

ਪੰਜਾਬ ਸਰਕਾਰ (ਮਾਲ ਵਿਭਾਗ) ਤਹਿਸੀਲ ਖਰੜ
ਰਸੀਦ ਬਾਬਤ ਇੰਤਕਾਲ

ਨੰਬਰ.....70 ਮਿਤੀ 3/3.....
ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ.....
ਮੁਬਲਿਗ (300/-) ਤਿੰਨ ਸੌ ਰੁਪਏ ।
ਬਾਬਤ ਇੰਤਕਾਲ ਫੀਸ ਵਸੀਕਾ ਨੰਬਰ 8132
ਮਿਤੀ..... ਵਸੂਲ ਪਾਏ ।

ਸਹਾਇਕ ਕੁਲੈਕਟਰ ਦਰਜਾ (ਦੂਜਾ)
ਖਰੜ ।

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

Reg. Form No. 530

ਫਾਰਮ ਨੰਬਰ 2 ਰਜਿਸਟਰੇਸ਼ਨ

ਰਸੀਦ ਬੁੱਕ (ੳ) ਨੰਬਰ 5572 ਨੰ: ਸਫਾ

ਨਾਉ ਮਹਿਕਮਾ ਸਬ-ਰਜਿਸਟਰਾਰ

ਨੰਬਰ ਸ਼ੁਮਾਰ

ਨਾਉ ਪੇਸ਼ ਕਰਨ ਵਾਲੇ ਦਾ

ਨਾਉ ਤਕਮੀਲ ਕਰਨ ਵਾਲੇ ਦਾ

ਅਤੇ ਤਾਰੀਖ ਤਕਮੀਲ ਵਸੀਕਾ

ਤਾਰੀਖ ਪੇਸ਼ ਹੋਣੇ ਵਸੀਕੇ ਦੀ

ਕਿਸਮ ਦਸਤਾਵੇਜ਼

ਮਾਲੀਅਤ ਵਸੀਕਾ

ਕੀਮਤ ਅਸ਼ਟਾਮ

ਤਕਸੀਲ ਰਕਮ ਵਸੂਲ ਸ਼ੁਦਾ

ਫੀਸ ਰਜਿਸਟਰੀ ਉਜਰਤ ਨਕਲ ਮੀਜ਼ਾਨ ਤਾਦਾਦ

ਅਲਾਵਾ

ਫੀਸ ਰਿਵਾਜਤ 2000 00 150

ਦ: ਅਹੁਦੇਦਾਰ ਰਜਿਸਟਰੀ

Punjab Infrastructure Development Fee

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

Receipt No.

Dated 3/3

Received Rs.

396 250

(in Figure

(in Words) from

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

Fee under the Punjab Infrastructure (Development and Regulation) Act

2002, During Registration of deed No. 8132 on 3/3 (date

Sub Registrar, Kharar

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

Sr. No. 25

Dated 3/3

Received from

S/o

Rs.

on account of user Charged of computerization of Land Records

for document No.

Dated

Rs. 5000



Signature with Dated
Sub Registrar, Kharar

Attested to be true copy

MANBIR SINGH

NOTARY

Distt S.A.S. Nagar (Mohali)



सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No.	: IN-PB018082252220180
Certificate Issued Date	: 01-Mar-2016 01:31 PM
Certificate Issued By	: pbpraghas
Account Reference	: NONACC (BK)/ pbcorbk02/ KHARAR/ F -SN
Unique Doc. Reference	: SUBIN-PBPBCORBK02034536995355300
Purchased by	: HARMOHAN KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: AGRI LAND 26 KNL-2 MRL(3.2625 ACRE) AT VILL SANTE MAJRA H.B NO 186 TEH KHARAR DISTT SAS NAGAR PB
Consideration Price (Rs.)	: 3,26,25,000 (Three Crore Twenty Six Lakh Twenty Five Thousand only)
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE 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.)	: 29,36,500 (Twenty Nine Lakh Thirty Six Thousand Five Hundred only)



