

1671/ बरिनी देव



04BB 230443



RC
21/5/05

OFFICE OF THE SUB REGISTRAR DERA BASSI

Sale Deed Land of Village Stamp Duty Page
Rs.13,95,625/- Madho pur 1,26,000/- 15
Measuring 02 Bigha.-10 Biswas 15 Biswasi

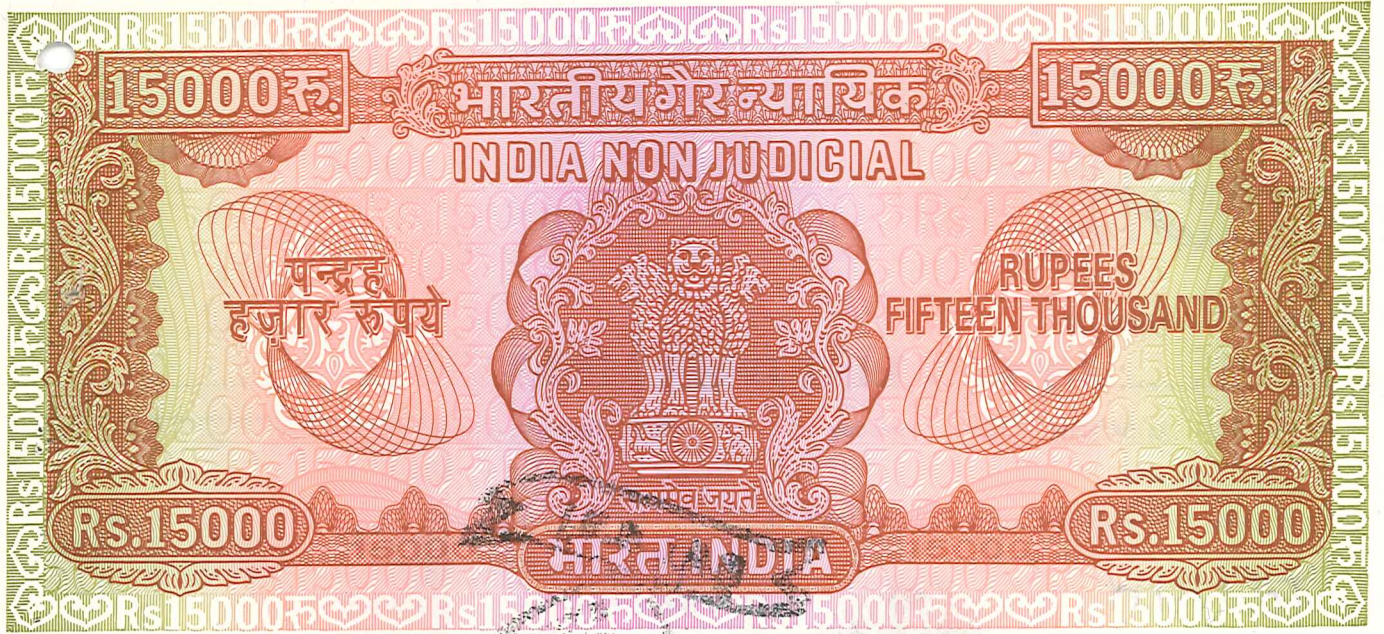
Advance Before the Sub Registrar Type of Land : Barani
XI-

Vide D.D. Nos .008784.dt 28-5-2005.-drawn on HDFC
Bank Sec.35-B,Chandigarh, Payable at Chandigarh

Village- Madho pur Words
Nagar Council Dera Bassi 250

WHEREAS, I, Ratan Lal Alias Ratan Ram s/o Sh. Badri s/o Sh.
Dasoundi Ram resident of Dera Bassi Distt Patiala Khewatdars at

रतन लाल



04BB 230450

Vill. Madho pur Tehsil Dera Bassi Distt Patiala (Pb.) owner in possession of land measuring 02 Bighas-10 Biswa 15,Biswasi comprising in Khata No. 64/94 Khasra No 1544/1147/245/2(1-4), 1148/246(0-16) Kite2 land measuring 02 bighas 00 biswas and Khata No. 63/92-93, Khasra Nos. 242(2-6), 241(2-0), Kite2, land measuring 04 bighas 06 biswas being share 1/8 = 00 bighas 10 biswas 15 biswasi , Total Land02 bighas 10 biswas 15 biswasi situated at Vill. Madhopur, Teh. Dera Bassi, Distt. Patiala , Hadbast No.11, vide Jamabandi for the year 2002-03. The land being sold is not a property of joint Hindu family and the vendor have the legal and absolute title over the said land which is the indefeasible estate .The appropriate share of the village common land (shamlat I) will also go to the purchaser .

AND WHEREAS the above land owner has sold the above said land for a total consideration of Rs. 13,95,625/- (Thirteen Lacs Ninty Five

२०११

Value 1,395,625.00 Stamp Duty 125,606.25 Registration Fee 10,000.00 Pasting Fee 20.00

Type of Land Agricultural-Burani
 Area of Land 2 Bigha, 10 Biswa, 15 Biswansi
 Segment Name ਮਾਧੋ ਪੁਰ
 Segment Rate 2,200,000 ਏਕੜ

Segment ਮਾਧੋ ਪੁਰ
 Description :

CHECK LIST DOCUMENT SALE

ਅੱਜ ਮਿਤੀ 31/05/2005 ਦਿਨ Tuesday ਵਕਤ 10:44:54 AM

ਨੂੰ ਸ੍ਰੀ ਰਤਨ ਲਾਲ
 ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਰਤਨ ਲਾਲ



ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ



ਸ੍ਰੀ ਰਤਨ ਲਾਲ ਵਸੀਕਾ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/

ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ 1,395,625

ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: ਰਤਨ ਲਾਲ
 ਜੇਠੂ ਰਾਮ ਸਾਬਕਾ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਗੁਰਬਿੰਦਰ ਸਿੰਘ

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

ਮਿਤੀ 31/05/2005

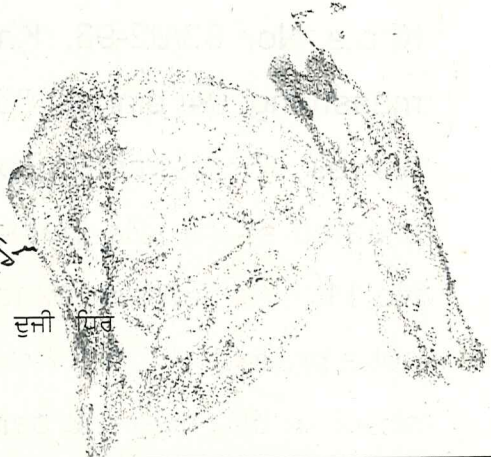
ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

ਗਵਾਹ 1. ਰਤਨ ਲਾਲ

ਗਵਾਹ 2. [Signature]

ਪਹਿਲੀ ਧਿਰ

ਰਤਨ ਲਾਲ



ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

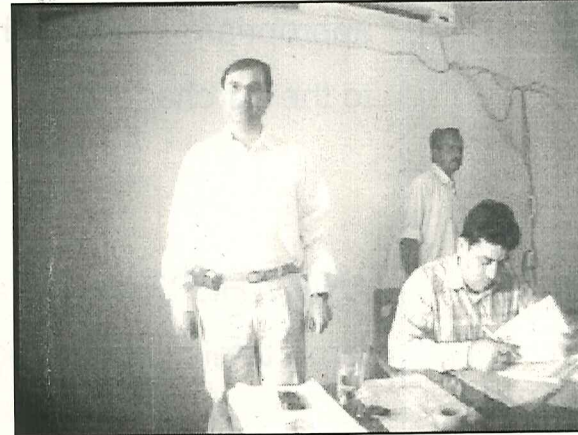
ਮਿਤੀ 31/05/2005

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

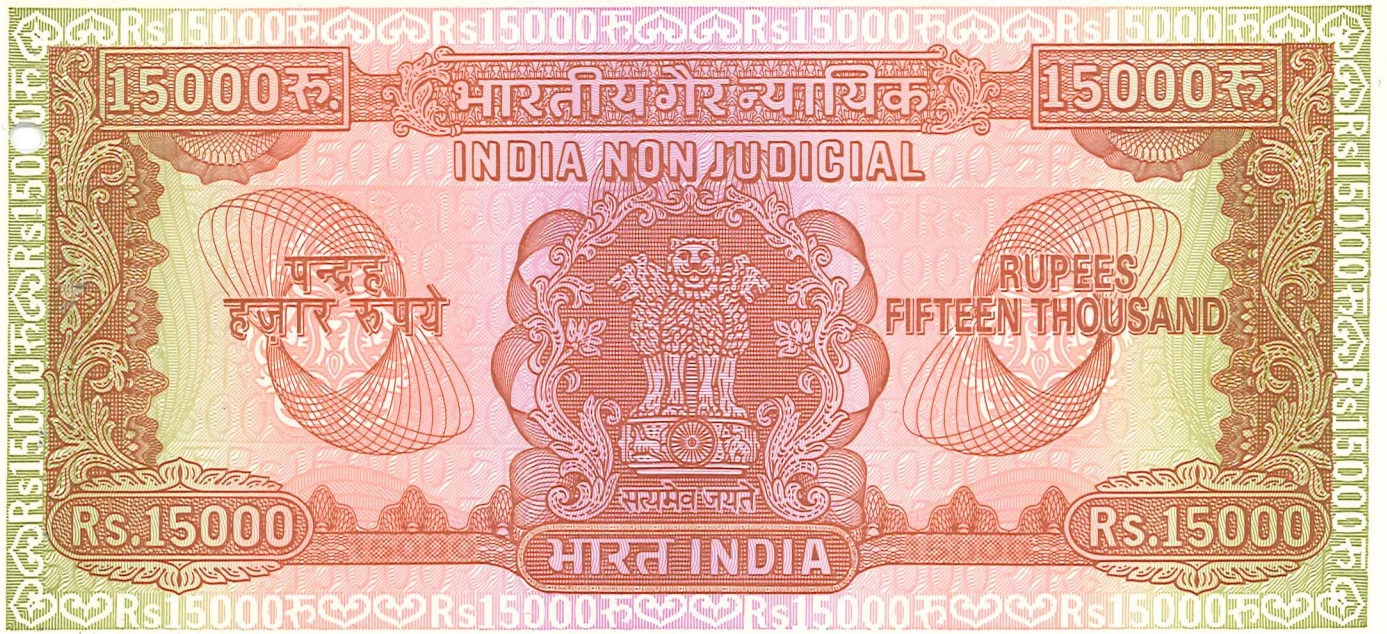
ਵਸੀਕਾ ਨੰ: 1,671 ਜਾਇਦ ਬਹੀ 1
 ਜਿਲਦ ਨੰ: 1739 ਦੋ ਸਫ਼ਾ ਨੰ: 71

