



सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No.	: IN-PB05999156104960Q
Certificate Issued Date	: 22-Aug-2018 10:58 AM
Certificate Issued By	: pbjasurs
Account Reference	: NONACC (BK)/ pbcanbk02/ RAJPURA ROAD/ PB-LD
Unique Doc. Reference	: SUBIN-PBPBCANBK0211874369651747Q
Purchased by	: GAURAV SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO 12//8/2,12/2,13/1/1 VILL THAKARWAL LUDHIANA
Consideration Price (Rs.)	: 2,65,75,000 (Two Crore Sixty Five Lakh Seventy Five Thousand only)
First Party	: MOHINDER KAUR ETC
Second Party	: OMAXE LIMITED
Stamp Duty Paid By	: OMAXE LIMITED
Stamp Duty Amount(Rs.)	: 2,65,800 (Two Lakh Sixty Five Thousand Eight Hundred only)



-----Please write or type below this line-----

(Signature)



UP 0004402033

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.



Government of Punjab
e-Registration Fee Receipt

Receipt No PB1401251809117
Issue Date 01-SEP-2018 14:26
ACC Reference SHCIL/PB-SHCIL/PB-NOD
Purchased By OMAXE LIMITED
Registration Fees Paid By OMAXE LIMITED
Property Description PROPERTY
Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 0
Mutation Fees	₹ 300
Pasting Fees	₹ 100
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 265750
Service Charges	₹ 200

Total Amount ₹ 271350
(Rupees Two Lakh Seventy-One Thousand Three Hundred Fifty 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/>.



OFFICE OF JOINT SUB REGISTRAR LUDHIANA, WEST DISTRICT LUDHIANA

Area	Consideration Value	Stamp Duty
9 Kanal 14 Marle	Rs. 2,65,75,000/-	Exempted 5%
Village Thakarwal		S. Infra Cess@1%: Rs. 2,65,800/-
Hadbast No. 280,		Total Rs. 2,65,800/-
Tehsil West District Ludhiana		

Certificate no. IN-PB05999156104960Q
dated 22.08.2018 issued by CANARA BANK,
RAJPURA ROAD, Ludiana.

Note: As per the Notification no S.O.247/C.A.2/1899/S.9/2010 dated 24-06-2010 regarding establishment of mega project issued by revenue and rehabilitation department, Govt of Punjab stamp duty has been remitted for this sale deed.

Total Sale Consideration. Total Amount paid Rs. 2,65,75,000/- out of which Rs. 60,00,000/- (Rupees Sixty Lac only), paid as, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 277496 dated 07.10.2017 in the name of Mohinder Kaur, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide cheque No. 277497 dated 07.10.2017 in the name of Paramdeep Singh, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 277498 dated 07.10.2017 in the name of Amanjyot Kaur, (after deducting T.D.S. of Rs. 20,000/- on each cheque) all cheques drawn on Axis Bank, Mall Road, Ludhiana, Paid Rs. 60,00,000/- (Rs. Sixty Lakh Only), Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 071518 dated 30.05.2018 in the name of Mohinder Kaur, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide cheque No. 071520 dated 30.05.2018 in the name of Paramdeep Singh, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 071519 dated 30.05.2018 in the name of Amanjyot Kaur, (after deducting T.D.S. of Rs. 20,000/- on each cheque), all cheques drawn on Axis Bank, Phullanwal, Ludhiana, Paid Rs. 1,45,75,000/- (Rs. One Crore, Forty Five Lakh, Seventy Five Thousand only), as, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only) Vide DD no. 024593 dated 22.08.2018 in the name of Mohinder Kaur, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only) Vide DD no. 024595 dated 22.08.2018 in the name of Paramdeep Singh, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only) Vide DD no. 024594 dated 22.08.2018 in the name of Amanjyot Kaur, (after deduction TDS of Rs. 48583/-on each DD) all DD drawn on Axis Bank, Phullanwal, Ludhiana

Mohinder Kaur

[Signature]

Amanjyot Kaur



Deed Endorsement

Token No :- 20180000181309

Deed Type :- Sale Deed , Value :- Rs.3502306/-, Consideration Amount :- Rs.26575000/-
 Stamp Duty :- Rs. 50, Registration Fee :- Rs. 0, Social infrastructure cess :- Rs. 265750, Mutation
 Fees :- Rs. 300, Pasting fee(Punjabi) :- Rs. 100, Pasting fee(English) :- Rs. 100, PIDB Charges :- Rs.
 265750, PLRS - Facilitation charges :- Rs. 5000,
 Type Of Land :- Agriculture , Area Of Land :- 14.00 marla66 9.00 Kanal66
 Segment Name :- Thakarwal , Segment Collector Rate :-Rs. 714
 Segment Description :- Agriculture Rakba Kheri Side Agriculture

