

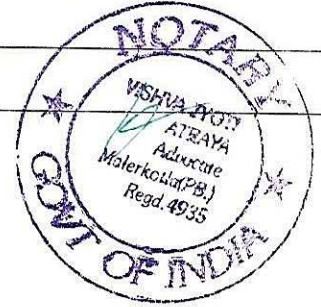
TRANSLATION OF SALE DEED FROM PUNJABI TO ENGLISH LANGUAGE

E-stamp certificate no.IN-PB05708476454630Q Date 19-06-2018

OFFICE OF HON'BLE SUB REGISTRAR, MALERKOTLA

SALE DEED

Main Particulars		
1.	Name of Sub Registrar	S. Gurdarshan Singh
2.	Situated at	Village Hakimpura, Tehsil Malerkotla
3.	Hadbast Number	78
4.	Area	25 Bigha 19 Biswa 13 Biswasi
5.	Sale consideration	Rs.78,00,000/-
6.	Total page of deed	1
7.	Total words mention in Deed	980
8.	1) Payable Stamp Duty	Rs.390000/-
	2) "Social Infrastructure Cess"	Rs. 78000/-
	Total	Rs.468000/-
	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 vendors of the property

Baljit Singh, Balpreet Singh sons of Mohinder Singh son of Bhagat Singh residents of village Hakimpura Tehsil Malerkotla District Sangrur. Mobile No.94786-21112

Baljit Singh's Aadhar Card No.8524 2317 0894

Pan No.IEUPS3133E

Balpreet Singh's Aadhar Card No.9628 7835 2615

Pan No.FIXPS8059H

Vendors: Baljit Singh

Balpreet Singh

Sd/- English

Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

Authorised Signatory

TRUE TRANSLATION FROM
Punjabi, Hindi Urdu To English

NOTARY PUBLIC
Malerkotla (Sangrur)PB, INDIA

21 JAN 2020

(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 the 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 25 Bigha 19 Biswa 13 Biswasi detailed as; land measuring 16 Bigha 17 Biswa 5 Biswasi i.e. 6745/30880 share out of land measuring 77 Bigha 4 Biswa comprising Khata no.57/125, 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 & land measuring 4 Bigha 11 Biswa 5 Biswasi i.e. 78/640 share out of land measuring 37 Bigha 9 Biswa comprising Khata no.58/127, 128 Khasra nos.487min/4-1, 488min/3-16, 491min/3-0, 492min/3-2, 493min/3-3, 494min/1-13, 487min/4-1, 488min/3-15, 491min/3-0, 492min/3-3, 493min/3-2, 494min/1-13 units 12 & land measuring 4 Bigha 11 Biswa 3 Biswasi i.e. 78/320 share out of land measuring 18 Bigha 14 Biswa comprising Khata no.58/128 Khasra nos.487min/4-1, 488min/3-15, 491min/3-0, 492min/3-3, 493min/3-2, 494min/1-13 units 6 as per jamabandi for the year 2014-2015 situated at village Hakimpura Tehsil Malerkotla District Sangrur. Area as per share..... 25 Bigha 19 Biswa 13 Biswasi (2) Property No./Plot No. --- Nil ---	
8.	Total area : 25 Bigha 19 Biswa 13 Biswasi	

Vendors: Baljit Singh
Sd/- English

Balpreet Singh
Sd/- English

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For. STAR IMPACT PVT. LTD.



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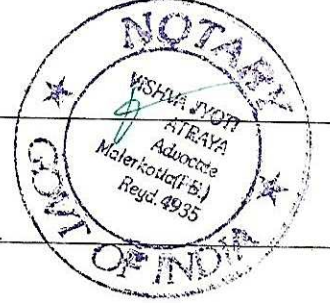
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2 19/06/2018

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(3)

