

Sub Registrar Sahib, Sunam Udham Singh Wala

Sale Deed

Rate List Code No. A-2( Rs 7,56,000/- per acer)

Rural

Total Consideration:17,36,000/-

Consideration received Rs.17,36,000/- through Rs. 7,90,800/- vide cheque No.820242 dt 25-03-2021 Pb & Sind Bank , Sunam Udham Singh Wala to Amrik Singh & Rs. 9,45,200/- vide cheque No.820243 dt 25-03-2021 Pb & Sind Bank , Sunam Udham Singh Wala to Gurjant Singh., total amount received Rs. 17,36,000/- before x

Stamp : 1.04,300/-

Stamp Certificate No.IN-PB10737334492269T Date 25-03-2021

Through Pawan Kumar Bansal Stamp Vendor Sunam

Words 750 Parts 5

Name & Address of Vendor :

Sh. Amrik Singh (Aadhar No. 7179 1351 7746), Gurjant Singh (Aadhar No. 9466 7667 0696) Ss/o Sh. Pritam Singh S/o Sh. Inder Singh R/o Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur Mobile No. 95172-01388

Name & Address of Vendee:

Firm Ms J.R.G. Laminates Pvt. Ltd. , Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur in equal share. Mobile No. 99143-00795

Detail of Land : 18 Kanal 7-1/3 Marla Chahi (Agriculture Land)

Jamabandi year 2015-16

Date of issuance of Fard:- 17.03.2021

Khewat No. 298/281	Mustil & Kila Nos. 5//21min(0-8) = 0 Kanal 8 Marla by Amrik Singh
Khatouni No. 570 & Khatouni No. 572	Mustil & Killa Nos. 6//3(8-0)= 8 Kanal 0 Marla to the extent of 1/2 share i.e. 4 Kanal 0 Marla by Amrik Singh
& Khatouni No. 578	Mustil & Killa Nos. 6//1/1(1-10) 6//2(8-0) 6//4(5-18) 6//7/1(4-15) 6//9/1min(3-13) Parts 5 measuring 23 Kanal 16 Marla to the extent of 1/6 share i.e. 3 Kanal 19-1/3 Marla by Amrik Singh & 200/476 share i.e. 10 Kanal 0 Marla by Gurjant Singh Total 18 Kanal 7-1/3 Marla situated in area Village Chhajli-B Tehsil Sunam Udham Singh Wala Distt. Sangrur.

area which is sold. Vendor is owner in possession .Copy of Jamabandi is attached herewith. Vendee is in possession bounded as East: 444'-5" Satpal Singla , West: 444'-5" Land Gurwinder Singh, North: 225'-0" Owner self (Gurjant Singh), South: 225'-0" Road 88'-0" width, at the spot. Above said property is free from all encumbrance . If in future there is any defect in regarding ownership then the vendor will be responsible for the same and its damages can be recovered from his estate.

True Translation from..... Punjabi.....  
Into..... English..... language is attested

For JRG Laminates Pvt. Ltd.

Mohich  
Director

17/3/2021

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA



Expenses for registration has been born by vendee.

There is no stay order of any court upon the sold land/ property and the same has not been sold violating any Govt. Act/Rules. In case the breach of Sec 82,83 of registration act 1908 parties (Vendee and Vendor) will be responsible. If vendor and vendees get the sale deed registered concealing some facts then they liable for the punishment . This land has no concern with Dera/Math/Religious/Panchayat Institute. We both the parties have the knowledge of section 82 of registration act 1908 (Central Act 16 of 1908). Under these if any body try to get the deed registered narrating wrong facts then he will be liable for imprisonment of 7 years of fine or both. The above said land has been sold by the vendor for his domestic needs in Rs 17,36,000/-(Rupees Seventeen Lac Thirty six thousand) in his full senses. The whole consideration of sale has been received according to above said deed. Nothing is due. From today vendor or any other legal heir of vendor shall have no concern with this property. Vendee has got all rights with passage, But , doll, Khal Trees, Canal water, Electric motor with security connection, Bore Room (Electric Motor Connection with security connection, Bore, Room 1/2 share),etc. as the vendor have .

The mutation may be sanctioned in our absence

The area mentioned in the deed is not part of Illegal/Unauthorized Colony as per vide letter No. B(Regular) P.D.A-2018-1255 dt 22-02-2018 and letter No.Puda-Nodal Branch/ 2018 dt 13-03-2018 issued by PDA, Patiala (Puda) and nor this area is part of any other illegal colony. By selling the area mentioned in the deed there no violation of any law of Puda. The deed heard and it is correct.

.The sale deed has been got written in full sense ,without pressure so that it may remain proof . Sunam Udham Singh Wala Dated 25.03.2021

Vendors

Amrik Singh      Gurjant Singh  
Sd/- Punjabi      Sd/- Punjabi

Vendee

Firm Ms J.R.G. Laminates Pvt. Ltd  
Village Chhajli Through Director  
Manpreet Singh S/o Sukhwinder Singh  
R/o Sunam Udham Singh Wala  
Sd/- English

