

4439



Government of Punjab
e-Registration Fee Receipt

Receipt No PB1703521907916
Issue Date 03-JUL-2019 17:52
ACC Reference SHCIL/PB-SHCIL/PB-NOD
ESI Certificate No IN-PB07592897114231R
Purchased By PAWAN KUMAR
Registration Fees Paid By MVD BUILDWELL PVT LTD
Property Description LAND KHASRA NO.688/2(3-15) KHARAR ,TEHSIL KHARAR
Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 30200
Mutation Fees	₹ 300
Pasting Fees	₹ 200
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 30200
Service Charges	₹ 100
Total Amount	₹ 66000
(Rupees Sixty-Six Thousand Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.

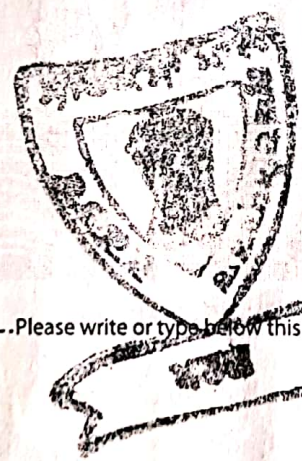




सत्यमेव जयते

4439
INDIA NON JUDICIAL
Government of Punjab
e-Stamp

Certificate No.	: IN-PB07592897114231R
Certificate Issued Date	: 03-Jul-2019 05:03 PM
Certificate Issued By	: pbkuldees
Account Reference	: NONACC (SV)/ pb7016204/ KHARAR/ PB-SN
Unique Doc. Reference	: SUBIN-PBPB701620415186438383845R
Purchased by	: VIJAY GOEL
Description of Document	: Article 23 Conveyance
Property Description	: LAND KHASRA NO.688/2(3-15)KHARAR ,TEHSIL KHARAR
Consideration Price (Rs.)	: 30,20,000 (Thirty Lakh Twenty Thousand only)
First Party	: PAWAN KUMAR
Second Party	: MVD BUILDWELL PVT LTD
Stamp Duty Paid By	: MVD BUILDWELL PVT LTD
Stamp Duty Amount(Rs.)	: 1,81,200 (One Lakh Eighty One Thousand Two Hundred only)



41711

Please write or type below this line

Pawan Kumar

Vijay Goel



SR 0002972899

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclsestamp.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.



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



419.505000

BEFORE THE SUB-REGISTRAR, KHARAR

Sale deed of Property/ Land Area 1 Kanal 5 Marla,
Situating at Kharar, Had Bast No. 184, Tehsil Kharar,
District Sahibzada Ajit Singh Nagar Mohali,
situated within limits of MC Kharar, Urban Area.

Sale consideration Amount Rs. 30,20,000/-

Stamp Papers 6% worth Rs. 1,81,200/-

(Stamp Duty 5% Rs. 1,51,000/- + S.I.C. 1% Rs. 30,200/-)

e-stamp Certificate No. IN-PB07592897114231R Dated 03-07-2019

Issued by: Kuldeep Singh, Stamp Vendor, Kharar

PAN Sh. Pawan Kumar Seller: AIWPK8325N

PAN MVD Buildwell Pvt. Ltd. Purchaser: AAZCS6647R

Adhaar Number Seller: 768947370547

Adhaar Number Purchaser: 721258359238

Total Sale consideration of Rs. 30,20,000/- received as under:-

Rs. 20,000/- cash in advance and

Rs. 12,50,000/- vide Cheque No. 000026

Rs. 12,50,000/- vide Cheque No. 000001

Rs. 5,00,000/- vide Cheque No. 000028

All through HDFC Bank Ltd.

To be received before the Sub Registrar: Nothing



I, Pawan Kumar son of Sh. Ram Saroop son of Sh. Ramji Dass, resident of House No. 1894, Randhawa road Kharar, Tehsil Kharar, District Sahibzada Ajit Singh Nagar, Mohali.

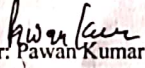
That I have sold and transferred my owned and possessed property/ Land Area 1 Kanal 5 Marla comprised in Khewat Khatauni No. 1875/1923 and Khasra No. 688/2(3-15), having 2500/7500 share that comes to 1 Kanal 5 Marla, Kind G.M. Plot, situated at Kharar, Had Bast No. 184, Tehsil Kharar, District Sahibzada Ajit Singh Nagar (Mohali), which is free from all sorts of encumbrances and vide copy of jamabandi for the year 2011-12, along with all the rights, right of passage, right of incoming and outgoing, along with all ownership rights, which I am having upon the said property, for a sale consideration of Rs. 30,20,000/- (Rupees Thirty Lakh Twenty Thousand only), in favour of MVD BUILDWELL PVT. LTD., OFFICE AT SANTE MAJRA ROAD KHARAR, SECTOR 116, TEHSIL KHARAR, DISTRICT SAHIBZADA AJIT SINGH NAGAR MOHALI, THROUGH ITS DIRECTOR SH. VIJAY GOEL SON OF SH. SITA RAM GOEL, RESIDENT OF HOUSE NO. 51, SHYAM ENCLAVE, DELHI and received the total sale consideration from the purchaser as fully detailed in head note and nothing more is to be received from the purchaser. The physical possession of the sold property has been

