

TRANSLATION

Sale Deed

Rs.18,75,000/-

Total land : (2K-5M-8 Srs) Approx.

Code No.0049/0018

Vacant residential Plot, Dimension: (103' x 121')

Cash before

Nil

Stamp Duty R.1,12,600/-

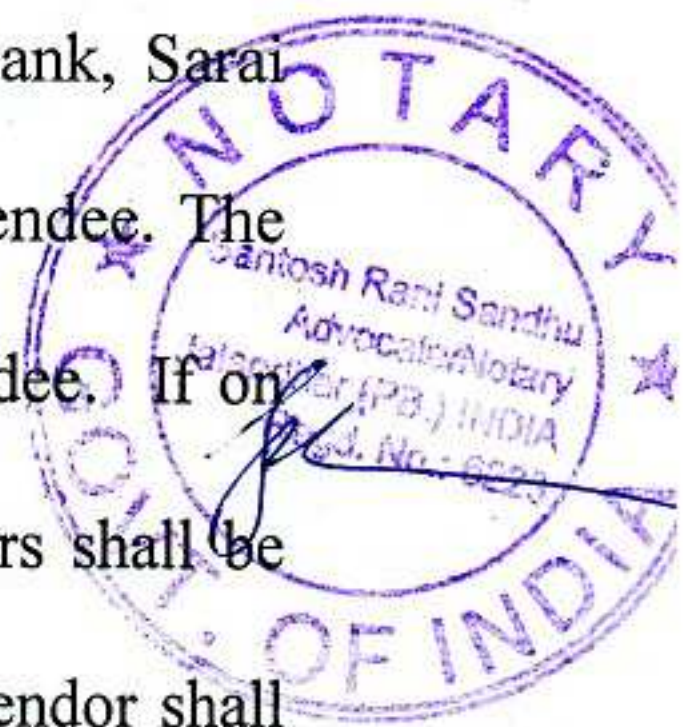
No.IN-PB09980899319318S

Dated : 03/12/2020

Total : 1

Land comprising area measuring : (2K-5M-8 Srs) Approx. situated at Village Alawalpur, H.B. No.139, Tehsil Jalandhar.

I, Narinder Kumar (Aadhaar Card No.9966 2813 1172) s/o Sh. Baij Nath s/o Babu Ram r/o Alawalpur, Tehsil Jalandhar. Whereas land total area measuring : (2K-5M-8 Srs) approx. as per Jamabandi 2018-19, comprised in Khata No.762/918, 919/1086, Khasra No.53//15 (4-15), 16/1/ (1-12) situated at Village Alawalpur, Tehsil Jalandhar bounded as East : Narinder Kumar, West : Paramjit Singh, North : Adampur-Alawalpur Road, South : Paramjit Singh, is owned & possessed by me and the same along with all rights appurtenant thereto easement rights along with right of passing to the passage etc. sold to Satnam Singh son of Sh. Kartar Singh son of Natha Singh resident of Village Mohaddipur Aariyan, Tehsil & Distt. Jalandhar for a sum of Rs. 18,75,000/- half of which comes to be Rs.9,37,500/- and the possession has been delivered. Total sale consideration of Rs.18,75,000/- out of which a sum of Rs.2,50,000/- vide cheque No.382145 dated 16.09.2020 drawn on PNB, Kotli Than Singh (Jalandhar), Rs.3,00,000/- through RTGS dated 18.09.2020, Allahabad Bank, Sarai Khas and a sum of Rs.8,00,000/- vide Cheque No.005046 dated 04.12.2020 and Rs.5,25,000/- vide Cheque No.016171 dated 04.12.2020 both cheques drawn on Allahabad Bank, Sarai Khas, Jalandhar has already received. Nothing is due and payable by the vendee. The vendee has become the full owner. Expenses have been borne by the vendee. If on account of any legal, factual or ownership defect, the vendor or his legal heirs shall be liable to indemnify the vendee in all respect and the remaining estate of the vendor shall remain liable to indemnify the vendee in respect of any such loss. We declare that all the contents mentioned in the sale deed which is being executed by them are correct and nothing has been concealed therein. Khasra numbers mentioned the sale deed have not connected to any Dera or Religious organization. There is no stay order from any court