Sh./Smt. **Mohinder Kaur** s/o/d/o/w/o **Tejinder Singh Sahni** has presented the document for registration in this office

today dated :- **05-Sep-2018** Day :- **Wednesday** Time :- **06:09:33 pm**

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar



Mohinder Kaur (Individual)

The contents of the document were read out to Sh/Smt **Mohinder Kaur** s/o/d/o/w/o **Tejinder Singh Sahni** ,who having heard,admitted the same to be correct. An amount of Rs. - on account of **Sale Deed** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS. Both the parties have been identified by 1. **Jaswinder Singh** (Identifier)2. **Achint Khosla** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
Mohinder Kaur			

Hence the document be registered

Date:- **05-Sep-2018**

Signature of Sub Registrar/Joint Sub Registrar

Witness

1. **Achint Khosla** 2. **Jaswinder Singh**

Mohinder Kaur (First Party) **Tejinder Singh Sahni** (Second Party)
Achint Khosla
 Above signature & thumb Impression are affixed in my presence.



Omaxe Limited (Individual)

Date:- **05-Sep-2018**

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2018-19/101/1/1401

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted

Signature of Sub Registrar/ Joint Sub Registrar

THIS SALE DEED IS EXECUTED ON THIS 4th DAY OF September, 2018.

BY

(i) Mohinder Kaur wife of Tejinder Singh (PAN NO. ACBPK3826H), (ii) Paramdeep Singh son of Tejinder Singh (PAN NO. ADTPS7673M), resident of 496-L, Model Town, Ludhiana, (iii) Amanjyot Kaur daughter of Tejinder Singh (PAN NO. AOLPK1016P) # 2/51, Punjabi Bagh, New Delhi (hereinafter jointly referred to as the **"Sellers"**) of the First Part.

And

M/S. OMAXE LTD., a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at **SHOP NO-19-B, FIRST FLOOR, OMAXE CELEBRATION MALL, SOHNA ROAD, GURGAON-122001, HARYANA & having its corporate office at 7 L.S.C., Kalkaji, New Delhi** through its Authorized Signatory Mr. Gaurav Sharma (hereinafter referred to as the **"Purchaser"**) of the Second Part.

(WHEREAS the expression of the terms the Sellers and the Purchaser wherever they occur in the body of this Sale Deed shall mean and include their successors, associates, liquidators, nominees, and assignees.)

WHEREAS

1. The Sellers are lawful owners in possession and otherwise well and sufficiently and collectively entitled to land detailed in as Khewat/Khatouni, 308/342, Khasra no. 12//8/2(2-14), 12/2(4-4), 13/1/1(2-16), kitte 3 area 9 Kanal 14 Marla, Salaam (Mohinder Kaur 64/194 share, Paramdeep Singh 65/194, Amanjyot Kaur 65/194 share) (1.2125 Acres) situated in the revenue Village Thakarwal, Tehsil & District Ludhiana in favour of by virtue of Jamabandi for the year 2012-2013, total land measuring **9 Kanal 14 Marla (1.2125 Acres)** land whereas 1 Acre = 8 Kanal = 4 Bigha 16 Biswas = 4840 Sq.yds.) (Hereinafter referred to as the **"Said Land"**) by virtue of Jamabandi for the year 2012-2013.
2. The Seller have represented that the said land is free from all sorts of encumbrances i.e. charge, mortgage, pledge, lien, hypothecation, security interest, gift, notice of acquisition or notified as part green buffer/forest land, dispute/litigation or any legal infirmity. The said

2

Mohinder Kaur

Tejinder Singh

Amanjyot Kaur

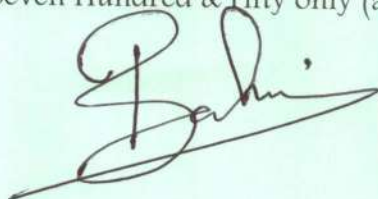
- land is contiguous with a perfect approach/accessibility and no any nallah, temple/mosque, Samadhi or revenue rasta is existing on the said land.
3. The Seller has declared that they have not executed any Agreement to sell or Sale deed or General power of attorney or Special Power of attorney or MOU/Collaboration Agreement created any third party rights with respect to said land.
 4. The Sellers have agreed to sell the "Said Land" along with all rights and interest therein to the Purchaser and the Purchaser has purchased the "Said Land" on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER.

