

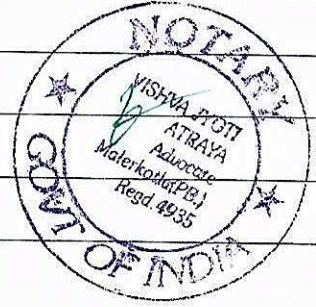
TRANSLATION OF SALE DEED FROM PUNJABI TO ENGLISH LANGUAGE

E-stamp certificate no.IN-PB05897848604313Q Date 27-07-2018

OFFICE OF HON'BLE SUB REGISTRAR, MALERKOTLA

SALE DEED

| Main Particulars | |
|------------------|--|
| 1. | Name of Sub Registrar Sh. Lakshay Kumar |
| 2. | Situated at Village Hakimpura, Tehsil Malerkotla |
| 3. | Hadbast Number 78 |
| 4. | Area 5-0 Bigha |
| 5. | Sale consideration Rs.15,00,000/- |
| 6. | Total page of deed 1 |
| 7. | Total words mention in Deed 980 |
| 8. | 1) Payable Stamp Duty Rs.75000/- 2) "Social Infrastructure Cess" Rs.15000/- Total Rs.90000/- 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

Karnail Singh son of Bhagat Singh son of Narain Singh resident of village Hakimpura Tehsil Malerkotla District Sangrur. Mobile No.82649-46003
Aadhar Card No.3453 0308 7045 Pan No.GNGPS7242H

Vendor: Karnail Singh

Sd/- Punjabi

(Stamp: Office of Sub Registrar, Malerkotla)

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

For. STAR IMPACT PVT. LTD.

Khalu Singh

Authorised Signatory

21 JAN 2020

E-stamp certificate no.IN-PB05897848604313Q Date 27-07-2018

(2)

| | |
|---|-------------------|
| Detail of the company/vendee of the property | |
| Star Impact Private Limited, Rehman Nagar, Ludhiana Road, Malerkotla, District Sangrur. (Mobile No.97817-86789, Sarfraz) | |
| Aadhar Card No.56299174 7330 | 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 5-0 Bighas i.e. 100/1544 share out of land measuring 77 Bigha 4 Biswa comprising Khata no.57 Khatauni no.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 as per jamabandi for the year 2014-2015 situated at village Hakimpura Tehsil Malerkotla District Sangrur. | |
| | Area as per share..... | 5-0 Bigha |
| | (2) Property No./Plot No. | -- Nil -- |
| 8. | Total area : | 5-0 Bigha |
| 9. | Proof of ownership | Copy of Jamabandi |
| | (2) Jamabandi Year | 2014-15 |
| | (3) Date of issue of copy of jamabandi | 18-05-2018 |

Vendor: Karnail Singh

Sd/- Punjabi

(Stamp: Office of Sub Registrar, Malerkotla)

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NOTARY PUBLIC
Malerkotla (Sangrur)PB, INDIA

For. STAR IMPACT PVT. LTD.

Karnail Singh
Authorised Signatory

21 JAN 2020

Attestation of Deed

Token No.201800001477133

Type of deed: Sale deed, Consideration: Rs.697638/-, Sale consideration: Rs.15,00,000/-
 Stamp Duty: Rs.75000/-, Registration fees: Rs.15000/-, Social Infrastructure Cess:Rs.15000/-, Pasting Fees Punjabi:
 Rs.100/-, P.I.D.B. Fees: Rs.15000/-, P.L.R.S. Facilitation charges:Rs.3000/-, Mutation fees: Rs.300/-
 Type of land: Agricultural, Area of land: 8.33 Kanal
 Segment Name: Hakimpura, Section Collector Rate; Rs.221/-
 Part of detail: Agriculture lands of village Hakimpura

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

Today dated 27-July-2018, Day: Friday, Time: 16:42:08 PM

Signature/thumb impression
 of the presenter
 Sd/- Punjabi

Sd/- English
 Sub Registrar/Joint Sub Registrar

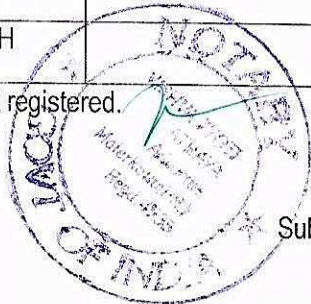
(Photo: Karnail Singh(Self)

Writing of this deed read over to the presenter Mr./Mrs. Karnail 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 Mahinder Singh 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 |
|---------------|------------------|--------------------|---------------------|
| KARNAIL SINGH | | | |

So this deed be get registered.