8132

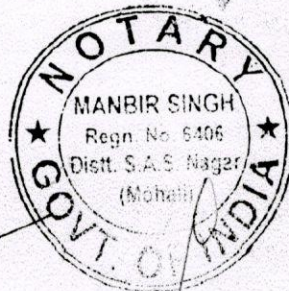
USED

Sub Registrar
Kharar

8132

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Harmohan



Attested to be true copy



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

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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 26 KANAL 2 MARLA (3.2625 acre), situated at Village Sante Majra, HadBast No. 186, Tehsil Kharar, Chahi Land (Rural area)

Total Consideration Rs: 3,26,25,000/- (Rupees Three Crore Twenty Six Lac Twenty Five Thousand Only)

Total E-Stamp certificate amount = Rs.29,36,500/-

Stamp Duty 5% = Rs.16,31,500/-

S.S. Fund 3% = Rs.9,78,750/-

S.C.I. Fund 1% = Rs.3,26,250/-

E-Stamp Certificate No. IN-PB018082252220180 Dated: 01.03.2016, issued by Corporation Bank, Kharar, S.A.S. Nagar (Mohali).

SELLER'S PAN No. AAACA0006D

PURCHASER'S PAN No. AAECN8188M

THIS SALE DEED is executed at Kharar on this ___th day of March, 2016.

BETWEEN

1. Ansal Properties & Infrastructure Ltd., a company incorporated under the Indian Companies Act 1956, having its registered office at 115, Ansal Bhawan K.G. Marg, New Delhi - 110001 through its Authorized Signatories (i) **Darshan Lal** (ii) **Vinod Thakur** vide board

resolution dated 11.02.2015 (hereinafter referred to as the "**VENDOR**", (which expression shall unless repugnant to

the context mean and include "the **VENDOR**"

successors, legal representatives, nominees, assigns

of the **First PART.**



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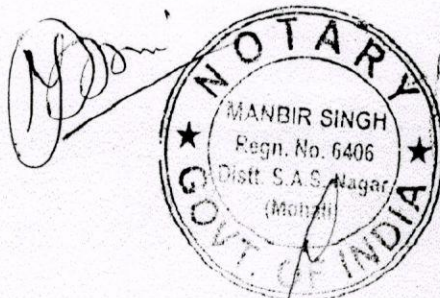
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AND

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. Navender Mishra & Ash. Indee Pal 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 **42 Kanal 8 Marla**, being entire share, in the land comprising in Khewat no. 101 Khautoni no. 104 & Khewat no. 189 Khautoni no. 193, bearing Khasra nos. 42//1(7-6), 37//21/1(4-14), 38//25/3(4-12), 41//6(8-0), 7(8-0), 42//9/3(1-16), 10(8-0), Parts 7, total Land **42 Kanal 8 Marla**, situated at village Sante Majra, hadvast n . 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 **26 Kanal 2 Marla (3.2625 acre)** out of **Total Land** which now for the purpose of the Sale Deed comprises of:-



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(i). An area measuring **16 Kanal 12 Marla**, in the land comprising under khasra nos. 42//1(7-6), 37//21/1(4-14), 38//25/3(4-12), being entire share which comes out 16 Kanal 12 Marla.

(ii). An area measuring **4 Kanal 4 Marla**, out of khasra no.41//6(8-0), (towards north adjoining to 41//5, sides 40x19 karam),

(iii). An area measuring **4 Kanal 4 Marla**, out of khasra no. 42//10(8-0) (towards north adjoining to 42//1, sides 40x19 karam),

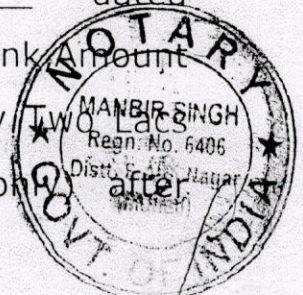
(iv). An area measuring **10 Marla**, out of khasra no. 41//7(8-0), (towards East-North, sides 19x5 karam),

(v). An area measuring **12 Marla** out of khasra no.42//9/3(1-16),(towards north adjoining to 42//2 and road, sides $19 \times (9+3)/2$ karam),

Thereby **Total area 26 Kanal 2 Marla (3.2625 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 **26 Kanal 2 Marla (3.2625 acre)** as mentioned above is settled at **Rs. 3,26,25,000/- (Rupees Three Crore Twenty Six Lac Twenty Five Thousand Only)**.