Pawan Kumar

handed over to the purchaser company. Now neither mine nor any of my legal heirs, shall have left any right interest or connection with the sold property and nor so in the future. All the rights and facilities regarding the said sold property have been transferred to the purchaser company. In case, due to any wrong statement or legal defect, the purchaser company shall suffer any loss regarding the said sold property, then the seller and his other properties will be fully responsible to meet the loss of the purchaser at market rate, in all aspects. The expenses of sale deed have been borne by the purchaser only. The mutation of the sale deed can be sanctioned in favour of the purchaser, in my absence, I will have no objection later. We (Seller and purchaser) certify that the contents of the deed are correct and nothing has been concealed therein. The Khasra numbers mentioned in the sale deed does not belongs to any religious place/ Dera. The said property has not been sold against any act and rule of the government. The area code number and name of the abadi has been mentioned correctly. We have full knowledge about of Section 82 of Registration Act 1980. In case any fact found incorrect, then there is a provision of 7 years of imprisonment against this Section. We will be fully responsible for the facts mentioned in the sale deed. The contents of the transfer deed has been read over and explained to me and after understanding, admitted as true and correct dated 03-07-2019

Witness 1:




Seller: Pawan Kumar
Phone No. 98729-99790

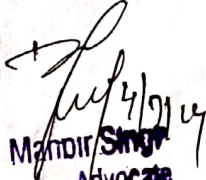
Witness 2: Indrajit Singh
S/o Sh. Mastan Singh, R/o L-901,
Jalvayu Towers, Kharar




Purchaser: MVD Buildwell Pvt.
Ltd., through its Director Sh. Vijay Goel
Phone No. 89999-99132


KULWINDER SINGH
Nambardar
Khunni Majra, Teh. Kharar (Mohali)




Mandir Singh
Advocate
Court Complex, Kharar



ਦਸਤਾਵੇਜ਼ ਦੀ ਤਸਦੀਕ

Token No :- 20190000218593

ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਬੈਨਾਮਾ, ਮਾਲੀਅਤ :- Rs.3017439/-, ਮਾਲੀਅਤ :- Rs.3020000/-

ਸਟੈਂਪ ਡਿਊਟੀ :- Rs. 151000, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 30200, ਸ਼ੋਸਲ ਇਨਫਰਾਸਟਰਕਚਰ ਸੈਸ :- Rs. 30200, ਪੇਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200, ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਫੀਸ :- Rs. 30200, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ :- Rs. 5000, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 300,

ਜ਼ਮੀਨ ਦਾ ਪ੍ਰਕਾਰ :- ਰਿਹਾਇਸ਼ੀ, ਜ਼ਮੀਨ ਦਾ ਖੇਤਰ :- 5.00 ਮਰਲਾ 1.00 ਕਨਾਲ

ਸੈਗਮੈਂਟ ਦਾ ਨਾਮ :- ਖਰੜ, ਸੈਕਸ਼ਨ ਕਲੈਕਟਰ ਰੋਡ :- Rs. 4772

ਤਾਗ ਵੇਰਵਾ :- ਖਰੜ, ਗੈਰ ਮੁਮਕਿਨ ਜਮੀਨ

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ PAWAN KUMAR s/o/d/o/w/o RAM SAROOP ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- 04-Jul-2019 ਦਿਨ :- Thursday ਸਮਾਂ :- 12:37:23 pm

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ



PAWAN KUMAR (Colonization Owner)

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ PAWAN KUMAR s/o/d/o/w/o RAM SAROOP ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ। ਜੋ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪ੍ਰਵਾਨ ਕੀਤੀ। ਬੈਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ/ਆਰ.ਟੀ.ਜੀ.ਐਸ ਰਾਹੀਂ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 SURINDER SINGH ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2 INDERJEET SINGH ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਆਪਣੀ ਸਵੈ ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ।

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
PAWAN KUMAR			

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- 04-Jul-2019

ਗਵਾਹ

1.

2.

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)



MVD BUILDWELL PVT LTD DIRECTOR VIJAY GOEL ()

ਉਪਰੋਕਤ ਹਸਤਾਖਰ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- 04-Jul-2019

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2019-20/15/1/4439

ਜਿਲਦ ਨੰਬਰ :-

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਚਸਪਾ ਕੀਤਾ ਗਿਆ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਬੁੱਕ ਨੰਬਰ :- 1

ਪੰਨਾ ਨੰਬਰ :-

ਦਵਿੰਦਰ ਸਿੰਘ

ਰਜਿਸਟਰੀ ਕਲਰਕ, ਖਰੜ।

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ
ਗੁਰਮੇਂਦਰ ਸਿੰਘ
ਸਬ ਰਜਿਸਟਰਾਰ, ਖਰੜ।