

True Translation from Punjabi to English Script

OFFICE OF SUB REGISTRAR SAHIB, DHURI

SALE DEED

Foreword	<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 : 2 Bigha</p> <p>5. Consideration : 8,35,000/-</p> <p>6. Total pages of deed : 3</p> <p>7. Words in deed : 300</p> <p>8. Payable stamp duty: Rs. 50,100/-</p> <p>9. Class of Land : Canal Water Cultivable land</p>
Detail regarding seller (Vendor)	<p>1. Name & 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>
Detail regarding submitter, Name & Address	<p>Name & Address of Submitter; Amar Singh above mentioned</p>
Detail regarding purchaser (vendee)	<p>Name & Address of Vendee/ Vendees</p> <p>M/s Spangle Stone, Ladda, Tehsil Dhuri, District Sangrur</p> <p>ADBFS2061-B 92167-28249</p>
Detail regarding property to be sold	<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>



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 <p>NOTARY PUBLIC Vinod Kumar Sethi Advocate DHURI (Sangrur) Regd No. 3695 DHURI</p>	<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 40/ 363 share i.e. 2 Bigha, 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>
<p>Payable payment</p>  <p>NOTARY PUBLIC VALID OUTSIDE INDIA GOVT. OF INDIA</p>	<p>1. Market Value affixed by Collector: 20,00,000 Per Acre</p> <p>2. Market Value Code No. A-4</p> <p>3. Payable real amount of property : 8,35,000/-</p> <p>i. Earnest money : Rs. 8,35,000/- out of which Rs. 4,17,000/- vide cheque No. 004051 dated 27.6.2016 in favour of Amar Singh Seller and Rs. 4,17,000/- vide cheque No. 004052 dated 27.6.2016 in favour of Chota Singh, both cheque of State Bank of India branch, m Dhuri and nothing is due.</p> <p>ii. Remaining amount at the time of execution of registration : Nothing</p>
<p>Method of Stamp purchasing</p>	<p>Stamp : Canara Bank, DHURI Serial No. INPB02453918754351 dated 27.6.2016, leaves 3</p>

TERMS & CONDITIONS :-

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

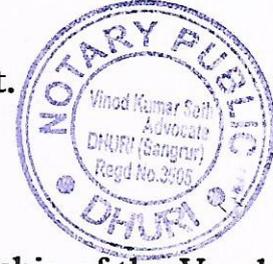
1. I have sold out this property including all rights for a consideration of Rs. 8,30,000/- to vendee.

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2. I already received total consideration vide above-mentioned method.
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

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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 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 27/06/2016

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

I know the vendor personally.
Sd/-
Dharpal S/o Karam Chand R/o
DHuri.

Sd/- & Seal

Serial No. 641 dated 27.06.2012

Labour 270/- received

Pawan Kumar Garg,

Deed Writer, DHURI

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Trn. Value 835,000 Stamp Duty 50,100 Reg. Fee 8350 Pas Fec. 100
Mkt. Value : 833,333.00
Type of Land : Commercial
Area of Land : 2 Bigha 0 Biswa 0.00 Biswasi
Village/Segeme : Ladda A-34
Rates 20,00,000 Per Acre
Seg. Desc.
Const. Type



SALE

Today this 27/6/2016 day Monday Time 01:37:24 PM

Sh. Amar Singh, Chotta Singh
had presented this deed before this office for registration purpose.
Sd/- Krishan Kumar Mittal,
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 Dharmपाल have been identified. I know first witness, who knows the second witness. Therefore, the deed be registered.



Dt 27/6/2016

Sd/- Krishan Kumar Mittal,
Sub Registrar, Dhuri

Attested Two
Photographs of
Both Parties.

Witness
1.....
Sd/-

Witness
2.....
Sd/-

1st Party
Sd/-

2nd Party
Sd/-

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

Dt. 27/6/2016

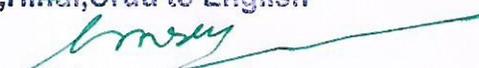
Sd/- Krishan Kumar Mittal,
Sub Registrar, Dhuri.

Deed No.	1286	Book	1
Cover No.	3690	Page no.	0

has been affixed in the Deed Register.

Sd/- Krishan Kumar Mittal
Sub Registrar, Dhuri

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