Now, the Vendor has received the total sale consideration of **Rs. 3,26,25,000/- (Rupees Three Crore Twenty Six Lac Twenty Five Thousand Only)**, vide demand draft no. 308092 dated 03-03-2016 drawn at PNB Bank, Amount of **Rs. 3,22,98,750/- (Three Crore Twenty Two Lac Ninty Eight Thousand Seven Hundred Fifty only)** after



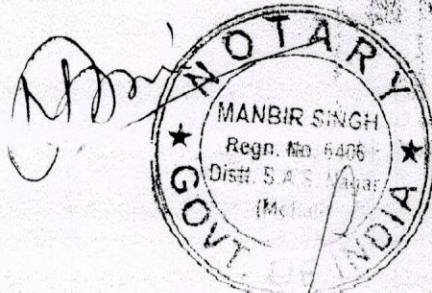
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 M/S 3/3/16
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 NOTARY
 Distt S.A.S Nagar (Mohali)

deducting TDS amount of **Rs. 3,26,250/- (Rupee Three Lac Twenty Six 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 discrepancy, 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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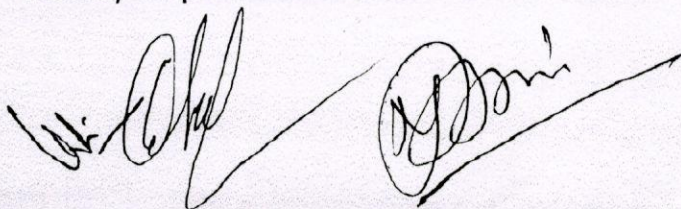


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MANBIR SINGH
NOTARY

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, misrepresentation or defect in the title of the Vendor (s).
5. That the Access to the Said Land, from Kharar-Landran Road, is permitted from the present existing entry road of

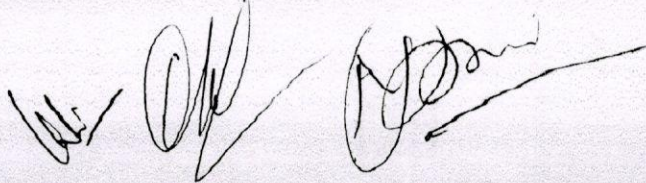



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Distt. S.A.S. Nagar (Mohali)

Group Housing Project known as Orchard County. The same will be defined and designed/finalized by First Party only.

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 membership of club/community centre, for the residential project only 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 will be 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



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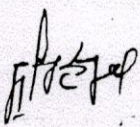
Said Land or any portion thereof, to put the same to any use, it likes by using the same in any way or otherwise by enjoying it's rents, profits, Income etc., as absolute owner thereof without any interruption, claim or demand whatsoever by or on behalf of the Vendor and their successors in-interest, 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

10. 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.

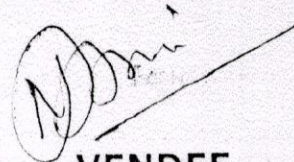
WITNESSESSIGNED, EXECUTED & DELIVERED BY

1. 

VENDOR

Ansal Properties & Infrastructure Ltd.

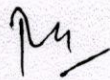
Through it's authorized signatories



VENDEE

NK & KK Infradevelopers Pvt. Ltd.


Through it's authorized signatories

2. 