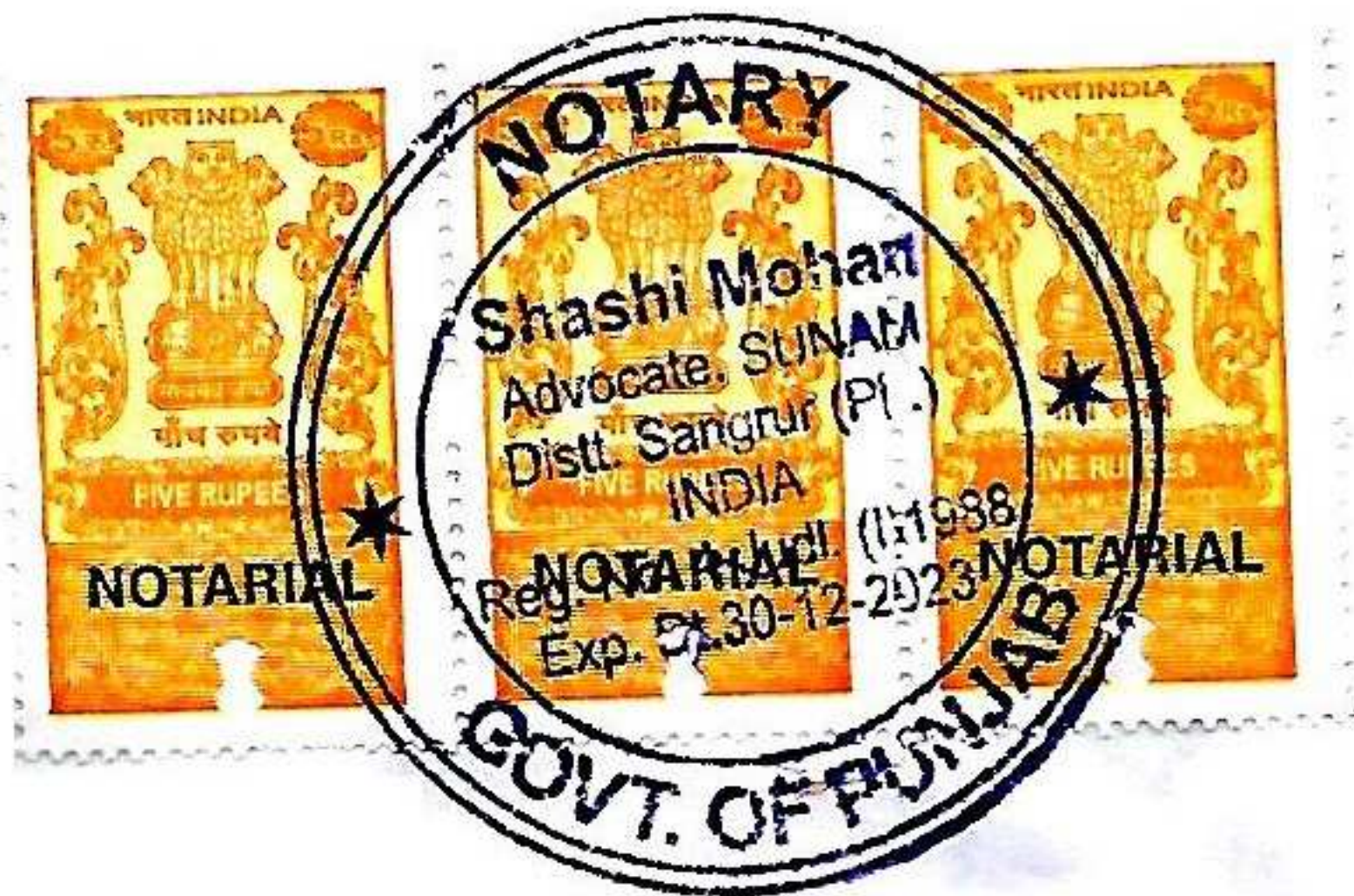
Witnesses No.1

Satnam Singh Lamberdar  
Village Chhajli  
Sd/- Punjabi

Witnesses No.2

Navinder Singh S/o Sh. Paramjit Singh  
R/o Sunam Udham Singh Wala  
Sd/- English

Photo



Drafted by  
Sd/- & date 25/3/2021  
Rajni Bala  
B.A., LL.B. Advocate  
Civil Courts, Sunam.



True Translation from Punjabi  
Into English language is attested  
Sham

This document is entered  
in my Register No. 164  
at Sr. No. 2423 Dt. 17/3/2022

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA  
17/3/2022



03-06-21



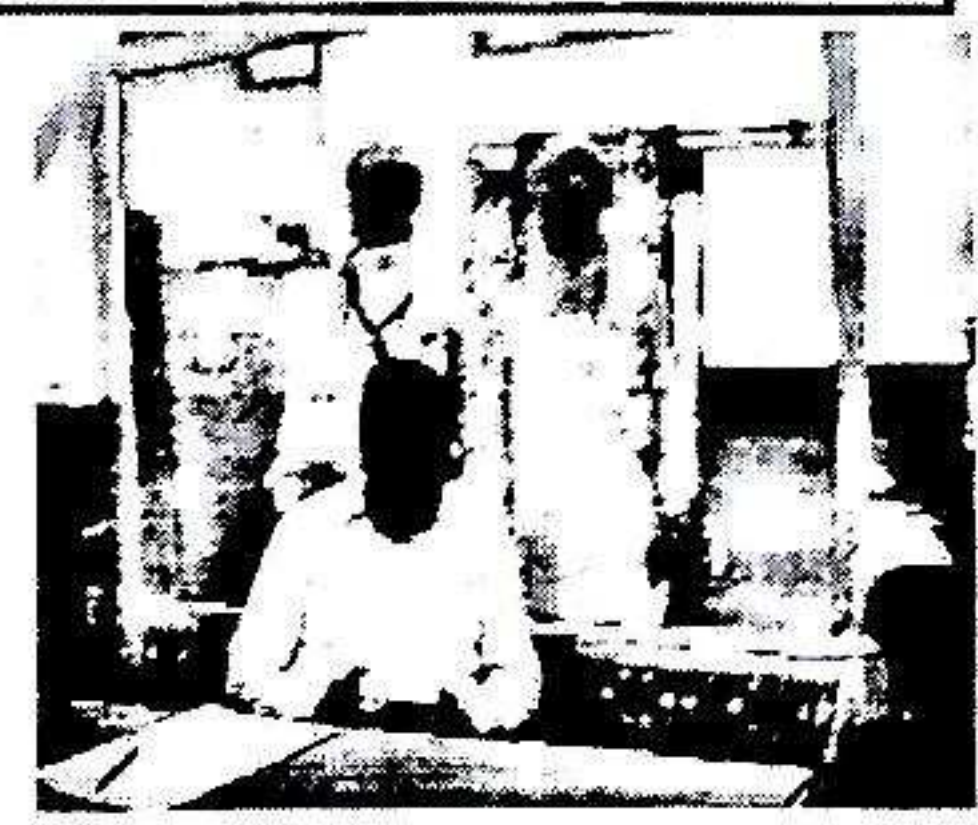
3372

Deed Endorsement  
100 X 3 = 300

Jiwan Kumar Garg  
Stamp Vendor  
Token No. 2021000092203  
Udhampur, Jammu & Kashmir

Deed Type :- Tatima , Value :- Rs.1724185/-, Consideration Amount :- Rs.1736000/-  
Stamp Duty :- Rs. 500, Registration Fee :- Rs. 17360, Normal appointment fee :- Rs. 500, PLRS -  
Facilitation charges :- Rs. 500, Pasting fee(Punjabi) :- Rs. 200,  
Type Of Land :- Agriculture , Area Of Land :- 7.33 Marla54 18.00 Kanal66  
Segment Name :- Chhajli ,Segment Collector Rate :-Rs. 756000 /- Acre66  
Segment Description :- Village Chhajli Chahi Nehri Agriculture Land Above One Bigha

Sh./Smt. Gurjant Singh s/o/d/o/w/o Pritam Singh has presented the document for registration in this office  
today dated :- 07-Jun-2021 Day :- Monday Time :- 06:27:34 pm



Gurjant Singh  
(Colonizer/Company)