15 JUL 2021

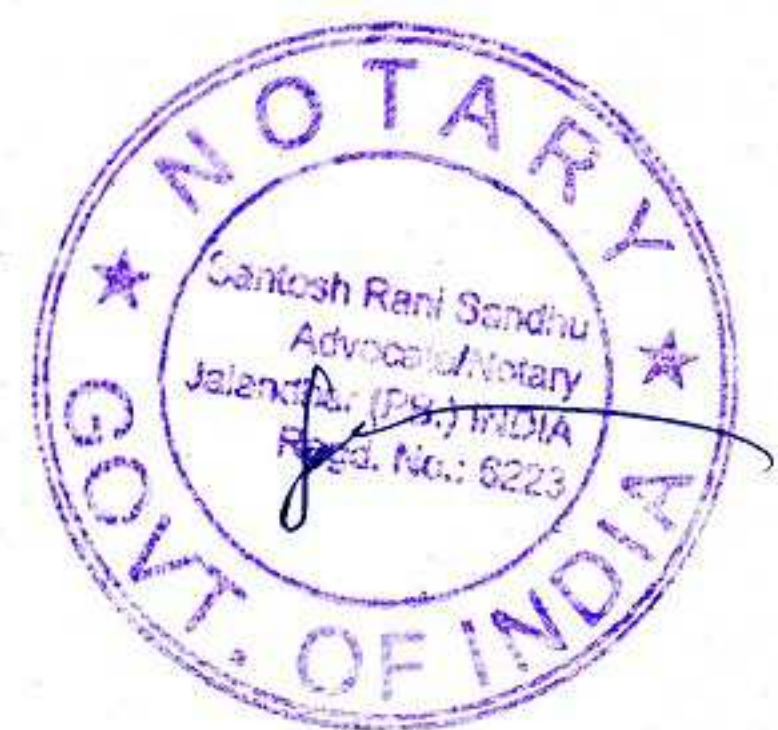
regarding this property. There is no violation of any act or rules or directives issued by the Government on account of sale or transfer of this property. According to the Collector rate, the area code and name of the area have been correctly mentioned. Both the parties are also well aware about Section 82 of the Registration Act 1908, (Central Act of 1908), whereby any fact mentioned in this sale deed is proved wrong then the vendor shall be liable for imprisonment of 7 seven years or fines and otherwise both (means to say Imprisonment or fine). Both the parties are fully responsible for all the facts mentioned in the sale deed. The above said property is not situated in any unauthorized colony. As per the vendor, there is no stay order regarding the sale of the aforesaid property. The sale deed has been executed. Read over the same on 4/12/2020. Kunal Singh, Deed Writer, Sub Tehsil Adampur, Lic. No.102/07.

Witness
Sd/-
Sukhvir Kumar
Numberdar
Alawalpur (Jalandhar)

Vendor
Sd/- & LTI
Narinder Kuma

Vendee
Sd/- & LTI
Satnam Singh

Witness
Surinder Kumar
s/o Hans Raj
r/o Alawalpur
Distt. Jalandhar



TRANSLATED COPY OF THE
DOCUMENT PRODUCED
ATTESTED

Notary Jalandhar (P.S.) India
(M) 93144-10943

15 JUL 2021

Verification of document

Nature of document – Sale deed, **Value** : - Rs.1394799/-, **value** :- Rs.1875000/-
Stamp duty Rs.93800, **Registration Fee** :- Rs.18750, **Social Infrastructure Cess** : Rs.18750,
P.L.R.S. Facilitation Charges :- Rs.3000, **Mutation fee** : - Rs.600, **Pasting fee Punjabi** : Rs.200,
:- Rs.500, **P.I.D.B. fee** : Rs.18750,

Nature of land : Residential, **Area of land** : 5.00 Marla 2.00 Kanal 240.00 Sq.ft.
Name of Segment :- Alawalpur, **Sanctioned Collector rate** :- Rs.30400/- Marla
Area : Alawalpur

This document presented before this office for registration by Sh. Narinder Kumar s/o/d/o/w/o BAIJ NATH today on this 04-Dec-2020 day :- Friday, Time : 04:14:24 pm in the Registration Office.

Sd/- / LTI
Narinder Kumar

Sd/-
Sub-Registrar/Joint Sub-Registrar

The contents of this deed Sale Deed have been read over to Sh. Narinder Kumar s/o/d/o/w/o BAIJ NATH, the Vendor who has admitted the correctness of the contents thereof and received Rs./- from the vendee in my presence and the remaining amount through cash/cheque/draft/R.T.G.S. has already received. The executant of Sale Deed have been identified by Sukhvir Kumar, Witness No.1 and Sh. Surinder Kumar, Witness No.2. I, now the Witness No.1 who knows the Witness No.2/both the parties presented the same under their self declarations which is as under.

Name of Party	Nature of ID Proof	Numer of ID Proof	Income Tax PAN Card
NARINDER KUMAR			

Therefore, the document be registered.

Date : 04-Dec-2020

Sd/-
Sub-Registrar/Joint Sub-Registrar

Witness
No.1 Sd/-
Sukhvir Kumar

Witness
No.2 sd/-
Surinder Kumar

(1st Party
sd/- / LTI
Narinder Kumar

(2nd Party)
Sd/-
Satnam Singh

The Thumb impressions and signatures appended in my presence.

Date : 04-Dec-2020

Sd/-
Sub-Registrar/Joint Sub-Registrar

This document No.2020-21/1/1/728 pasted in Book No.1 Volume No. at page No. has been pasted in the Document Register.

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DOCUMENT PRODUCED

Notary Jalandhar (PB) India
(M) 98144-10948

Sd/-
(Varinder Bhatia)
Sub-Registrar/Joint Sub-Registrar
Adampur

15 JUL 2021