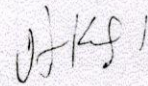
Mr. Tejinder Satia S/o Mr. B.K. Satia
C/o Mona Township (P) Ltd. Office
at 428 GF Bhera Enclave,
Paschim Vihar, New Delhi-87
and R/o 138 Vhera Enclave
Palm Vihar Delhi-87



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NOTARY
Distt S.A.S Nagar (Mohali)

Drafted By



Ashwani Kumar Sharm
Advocate, Kharar

3/3/16

Trn. Value 32,625,000.00 Stamp Duty 2,936,250.00 Reg Fee 32,500.00 Pas. Fee 100.00
 Mkt. Value 30,993,750.00

Type of Land CHAHI
 Area of Land 0.00 Acre, 26.00 Kanal, 2.00 Marla
 Village/Segment ਸੰਤੋ ਮਾਜਰਾ ਸੰਤੋਮਾਜਰਾ
 Rates 9,500,000.00 ਏਕੜ
 Seg Desc

SALE

ਅੱਜ ਮਿਤੀ 3/3/2016 ਦਿਨ Thursday ਵਕਤ 3:14:40 PM

ਨੂੰ ਸ੍ਰੀ ਅੰਸਲ ਪ੍ਰੋਪ ਦਰਸ਼ਨ ਲਾਲ ਆਦਿ
 ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

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 ਸਬ ਰਜਿਸਟਰਾਰ
 ਖਰੜ



ਅੰਸਲ ਪ੍ਰੋਪ ਦਰਸ਼ਨ ਲਾਲ ਆਦਿ

ਸ੍ਰੀ ਅੰਸਲ ਪ੍ਰੋਪ ਦਰਸ਼ਨ ਲਾਲ ਆਦਿ
 ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,
 ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਨੇ ਕੁਲ ਰਕਮ

ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: 1

ਸੁਰਿੰਦਰ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਤੇਜਿੰਦਰ

ਸਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਜੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 3/3/2016

ਗਵਾਹ *Handwritten signature*
 1.....

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 ਸਬ ਰਜਿਸਟਰਾਰ
 ਖਰੜ
 ਗਵਾਹ *Handwritten signature*
 2.....

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

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ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 3/3/2016

ਵਸੀਕਾ ਨੰ: 8,132 ਜਾਇਦ ਬਹੀ

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫ਼ਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

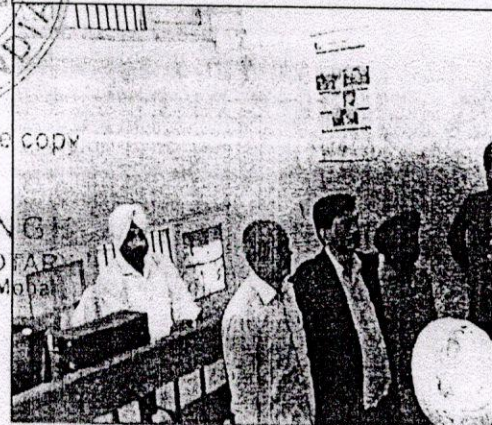
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 ਸਬ ਰਜਿਸਟਰਾਰ
 ਖਰੜ

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 ਸਬ ਰਜਿਸਟਰਾਰ
 ਖਰੜ



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 NOTARY
 Distt. S.A.S. Nagar (M.O.P.)

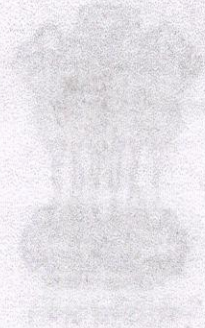


ਮੈਨ ਕੇ ਅਤੇ ਕੇ ਕੇ ਨਰੇਂਦਰ

INDIAN NOTARIAL

GOVERNMENT OF INDIA

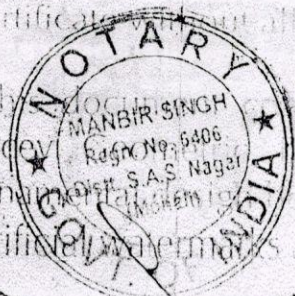
NOTARIAL



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"Any alteration to this certificate without the signature of the Notary Public is void and invalid."

"The Notary Public is not responsible for the genuineness of the original documents or for the absence of artificial watermarks and other security features on the original documents."



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