Signature of Seller/Presenter

*[Handwritten Signature]*

Signature of Sub Registrar/Joint Sub Registrar

*[Handwritten Signature]*

The contents of the document were read out to Sh/Smt Gurjant Singh s/o/d/o/w/o Pritam Singh ,who having heard,admitted the same to be correct. An amount of Rs. - on account of Tatima has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS. Both the parties have been identified by 1. Balwinder Singh (Identifier)2. Jaspal Singh . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
Gurjant Singh			

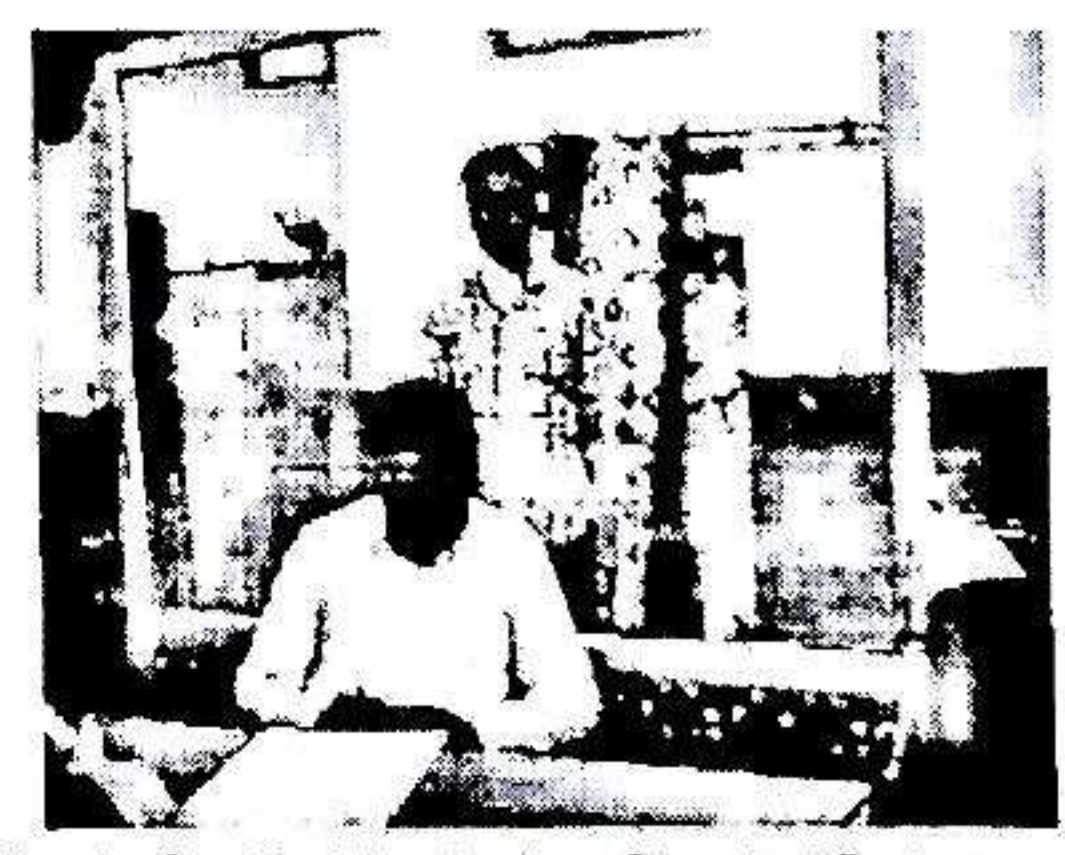
Hence the document be registered

Date:- 07-Jun-2021

Signature of Sub Registrar/Joint Sub Registrar

Witness

*[Handwritten Signature]* 2. *[Handwritten Signature]*  
(First Party) (Second Party)



Manpreet Singh So Sukhwinder Singh (Colonizer/Company)

Above signature & thumb Impression are affixed in my presence.

Date:- 07-Jun-2021

Signature of Sub Registrar/ Joint Sub Registrar

Document No. 2021-22/123/1/735

Book No : 1

Volume No :-

Page No :-

The Registered document has been pasted

For JRG Laminates Pvt. Ltd.

Mohish  
Director

(Kuldeep Singh)



Sub Registrar Sahib, Sunam Udham Singh Wala

Sale Deed

Rate List Code No. C-43( Rs 19,53,000/- per acer)

Rural

Total Consideration:9,78,000/-

Consideration received Rs. 9,78,000/- (Nine Lakh Seventy Eight thousand) vide cheque

No.000020 dt 03-08-2021 HDFC Bank Sunam Udham Singh Wala

before x

Stamp : 58800/-

Stamp Certificate No.IN-PB1165968610675T Date 03-08-2021

Through Pawan Kumar Bansal Stamp Vendor Sunam

Words 580 Parts 6

Name & Address of Vendor :

Sh. Gurjant Singh (Aadhar No. 9466 7667 0696) S/o Sh. Pritam Singh S/o Sh. Inder Singh R/o Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur Mobile No. 95172-01388

Name & Address of Vendee:

Firm Ms J.R.G. Laminates Pvt. Ltd. , Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur in equal share. Mobile No. 99143-00795

Detail of Land : 4 Kanal 0 Marla Chahi (Agriculture Land)

