

## True Translation from Punjabi to English Script

### OFFICE OF SUB REGISTRAR SAHIB, DHURI

#### SALE DEED

<p>Foreword</p> 	<p>1. Name of Sub Registrar : _____</p> <p>2. Location (Name of city/Village) : Ladda</p> <p>3. Hadbasst No. 58</p> <p>4. Area : 4 Bigha 13 Biswa</p> <p>5. Consideration : 16,50,000/-</p> <p>6. Total pages of deed : 4</p> <p>7. Words in deed : 300</p> <p>8. Payable stamp duty: Rs. 99,000</p> <p>9. Class of Land : Canal Water Cultivable land</p> 
<p>Detail regarding seller (Vendor)</p>	<p>1. Name &amp; Address of vendor/vendors</p> <p>Amar Singh, Chotta Singh Ss/o Sampuran Singh S/o Anokh Singh, in equal share residents of village Ladda, Tehsil Dhuri, District Sangrur 98145-65175</p>
<p>Detail regarding submitter, Name &amp; Address</p>	<p>Name &amp; Address of Submitter; Amar Singh above mentioned</p>
<p>Detail regarding purchaser (vendee)</p>	<p>Name &amp; Address of Vendee/ Vendees</p> <p>M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur</p> <p>ADBFS2061-B 92167-28249</p>
<p>Detail regarding property to be sold</p>	<p>1. Name of Village/ City : Ladda</p> <p>2. Hadbast No. 58</p> <p>3. Class of land : (Kind include Chahi/ Barani etc.) : Canal Water Irrigated land</p> <p>4. Urban Property or Rural : Rural</p> <p>(1) Vacant Plot or not No</p>

TRUE TRANSLATION FROM  
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC

25 DEC 2018

	<p>5. Out or Within LAL LAQEER : Outside</p> <p>6. Cultivation or without Cultivation : Under Cultivation</p> <p>7. (1) Khewat No. Khatoni No. 401/651, Khasra No. 2411/3-8, 2412/7-4, 3626/2413/1-2, 3628/2414/2-17, 3630/2415/3-12, leaves 5 land 18 Bigha 3 Biswa out of 93/ 363 share i.e. 4 Bigha 13 Biswa, situated in the revenue estate of village Ladda, Tehsil Dhuri, District Sangrur</p> <p>Detail of Ownership : Self Owned, which I am owner and in possession and same is free from all sorts of encumbrances.</p> <p>Jamabandi Year : 2013-14</p> <p>Date of issuing of Jamabandi : 21.06.2016</p>
Payable payment	<p>1. Market Value affixed by Collector: 20,00,000-Per Acre</p> <p>2. Market Value Code No. A-34</p> <p>3. Payable real amount of property : 16,50,000/-</p> <p>i. Earnest money : Rs. 16,50,000/- out of which Rs. 8,25,000/- vide cheque No. 004059 dated 19.05.2017 in favour of Amar Singh Seller and Rs. 8,25,000/- vide cheque No. 004060 dated 19.05.2017 in favour of Chota Singh, both cheque of State Bank of India Branch, Dhuri and nothing is due.</p> <p>ii. Remaining amount at the time of execution of registration : Nothing</p>
Method of Stamp purchasing	<p>Stamp : Canara Bank, DHURI Serial No. INPB03827119450994P dated 19.05.2017 leaves 4</p>

**TERMS & CONDITIONS :-**

This property has got me/us according described above and is free from all sorts of encumbrances, which is my ownership.

1. I have sold out this property including all rights for a consideration of Rs. 16,50,000/- to vendee.
2. I already received total consideration vide above-mentioned method.

TRUE TRANSLATION FROM  
Punjabi, Hindi, Urdu to English

NOTARY PUBLIC  
DHURI (Distt. Sangrur) Pp.

25 DEC 2018



3. Possession has been deliver to vendee at spot.
4. Vendee will become owner as me.
5. Vendee can use this property as like me.
6. That in case any defect is found of the ownership of the Vendee/s then he/they shall himself/themselves be responsible and the compensation shall be recovered from the property of the vendor/s.
7. Vendee has borne all registration expenses.
8. There is no stay order against the land from any court and this land has not been sold in violation of any Govt. Act or Rules.
9. This land has got no concern with any Dera/Matth/Religious Institution /Charitable.
10. This property has not sold in any wrong method or cheating and is not against the public interest and nothing material has been concealed, which transfer would be wrong.
11. If any fact found incorrect, then vendor will be legally responsible.
12. Form No. 1 which is prescribed under Punjab Stamp (Dealing of Under Valued Instrument) Rules 1983 rule 03, is fill in all respects and enclosed herewith.
13. In case of violation of Rule 82,83 of Registration Act, then vendor and vendee shall be responsible.