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ



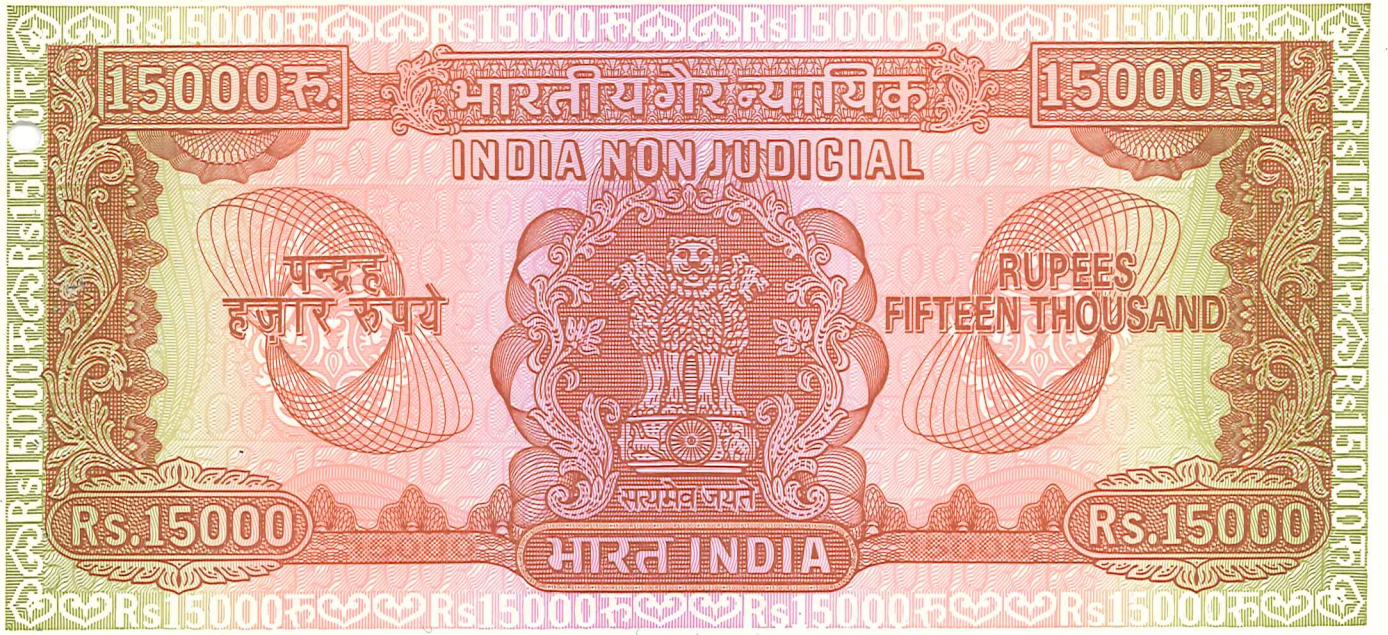
ਰਾਹੀ ਅਨਿਲ ਸਾਹਾ



04BB 230449

Thousand Six Hundered Twenty Five. only) to M/s ATS INFRASTRUCTURE. Ltd. No 130 Anupam Apartments Saket , New Delhi , through its Director Sh. Anil Saha S/o Sh. A.K. Saha R/O K-19 Sec. 18 Noida (U .P) .alongwith all rights, titles, interests, claims,demands etc. to the said Vendee to hold the same unto and to the use of the Vendee, his heirs in office, executors, administrators, assigns absolutely for ever together with title deeds and any other evidence of title. The Vendor do hereby covenant with the Vendee, his heirs in office , executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendor hereby undertake that he will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the property is detected and the Vendee is dispossessed of it in whole or in any part.

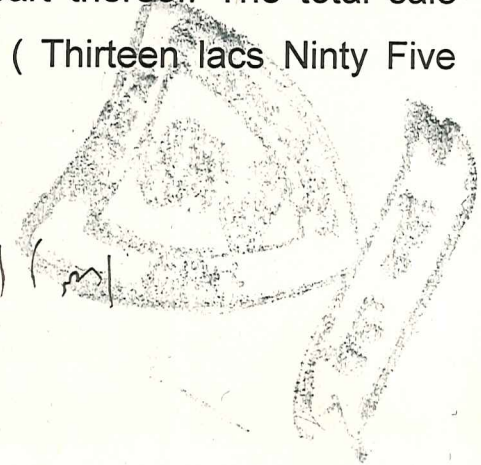

श. अ. क. साहा

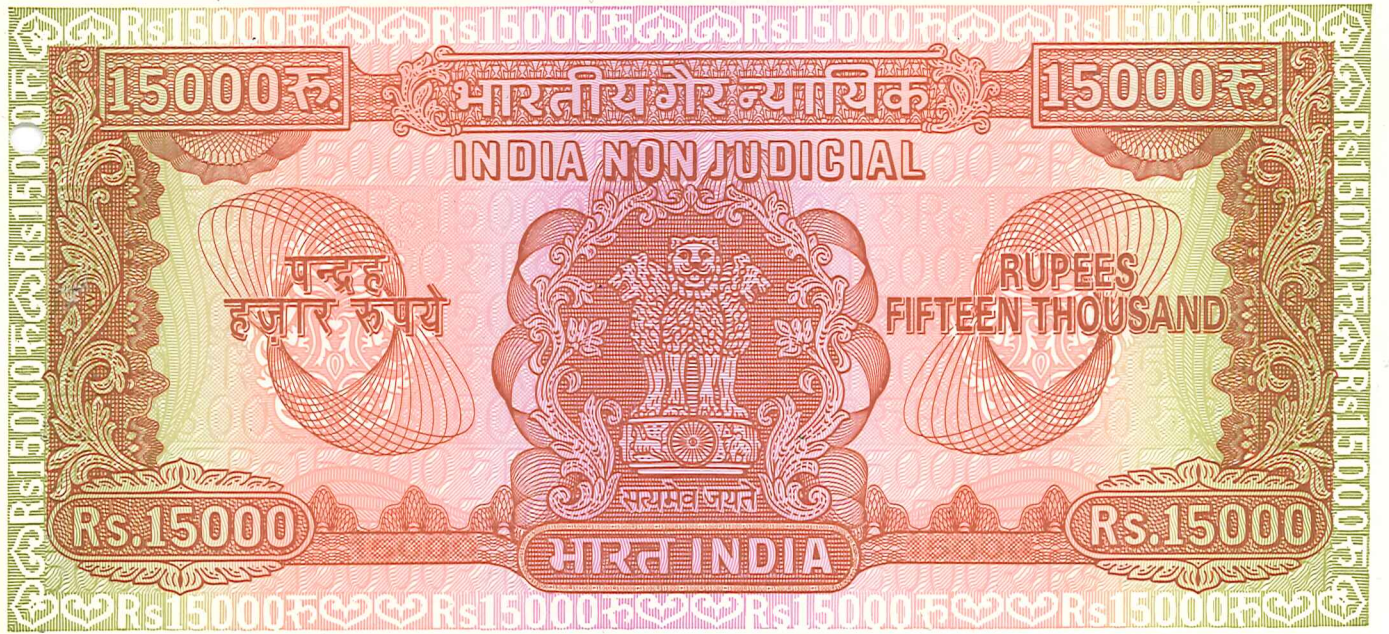


04BB 230448

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendor has full power and absolute authority to sell property in the aforesaid manner. The sold land is outside the purview of the Land Ceiling Act and is also outside the surplus area. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand, whatsoever from the Vendor or any claimant through or under him. Further the Vendor, their heirs, executors, administrators and assigns covenant with Vendee, his heirs in office, executors, administrators and assigns to indemnify and keep indemnified the Vendee, his heirs in office, administrators and assigns from or against all encumbrances and charges. And the Vendor covenants with the Vendee that he shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs.13,95,625/- (Thirteen lacs Ninty Five

र. 13,95,625/-





04BB 230447

Thousand Six Hundered Twenty Five only) has been received by the Vendor from the Vendee through Vide D.D. Nos .008784.dt 28-5-2005.-drawn on HDFC Bank Sec.35-B,Chandigarh, Payable at Chandigarh before the Sub- Registrar Dera Bassi ,.Now nothing is receivable by the Vendor from the Vendee. The physical possession of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee

The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.

IN WITNESSES WHEREOF the Vendor & the Vendee have subscribed their signatures to this sale deed so that it may serve as a document of record and reference at the time of need.

Dated: _____

रतन लाल





04BB 230446

Witness No.1

सह राम दा म-८
महाराज

Vendor

(Ratan Lal Alias Ratan Ram)

रतन लाल

Witness No.2

Col (Retd.) Gurbinder Singh s/o
Col.Hardip Singh resident of
H. NO. 42 Sec. 37 Noida

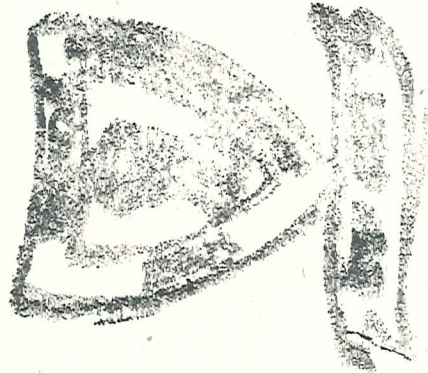
Anil Saha
Vendee

For and on behalf of
ATS.
INFRASTRUCTURE. Ltd

Drafted by

G.L. Dham, Advocate
Tera Bassi (Patiala)

367



3321 / मगिरी घेडब



04BB 240580

OFFICE OF THE SUB REGISTRAR DERA BASSI

Sale Deed Rs.17,60,000/-	Land of Village Madho pur Measuring 03 Bigha.-04 Biswas	Stamp Duty 1,58,500 /-	Page 31/22
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Advance X/-	Before the Sub Registrar 17,60,000/	Type of Land : Barani
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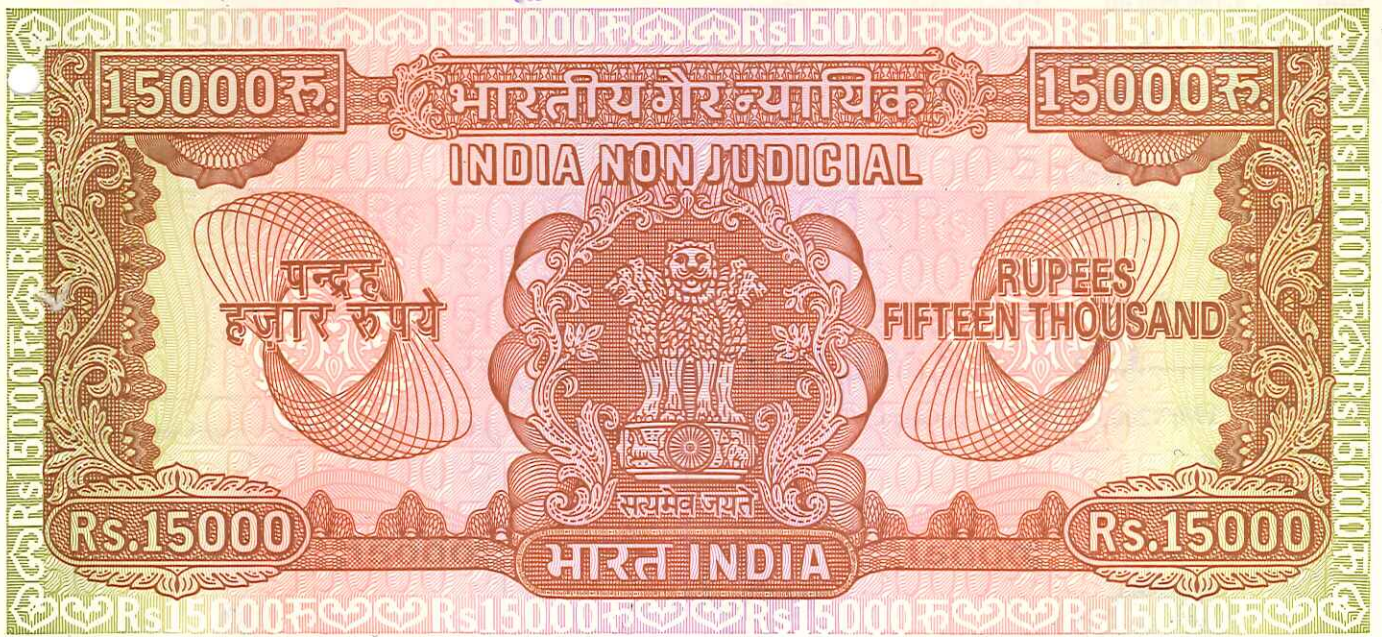
Village- Madho pur
Nagar Council Dera Bassi

Words
(500)

WHEREAS, I Jai Singh s/o Rachna Ram s/o Kirpa Ram resident of Dera Bassi Distt Patiala (Pb.) holder of GPA from ,Narinder Singh-Baljinder Singh – Tejinder Singh sons of Jai Singh s/o Sh Rachna Ram resident of Dera Bassi Distt Patialal Khewatdars at Vill. Madho pur Tehsil Dera Bassi Distt Patiala (Pb.) (duly registered with the Sub Registrar Dera Bassi at No.131/4. dt. 09-08-1994)owners in possession of land measuring 03 Bighas-04 Biswas ,comprising in Khata No. 60/89 Khasra Nos. 1149/246(3-4) bighas situated at Vill.