9.	Proof of ownership	Copy of Jamabandi
	(2) Jamabandi Year	2014-15
	(3) Date of issue of copy of jamabandi	18-05-2018



Detail of the payable amount		
1.	Total actual payable amount	Rs.78,00,000/-
	(1) Advanced amount	Nil
	(2) Receivable amount at the time of registration:	Rs.78,00,000/-
<p>That total sale consideration of Rs.78,00,000/-, Vendors will receive two cheques detailed as; Cheque no.003161 dated 20-6-2018 of Rs.39,00,000/- of I.C.I.C.I. Bank Branch Malerkotla in favour of Baljit Singh & Cheque No.003162 dated 20-6-2018 of Rs.39,00,000/- of I.C.I.C.I. Bank Branch Malerkotla in favour of Balpreet Singh before Sub Registrar from the vendee then no amount out of the sale consideration will due against the vendee.</p>		

Mode of payment for stamp duty				
1. Through treasury				
Name of the treasury office	Challan No. & date	Denomination	Total Stamp paper	Stamp No. & date
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Stamps : Rs.468000/-				
Stamp certificate issued by Canara Bank branch Malerkotla				
E-stamp certificate no.IN-PB05708476454630Q Date 19-06-2018				

CONDITIONS:

1. The above said property obtained to us as per detail mentioned above. This property owned by us without any encumbrance which is not transferred earlier in any other manner.
2. We have sold the above said property alongwith all other rights in the sum of Rs.78,00,000/- (Rupees Seventy-eight Lac only) half of which comes to Rs.39,00,000/- to the above said vendee.

Vendors: Baljit Singh
Sd/- English

Balpreet Singh
Sd/- English

(Stamp: Office of Sub Registrar Malerkotla)

For. STAR IMPACT PVT. LTD.

[Signature]

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12 JAN 2020

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(4)

3. That the above said sold land is situated on the main road of Raikot to Malerkotla.
4. That it is agreed between the vendors and vendee company that vendee company will have right that he will take water from the vendor's electric motor of 20 horse power for irrigation upto one year or will use the water for any other purpose upto one year, vendors will have no objection in it.
5. Possession has delivered to the vendee company at the spot.
6. Now Vendee Company has become owner like us.
7. Now vendee use the above said property as own choice.
8. Vendees have borne the registration expenses.
9. If the parties by preparing any forged document or by representing a forged person or vendors be sell excess share then both vendors will be only responsible for all type of losses.
10. 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.
11. 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.



For. STAR IMPACT PVT. LTD.

[Signature]

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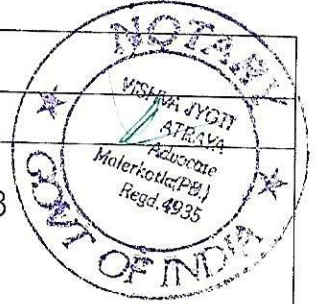
(5)

(Passport size photo of the parties)

12. 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 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.
13. We, vendors are owners of total land measuring 26 Bigha 0 Biswa 3 Biswa according the revenue record. Out of this area, 0-0-10 Biswasi has already sold and no area out of the total area is mortgage with any bank etc and total land measuring 25 Bigha 19 Biswa 13 Biswasi is remain free from encumbrance at the spot, out of which whole area i.e. 25 Bigha 19 Biswa 13 Biswasi is further selling. If any mortgage/stay etc be found on it then vendor and vendee will only be responsible. Vendee has fully satisfied from the area mentioned in the revenue record.

Hence, the sale deed executed so that it may evident as proof. 20-06-2018

Detail of the deed writer:	
1. Is it written by the executants/recipient himself?:	Nil
2. If not then (1) Name of deed writer: Subhash Kumar Jain (2) License No.7/1982 (3) Mobile no.98557-51173	Stamp: Serial No.168 date 20/6/2018 Subhash Kumar Jain Deed Writer 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)
Baljit Singh Balpreet Singh
Sd/-English Sd/-English

Signature of second party (vendee)
Star Impact Private Limited
Malerkotla through Sarfraj
Sd/- English

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

Chahar Singh

Authorised Signatory

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Punjabi, Hindi Urdu To English

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Malerkotla (Sangrur)PB, INDIA