facts regarding mortgage of the property then both the parties will have no right to get enter and sanction the mutation as and when the stay has not been removed and area has not been redeemed. We both the parties have also executed that if vendor has registered excess share from own share by submitting wrong facts in this deed then vendee will have right to get the mutation only that area which area will remain in his/their shares at the spot and we both the parties will have responsible for all types of losses.
12. We, vendors are owners of total land measuring 9-0 Bigha as per the revenue record. Out of this area, no area has been sold and no area out of the total area is mortgage with any bank etc and total land measuring 9-0 Bigha is remain free from encumbrance at the spot i.e. out of this, whole area 9-0 Bigha is further selling. If any mortgage/stay etc be found on it then vendor and

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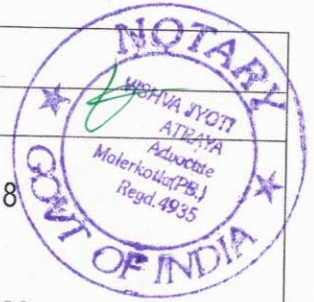
(5)

(Two passport size photos of the parties)

vendee will only be responsible. Vendee has fully satisfied from the area mentioned in the revenue record.

Hence, the sale deed executed so that it may evident as proof. 18-10-2018

Detail of the deed writer:	
1. Is it written by the executants/recipient himself?:	Nil
2. If not then (1) Name of deed writer: Subhash Kumar Jain (2) License No.7/1982 (3) Mobile no.98557-51173	Stamp: Serial No.391 date 18/10/2018 Subhash Kumar Jain Deed Writer Malerkotla. Lic. No.7/DWL/1983



Name & signature of the first witness
Shamma Farooqi M.C. W/o Faraz Ahmed
R/o Eidgah Road, Malerkotla
Mobile No.70093-17194
Aadhar Card No.6363 1743 7970
Sd/- English

Name & signature of the first witness
Mohd. Shahid S/o Mohd. Sadiq R/o
Telian Bazar Road, Malerkotla
Mobile No.95929-82888
Aadhar Card No.4126 5745 7252
Sd/- English

Signature of first party (vendor)
Mohd. Imran
Sd/- English

Signature of second party (vendee)
Star Impact Private Limited
Rehman Nagar Ludhiana Road,
Malerkotla District Sangrur
through Sarfraj
Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.
Chahar
Authorised Signatory

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SANGRUR
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