[Handwritten Signature]

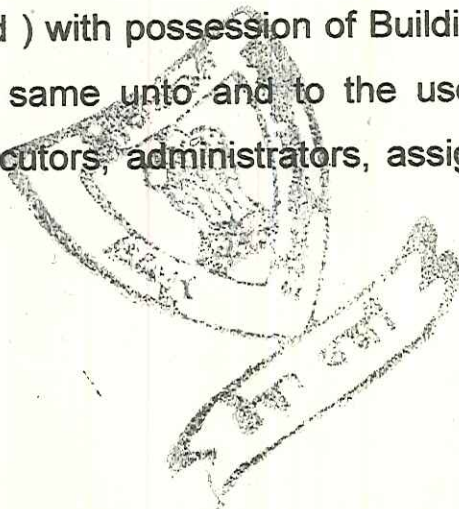
19/7



04BB 240579

Madho Pur , Teh. Dera Bassi, Distt. Patiala , Hadbast No.11, vide Jamabandi for the year 2002-03. The land being sold is not a property of joint Hindu family and the vendors have the legal and absolute title over the said land which is the indefeasible estate .The appropriate share of the village common land (shamlat I) will also go to the purchaser .

AND WHEREAS the above land owners have sold the above said land for a total consideration of Rs. 17,60,000.- (Seventy lacs Sixty Thousand only) to M/s ATS INFRASTRUCTURE. Ltd. No 130 Anupam Apartments Saket , New Delhi , through its Director Sh. Gitambar Anand S/o Late Sh. K.K. Anand R/O K-19 Sec. 18 Noida (U .P) . alongwith all rights, titles, interests, claims,demands , Power Connection fitted to Tubewell, Trees (standing on the sold land) with possession of Buildings, etc to the said Vendee to hold the same unto and to the use of the Vendee, his heirs in office, executors, administrators, assigns absolutely for ever together with



[Handwritten Signature]

Value 1,760,000.00 Stamp Duty 158,400.00 Registration Fee 10,000.00 Pasting Fee 20.00

Type of Land Agricultural/Burani
Area of Land 3 Bigha, 4 Biswa, 0 Biswansi

Segment Name ਮਾਧੋ ਪੁਰ
Segment Rate 2,200,000 ਏਕੜ

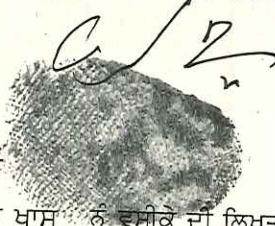
Asstt. Treasurer
Surya Kharar

Segment ਮਾਧੋ ਪੁਰ
Description :

CHECK LIST DOCUMENT SALE

ਅੱਜ ਮਿਤੀ 19/07/2005 ਦਿਨ Tuesday ਵੱਕਤ 2:16:15 PM

ਨੂੰ ਸ੍ਰੀ ਜੈ ਸਿੰਘ ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ



ਸ੍ਰੀ ਜੈ ਸਿੰਘ 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 ਵਿਚੋਂ 1,760,000 ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: ਜੈ ਸਿੰਘ ਜੇਠੂ ਰਾਮ ਸਾਬਕਾ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਸੰਜੀਵ ਕਥੁਰੀਆ

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

ਮਿਤੀ 19/07/2005

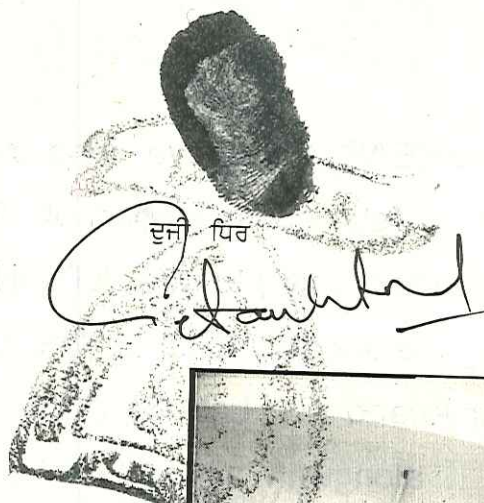
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ
ਗਵਾਹ
1.....
2.....

ਗਵਾਹ ਜੇਠੂ ਰਾਮ

ਪਹਿਲੀ ਧਿਰ



ਦੂਜੀ ਧਿਰ



ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 19/07/2005

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ

ਵਸੀਕਾ ਨੰ: 3,221 ਜਾਇਦ ਬਹੀ 1
ਜਿਲਦ ਨੰ: 1770 ਦੇ ਸਫਾ ਨੰ: 21

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ

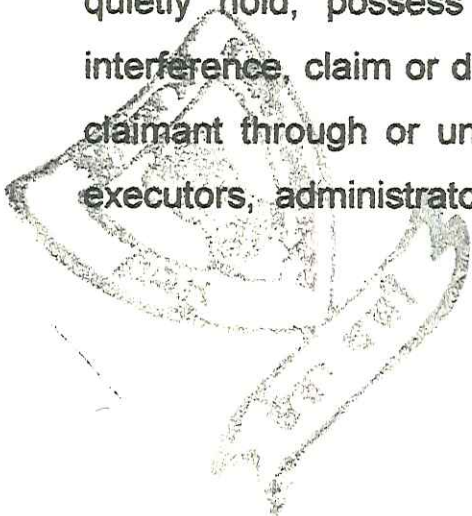


ਏ.ਟੀ.ਐਸ.ਇਨਫਰਾਸਟਰਕਚਰ ਲਿਮ



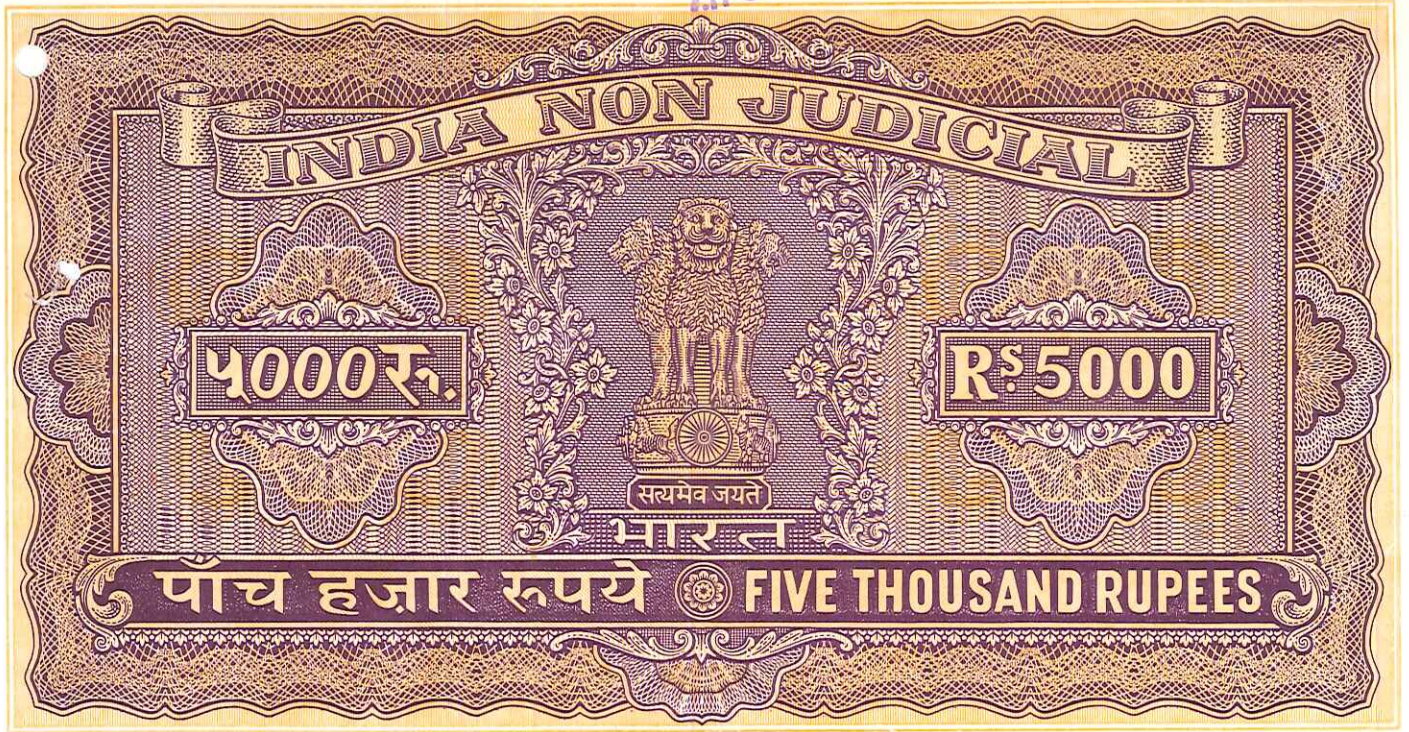
title deeds and any other evidence of title. The Vendors do hereby covenant with the Vendee, his heirs in office, executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendors hereby undertake that they will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the property is detected and the Vendee is dispossessed of it in whole or in any part.

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendors have full power and absolute authority to sell property in the aforesaid manner. The sold land is outside the purview of the Land Ceiling Act and is also outside the surplus area. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand, whatsoever from the Vendors or any claimant through or under them. Further the Vendors, their heirs, executors, administrators and assigns covenant with Vendee, his





heirs in office , executors, administrators and assigns to indemnify and keep indemnified the Vendee, his heirs in office , administrators and assigns from or against all encumbrances and charges. And the Vendors covenant with the Vendee that they shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs. 17,60,000./- (Seventy lacs Sixty Thousand only) has been received by the Vendors from the Vendee before the Sub- Registrar Dera Bassi ,. Now nothing is receivable by the Vendors from the Vendee. The physical possession of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee. The executants of the said GPA are alive . The GPA has not been cancelled by them and subsists for the purpose of this sale deed. The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.



IN WITNESSES WHEREOF the Vendors & the Vendee have subscribed their signatures to this sale deed so that it may serve as a document of record and reference at the time of need.

Dated: 19-7-05

Witness No.1

ਸਰੋ ਜਗਿੰਦਰ ਮ.ਲ
ਕੋਠਾਰੀ
ਮੁਕੁੰਦ ਮਸ

Vendors

(Jai Singh holder of GPA from Narinder Singh-Baljinder Singh- Tejinder Singh)

[Handwritten signature]

Witness No.2

Sanjeev Kathuria s/o
.Late Sh Joginder Pal Kathuria
resident of 77-R , Model Town
Sonapat - (Haryana)

[Handwritten signature: Soupreet Kathuria]

Gitambar Anand
Vendee (Director)
For and on behalf of
ATS INFRASTRUCTURE
Ltd.

