

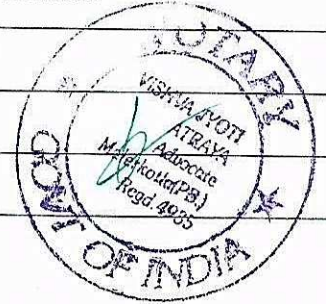
TRANSLATION OF SALE DEED FROM PUNJABI TO ENGLISH LANGUAGE

E-stamp certificate no.IN-PB06750445738323R Date 1-2-2019

OFFICE OF HON'BLE SUB REGISTRAR, MALERKOTLA

SALE DEED

Main Particulars		
1.	Name of Sub Registrar	Sh.Badal Din/S. Narinderpal Singh
2.	Situated at	Village Hakimpura, Tehsil Malerkotla
3.	Hadbast Number	78
4.	Area	8 Bigha 12 Biswa 19 Biswasi
5.	Sale consideration	Rs.23,75,000/-
6.	Total page of deed	1
7.	Total words mention in Deed	980
8.	1) Payable Stamp Duty	Rs.118750/-
	2) "Social Infrastructure Cess"	Rs. 23750/-
	Total	Rs.142500/-
	2) Whether stamp duty is exempted?	-NO-
9.	Kind of land:	Agriculture land
	1) Inside Red Line	Outside from red line
	2) Market value affixed by the Collector	Rs.6,70,000/- per acre
	3) Market value code number	A-1



Detail of the vendor of the property
Mohinder Singh son of Bhagat Singh son of Narain Singh resident of village Hakimpura Tehsil Malerkotla District Sangrur. Mobile No.94171-58048
Aadhar Card No.9431 3341 8976
Pan No.FIXPS9075R

Vendor: Mohinder Singh

Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

Badal Din

Authorised Signatory

TRUE TRANSLATION FROM
Punjabi, Hindi Urdu To English
NOTARY PUBLIC
Malerkotla (Sangrur) PB, INDIA

21 JAN 2020

Attestation of Deed

Token No.20180000472256

Type of deed: Sale deed, Consideration: Rs.1102151/-, Sale consideration: Rs.23,75,000/-
 Stamp Duty: Rs.118800/-, Registration fees: Rs.23750/-, Social Infrastructure Cess:Rs.237500/-, Pasting Fees
 Punjabi: Rs.100/-, P.I.D.B. Fees: Rs.23750/-, P.L.R.S. Facilitation charges:Rs.3000/-, Mutation fees: Rs.300/-
 Type of land: Agricultural, Area of land: 13.16 Kanal
 Segment Name: Hakimpura, Section Collector Rate; Rs.221/-
 Part of detail: Agriculture lands of village Hakimpura

Mr./Mrs. Mahinder Singh s/o/d/o/w/o Bhagat Singh presented the document for registration purpose in this office.

Today dated 01-Feb -2019, Day: Friday, Time: 05:08:48 PM

Signature/thumb impression of the presenter Sd/- English Sub Registrar/Joint Sub Registrar (Photo:Mahinder Singh(Self)

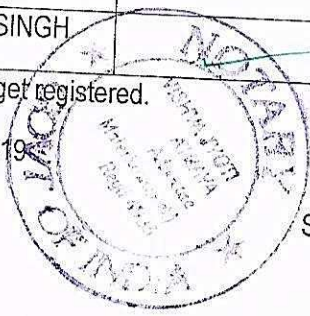
Writing of this deed read over to the presenter Mr./Mrs. Mahinder Singh s/o/d/o/w/o Bhagat Singh, who after listening, understanding it to be admitted as correct. Vendor received the total amount Rs.... before me and remaining amount already received through cash/cheque /draft/R.T.G.S. Witness no.1 Darshan Singh Lamberdar and Witness no.2 Mohd. Shahid have identified to both the parties. I know to the first witness, who known to the second witness and/or parties submitted their self identity.

Name of party	Type of identity	Identification No.	Income Tax Pan Card
MAHINDER SINGH			

So this deed be get registered.