Jamabandi year 2015-16

Date of issuance of Fard:- 02.08.2021

Khewat No. 298/281 Khatouni No. 572	Mustil & Killa Nos. 6//3(8-0)= 8 Kanal 0 Marla to the extent of 1/2 share i.e. 4 Kanal 0 Marla situated in area Village Chhajli-B Tehsil Sunam Udham Singh Wala Distt. Sangrur.
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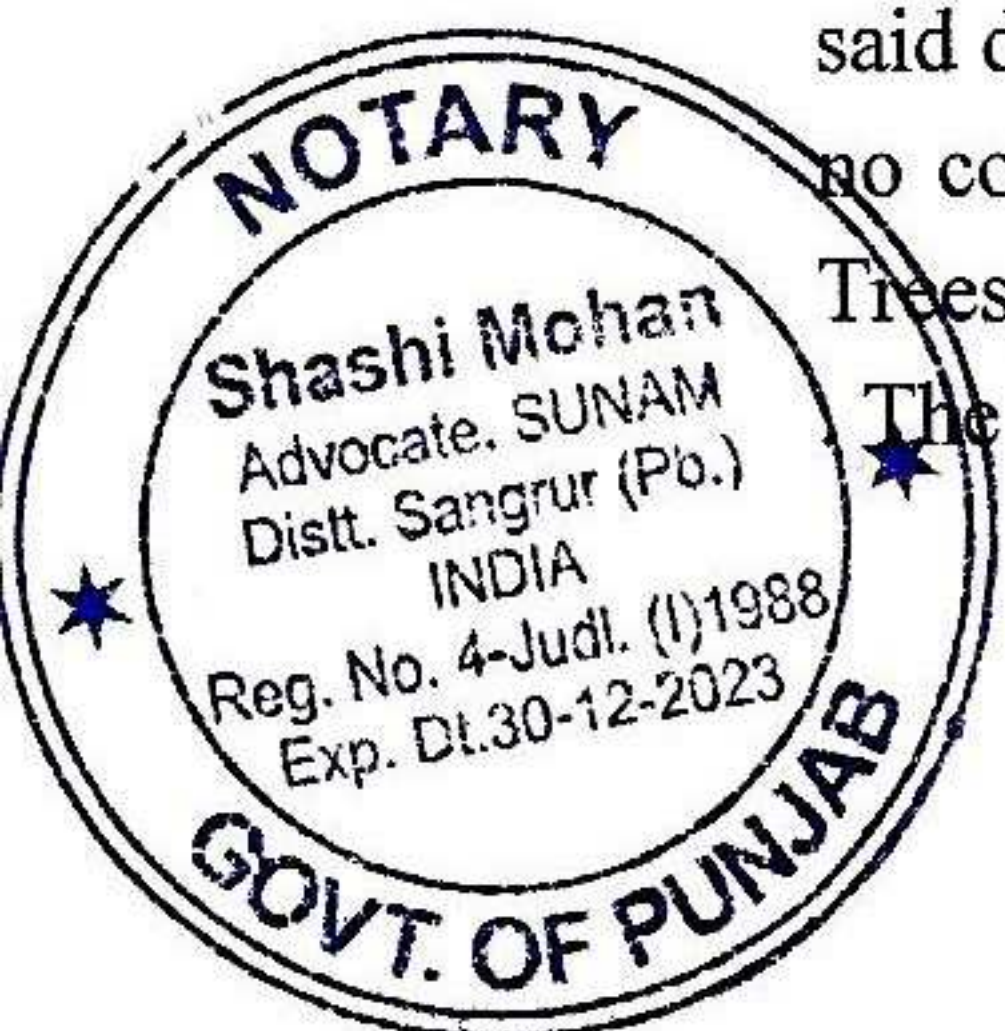
area which is sold. Vendor is owner in possession .Copy of Jamabandi is attached herewith. Vendee is in possession at the spot. Above said property is free from all encumbrance . If in future there is any defect in regarding ownership then the vendor will be responsible for the same and its damages can be recovered from his estate.

Expenses for registration has been born by vendee.

There is no stay order of any court upon the sold land/ property and the same has not been sold violating any Govt. Act/Rules. In case the breach of Sec 82,83 of registration act 1908 parties (Vendee and Vendor) will be responsible. If vendor and vendees get the sale deed registered concealing some facts then they liable for the punishment . This land has no concern with Dera/Math/Religious/Panchayat Institute. We both the parties have the knowledge of section 82 of registration act 1908 (Central Act 16 of 1908). Under these if any body try to get the deed registered narrating wrong facts then he will be liable for imprisonment of 7 years of fine or both. The above said land has been sold by the vendor for his domestic needs in Rs.9,78,000/-(Rupees Nine Lac Seventy Eight thousand) in his full senses. The whole consideration of sale has been received according to above said deed. Nothing is due. From today vendor or any other legal heir of vendor shall have no concern with this property. Vendee has got all rights with passage, But , doll, Khal Trees, Canal water, Electric motor with security connection, Bore,etc, as the vendor have The deed heard and it is correct.

True Translation from.....Punjabi.....

Into.....English.....language is attested



For JRG Laminates Pvt. Ltd.

Mohish  
Director

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA

17/3/2022



Deed of Endorsement

Token No. 20210000462559

Deed Type Sale Deed Value Rs. 976500/- Consideration Rs. 978000/-  
Stamp Duty :-Rs 48900/ Registration Fee: Rs. 9780, Social infrastructure cess:- Rs.9780  
P.L.R.S. Facilitations charges Rs. 1000, Mutation fee Rs. 600, Pasting Fee (Punjabi) :-Rs  
200, Special Infrastructure Development Fee: Rs. 2445, Normal appointment fees: Rs.  
500, PIDB Charges Rs :-9780  
Type of Land :- Agriculture Area of Land :-4.00 Kanal 66  
Segment Name : Chhajli , Segment Corrector Rate:- Rs.1953000/- Acre66  
Segment Description: Main Road Sunam To Jakhal Depth Upto 2 Acre

Sh./Smt Gurjant Singh S/o/d/o/w/o Pritam Singh  
has presented the document for Registration in this office.  
Today dated 05-Aug-2021 day Thursday Time.05:23:12 PM

Sd/- Punjabi  
Signature of Seller Presenter

Photo  
Gurjant Singh (Colonizer/Company)

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

The contents of the document were read out to Gurjant Singh S/o/d/o/w/o Pritam Singh  
who having heard admitted the same to be correct. An amount of Rs- on account to sale  
deed has been received in front of me and the balance amount has already been received  
through cash/cheque/Demand draft/RTGS .

Both the parties have been identified by witness No. 1 Satnam Singh and Witness No.2.  
Jaspal Singh. I know first witness who knows to 2nd witnesses and/or the executant has  
put in his/her self identification by below mentioned documents.

Party name	Document Type	Document Number	Income Tax PAN Card
Gurjant Singh			

Hence the document be registered  
Dated: 05-Aug-2021

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

Witness:-  
Sd/-Punjabi

Witness:-  
Sd/- English

First Party  
Sd/-Punjabi

Second party  
Sd/- English

Above thumb impressions and signatures are put in my presence  
Dated:-05-Aug-2021

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

Photo

Manpreet Singh S/o Sukhwinder Singh(Colonizer/Company)



Document No.2021-22/123/1/1495

Book No:1

Volumn No.

Page No.

the registered document has been has been pasted

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

For JRG Laminates Pvt. Ltd.