[Handwritten signature]

DRAFTED BY

[Handwritten signature]

G. L. Dham, Advocate
Dera Bassi (Patiala)

703

2285
15/06/05

18



20

04DD 777751

OFFICE OF THE SUB REGISTRAR DERA BASSI

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15/6/05

Sale Deed Land of Village Stamp Duty Page
Rs. 1,76,55,000/- Madho pur 15,90,000 /-
Measuring 32 Bigha.-02 Biswas

Advance Before the Sub Registrar Type of Land : Barani
X/-
Vide D.D. Nos .009180 to 009185 dt 14-6-2005 for Rs.
1,76,55,000/- drawn on HDFC Bank Sec.35-B Chandigarh, Payable
at Chandigarh

Village- Madho pur Words
Nagar Council Dera Bassi

WHEREAS, We, G urmej Singh - Ajaib Singh - Gurdyal Singh-
Hardeep Singh - Prem Singh- Mohinder Singh sons of Asha Singh
s/o Baru Singh resident of Dera Bassi Distt Patiala Khewatdars at
Vill. Madho pur Tehsil Dera Bassi Distt Patiala (Pb.) owners in

Handwritten signature and stamp

Handwritten signature

Handwritten signature: Hardeep Singh



04DD 777752

possession of land measuring 32 Bighas-02 Biswas ,comprising in Khata No. 85/131-132 Khasra Nos. 135(1-7), 1061/138(2-2), 1066/139(2-7), 249(4-0), 248(2-16), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 301(3-0), 302(3-8), 305(3-8), 1058/131(1-10), 136(2-1), 137(4-7), 247(4-16), 251(4-0), 255(4-0), 256(3-10), 300(3-10), 303(4-0), 304(4-0) 646(0-2), 672(0-4) Kite 25 Land measuringh 77 Bihgas 18 Biswas share being $642/1558 = 32$ Bighas 02 Biswas situated at Vill. Madho Pur , Teh. Dera Bassi, Distt. Patiala , Hadbast No.11, vide Jamabandi for the year 2002-03. The land being sold is not a property of joint Hindu family and the vendors have the legal and absolute title over the said land which is the indefeasable estate .The appropriate share of the village common land (shamlat I) will also go to the purchaser

(Handwritten signatures and stamps)
Harddeep
25/11/2002

Value 17,655,000.00 Stamp Duty 1,588,950.00 Registration Fee 10,000.00 Pastin

Type of Land Agricultural/Chahi

Area of Land 32 Bighas, 0 Biswansi

Segment Name 331 Treasury Khata

Segment Rate 1,200,000 ਏਕੜ

Segment Description: ਮਾਧੋ ਪੁਰ

CHECK LIST DOCUMENT SALE

ਅੰਮ੍ਰਿਤਸਰ 15/06/2005 ਦਿਨ Wednesday ਵਕਤ 4:21:05 PM

ਸ੍ਰੀ ਗੁਰਮੇਜ ਸਿੰਘ
ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਗੁਰਮੇਜ ਸਿੰਘ

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ

ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/
ਨੇ ਗੁਰਮੇਜ ਸਿੰਘ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ
ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ
ਪੜਕੇ ਤੱਕ ਪੁਛਾਨ ਕੀਤਾ। ਠੇ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿੱਚੋਂ 17,655,000
ਨੂੰ ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ:
ਦੋਨੋਂ ਰਾਮ ਸਾਬਕਾ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਗੁਰਬਿੰਦਰ ਸਿੰਘ
ਦੇ ਮੌਜੂਦਗ ਵਿੱਚ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ।
ਮੇਰੇ ਵਸੀਕੇ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

15/06/2005
ਸ੍ਰੀ ਗੁਰਮੇਜ ਸਿੰਘ

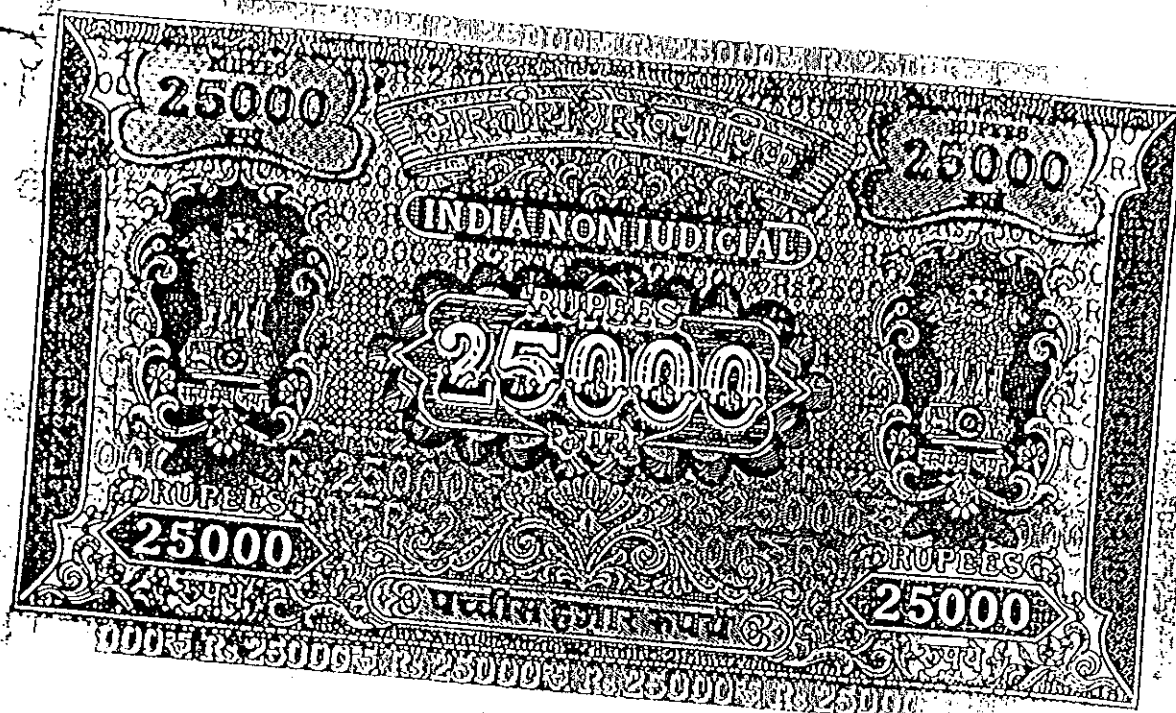
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ
ਗਵਾਹ
2.....

ਉੱਚੇ ਦਫਤਰ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।
15/06/2005
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ
1
85
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ



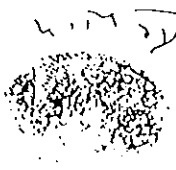
ਰਾਹੀ ਗਿਤਾਂਬਰ ਆਨੰਦ

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04DD 777753

AND WHEREAS the above land owners have sold the above said land for a total consideration of Rs. 1,76,55,000/- (One Crore Seventy Six lacs Fifty Five Thousand only) to M/s ATS INFRASTRUCTURE. Ltd. No 130 Anupam Apartments Saket , New Delhi , through its Director Sh. Gitambar Anand S/o Late Sh. K.K. Anand R/O K-19 Sec. 18 Noida (U .P) .alongwith all rights, titles, interests, claims,demands etc. to the said Vendee to hold the same unto and to the use of the Vendee, his heirs in office, executors, administrators, assigns absolutely for ever together with title deeds and any other evidence of title. The Vendors do hereby covenant with the Vendee, his heirs in office , executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendors hereby undertake that they will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any



Hardeep

[Handwritten signature]

[Handwritten signature]

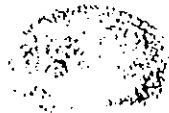
[Handwritten initials]



04DD 777754

defect in the title of the property is detected and the Vendee is dispossessed of it in whole or in any part.

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendors have full power and absolute authority to sell property in the aforesaid manner. The sold land is outside the purview of the Land Ceiling Act and is also outside the surplus area. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand, whatsoever from the Vendors or any claimant through or under them. Further the Vendors, their heirs, executors, administrators and assigns covenant with Vendee, his heirs in office, executors, administrators and assigns to indemnify and keep indemnified the Vendee, his heirs in office, administrators and assigns from or against all encumbrances and charges. And the Vendors covenant with the Vendee that they shall at the request and cost of the Vendee shall do and execute all such lawful acts, things



Hardeep

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[Handwritten signature]
A



04DD 777755

and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of of Rs. 1,76,55,000/- (One Crore Seventy Sic lacs Fifty Five Thousand only) has been received by the Vendors from the Vendee through Vide D.D. Nos .009180 to 009185 dt 14-6-2005 for Rs. 1,76,55,000/- drawn on HDFC Bank Sec.35-B Chandigarh, Payable at Chandigarh before the Sub- Registrar Dera Bassi .. Now nothing is receivable by the Vendors from the Vendee. The physical possession of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee.

The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.

IN WITNESSES WHEREOF the Vendors & the Vendee have subscribed their signatures to this sale deed so that it may serve as

m/s ch

Hardeep
s/s



04DD 777756

a document of record and reference at the time of need.
Dated: _____

Witness No.1

Handwritten signature for Witness No. 1.



Handwritten name in Gurmukhi script above the fingerprint.

Vendors



Handwritten name in Gurmukhi script above the fingerprint.

Handwritten signature for the second witness.

Harddeep

Handwritten signature in Gurmukhi script.

Witness No.2
Col. (Ret.) Gurbinder Singh s/o
Late Col Hardip Singh resident
of H. No. 42 Sec. 37 Noida

Handwritten signature for Witness No. 2.

Gilambar Anand
Vendee
For and on behalf of
ATS INFRASTRUCTURE
Ltd.

Handwritten signature for Gilambar Anand.

Handwritten signature of the lawyer.
Jham, Advocate
Sard Bham (Patilal)

473

@

STATE BANK OF INDIA

Sl. No. 397561

GSR / 001

RECEIPT

11640

Dera Bassi 10739

STATE BANK OF INDIA

Branch

Code No.

Received a sum of Rs. 20,24,000/-

(Rupees Twenty lac twenty four thousand only.)

from Smt. / Shri Mohinder Kaur

sto, d/o, w/o Teja Singh

residing at Sangaulspur for credit to Government of Punjab

account towards Stamp Duty.