Date: 01-Feb.-2019 Sd/- Sub Registrar/Joint Sub Registrar

Witness 1. Sd/- Punjabi Signature/thumb impression of first party Sd/- English
 Witness 2. Sd/- English Signature/thumb impression of second party Sd/- English



The above said thumb impressions and signatures are affixed/given before me. Date: 01-Feb-2019 Sd/-

Sub Registrar/Joint Sub Registrar (Photo: Star Impact Private Limited through Sarfraj (Self)

Deed No. : 2018-19/131/1/1760 Book No.: 1
 Cover No. : 0 at page No.: 0

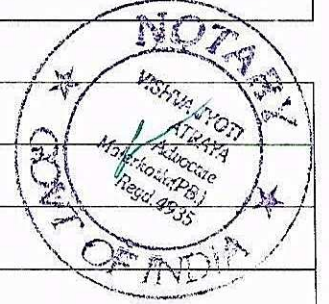
has been registered and pasted.

For. STAR IMPACT PVT. LTD. *[Signature]*
 Authorised Signatory

Sd/- Sub Registrar/Joint Sub Registrar

(2)

Detail of the company/vendee of the property	
Star Impact Private Limited, Rehman Nagar, Ludhiana Road, Malerkotla, District Sangrur. (Mobile No.98559-75555, Mohd. Moviz, Director of Company)	
Aadhar Card No.6089 7331 3330	Pan No.AAMCS9704J



Detail of the selling property :		
1.	Name of village/City	Village Hakimpura
2.	Hadbast Number	78
3.	Type of Land	Agriculture land
4.	Urban or Rural property :	Rural
	(1) Is the plot vacant or not?	Vacant land
5.	Inside Red Line or Outside Red Line	(Outside)
6.	Under Cultivation or Without cultivation	(Without cultivation)
7.	Land measuring 8 Bigha 12 Biswa 19 Biswasi i.e. 3459/30880 share out of land measuring 77 Bigha 4 Biswa comprising Khata no.57 Khatauni nos.125, 126 Khasra nos.300/6-0, 301/6-4, 302/2-14, 303/3-0, 253/0-16, 480/5-11, 482/6-0, 484/5-15, 485/6-0, 486/6-5, 481/6-5, 483/6-0, 614/477/6-0, 616/478/5-3, 618/479/5-9, 325/0-2 units 16 situated at village Hakimpura Tehsil Malerkotla District Sangrur. Area as per share..... 8 Bigha 12 Biswa 19 Biswasi (2) Property No./Plot No. -- Nil --	
8.	Total area :	8 Bigha 12 Biswa 19 Biswasi
9.	Proof of ownership	Copy of Jamabandi
	(2) Jamabandi Year	2014-15
	(3) Date of issue of copy of jamabandi	1-2-2019

Vendor: Mohinder Singh

Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

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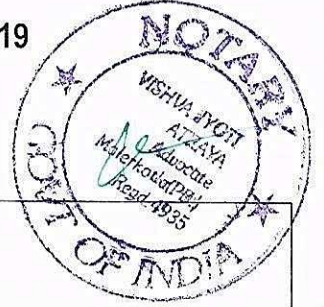
Mohinder Singh

Authorised Signatory

21 JAN 2020

E-stamp certificate no.IN-PB06750445738323R Date 1-2-2019

(3)



Detail of the payable amount	
1. Total actual payable amount	Rs.23,75,000/-
(1) Advanced amount	Nil
(2) Receivable amount at the time of registration:	Rs.23,75,000/-

That vendor will receive total sale consideration of Rs.23,75,000/- from the vendee company through cheque no.001702 dated 1-2-2019 of I.C.I.C.I. Bank Branch Malerkotla before Sub Registrar sahib then no amount out of the sale consideration will remain due against the vendee.