Mohish  
Director

True Translation from... Punjabi ...  
Into... English ... language is attested

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA

17/3/2021



The sale deed has been got written in full sense ,without pressure so that it may remain proof . Sunam Udham Singh Wala Dated 03.08.2021

Vendor

Gurjant Singh

Sd/- Punjabi

Vendee

Firm Ms J.R.G. Laminates Pvt. Ltd

Village Chhajli Through Director

Manpreet Singh S/o Sukhwinder Singh

R/o Sunam Udham Singh Wala

Sd/- English

Witnesses No.1

Satnam Singh Lamberdar

Village Chhajli

Sd/- Punjabi

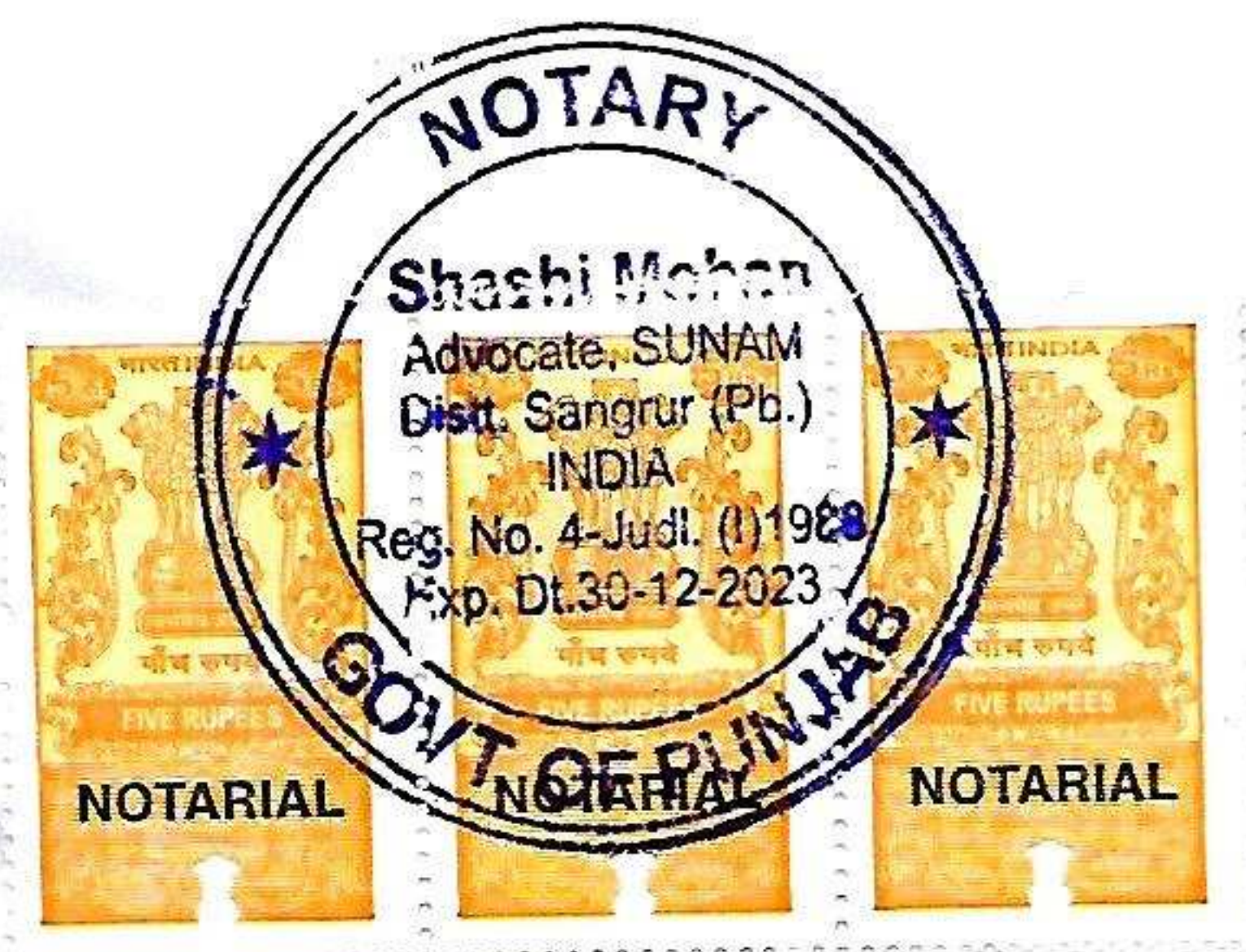
Witnesses No.2

Jaspal Singh S/o Sh. Darhsan Singh

R/o Sunam Udham Singh Wala

Sd/- English

Photo



Drafted by  
Sd/- & date 3/8/21  
Varun Kansal  
B.A., LL.B. Advocate  
Civil Courts, Sunam.



True Translation from.....*Punjabi*.....

Into....*English*.....language is attested

This document is entered  
in my Register No.....*164*.....  
at Sr. No. *2424* Dt. *17/3/2022*

*Shashi Mohan*  
NOTARY PUBLIC  
SUNAM (Sangrur) INDIA  
*17/3/2022*

For JRG Laminates Pvt. Ltd.  
*Mohish*  
Director



Deed of Endorsement

Token No. 20210000193946

Deed Type Sale Deed Value Rs. 1735634/- Consideration Rs. 1736000/-  
Stamp Duty :-Rs 86800/ Registration Fee: Rs. 17360, Social infrastructure cess:-  
Rs.17360 P.L.R.S. Facilitations charges Rs. 3000, Mutation fee Rs. 600, Pasting Fee  
(Punjabi) :-Rs 200, , Normal appointment fees: Rs. 500, PIDB Charges Rs :-17360  
Type of Land :- Agriculture Area of Land :-7.33 Kanal 66 18.00 Kanal 66  
Segment Name : Chhajli , Segment Corrector Rate:- Rs.756000/- Acre66  
Segment Description: Village Chhajli Chahi Nehri Agriculture Land above one Bigha

Sh./Smt Amrik Singh S/o/d/o/w/o Pritam Singh  
has presented the document for Registration in this office.  
Today dated 30-Mar-2021 day Tuesday Time.01:05:25 PM

Sd/- Punjabi  
Signature of Seller Presenter

Photo  
Amrik Singh (Individual)

Sd/-  
Signature of Sub-Registrar, / Joint Sub Registrar

The contents of the document were read out to Amrik Singh S/o/d/o/w/o Pritam Singh  
who having heard admitted the same to be correct. An amount of Rs- on account to sale  
deed has been received in front of me and the balance amount has already been received  
through cash/cheque/Demand draft/RTGS .  
Both the parties have been identified by witness No. 1 Satnam Singh and Witness No.2.  
Novinder Singh. I know first witness who knows to 2nd witnesses and/or the executant  
has put in his/her self identification by below mentioned documents.