Date: 15/12/2010

Place: Dera Bassi 10739

(Signatures of Authorised Officer)

OFFICE OF THE SUB REGISTRAR DERA BASSI

Sale Deed	Land of Village	Stamp Duty	Pages
Rs.2,53,00,000/-	Madhopur	Rs.20,24,000/-	3
Measuring 07 Bigha.-15 Biswas 08 Biswasis			

Advance Rs.86,80,000/- Type of Land : Barani

Before the Sub Registrar
 Rs.1,66,20,000/-
 Vide D.D. Nos 014399 dt 15-12-2010- for Rs.83,10,000/-In favour of Mohinder Kaur & Vide D.D.. Nos 014398 dt 15-12-2010- for Rs.83,10,000/-In favour of Jaswant Kaur

Village- Madhopur Words (600)

महाराज रू नमस्ते रू

Nagar Council Dera Bassi

()

WHEREAS , We, Smt Mandip Kaur alies Mohinder Kaur daughter of Late Sh. Teja Singh (wife of Sh. Malkit Singh) resident of Vill Sakrulapur Tehsil Kharar Distt. S.A.S Nagar & Smt Jaswant Kaur daughter of Late Sh. Teja Singh (wife of Sh. Mohan Singh) resident of Vill. Gaddo Majra Tehsil Rajpura Distt. S.A.S. Nagar khewatdar of Village Madhopur Teh. Dera Bassi , are the lawful owners and in possession having sufficiently good and marketable title on the land measuring .07 Bighas-15 Biswas 08 Biswasis comprising in Khata No. 83/113 to 116/1 Khasra Nos. 1558/131(1-10), 137/2min(3-19), 247(4-16), 251(4-0), 252(4-0), 255(4-0), 256(3-10), 1061/138/2(1-8), 300(3-10), 303(4-0), 304(4-0), 136(2-1), 135(1-7), 137/1(0-8), 1061/138/1(0-14), 1064/139(2-7), 248(2-16), 249(4-0), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 301(3-0), 302(3-8), 305(3-8), Kite 25 total land measuring 77 bighas 12 biswas being share 3108/31040 = 07 bighas 15 biswas 08 biswasis situated at Vill. Madhopur , Teh. Dera Bassi, Distt. S.A.S. Nagar Mohali vide Jamabandi for the year 2007-08. The vendors have the legal and absolute title over the said land. The proportionate share of Village common land (Shamlat) if any , held by the Vendor will also go to the purchaser

AND WHEREAS the above said Vendor have sold the above said land for a total consideration of Rs. 2,53,00,000/- (Rs.Two Crores Fifty Three Lacs Only) to M/s ATS INFRASTRUCTURE Ltd. 711/92 Deepali , Nehru Place, New Delhi , through its Vice President (Admn.) Rattan Amol Singh Bhullar Son of Sh . Joginder Singh Bhullar R/O K-19 Sec. 18 Noida (U .P).along with all rights, titles, interests, claims, demands etc. to the said Vendee to hold the same unto and to the use of the Vendee, his heirs in office, executors, administrators, assigns absolutely for ever together with title deeds and any other evidence of title. The Vendors do hereby covenant with the Vendee, his heirs in office , executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendors hereby undertake that they will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the properties is detected and the Vendee is dispossessed of it in whole or in parts.

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendors have full power and absolute authority to sell property in the aforesaid manner. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand , whatsoever , from the Vendors or any claimant through or under them. Further the Vendors, have their heirs executors, administrators and assigns covenant with the Vendee, his heirs in office , executors, administrators and assigns do indemnify and keep indemnified the Vendee, his heirs in office , administrators and assigns from or against all encumbrances and charges. And the Vendor covenant with the Vendee that the shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly

नगरपालिका दरा बससी

Value 25,300,000.00 Stamp Duty 2,024,000.00 Registration Fee 30,000.00 Pasting Fee 20.00

Type of Land BARANI/SAILAB
Area of Land 7 Bigha, 15 Biswa, 8 Biswansi

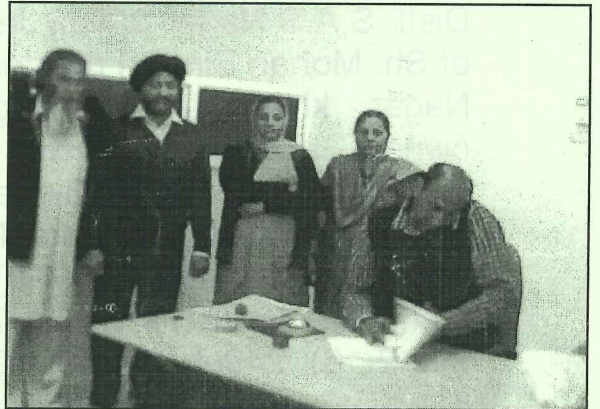
Segment Name ਮਾਧੋ ਪੁਰ
Segment Rate 6,200,000 ਏਕੜ

Segment ਮਾਧੋ ਪੁਰ
Description :

SALE

ਅੱਜ ਮਿਤੀ 15/12/2010 ਦਿਨ Wednesday ਵਕਤ 3:06:41 PM

ਨੂੰ ਸ੍ਰੀ ਸ਼੍ਰੀਮਤੀ ਮਨਦੀਪ ਕੌਰ
ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਮਨਦੀਪ ਕੌਰ

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਸ੍ਰੀ ਸ਼੍ਰੀਮਤੀ ਮਨਦੀਪ ਕੌਰ 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:
ਤਾਰਾ ਚੰਦ ਐਮ.ਸੀ। ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਜਸਬੀਰ ਸਿੰਘ

ਸ਼੍ਰੀਮਤੀ ਮਨਦੀਪ ਕੌਰ

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

ਮਿਤੀ 15/12/2010

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਗਵਾਹ

ਗਵਾਹ

1. *[Signature]*

2. *[Signature]*

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਮਨਦੀਪ ਕੌਰ
ਕਮਲਾ ਕੌਰ



[Signature]

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 15/12/2010

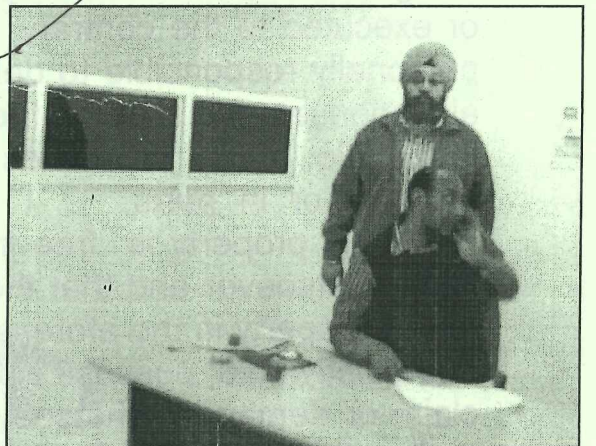
ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ

ਵਸੀਕਾ ਨੰ: 11,640 ਜਾਇਦ ਬਹੀ 1

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫ਼ਾ ਨੰ: 0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾਬਸੀ



ਏ.ਟੀ.ਐਸ. ਇਨਫਰਾਸਟਰਕਚਰ ਲਿ

conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs. Rs. 2,53,00,000/- (Rs.Two Crores Fifty Three Lacs Only) as per details given in the heading of this sale deed has been received by the vendors from the vendee ,before the Sub- Registrar Dera Bassi .Now nothing is receivable by the Vendor; from the Vendee. The physical possession of the part of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee .

5/2/20

The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.

IN WITNESSES WHEREOF the Vendor; & the Vendee have subscribed their signatures to this sale deed so that it may serve as a document of record and reference at the time of need. Dated: 15-12-2010

Witness No.1

Vendor/s

ਮਨਜੀਤ ਸਿੰਘ
ਕਮਲ ਸਿੰਘ

Rattan Amol Singh Bhullar
Vendee

Witness No.2

Jasbir Singh son of Late Sh.
Kulwant singh resident of
Dera Bassi

Vice President (Admn)
For and on Behalf of
ATS INFRASTRUCTURE. Ltd

Jasbir Singh



DRAFTED BY

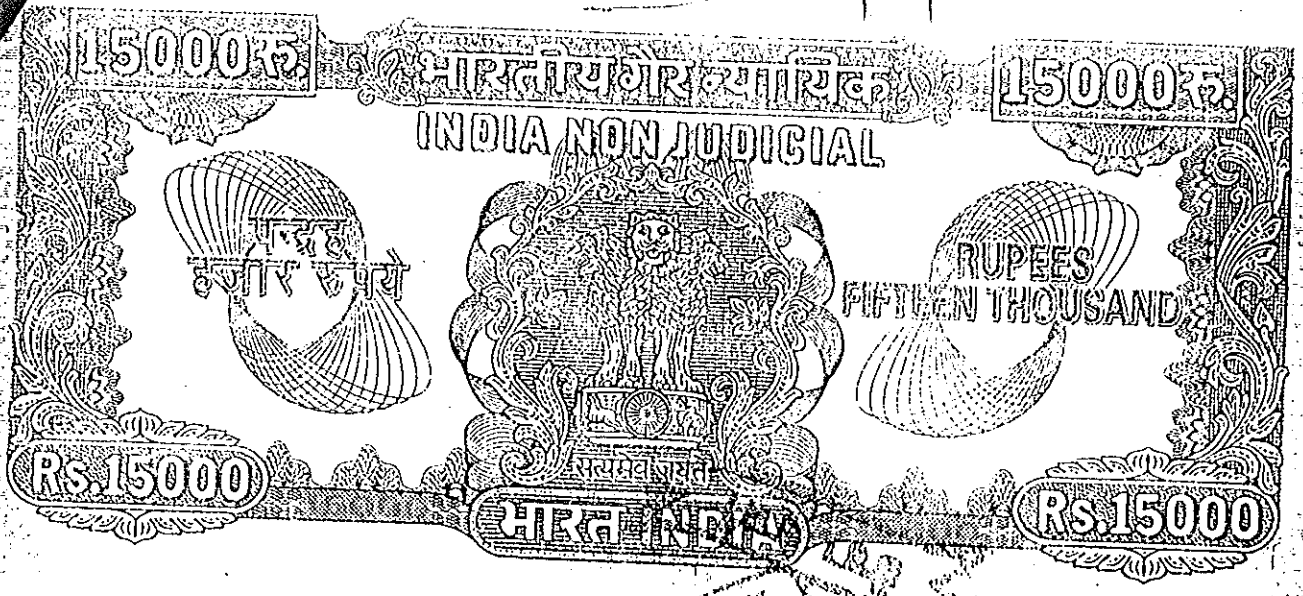
G.L. DIXAM, ADVOCATE
Dera Bassi, (S.A.S NAGARI)

1196

4499

37

2/09/05



8488 239077

40

OFFICE OF THE SUB REGISTRAR, DERA BASSI

Sale Deed Land of Village Stamp Duty Page 48
 Rs.80,00,000/- Madho pur 7,20,000 /-
 Measuring 08 Bigha.-10 Biswas 10 Biswasis

Advance Type of Land : Barani
X/-

Before the Sub Registrar
80,00,000/-Vide D.D. No 010859 dt 1-9 -2005 Bank HDFC Bank
Sec. 35-B Chandigarh

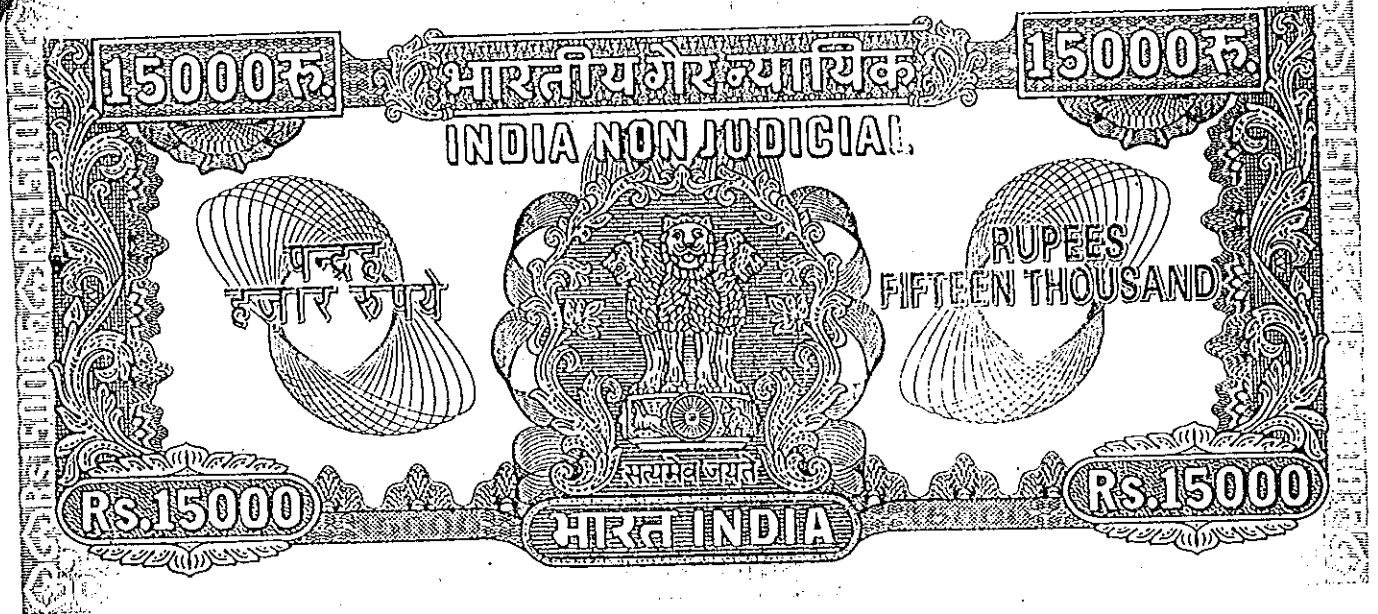
Village- Madho pur Words 1000
Nagar Council Dera Bassi

