

ਪੰਜਾਬ ਸਰਕਾਰ (ਮਾਲ ਵਿਭਾਗ) ਤਹਿਸੀਲ ਖਰੜ
ਰਸੀਦ ਬਾਬਤ ਇੰਤਕਾਲ

ਨੰਬਰ.....74 ਮਿਤੀ.....3/3
ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ.....2011
ਮੁਬਲਿਗ (300/-) ਤਿੰਨ ਸੌ ਰੁਪਏ ।
ਬਾਬਤ ਇੰਤਕਾਲ ਫੀਸ ਵਸੀਕਾ ਨੰਬਰ.....8136
ਤੀ.....ਵਸੂਲ ਪਾਏ ।

ਸਹਾਇਕ ਕੁਲੈਕਟਰ ਦਰਜਾ (ਦੁਜਾ)
ਖਰੜ ।

ਨੋਟ : ਇੰਤਕਾਲ ਹੋਣ ਸੰਬੰਧੀ ਦੋਰਾ ਪ੍ਰੋਗਰਾਮ ਖਰੜ ਤਹਿਸੀਲ
ਦਫਤਰ ਦੇ ਨੋਟਿਸ ਬੋਰਡ ਤੇ ਦੇਖ ਲਿਆ ਜਾਵੇ ।

Reg, Form No. 2 54

ਫਾਰਮ ਨੰਬਰ 2 ਚਰਿਸਟਰੇਸ਼ਨ

ਬਾਬਤ ਨੰਬਰ (ਉ) 5572

ਨਾਮ ਮਹਿਕਮਾ ਸਬ-ਰਜਿਸਟਰਾਰ

ਨੰਬਰ 8136

ਨਾਮ ਪੰਜ ਕਰਨ ਵਾਲੇ ਦਾ 2011

ਨਾਮ ਭਕਮੀਲ ਕਰਨ ਵਾਲੇ ਦਾ

ਨਾਮ ਤਹਿਸੀਲ ਭਕਮੀਲ ਵਸੀਕਾ

ਨਾਮ ਵਜ ਕੋਢੇ ਵਸੀਕੇ ਦਾ 8136

ਕਿਸਮ ਚਾਰਜ ਪ੍ਰਕਾਰ

ਮਾਨੀਅਰ ਚਾਰਜ

ਕਿਸਮ ਅਨੁਸਾਰ

ਭਕਮੀਲ ਕਰਨ ਚਾਰਜ

ਨਾਮ ਰਜਿਸਟਰੀ ਉਚਰਤ ਨਕਲ ਮੰਗਣ ਤਾ

ਮਾਨੀਅਰ

ਨਾਮ ਵਿਭਾਗ 171250 Pico

ਨਾਮ ਚਾਰਜ ਪ੍ਰਕਾਰ

Punjab Infrastructure Development Fee

Tehsil Kharar, Distt. S.A.S. Nagar

Receipt No.

Dated 3/3

Received Rs.

1,12,500/-

(in Figure

(in Words) from

2011

S/o.....as Punjab Infrastructure Development

Fee under the Punjab Infrastructure (Development and Regulation) Act

2002, During Registration of deed No. 8136 on 3/3 (date

Sub Registrar, Kharar

Punjab Land Records Society
Name of Tehsil : Kharar/2015-16

Sr. No. 29

Dated 3/3

Received from

S/o

2011

Rs.

on account of user Charged of Computerization of Land Records

for document No. 8136

Rs. 5000



Signature with Dated
Sub Registrar, Kharar

Attested to be true/copy

MANBIR SINGH

NOTARY

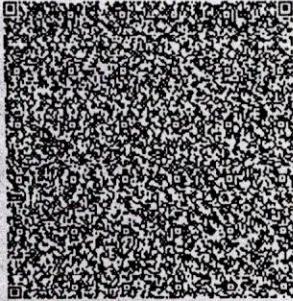


सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No.	: IN-PB018080822978310
Certificate Issued Date	: 01-Mar-2016 01:29 PM
Certificate Issued By	: pbpraghas
Account Reference	: NONACC (BK)/ pbcorbk02/ KHARAR/ PB-SN
Unique Doc. Reference	: SUBIN-PBPBCORBK02034533542222440
Purchased by	: HARMOHAN KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: AGRI LAND 13 KNL-14 MRL(1.7125 ACRE AT VILL SANTE MAJRA H.B NO 186 TEH KHARAR SAS NAGAR PB
Consideration Price (Rs.)	: 1,71,25,000 (One Crore Seventy One Lakh Twenty Five Thousand only)
First Party	: SHREE RADHEY TECHNOLOGIES PVT LTD
Second Party	: N K AND K K INFRADEVELOPERS PVT LTD
Stamp Duty Paid By	: N K AND K K INFRADEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 15,41,500 (FifteenLakh Forty One Thousand Five Hundred only)