Party name	Document Type ,	Document Number	Income Tax PAN Card
Amrik Singh			

Hence the document be registered  
Dated: 30-Mar-2021

Sd/-  
Signature of Sub-Registrar, / Joint Sub Registrar

Witness:-  
Sd/-Punjabi

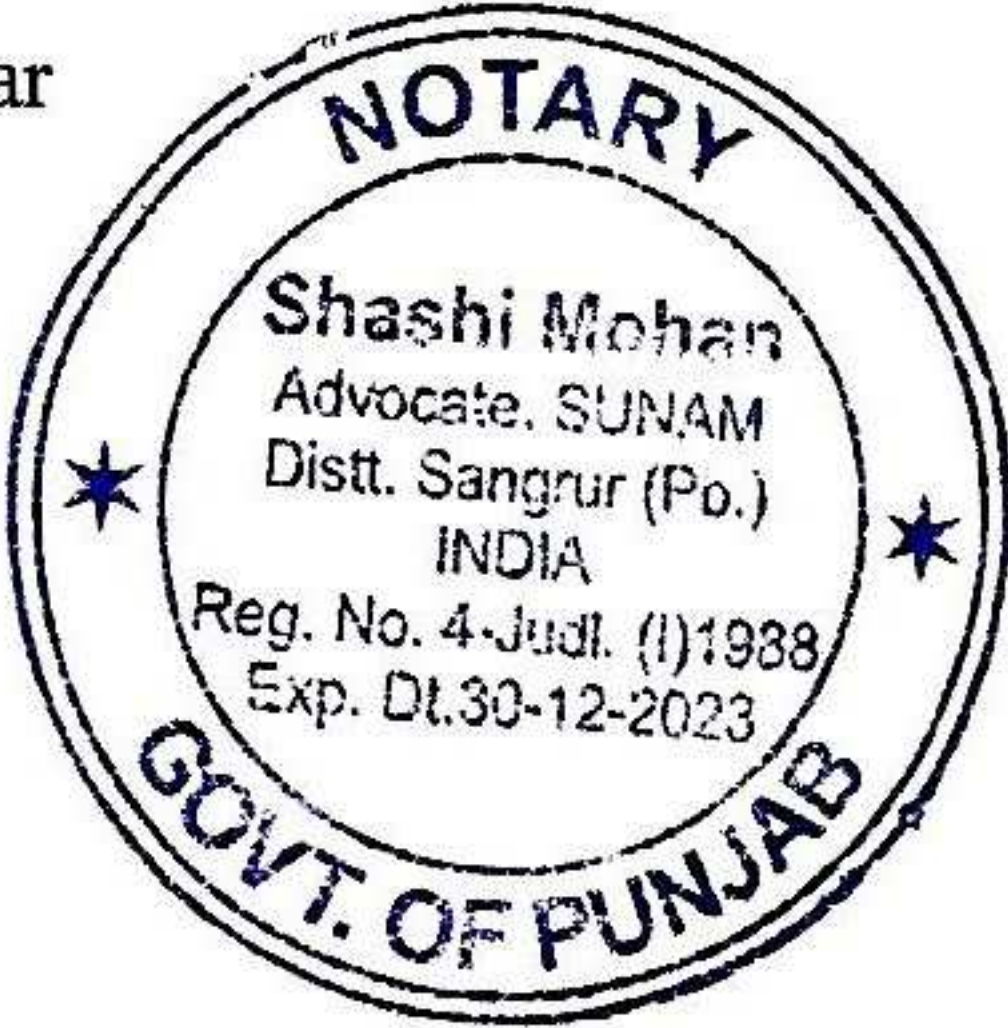
Witness:-  
Sd/- English

First Party  
Sd/-Punjabi  
Sd/- Punjabi

Second party  
Sd/- English

Above thumb impressions and signatures are put in my presence  
Dated:-30-Mar-2021

Sd/-  
Signature of Sub-Registrar, / Joint Sub Registrar  
Photo  
Manpreet Singh S/o Sukhwinder Singh(Colonizer/Company)



Document No.2021-22/123/1/3587 Book No:1  
Volumn No. Page No.  
the registered document has been has been pasted

Sd/-  
Signature of Sub-Registrar, / Joint Sub Registrar

True Translation from... Punjabi  
Into... English ...language is attested  
Shufl...

For JRG Laminates Pvt. Ltd.

Mohish  
Director

17/3/2022

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA



Office of Sub Registrar Sahib Sunam Udham Singh Wala

Nature of Deed : Amended Deed      Consideration: Rs. 17,36,000/-

Name of Stamp vendor : Jiwan Kumar Garg Stamp Vendor, Sunam . Words 320 , Parts 3

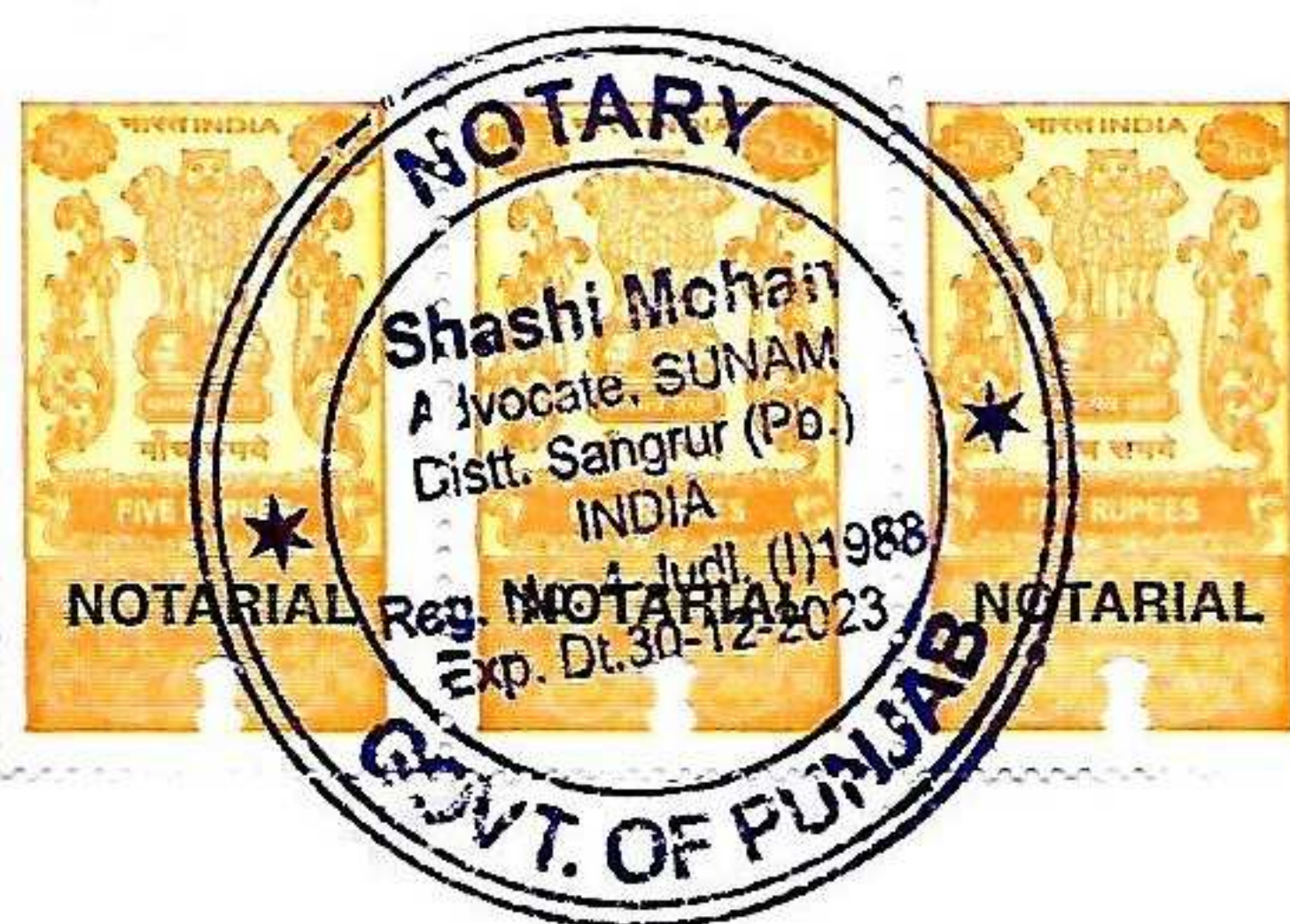
Stamp No. 5881      Stamp Rs. 500      Date 03-06-2021