WHEREAS, I Satnam Singh s/o Mehar Singh resident of Dera Bassi Khewatdars at Vill. Madho pur Tehsil Dera Bassi Distt Patiala (Pb.) owner in possession of land measuring 08 Bighas-10 Biswas 10 Biswasis ,comprising in Khata No. 35/55 Khasra Nos. 1556/272/2(1-11), 1558/276/2(4-0), 1562/278/2(4-0), 1560/277/2(4-0), 1564/279/2(3-10) Kile 5 land measuring 17 bighas 01 biswas being share 1/2 = 08 bighas 10 biswas 10 biswasis situated at Vill. Madho

Satnam Singh

2/7/19

19



04BB 239076

Pur , Teh. Dera Bassi, Distt. Patiala , Hadbast No.11, vide Jamabandi for the year 2002-03. The land being sold is not a property of joint Hindu family and the vendor has the legal and absolute title over the said land which is the indefeasible estate .The appropriate share of the village common land (shamlat I) will also go to the purchaser .

AND WHEREAS the above land owner has sold the above said land for a total consideration of Rs. .80,00,000/- (Eighty Lacs only) to M/s ATS INFRASTRUCTURE. Ltd. No 130 Anupam Apartments. Saket , New Delhi , through its Director Sh. Getambar Anand S/o Late Sh. K.K. Anand R/O K-19 Sec. 18 Noida (U .P) . alongwith all rights, titles, interests, claims,demands , Power Connection fitted to Tubewell, Trees (standing on the sold land) with possession of Buildings, etc to the said Vendee to hold the same unto and to the use of the Vendee, his heirs in office, executors, administrators, assigns absolutely for ever together with title deeds and any other evidence of title. The Vendor do hereby covenants with the Vendee, his heirs in office , executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendor hereby undertake that they will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the property is detected and the Vendee is dispossessed of it in whole or in any part.

Subram Singh

8,000,000.00

Stamp Duty

720,000.00

Registration Fee

10,000.00

Pasting Fee 20

Land Agricultural-Chahi
of Land 8 Bigha, 10 Biswa, 10 Biswansi

Document Name: ਮਾਧੋ ਪੁਰ
Document Rate: 2,200,000 ਏਕੜ

ਸਹਾਇਕ ਖਜ਼ਾਨਾ
ਖਜ਼ਾਨਾ ਦਫ਼ਤਰ
ਪਟਿਆਲਾ

Document Description: ਮਾਧੋ ਪੁਰ

CHECK LIST DOCUMENT SALE

ਅੱਜ ਮਿਤੀ 02/09/2005 ਦਿਨ Friday ਵਕਤ 1:52:10 PM

ਸ਼੍ਰੀ ਸਤਨਾਮ ਸਿੰਘ ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



ਸਤਨਾਮ ਸਿੰਘ

ਸ਼੍ਰੀ ਸਤਨਾਮ ਸਿੰਘ ਵਸੀਅਤ ਕਰਤਾ/ਪ੍ਰਤਿਆਹ ਆਮ/ ਡੇਰਾ ਬਸੀ
ਤਿਆਰ ਪਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਖੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਹਕਮ ਵਿਚੋਂ 8,000,000 ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: ਜੇਠੂ ਰਾਮ ਸਾਬਕਾ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਕਰਨਲ ਗੁਰਬਿੰਦਰ ਸਿੰਘ ਨਾਖਤ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ, ਜੋ ਕਿ ਦੂਜੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ। ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 02/09/2005

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ
ਗਵਾਹ
2.....

ਸ਼੍ਰੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਗਿਣਤੀ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

02/09/2005

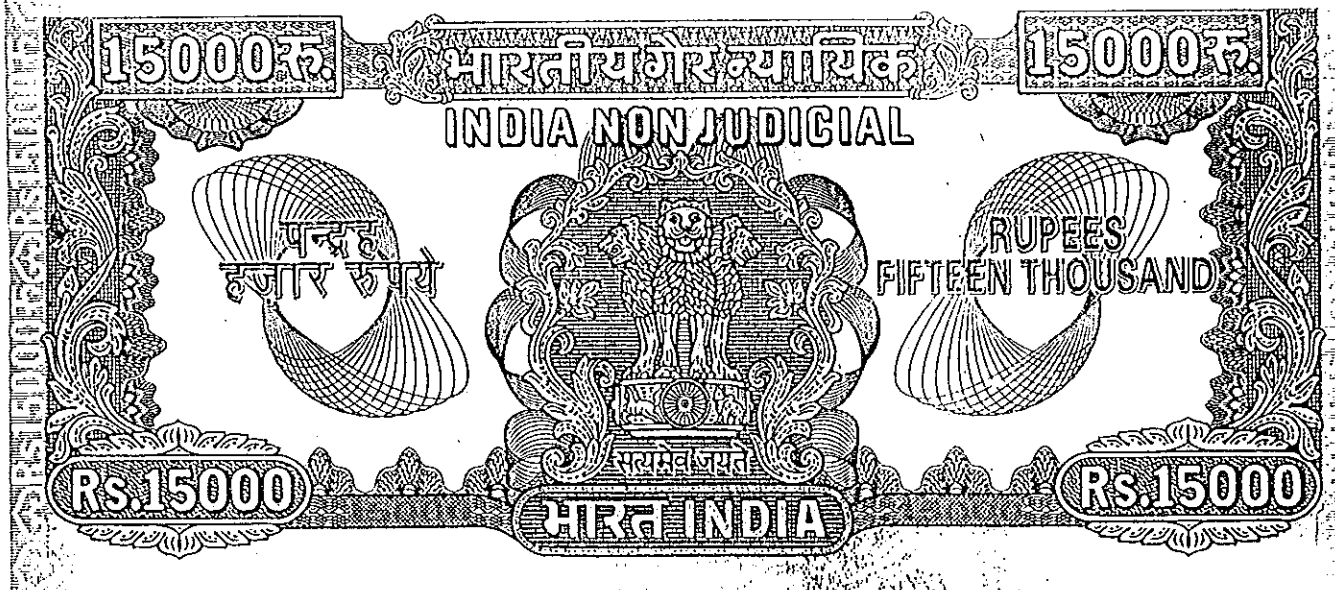
ਨੰ: 4,494 ਜਾਇਦ ਬਹੀ 1
ਦੀ: 1795 ਦੇ ਸਫਾ ਨੰ: 0

ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਡੇਰਾ ਬਸੀ



ਰਾਹੀ ਗਿਤਾਬਰ ਆਨੰਦ



04BB 239075

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendor has full power and absolute authority to sell property in the aforesaid manner. The sold land is outside the purview of the Land Ceiling Act and is also outside the surplus area. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand, whatsoever from the Vendor or any claimant through or under them. Further the Vendor, their heirs, executors, administrators and assigns covenant with Vendee, his heirs in office, executors, administrators and assigns to indemnify and keep indemnified the Vendee, his heirs in office, administrators and assigns from or against all encumbrances and charges. And the Vendors covenant with the Vendee that they shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs. .80,00,000/- (Eighty Lacs only) has been received by the Vendor from the Vendee Vide D.D. No. 010859 Dt 1.-9-2005 HDFC Bank Sec.35-B Chandigarh. before the Sub- Registrar Dera Bassi. Now nothing is receivable by the Vendor from the Vendee. The physical possession of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee. The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.

Satnam Singh



IN WITNESSES WHEREOF the Vendor & the Vendee have subscribed their signatures to this sale deed so that it may serve as a document of record and reference at the time of need

Dated: 2-9-05

Satnam Singh
Vendor
(Satnam Singh)

04BB 239030

Witness No.1

Jethu Ram Eoc.M.C.

Dara Bassi
गुरुभ्रिंदर

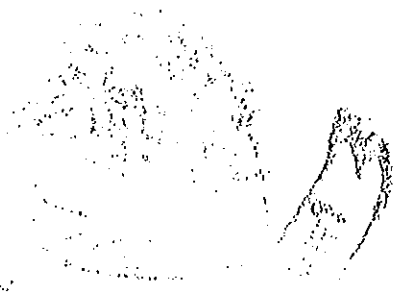
[Signature]

[Signature]

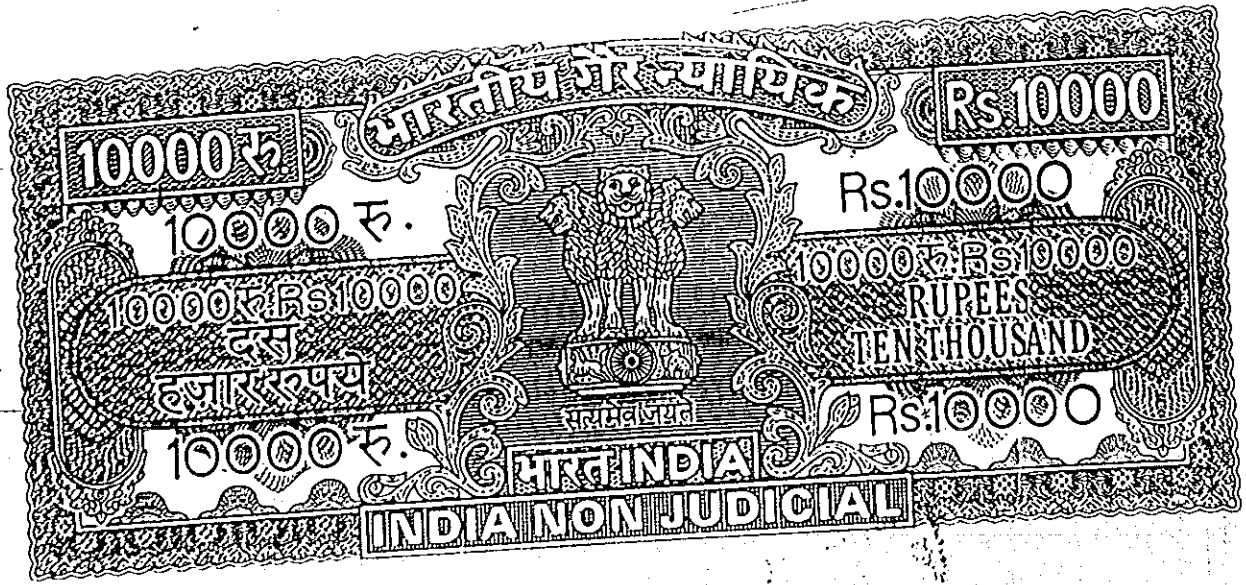
Witness No.2

(Ret.) Col. Gurbrinder Singh s/o
Late Sh Hardip Singh
resident of H. No42 Sec.37
Noida (U.P)

Gitambar Anand
Vendee (Director)
For and on behalf of
ATS INFRASTRUCTURE
Ltd.