Mode of payment for stamp duty				
1. Through treasury				
Name of the treasury office	Challan No. & date	Denomination	Total Stamp paper	Stamp No. & date
--	--	--	--	--

Stamps : Rs.142500/-
Stamp certificate issued by Shiv Kumar Bansal, Stamp vendor, Malerkotla.
E-stamp certificate no.IN-PB06750445738323R Date 1-2-2019

CONDITIONS:

1. The above said property obtained to me as per detail mentioned above. This property owned by me without any encumbrance which is not transferred earlier in any other manner.
2. I have sold the above said property alongwith all other rights in the sum of Rs.23,75,000/- (Rupees Twenty-three Lac Seventy-five thousand only) half of which comes to Rs.11,87,500/- to the above said vendee.
3. That the above said sold land is situated on the main road of Raikot to Malerkotla.
4. Possession has delivered to the vendee company at the spot.
5. Now Vendee Company has become owner like me.
6. Now vendee use the above said property as own choice.

Vendor: Mohinder Singh

Sd/- English

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For. STAR IMPACT PVT. LTD.

Mohinder Singh

Authorised Signatory

21 JAN 2020



7. Vendee Company has borne the registration expenses.
8. If the parties by preparing any forged document or by representing a forged person or vendor be selling excess share then both vendors will be only responsible for all type of losses.
9. Vendee has fully satisfied regarding the ownership of the above said area which is correct. We both the parties have also fully knowledge for under section 86 of Central Act 16 of 1908 & Registration Act 1908. This deed has been executed and registered by the Sub Registrar under good faith and bonafide duty of the deed writer. If any defect be found regarding the ownership then we both the parties themselves will be responsible for all types of losses.
10. According to the order of Hon'ble F.C.R. Punjab Memo No.24/41/14-S.T.-1/12876-96 Chandigarh date 26-09-2014, undertaking has been given that I/we verified that all the facts mentioned in the transfer deed are correct and nothing has been concealed therein. Khasra numbers mentioned in it, have no concern with any Dera Or Religious place. There is no stay order etc. has been issued from any court to transfer of this property and no Government Rules/Act or Directions have been violated by this transfer. Beside this, the area, code number and name of abadi has been correctly entered according to the Collector Rates. If the parties have made registered the area, which mortgaged with any Government or Non Government institution or executing wrong facts mentioned by the parties in this deed, then in that case, both the parties themselves will be responsible for all types of losses. That the ownership which is mentioned in this deed, that after the year 1950, no any entry has been recorded in Shamlat Patti, Common Patti, Joint ownership, Hasb Rasd Deh, Shamlat Deh, Punjab Govt., Municipal Council.
11. We both the parties have also executed that if the parties registered this document/deed due to passing the stay order by the court and submitted wrong facts regarding mortgage of the property then both the parties will have no right to get enter and sanction the mutation as and when the stay has not been removed and area has not been redeemed. We both the parties have also executed that if vendor has registered excess share from own share by submitting

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(5)

(Photo of the parties)

wrong facts in this deed then vendee will have right to get the mutation only that area which area will remain in his/their shares at the spot and we both the parties will have responsible for all types of losses.

Hence, the sale deed executed so that it may evident as proof. 1-2-2019



Detail of the deed writer:	
1. Is it written by the executants/recipient himself?:	Nil
2. If not then	Stamp: Serial No.605 date 1/2/2019
(1) Name of deed writer: Subhash Kumar Jain	Subhash Kumar Jain
(2) License No.7/1982	Deed Writer
(3) Mobile no.98557-51173	Malerkotla. Lic. No.7/DWL/1983

Name & signature of the first witness

Darshan Singh Nambardar S/o Hardev Singh

village Hakimpura Tehsil Malerkotla

Mobile No.99141-09018

Identity Card No.49/132

Sd/- Punjabi

Name & signature of the first witness

Mohd. Shahid S/o Mohd. Sadiq R/o

Telian Bazar Road, Near Uchi Masjid

Malerkotla

Mobile No.95929-82888

Aadhar Card No.4126 5745 7252

Sd/- English

Signature of first party (vendor)

Mohinder Singh

Sd/-English

Signature of second party (vendee)

Star Impact Private Limited

Malerkotla through Mohd. Moviz

Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

[Signature]
Authorised Signatory

TRUE TRANSLATION FROM
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Malerkotla (Sangrur) PUNJAB

[Signature]
21 JAN 2020