We Amrik Singh (Aadhar No. 7179 1351 7746), Gurjant Singh (Aadhar No. 9466 7667 0696)) Ss/o Sh. Pritam Singh S/o Sh. Inder Singh are residents of Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur.

That we have executed a registered sale deed No. 2020-21/123/1/3587 Dated 30-03-2021 regarding agriculture land situated in area Village Chhajli-B Tehsil Sunam Udham Singh Wala in favour of Firm M/s J.R.G. Laminates Pvt Limited Village Chhajli Tehsil Sunam Udham Singh Wala Distt. Sangrur. That in this deed has been mentioned in boundary of this land East: 444'-5" Satpal Singla Ji, West: 444'-5" Land Gurwinder Singh, North: 225'-0" Owner self (Gurjant Singh) South: 225'-0" Road 88'-0" width due to mistake. That above said land boundaries is as under East: 205'-7-1/2" Road , West: 202'-0" Owner Self (Gurjant Singh), North: 475'-10" Ramesh Singla, South: 513'-7" Gurwinder Singh . So above said land boundaries is East: 205'-7-1/2" Road , West: 202'-0" Owner Self (Gurjant Singh), North: 475'-10" Ramesh Singla, South: 513'-7" be read correctly. Remaining the later sale deed deemed be correct.

The amended deed has been got written so that it may remain proof .Place: Sunam Udham Singh Wala Dated 03.06.2021

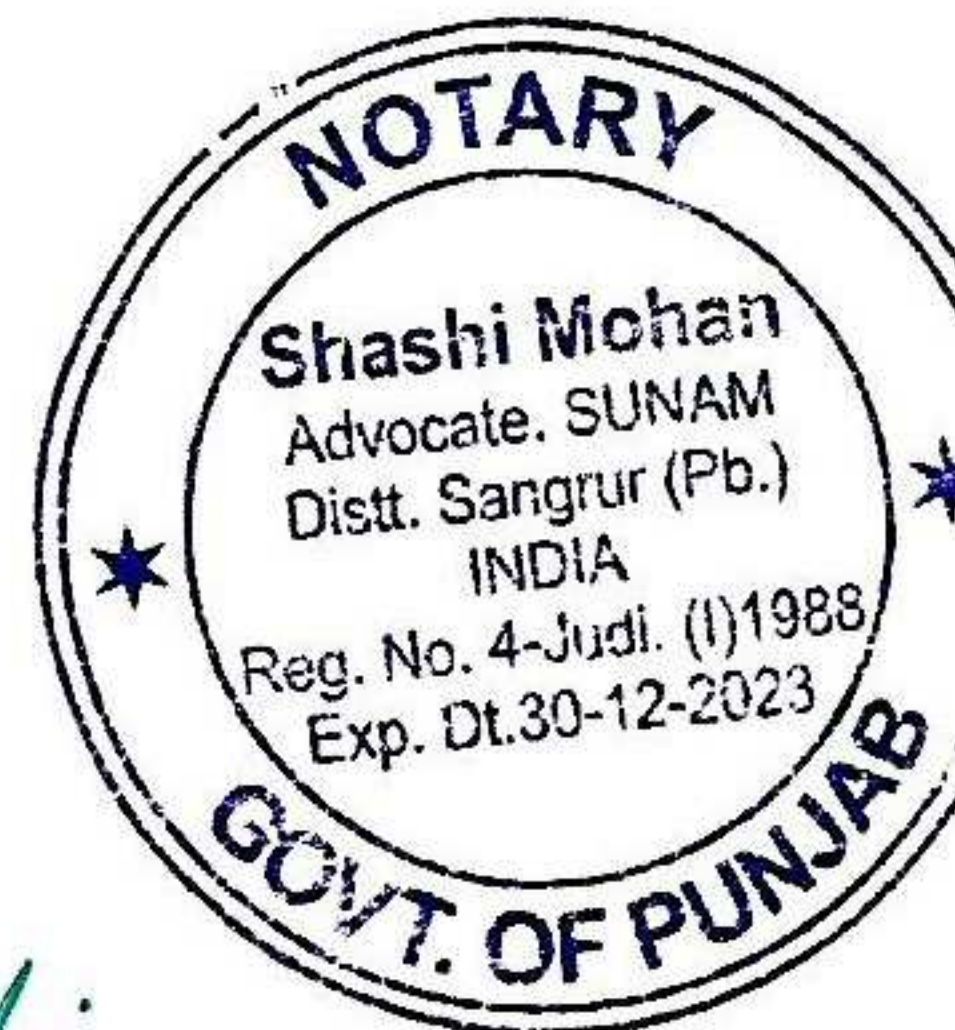
Witness	Executants	Witness
Balwinder Singh Lambardar	Amrik Singh   Gurjant Singh	Jaspal Singh S/o Sh.
Sunam	Sd/- Punjabi      Sd/-Punjabi	Darshan Singh R/o
Sd/- English		Sunam Udham Singh Wala
Photo		Sd/- English



Vendee M/s J.R.G. Laminates Pvt Limited Village Chhajli through Director Manpreet Singh S/o Sh. Sukhwinder Singh R/o Sunam Udham Singh Wala

Sd/- English

Drafted by  
Sd/- & dt 3-6-2021  
Rajni Bala  
B.A.,LL.B, Advocate  
Civil Courts, Sunam.