8136

Handwritten initials

Sub Registrar
Kharar

USED



Attested to be true copy

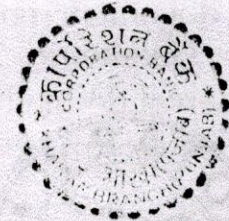
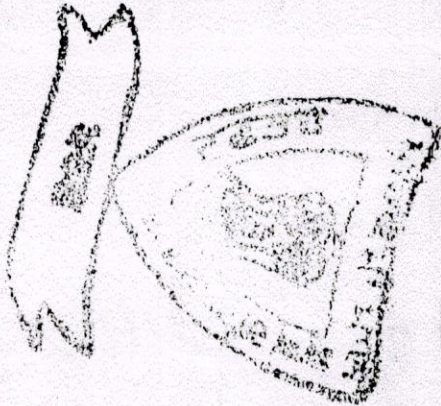
MANBIR SINGH
NOTARY

Distt. S.A.S. Nagar (Mohali)

Please write or type below this line.....

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Handwritten signature



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WN 0004215958

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

SALE DEED
BEFORE THE SUB REGISTRAR, KHARAR

SALE DEED OF LAND MEASURING 13 KANAL 14 MARLA (1.7125 acre), situated at Village Sante Majra, HadBast No. 186, Tehsil Kharar, Chahi Land (Rural area)

Total Consideration Rs. 1,71,25,000/- (Rupees One Crore Seventy One Lac Twenty Five Thousand Only)

Total E-Stamp certificate amount = Rs. 15,41,500/-

Stamp Duty 5% = Rs. 8,56,000/-

S.S. Fund 3% = Rs. 5,13,750/-

S.C.I. Fund 1% = Rs. 1,71,250/-

E-Stamp Certificate No. IN-PB018080822978310 Dated:

01.03.2016, issued by Corporation Bank, Kharar,

S.A.S. Nagar (Mohali).

SELLER'S PAN No. AAHCS5469H

PURCHASER'S PAN No. AAECN8188M

THIS SALE DEED is executed at Kharar on this 3rd day
march, 2016.

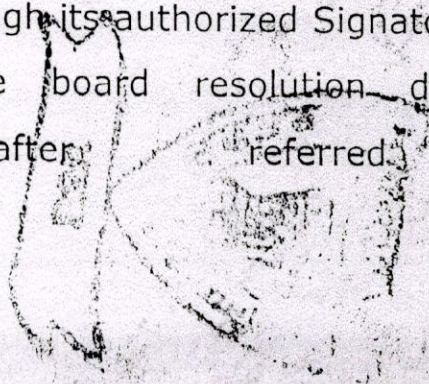
BETWEEN

1. **Shree Radhey Technologies Pvt. Ltd.** a company incorporated under the Indian Companies Act 1956, having its registered office at 1/18B, Asaf Ali Road, New Delhi - 110002 through its authorized Signatories
(i) **Darshan Lal** vide board resolution dated 10-02-2016 (hereinafter referred to



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S.A.S. Nagar (Mohali)



as the "**VENDOR**", (which expression shall unless repugnant to the context mean and include "the VENDOR" and its successors, legal representatives, nominees, assigns etc.) of the **First PART**.

AND

2. **NK & KK Infradevelopers Pvt. Ltd.** a company incorporated under the Indian Companies Act 1956, having its registered office at F- 26/38, Sector 7, Rohini, Delhi-110085, through its Authorized Signatories Mr. Narender Mishra & Sh.INDER P. Mishra vide board resolution dated 01-03-16 (hereinafter called the "**VENDEE**" (which expression shall unless repugnant to the context mean and include "the VENDEE" and its successors, legal representatives, nominees, assigns etc.) of the **SECOND PART**.