**UNDERTAKING :** I/we certify that all the contents mentioned in this sale deed are true and nothing has been concealed. The Khasra Numbers recorded in this sale deed are not owned and in possession by any Dera/Matth/Religious Institution/ Charitable Trust and There is No stay order of any court of law with regard to the above said property. This property has not been sold by any

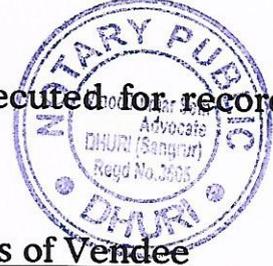
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DHURI (Distt. Sangrur) Pn  
25 DEC 2018

illegal mode nor it is anti to the public interest and there is no violation of any Govt. Act/Rule or instructions in selling the said property. That collector rate according to area code is correctly recorded. . We have full knowledge about the Registration Act 1908 (Central Act 16 of 1909) Rule 82, if we conceal any fact in this sale deed, then we know that we can be imprisoned with 7 years or Fine (Both Imprisonment and fine).

Hence the contents of the sale deed got executed for record.

Dated 19/5/2017



Name & Address of Vendor

Name & Address of Vendee

Sd/- L.T.I.  
Amar Singh Chotta Singh

Sd/-  
M/s Spangle Stone Ladda, Tehsil  
Dhuri, District Sangrur through  
Darshna Devi partner

Signature of Witness No.1

Signature of Witness No.2

I know the vendor personally.

I know the vendor personally.

Sd/-  
Maghar Singh Numberdar, R/o  
Ladda.

Sd/-  
Dharmpal S/o Karam Chand R/o  
DHuri.

Sd/- & Seal

Serial No. 437 dated 19.5.2017

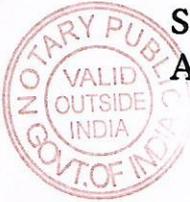
Labour 270/- received

Pawan Kumar Garg,  
Deed Writer, DHURI

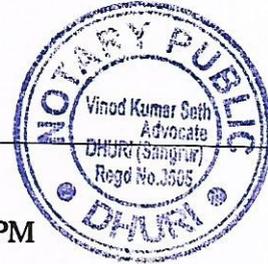
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*Kumar*  
25/12/2018  
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25 DEC 2018



Trn. Value 16,50,000	Stamp Duty 99,000	Reg. Fee 16500	Pas Fec. 100
Mkt. Value : 1646,875.00			
Type of Land : Commercial			
Area of Land : 4 Bigha 13 Biswa 0.00 Biswasi			
Village/Segeme : Ladda A-34			
Rates 1700,000.00 Per Acre			
Seg. Desc.			
Const. Type			



SALE  
 Today this 19/5/2017 day Friday Time 02:23:33 PM

Sh. Amar Singh, Chotta Singh  
 had presented this deed before this office for registration purpose.  
 Sd/- Swaran Singh,  
 Sub Registrar, Dhuri.

Sd/- Amar Singh

This deed has been read over to Amar Singh, Chotta Singh, who have accepted after hearing and understanding. Out of Sale Consideration 0.00 Rs. has been received through Cheque/Draft. The witness from both the parties Maghar Singh Numberdar and Witness No.2 Dharpal have been identified. I know first witness, who knows the second witness. Therefore, the deed be registered.



Dt 19/5/2017

Sd/- Swaran Singh  
 Sub Registrar, Dhuri

Attested Two  
 Photographs of  
 Both Parties.

Witness  
 1.....  
 Sd/-

Witness  
 2.....  
 Sd/-

1<sup>st</sup> Party  
 Sd/-

2<sup>nd</sup> Party  
 Sd/-

The parties have put their signatures/thumb impression before me.

Dt. 19/5/2017 Sd/- Swaran Singh,  
 Sub Registrar, Dhuri.

Deed No.	504	Book	1
Cover No.	3816	Page no.	0

has been affixed in the Deed Register.

Sd/- Swaran Singh  
 Sub Registrar, Dhuri

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 Punjabi, Hindi, Urdu to English

*[Signature]* 25/12/2018  
 NOTARY PUBLIC  
 DHURI (Distt. Sangrur) Pp.

25 DEC 2018