This document is entered  
in my Register No. 164  
at Sr. No. 2425 Dt. 17/3/2022

True Translation from Punjabi  
Into English language is attested

For JRG Laminates Pvt. Ltd.

Mohich  
Director

NOTARY PUBLIC  
SUNAM (Sangrur) INDIA

17/3/2022



## Deed Endorsement

Token No:-20210000218686

Deed Type Tatima Value Rs. 1724185/- Consideration Rs. 1736000/-  
 Stamp Duty :-Rs.500/ Registration Fee: Rs. 17360, Normal appointment fee: Rs 500,  
 P.L.R.S. Facilitations charges Rs. 500, Pasting Fee (Punjabi) :-Rs 200,  
 Type of Land :- Agriculture, Area of Land :-7.33 Marla 54 18.00 Kanal 66  
 Segment Name : Chhajli , Segment Corrector Rate:- Rs.756000/- Acre 66  
 Segment Description: Village Chhajli Chahi Nehri Agriculture Land Above One Bigha

Sh./Smt Gurjant Singh S/o/d/o/w/o Pritam Singh

has presented the document for Registration in this office.

Today dated 07-Jun-2021 day Monday Time.06:27:34 PM

Signature of Seller Presenter

Sd/- Punjabi

Photo

Gurjant Singh

(Colonizer/Company)

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

The contents of the document were read out to Gurjant Singh S/o/d/o/w/o Pritam Singh who having heard admitted the same to be correct. An amount of Rs- on account to sale deed has been received in front of me and the balance amount has already been received through cash/cheque/draft/RTGS . Both the parties have been identified by witness No. 1 Balwinder Singh and Witness No.2. Jaspal Singh. I know first witness who knows to 2nd witnesses and/or the executant has put in his/her self identification by below mentioned documents.

Party name	Document Type	Document Number	Income Tax PAN Card
Gurjant Singh			

Hence the document be registered

Dated: 07-Jun-2021

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

Witness:-

Sd/-English

Witness:-

Sd/- English

Signature /Thumb of First Party

Sd/-Punjabi

Sd/-Punjabi

Signature /Thumb of second party

Sd/- English

Above thumb impressions and signatures are put in my presence

Dated:-07-Jun-2021

Sd/-

Signature of Sub-Registrar, / Joint Sub Registrar

Photo

Manpreet Singh S/o Sukhwinder Singh(Colonizer/Company)

Document No.2021-22/123/1/735

Book No:1

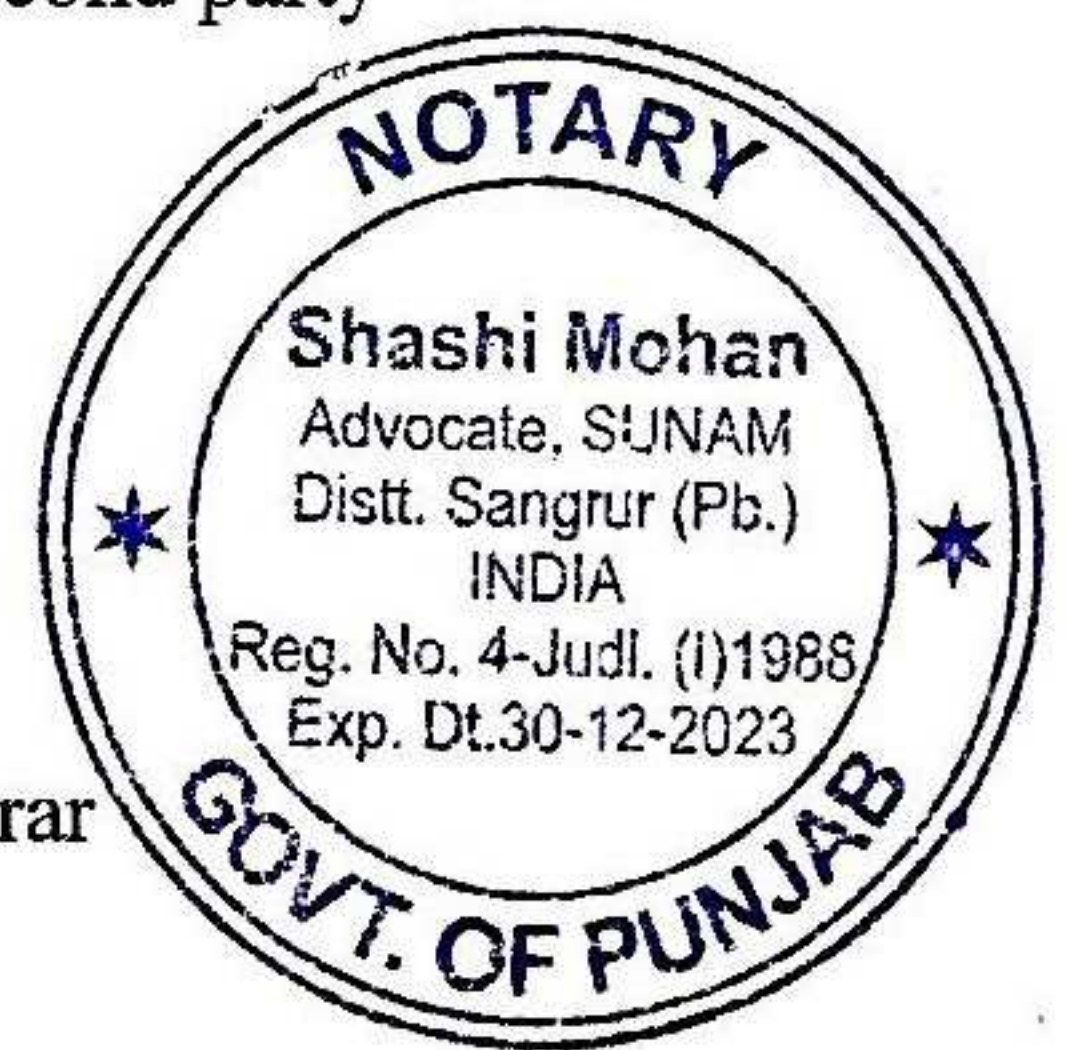
Volumn No.

Page No.

the registered document has been has been pasted

Sd/-Kuldeep Singh

Signature of Sub-Registrar, / Joint Sub Registrar



For JRG Laminates Pvt. Ltd.

Mohish  
DirectorNOTARY PUBLIC  
SUNAM (Sangrur) INDIA

17/3/2022

True Translation from.....  
 Into..... language is attested