DRAFTED BY
[Signature]
G. L. Dhanraj
Dara Bassi (Noida)
1978



पंजाब PUNJAB

OFFICE OF THE SUB REGISTRAR DERA BASSI

Sale Deed	Land of Village	Stamp Duty	Page
Rs. 23,90,92,500/-	Madho pur	2,15,18,500	9807
	Measuring 67 Bigha 7 Biswa		

Advance 3,00,00,000/-

Before the Sub Registrar. Type of Land : Barani

20,90,92,500/ Vide D.D. No. 00525C dt.73-2006 for Rs. 2,51,00,000/- in favour of Durga Dass & D.D. No. 00525B dt.73-2006 for Rs. 2,51,00,000/- in favour of Rakesh Kumar & D.D. No. 00525A dt.73-2006 for Rs. 2,51,00,000/- in favour of Sita Ram & D.D. No. 00525D dt.73-2006 for Rs. 0,83,00,000/- in favour of Sukhwinder Kumar & D.D. No. 005254 dt.73-2006 for Rs. 0,83,00,000/- in favour of Gotam Kumar & D.D. No. 005256 dt.73-2006 for Rs. 0,83,00,000/- in favour of Rohit Kumar Bank HDFC Bank Sec.17-C Chandigarh and Rs. 3,33,92,500 Cash . Total 20,90,92,500/-

(Handwritten signature)

(Handwritten text)

13543
7.3.06.



पंजाब PUNJAB

92

Village- Madho pur
Nagar Council Dera Bassi

Words
(1000)

WHEREAS, We, Durga Dass -Sita -Ram - Rakesh Ram Alias Bittu Ram, sons of Sh. Baseru Ram son of Sh.Chhanga Ram Share 4/5 and Gautam Kumar -Sukhwider Kumar -Rohit Kumar Sons of sh. Balak Ram son of sh. Baseru Ram share 1/5 R/O Dera Bassi, Distt. Patiala Khewatda's at Vill. Madho pur Tehsil Dera Bassi Distt' Patiala (Pb.) which are the owners in possession of land measuring 67 Bigha 7 Biswe Khatta No. 36/56-57, 393/753-754, comprising in Khasra No. 271/1(3-3), 271/2(0-12), 272(3-0), 273(3-8), 274/1(4-0), 274/2(1-0), 1555/275/1(1-0), 1556/275/2(2-9), 1557/276/1(1-0), 1558/277/1(1-0), 1561/278 1(1-0), 1563/279/1(0-18), 259(2-12), 260(3-0), 263(3-0), 264(3-0), 267(3-0), 268(3-0), 1150/269(2-12), 270(2-5), 258(3-10), 261(4-0), 262(4-0), 265(4-0), 266(4-0), 1151/269(2-18), Kitta 26, measuring 67 Bigha 7 Biswa situated at Vill. Madho Pur, Teh. Dera Bassi, Distt. Patiala, Hadbast No.11, vide Jamabandi for the year 2002-03. The land being sold is not a

5/11.9/21

Sukhwinder Kumar

Sukhwinder Kumar

Rohit Kumar

Value 239,092,500.00 Stamp Duty 21,518,325.00 Registration Fee 10,000.00 Pasting Fee 20.00

Type of Land Agricultural-Chahi
 Area of Land 67 Bigha, 7 Biswa, 0 Biswansi

Segment Name
 Segment Rate 4,000,000 ਏਕੜ

Segment Description: **CHECK LIST DOCUMENT SALE**

ਦਿਨ 07/03/2006 ਦਿਨ Tuesday ਸਮਾਂ 6:12:52 PM

ਦੁਰਗਾ ਦਾਸ
 ਨਵੀਂ ਦੁਰਗਾ ਵਿਖੇ ਵੱਡੇ ਖੇਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਆਉਂਦੀ ਹੈ।

(Handwritten signature)

(Handwritten signature)
 ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ



ਦੁਰਗਾ ਦਾਸ

ਵਜ਼ੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/
 ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਜ਼ੀਕੇ ਦੀ ਲਿਖਤ ਪੜਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ
 ਸਮਝਣੇ ਠੀਕ ਪੁਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਮੁਲ ਕਰਮ ਵਿੱਚ 209,092,500
 ਨੂੰ ਸਮਝਣ ਲਈ ਕਰਮ ਕੀਤਾ। ਇਕਾਈ ਦੇ ਨਾਂ ਨਾਲ ਸਬ ਰਜਿਸਟਰਾਰ ਦੁਰਗਾ ਦਾਸ ਨੂੰ
 ਉਮ ਪੁਕਾਰ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹਾਂ ਨੂੰ ਖਰਮਲ ਸਿਖ
 ਸਮਝਦੇ ਹਰਦੇ ਹਨ। ਇ ਪਾਵਲੇ, ਗਵਾਹ ਨੂੰ ਜਾਨਕਾਰੀ ਦੇ ਨਾਲ ਉਸਦੇ ਕਰਮ ਨੂੰ ਸਮਝਣ
 ਆਗਿਆ ਵਜ਼ੀਕੇ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਦਿਨ 07/03/2006

(Handwritten signature)
 ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ
 ਗਵਾਹ

(Handwritten signature)

(Handwritten signature)

ਦੁੱਜੀ ਧਿਰ

ਦਿਨ 07/03/2006
 ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

13,543 ਜਾਇਦ ਬਣੀ 1

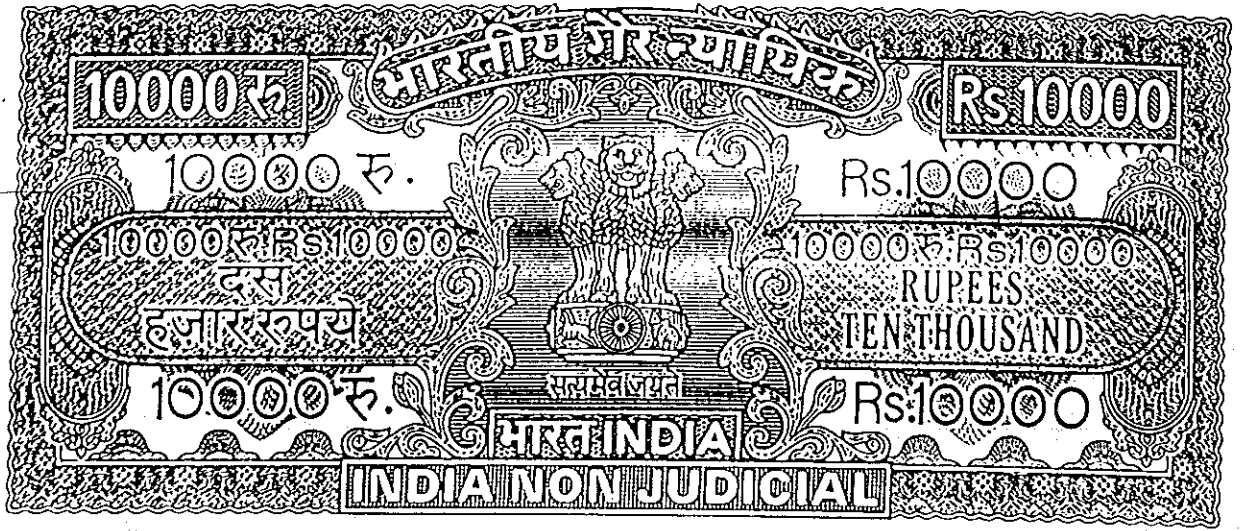
1976 ਦੇ ਸਫ਼ ਨੰ: 0

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

(Handwritten signature)
 ਡੇਰਾ ਬਸੀ



ਰਾਹੀ ਕਰਨਲ ਗੁਰਬਿੰਦਰ ਸਿੰਘ



पंजाब PUNJAB

2006 for Rs. 2,51,00,000/- in favour of Sita Ram & D.D. No. 005255 dt.73-
2006 for Rs. 2,83,00,000/- in favour of Sukhwinder Kumar & D.D. No.
005254 dt.73-2006 for Rs. 2,91,00,000/- in favour of Gotam Kumar & D.D.
No. 005256 dt.73-2006 for Rs. 2,83,00,000/- in favour of Rohit Kumar
Bank HDFC Bank Sec.17 C Chandigarh and Rs. 3,33,92,500 Cash.
Total 20,39,92,500/- before the Sub-Registrar Dera Bassi. Now nothing
is receivable by the Vendor from the Vendee. The physical possession
of the sold property has been made over to the Vendee on the spot.
The total expenses of this sale deed have been borne by the Vendee.
The text of the sale deed has been read over to the concerned parties
who admit the same as true and correct.

Sukhwinder Kumar
Gotam Kumar

Rohit Kumar



पंजाब PUNJAB

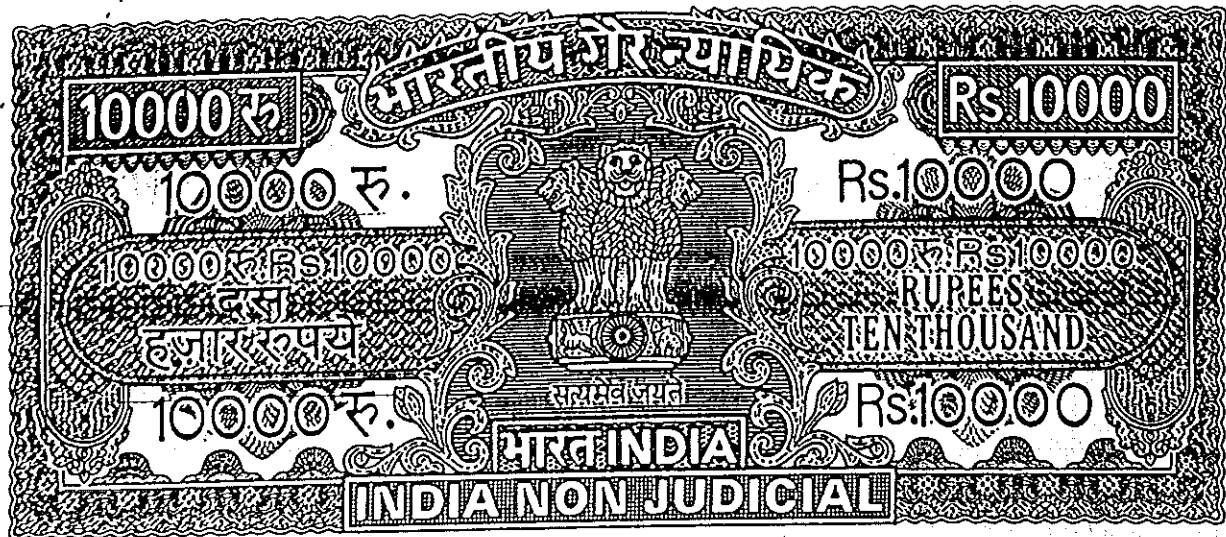
either with title deeds and any other evidence of title. The Vendor do hereby covenants with the Vendee his heirs, assigns, executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendor hereby undertake that they will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the property is detected and the Vendee is dispossessed of it in whole or in any part.

The said property is free from all encumbrances, attachments, or defects of title whatsoever and that the Vendor has full power and absolute authority to sell property in the above said manner. The said land is outside the purview of the Land Ceiling Act and is also outside the surplus area. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand whatsoever from the Vendor or any claimant through or under them

2/11/58

0 7 11

Sukh...

