

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. 57</p> <p>4. Area : 4 Bigha 6 Biswa 10 Biswasis</p> <p>5. Consideration :14,00,000/-</p> <p>6. Total pages of deed :</p> <p>7. Words in deed :</p> <p>8. (1) Payable stamp duty: Rs. 84000/-/-</p> <p>(2) Payable Additional Stamp Duty :</p> <p>(3) If Exempted :</p> <p>9. Class of Land : Canal Water Irrigated Land</p>
<p>Detail regarding seller (Vendor)</p>	<p>1. Name & Address of vendor/vendors</p> <p>Teja Singh S/o Sampuran Singh S/o Anokh Singh ½ share and Gurjit Singh- Avtar Singh Ss/o Saun Singh S/o Sampuran Singh in equal share ½ share, residents of Village Ladda, Tehsil Dhuri, District Sangrur (Punjab)</p> <p>Mobile No. 81462-32947</p> <p>Aadhaar Card No. 7502 9677 2034 Teja Singh</p> <p>Aadhaar Card No. 8096 6524 2094 Gurjit Singh</p> <p>Aadhaar Card No. 5073 0515 0899 Avtar Singh</p>
<p>Detail regarding submitter, Name & Address</p>	<p>Name & Address of Submitter; Teja Singh, Gurjit Singh, Avtar Singh above</p>
<p>Detail regarding purchaser (vendee)</p>	<p>Name & Address of Vendee/ Vendees</p> <p>M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur (Punjab) Mobile No. 92167-28249, PAN Card No. ADBFS20161B</p>
<p>Detail regarding property to be sold</p>	<p>1. Name of Village/ City : Village Ladda</p> <p>2. Hadbast No. 57</p> <p>3. Class of land : (Kind include Chahi/ Barani etc.) : Nehri Land (Canal Water Irrigated land)</p>



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4. Urban Property or Rural : Rural
(1) Vacant Plot or not Yes
5. Out or Within LAL LAQEER :
6. Cultivation or without Cultivation : Under Cultivation
7. (1) Khewat No. Khatoni No. 401, Khatauni No. 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 173/726 share i.e. 4 Bigha 6 Biswa 10 Biswasis, situated in the revenue estate of village Ladda.
8. Total Area 4 Bigha 6 Biswa 10 Biswasis, with all ownership rights, which is enclosed.
9. Detail of Ownership : Fard is enclosed. Girdwari is also enclosed. The said property was purchased by us vide sale mutation No. 8998.
(1) Jamabandi Year : 2013-14
Date of issuing of Jamabandi : 24-11-2017

Payable payment

1. Market Value affixed by Collector: 14,00,000 Per Acre
2. Market Value Code No. A-34
3. Payable real amount of property : 14,00,000/-
 - i. Earnest money : Rs. 14,00,000/- out of which Rs. 7,00,000/- vide cheque No. 555205 to Teja Singh and Rs. 3,50,000/- vide cheque No. 555206 to Gurjit Singh and Rs. 3,50,000/- vide cheque No. 555207 to Avtar Singh all dated 29.11.2017 in favour of State Bank of India Branch, DHURI.
 - ii. Remaining amount at the time of execution of registration : XXXX

Mode of Payment

1 . : Cash : Earnest Rs. 14,00,000/- as above.

Method of Stamp purchasing

1. Stamp Certificate Canara Bank, DHURI Value Rs. 84,000/- Receipt No. INBPB04666378928799 P dated 29.11.2017

TERMS & CONDITIONS :-

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

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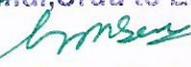
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2. I sold this property including all rights for a consideration of Rs. 14,00,000/- half of which is Rs. 7,00,000/- to vendee.
3. I already received total consideration vide above-mentioned method.
4. Possession has been deliver to vendee.
5. Vendee will become owner as me. The said land has been sold with all ownership rights. This land is earlier not mortgaged as registered or equitable with Government or Semi Government Department. If any previous encumbrances will found, then all compensation/ damages shall be recovered from our other property/ies.
6. Vendee can use this property as like me.
7. 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.
8. Execuant of Power of Attorney is alive and he has not revoked this power of attorney. X
9. Vendee has borne all registration expenses.
10. 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.
11. This land has got no concern with any Dera/Matth/Religious Institution /Charitable.
12. 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.
13. If any fact found incorrect, then vendor will be legally responsible.



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14. 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.

15. In case of vilolation of Rule 82 and 83 of the Registration Act 1908, then vendor and vendees both shall be held responsible.

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

Dated 29/11/2017



Name & Address of Vendor

Name & Address of Vendee

Sd/-

Teja Singh S/o Sampuran Singh S/o Anokh Singh ½ share and Gurjit Singh- Avtar Singh Ss/o Saun Singh S/o Sampuran Singh in equal share ½ share, residents of Village Ladda, Tehsil Dhuri, District Sangrur (Punjab)

Sd/-

M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur (Punjab) through Darshna Devi

Signature of Witness No.1

Signature of Witness No.2

I know the vendor personally.

Sd/-

Maghar Singh Numberdar, Village Ladda

I know the vendor personally.

Sd/-

Dharpal S/o Karam Chand R/o Dhuri.

Scribed by

Sanjeev Kumar Behal

Advocate

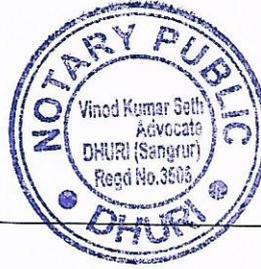
Sr. No. 198 dated 29.11.2017

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Trn. Value 1400.000 Stamp Duty 84,000 Reg. Fee 14,000 Pas Fec. 100
 Mkt. Value : 1378,594.00
 Type of Land : Commercial
 Area of Land : 4 Bigha 6 Biswa 10 Biswasi
 Village/Segeme : Ladda A-34
 Rates 15,30,000 Per Acre
 Seg. Desc.
 Const. Type



SALE

Today this 29/11/2017 day Wednesday Time 02:12:26 PM

Sh. Teja Singh & other had presented this deed before this office for registration purpose.

Sd/- Karamjit Singh,
Sub Registrar, Dhuri.



Sd/-

This deed has been read over to Teja Singh & Others, who has 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 Dharmpal have been identified. I know first witness, who knows the second witness. Therefore, the deed be registered.

Dt 29/11/2017

Sd/- Karamjit Singh,
Sub Registrar, Dhuri

Witness
1.....
Sd/-

Witness
2.....
Sd/-

1st Party
Sd/-

2nd Party
Sd/-

Attested Two Photographs of Both Parties.

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

Dt. 29/11/2017

Sd/- Karamjit Singh,
Sub Registrar, Dhuri.

Deed No.	2242	Book	1
Cover No.	3883	Page no.	0

has been affixed in the Deed Register.

Sd/- Karamjit Singh,
Sub Registrar, Dhuri

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