WHEREAS

- A. The Vendor is the recorded owner of and in possession of agricultural land measuring **27 Kanal 8 Marla**, being entire share, in the land comprising in Khewat no. 50 Khautoni no. 53, Khewat no. 190 Khautoni no. 194 & Khewat no. 298 Khautoni no. 308, bearing Khasra nos. 38//24(8-0), 25/1(2-16), 25/2(0-12), 41//4(8-0), 5(8-0), Parts 5, total Land 27 Kanal 8 Marla, situated at village Sante Majra, hadvast no. 186, Tehsil Kharar and District S.A.S Nagar (Hereinafter referred to as the "**Total Land**" as per Jamabandi for the year 2008- 09.
- B. By virtue of this sale deed, the VENDOR is transferring and selling it's agricultural land, measuring **13 Kanal 14**

[Handwritten signatures and stamps]



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 NOTARY
 Distt. S.A.S. Nagar

Marla (1.7125 acre) out of **Total Land** which now for the purpose of the Sale Deed comprises of:-

- (i) an area measuring **1 Kanal 4 Marla**, out of khasra nos. 38//24(8-0)min, (towards east adjoining to 38//25, sides 36x6 karam),
- (ii). an area measuring **2 Kanal 16 Marla**, in the land comprising under khasra no. 38//25/1(2-16), being entire share
- (iii). an area measuring **12 Marla**, in the land comprising under khasra no. 38//25/2(0-12), being entire share
- (iv). an area measuring **1 Kanal 2 Marla**, out of khasra no. 41//4(8-0)min, (towards east, adjoining 41//5, sides $36(6+5)/2$ karam),
- (v). an area measuring **8 Kanal**, in the land comprising under khasra no. 41//5(8-0), being entire share

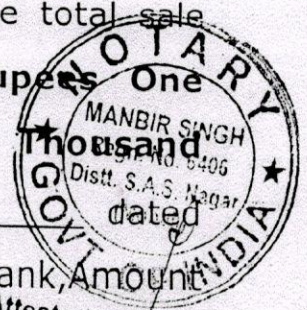
Thereby piece and parcel of land for this sale deed admeasures **13 Kanal 14 Marla (1.7125 acre)** (Hereinafter referred to as the "**Said Land**" situated at village Sante Majra, Hadvast no. 186, Tehsil Kharar and District S.A.S Nagar, as per Jamabandi for the year 2008- 09. Copy of the Sajra map of the said land is attached herewith.

- C. The total sale consideration of the Said Land admeasuring **13 Kanal 14 Marla (1.7125 acre)** as mentioned above is settled at Rs. 1,71,25,000/- (Rupees One Crore Seventy One Lac Twenty Five Thousand Only).

Now, the Vendor has received the total sale consideration of **Rs. 1,71,25,000/- (Rupees One Crore Seventy One Lac Twenty Five Thousand Only)**, vide demand draft no. 308095 dated 3-3-2016 drawn at PNB Bank, Amount

[Signature]

[Signature]



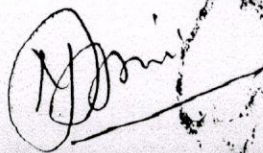
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NOTARY
Distt S.A.S Nagar (Mohali)

of Rs. 1,69,53,750/- (One Crore Sixty Nine Lacs Fifty Three Thousand Seven Hundred Fifty only) after deducting TDS amount of **Rs. 1,71,250/- (Rupee One Lac Seventy One Thousand and Two Hundred Fifty Only)** as full and final payment, through the Vendee before the Sub-registrar, Kharar. Now, nothing additional is due from Vendee.

The Vendor assures, represents and declares that:

- i. It is the exclusive recorded bhumidar/owner in the revenue records, with transferable rights, title and interests in the Said Land and is thus fully entitled and competent to sell, transfer and convey the same.
- ii. The Said Land is free from any encumbrances whatsoever and particularly that it has not created any charge or mortgage on the same or on any portion thereof and the same is also not subject to any lispendence, or any court decree or attachment, either before or after judgment, acquisition notices or proceedings etc. and is also free of any rights or agreements in favour of any third person(s) whomsoever.
- iii. It has full power, absolute authority and unrestricted rights to sell, transfer and convey the Said Land.
- iv. It has good, subsisting and unencumbered transferable and marketable title in the Said Land.
- v. The Said Land is neither under acquisition nor is any notice received by us for acquisition.

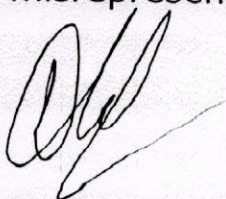


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Distt. S.A.S. Nagar (Mohali)

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:

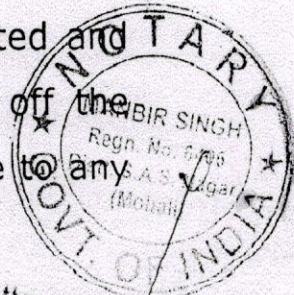
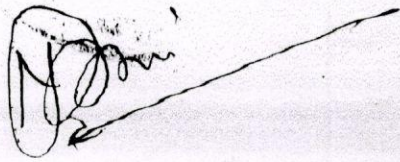
1. That the entire sale consideration has been received by the Vendor as mentioned in Para no. C as mentioned above.
2. That the actual physical possession of the Said Land has been handed over by the Vendor to the Vendee simultaneously with the execution and registration of this Sale Deed.
3. Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the Said Land and the Vendee has become the absolute owner of the same.
4. That the Vendor, assures the Vendee that the Said Land is free from all encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any Court, notice lien, Court injunction, lease in any manner whatsoever and if it is ever proved otherwise, and if the whole or any portion of the Said Land is taken away or goes from the possession of the Vendee on account of any defect in the ownership and title of the Vendor on account of the above, then, the Vendor (s) shall be liable and responsible to make good the losses suffered by the Vendee. The Vendor undertakes to keep the Vendee indemnified and harmless against all consequences that may follow including but not limited to all losses, damages, cost, market price, expenses, attorney fee, proceedings, contingent liabilities known or unknown that the Vendee may suffer or incur because of any act of omission, commission or misrepresentation or defect in the title of the Vendor.



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NOTARY
Distt S A S Nagar (Mohali)

5. That the Access to the Said Land, from Kharar- Landran Road, is permitted from the present existing entry road of Group Housing Project known as Orchard County.
6. That the Sewerage connections for the Said Land is permitted to connect/joint with the existing connections of sewerage of Group Housing Project known as Orchard County.
7. That the club membership for the project on the Said Land is permitted at the Mega Project known as Ansal GolfLink-II, Sector-116 and the same will be applicable as and when the club is ready. The membership fee will be charged additionally, as per prevailing rates, as per company policies.
8. All outstanding demand that may be payable to Revenue Authority, in respect of the Said Land till the execution and registration of Sale Deed in favour of the Vendee, shall be paid and borne by the Vendor.
9. That upon execution of the sale deed, the Vendee is entitled to get the Said Land mutated in its own name in revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy and the Vendor shall provide assistance for effecting the mutation of the Said Land in the name of the Vendee.
10. That only the Vendee shall be entitled for all the compensation and/or other alternative land in case the Said Land is acquired by the authorities hereafter, except the developed parcels and right to use facilities of common use and other entitlements due to the First Party.
11. That the Vendee from this day shall have unlimited and unrestricted proprietary rights to either dispose off the Said Land or any portion thereof, to put the same to any



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use, it likes by using the same in any way or otherwise by enjoying it's rents, profits, Income etc., as absolute owner thereof without any interruption, claim or demand whatsoever by or on behalf of the Vendor and their successors - in - interest, or any other person (s) claiming under or through it.


12. That from this day, the vendee shall have all rights in the Said Land, latent or patent, which the Vendor had in the same

13. That all the expenses of the sale deed viz. Stamp duty, registration charges etc, have been borne by the Vendee.

IN WITNESSES WHEREOF, the Vendor, has signed this sale deed after understanding the contents of the same, which have been explained to him/them in vernacular language and the Vendee has also signed this Sale Deed on the place and on the day, month and year first above-written.

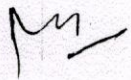
WITNESSES SIGNED, EXECUTED & DELIVERED BY:

1. 

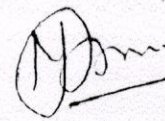
 **VENDOR**

Shree Radhey Technologies Pvt. Ltd.

Through it's authorized signatory

2. 

Mr. Tejinder Satia S/o Mr. B.K. Satia
C/o Mona Township (P) Ltd. Office
at 428 GF Bhera Enclave,
Paschim Vihar, New Delhi-87
and R/o 138 Vhera Enclave
Palm Vihar Delhi-87




VENDEE

NK & KK Infradevelopers Pvt. Ltd.


Through it's authorized



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MANBIR SINGH
NOTARY
Distt. S.A. Nagar (Mohali)

Drafted By


Ashwani Kumar Sh
Advocate, Kharar

3/3/16

Value - 17,125,000.00 Stamp Duty 1,541,250.00 Registration Fee 32,500.00 Pasting Fee 100.00

Type of Land CHAHI
Area of Land 0 Acre, 13 Kanal, 14 Marle

Segment Name ਸੰਤੋਮਾਜਰਾ
Segment Rate 9,500,000 ਏਕੜ

Segment Description : ਸੰਤੋਮਾਜਰਾ

SALE

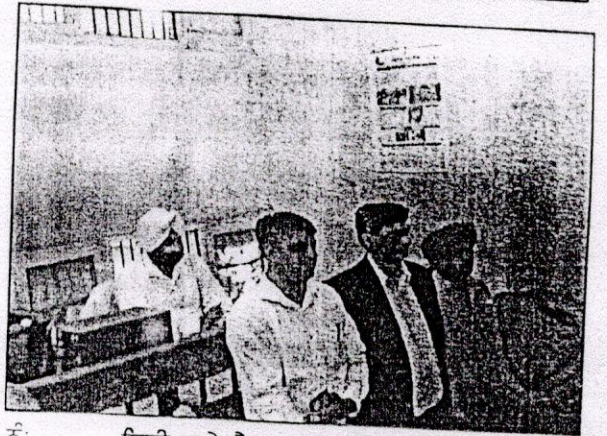
ਅੱਜ ਮਿਤੀ 03/03/2016 ਦਿਨ Thursday ਵਕਤ 3:35:30 PM