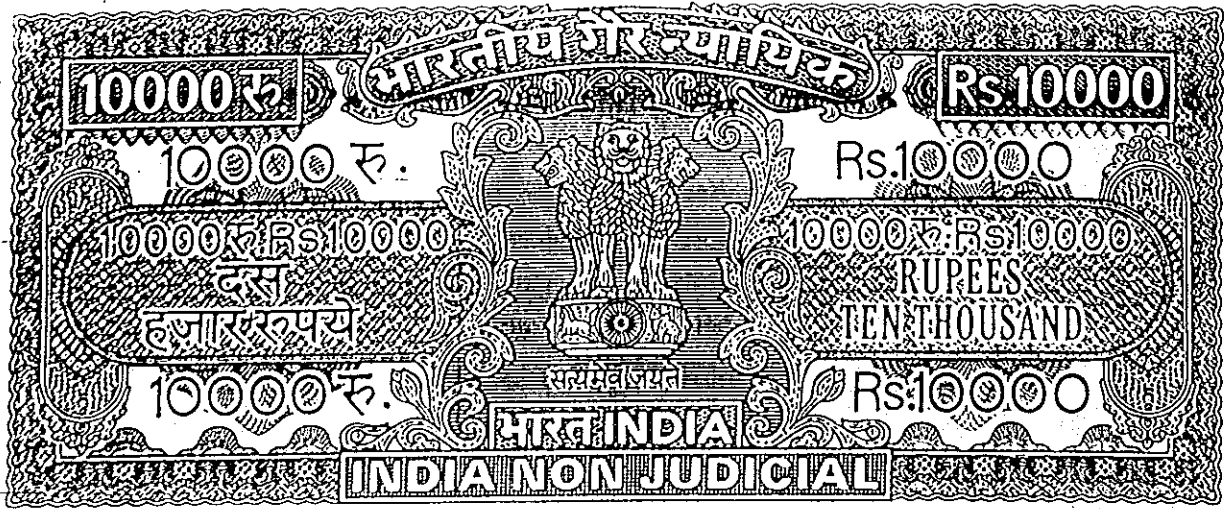


पंजाब PUNJAB

Further the Vendor, their heirs, executors, administrators and assigns covenant with Vendee, his heirs in office, executors, administrators and assigns to indemnify and keep indemnified the Vendee, his heirs in office, administrators and assigns from or against all encumbrances and charges. And the Vendors covenant with the Vendee that they shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs. 23,90,92,500/- (Twenty Three Million Ninty Lac Ninty Two Thousand five Hundred only) has been received by the Vendor from the Vendee out of which Rs. 3,00,00,000/- (Three Crore) was received earlier as earnest money from the said Vendee and the balace of Rs. 20,90,92,500/- Vide D.D. No. 005250 dt.73-2006 for Rs. 2,51,00,000/- in favour of Durga Dass & D.D. No. 005253 dt.73-2006 for Rs. 2,51,00,000/- in favour of Rakesh Kumar & D.D. No. 005252 dt.73-2006 for Rs. 2,51,00,000/- in favour of Ram Lal & D.D. No. 005251 dt.73-

11/14

P. D. S. / S. S. S.



पंजाब PUNJAB

IN WITNESSES WHEREOF, the Vendor & the Vendee have subscribed their signatures to this sale deed so that it may serve as a document of record and reference at the time of need. 7-3-2018

Witness No.1

Om Parkash Singh
Dera Bassi,
ਜ਼ਿਲ੍ਹਾ ਮੁਕਤਸਰ

Witness No.2

Ret. Sub. Jharnal Singh
Son of Piar Singh
Vill Rally Distt Fatehgarh Sahib

Jharnal Singh

Vendor

P. K. Singh
Gurbrinder Singh

Gurbrinder Singh,

Vendee (General Manager)

For and on behalf of

ATC INFRASTRUCTURE

1/11

[Signature]



पंजाब PUNJAB

253337

OFFICE OF THE SUB REGISTRAR DERA BASSI

Sale Deed	Land of Village	Stamp Duty	Page
Rs.1,70,07,375/-	Madho pur	13,60,600/-	5
Measuring 08 Bigha.-10Biswas10 Biswas			

Advance
1,70,07,375/-.

Type of Land : Barani

Before the Sub Registrar
X/-
Village- Madho Pur
Nagar Council Dera Bassi

Words
(550)

WHEREAS , I , Jasbir Singh son of Sh, Kulwant Singh resident of Dera Bassi Tehsil Dera Bassi holder of GPA vide vasika no.690/4 dt,29-5-2006 duly registered with Sub Registrar Dera Bassi From Satnam Singh son of Sh. Mehar Singh son of Heera Singh resident of Dera Bassi khewatwar of Village Madho Pur Teh. Dera Bassi , is the lawful owner and in possession having sufficiently good and marketable title of the land measuring 08 Bighas-10 Biswas 10 Biswas comprising in Khata

Jasbir Singh



पंजाब PUNJAB

253338

No. 35/55 Khasra Nos. 1556/272/2(1-11), 1568/276/2(4-0),

1560/277/2(4-0), 1564/279/2(3-10) kite 5 land measuring 17 bighas 01

biswas being share $\frac{1}{2}$ = 08 bighas 10 biswas 10 biswas situated at Vill.

Madho Pur, Teh. Dera Bassi, Dist. S.A.S. Nagar Mohali vide Jamabandi

for the year 2002-03. The land being sold is not a property of joint

Hindu family and the vendor has the legal and absolute title over the

said land. ~~The proportionate share of Village common land (Shamlat) if~~

~~any, held by the Vendor will also go to the purchaser.~~ *Jalw*

AND WHEREAS the above said GPA/Vendor has sold the above said

land for a total consideration of Rs. 1,70,07,375/- (Rs. One Crore

Seventy Lacs Seven Thousand Three Hundered Seventy Five Only) to

M/s ATS INFRASTRUCTURE Ltd 711/92, Deepali, Nehru Place, New

Delhi, through its Vice President (Admn.) Ratan Amol Singh Bhullar Son

of Sh. Joginder Singh Bhullar R/O K-19 Sec. 18 Noida (U.P.) along

with all rights, titles, interests, claims, demands etc. to the said Vendee

to hold the same unto and to the use of the Vendee, his heirs in office,

Jalw



Value 17,007,375.00 Stamp Duty 1,530,663.75 Registration Fee 10,000.00

Type of Land Agricultural-Burani
 Area of Land 8 Bigha, 10 Biswa, 10 Biswansi

Segment Name ਮਾਧੋ ਪੁਰ
 Segment Rate 5,000,000 ਏਕੜ

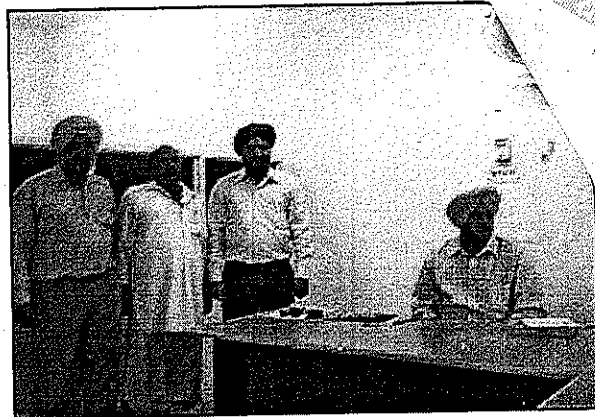
Segment ਮਾਧੋ ਪੁਰ
 Description :

CHECK LIST DOCUMENT SALE

ਅੱਜ ਮਿਤੀ 19/11/2007 ਦਿਨ Monday ਵਕਤ 4:44:02 PM

ਨੂੰ ਸ੍ਰੀ ਜਸਬੀਰ ਸਿੰਘ
 ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ



ਜਸਬੀਰ ਸਿੰਘ

ਸ੍ਰੀ ਜਸਬੀਰ ਸਿੰਘ 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:

ਓਮ ਪ੍ਰਕਾਸ਼ ਐਮ.ਸੀ. ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਝਰਮਲ ਸਿੰਘ

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

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 19/11/2007

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

ਗਵਾਹ

1.....

ਗਵਾਹ

2.....

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 19/11/2007

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ

ਵਸੀਕਾ ਨੰ: 5,501 ਜਾਇਦ ਬਰੀ

ਜਿਲਦ ਨੰ: 2284 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
 ਡੇਰਾ ਬਸੀ



ਏ.ਟੀ.ਐਸ.ਇਨਫਰਾਸਟਰਕਚਰ ਲਿ



पंजाब PUNJAB

253339

executors, administrators, assigns absolutely for ever together with title deeds and any other evidence of title. The Vendor do hereby covenant with the Vendee, his heirs in office, executors, administrators, representatives and assigns that notwithstanding any act, things or deeds hereto and before done or executed to the contrary, the Vendor hereby undertakes that he will be personally responsible to defray to the Vendee the consideration money and all expenses incurred on the execution of the sale deed, in case any defect in the title of the properties is detected and the Vendee is dispossessed of it in whole or in any part.

The said property is free from all encumbrances, attachments or defects of title whatsoever and that the Vendor has full power and absolute authority to sell property in the aforesaid manner. The Vendee shall hereafter peacefully and quietly hold, possess and enjoy the said property without any interference, claim or demand, whatsoever, from the Vendor or any claimant through or under him. Further the Vendor, his heirs, executors, administrators and assigns covenant with Vendee, his heirs in office, executors, administrators and assigns do indemnify

Jabir Singh



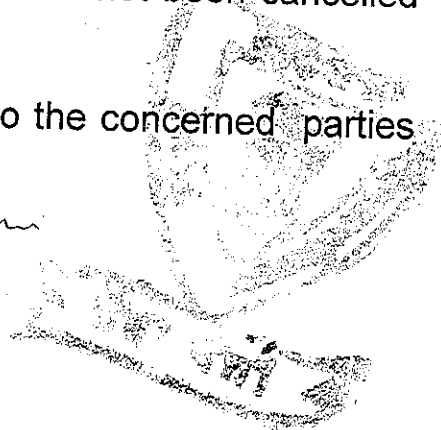
पंजाब PUNJAB

253340

and keep indemnified the Vendee, his heirs in office , administrators and assigns from or agaifunst all encumbrances and charges. And the Vendor covenants with the Vendee that he shall at the request and cost of the Vendee shall do and execute all such lawful acts, things and deeds whatsoever for further and more perfectly conveying and assessing the said property and every part thereof. The total sale consideration amount of Rs.. 1,70,07,375/- (Rs. One Crore Seventy Lacs Seven Thousand Three Hundered Seventy Five Only) as per details given in the heading of this sale deed has been received by the vendor from the vendee ,before the Sub- Registrar Dera Bassi .Now nothing is receivable by the Vendor from the Vendee. The physical possession of the sold property has been made over to the Vendee on the spot. The total expenses of this sale deed have been borne by the Vendee .The executant of GPA is alive , GPA has not been cancelled and it subsists .

The text of the sale deed has been read over to the concerned parties who admit the same as true and correct.

Jasbir Singh





पंजाब PUNJAB 253341
IN WITNESSES WHEREOF the Vendor & the Vendee have subscribed
their signatures to this sale deed so that it may serve as a document of
record and reference at the time of need. Dated: 19-11-07

Witness No.1

Vendor

Om Parkash me
Desa Bassi
[Signature]

[Signature]

Witness No.2

Ratan Amol Singh Bhullar
Vendee
Vice President (Admn)
For and on Behalf of
ATS INFRASTRUCTURE. Ltd

Jasmar Singh 8/0 Lake St. Patna Singh
A/c ATS Co. Desa Bassi
[Signature]

[Signature]

DRAFTED BY

[Signature]
S. L. Dham, Advocate
Desa Bassi (Patna)

580