Date: 27-Jul-2018



Sd/-

Sub Registrar/Joint Sub Registrar

Witness

Witness

1. Sd/- English

2. Sd/- English

Signature/thumb impression of first party

Signature/thumb impression of second party

Sd/- Punjabi

Sd/- English

The above said thumb impressions and signatures are affixed/given before me.

Date: 27-Jul-2018

Sd/-

Sub Registrar/Joint Sub Registrar

(Photo: Star Impact Private Limited through Sarfraj (Self)

Deed No. : 2018-19/131/1/37

Book No.: 1

Cover No. : 0

at page No.: 0

has been registered and pasted.

Sd/-

Sub Registrar/Joint Sub Registrar

For. STAR IMPACT PVT. LTD.

 Authorised Signatory

E-stamp certificate no.IN-PB05897848604313Q Date 27-07-2018

(3)



| Detail of the payable amount | |
|--|----------------|
| 1. Total actual payable amount | Rs.15,00,000/- |
| (1) Advanced amount | Nil |
| (2) Receivable amount at the time of registration: | Rs.15,00,000/- |

That total sale consideration of Rs.15,00,000/-, Vendor has already received Rs.15,00,000/- from the vendee through R.T.G.S. whose UTR No.42018072700674548 dated 27-7-2018 of I.C.I.C.I. Bank Branch Malerkotla. Now no amount out of the sale consideration is 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.90000/- | | | | |
| Stamp certificate issued by Canara Bank branch Malerkotla | | | | |
| E-stamp certificate no.IN-PB05897848604313Q Date 27-07-2018 | | | | |

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.15,00,000/- (Rupees Fifteen Lac only) half of which comes to Rs.7,50,000/- to the above said vendee.
3. Possession has delivered to the vendee company at the spot.
4. Now Vendee Company has become owner like me.
5. Now vendee use the above said property as own choice.
6. Vendee Company has borne the registration expenses.
7. If the parties by preparing any forged document or by representing a forged person or vendor be sell excess share then both vendors will be only responsible for all type of losses.

Vendor: Karnail Singh

Sd/- Punjabi

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

Karnail Singh

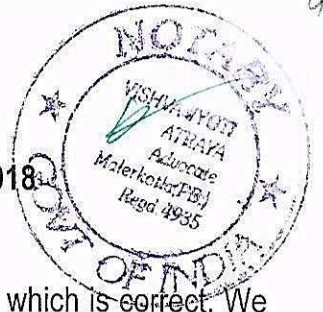
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Malerkotla (Sangrur) PE, JINDA

21 JAN 2020

E-stamp certificate no.IN-PB05897848604313Q Date 27-07-2018



(4)

8. 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.
9. 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.
10. 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.

Vendor: Karnail Singh
Sd/- Punjabi

(Stamp: Office of Sub Registrar, Malerkotla)

For. STAR IMPACT PVT. LTD.

Authorised Signatory

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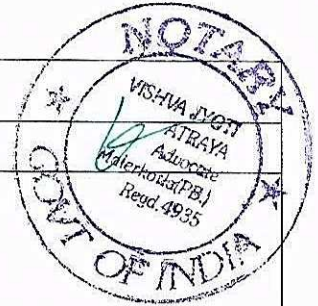
(5)

(Passport size photo of the parties)

11. I, vendor is owner of total land measuring 18-0 Bigha according the revenue record. Out of this area, no area has been sold and no area out of the total area is mortgage with any bank etc and total land measuring 18-0 Bigha is remain free from encumbrance at the spot, out of this, 5-0 Bigha 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. 27-07-2018

| | |
|---|---|
| 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.249 date 27/7/2018 Subhash Kumar Jain Deed Writer Malerkotla. Lic. No.7/DWL/1983 |



Name & signature of the first witness
Mohinder Nambardar S/o Bhagat Singh
village Hakimpura Tehsil Malerkotla
Mobile No.94171-58040
Identity Card No.49/131
Sd/- English

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)
Karnail Singh
Sd/- Punjabi

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

(Stamp: Office of Sub Registrar, Malerkotla)

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NOTARY PUBLIC
Malerkotla (Sangrur) PB, INDIA

For. STAR IMPACT PVT. LTD.

Authorized Signatory

21 JAN 2020