ਨੂੰ ਸ੍ਰੀ ਸਿਰੀ ਰਾਏ ਟੈਕ ਦਰਸ਼ਨ ਲਾਲ ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

[Signature]



ਸਬ ਰਜਿਸਟਰਾਰ
ਖਰੜ



ਸਿਰੀ ਰਾਏ ਟੈਕ ਦਰਸ਼ਨ ਲਾਲ

ਸ੍ਰੀ ਸਿਰੀ ਰਾਏ ਟੈਕ ਦਰਸ਼ਨ ਲਾਲ ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/ ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋ 0

ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: ਸੁਰਿੰਦਰ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਤੇਜਿੰਦਰ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ। ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 03/03/2016

ਗਵਾਹ *[Signature]*
1.....

ਸਬ ਰਜਿਸਟਰਾਰ
ਖਰੜ

ਗਵਾਹ *[Signature]*
2.....

ਪਹਿਲੀ ਧਿਰ

[Signature]

ਦੂਜੀ ਧਿਰ



[Signature]

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

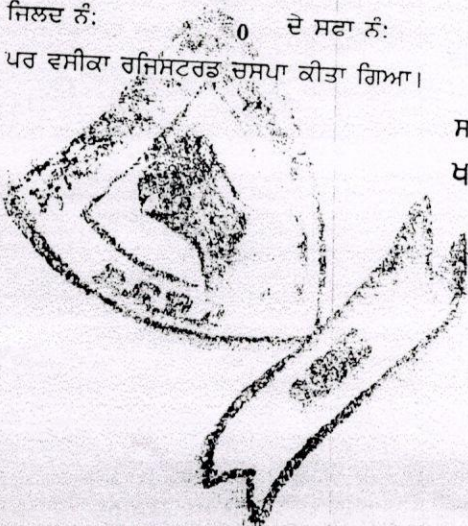
ਮਿਤੀ 03/03/2016

ਸਬ ਰਜਿਸਟਰਾਰ
ਖਰੜ

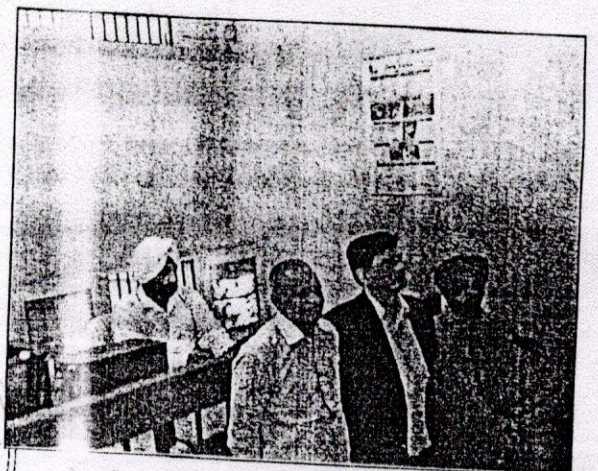
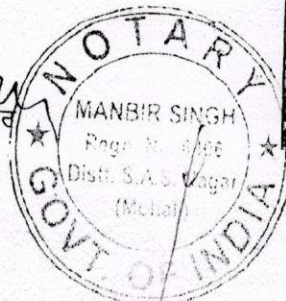
ਵਸੀਕਾ ਨੰ: 8,136 ਜਾਇਦ ਬਹੀ

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।



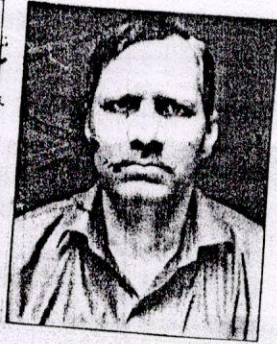
ਸਬ ਰਜਿਸਟਰਾਰ
ਖਰੜ



ਮੰਨ ਕੇ ਤੇ ਕੇ ਕੇ ਨਰੇਂਦਰ

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MANBIR SINGH
NOTARY
Distt. S.A.S. Nagar (Mohal)



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