1. The Sellers doth hereby sell, grant, convey and transfer all its rights, title and interests including all the easementary rights i.e., rights of way, right to air, right of use, right of residence and entire rights, which Sellers have, attached and appurtenant to Said Land, in sum of Rs. 2,65,75,000/- (Rupees Two Crore, Sixty Five Lac Seventy Five Thousand only) half of which is Rs. 1,32,87,500/- (Rupees One Crore, Thirty Two Lac, Eighty Seven Thousand & Five Hundred only) to the Purchaser.
2. That the Purchaser has paid above said sale consideration to the Sellers as per following;
 - a. Total Amount paid Rs. 2,65,75,000/- (Rs. Two Crore, Sixty Five Lac, Seventy Five Thousand only) out of which Rs. 60,00,000/- (Rupees Sixty Lac only), paid as, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 277496 dated 07.10.2017 in the name of Mohinder Kaur, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide cheque No. 277497 dated 07.10.2017 in the name of Paramdeep Singh, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 277498 dated 07.10.2017 in the name of Amanjyot Kaur, (after deducting T.D.S. of Rs. 20,000/- on each cheque), all cheques drawn on Axis Bank, Mall Road, Ludhiana, Paid Rs. 60,00,000/- (Rs. Sixty Lakh Only), Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 071518 dated 30.05.2018 in the name of Mohinder Kaur, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide cheque No. 071520 dated 30.05.2018 in the name of Paramdeep Singh, Rs. 19,80,000 /- (Rs. Nineteen Lac & Eighty Thousand only) vide Cheque No. 071519 dated 30.05.2018 in the name of Amanjyot Kaur, (after deducting T.D.S. of Rs. 20,000/- on each cheque), all cheques drawn on Axis Bank, Phullanwal, Ludhiana, Rs. 1,45,75,000/- (Rs. One Crore, Forty Five Lakh, Seventy Five Thousand only), paid as, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only) Vide DD no. 024593 dated 22.08.2018 in the name of Mohinder Kaur, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only) Vide DD no. 024595 dated 22.08.2018 in the name of Paramdeep Singh, Rs. 48,09,750/- (Rs. Forty Eight Lakh, Nine Thousand, Seven Hundred & Fifty only (after deduction TDS of Rs. 48584/-)

3

Mahinder Kaur

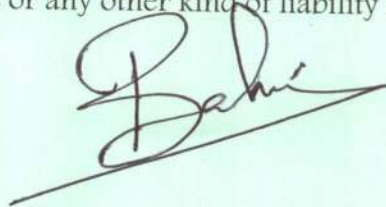


Amanjyot Kaur

Vide DD no. 024594 dated 22.08.2018 in the name of Amanjyot Kaur, (after deduction TDS of Rs. 48583/- on each DD) all DD drawn on Axis Bank, Phullanwal, Ludhiana,

- b. That the Sellers have received, full and final amount, as above method, from the purchaser/ company in the presence of witnesses for promotion of other property and business.
3. That the sellers are presenting the present sale deed before the joint sub-registrar for registration in favour of Purchaser and have received entire amount towards the sale consideration from the purchaser/company. The sellers have delivered the possession of the land to the purchaser. That all the rights pertaining to the above land has been transferred to purchaser/company from now onward.
4. That the Sellers covenant and assure the Purchaser that prior to the execution of this Sale deed it has not entered into any agreement to sell or sale deed, or G.P.A., or S.P.A. or Transfer deed or Gift deed or lease deed of any nature whatsoever in respect of the Said Land nor any litigation regarding the said land is pending disposal in any court of law. The Sellers have not entered into any kind of agreements or created any kind of encumbrances, charges or liens of any nature whatsoever, and have kept the Purchaser indemnified, in all respects, against all losses and damages.
5. That Sellers have assured to the purchaser that they are the rightful owner of this Said land and the same is being transferred in favour of the purchaser Free from all sorts of encumbrances, charges, liens, disabilities, injunctions and legal disputes. In case, the title of the Sellers are proved defective and the purchaser comes to suffer any loss or the whole or any part of the Said land is taken away or goes out of the possession of the purchaser, than sellers will be liable and responsible to make good the loss suffered by the purchaser in the term of principal amount of the sale deed including expenses occurred for the registration of the sale deed and the damages suffered on account of any defect in the title of the sellers.
6. That Sellers have represented that there is no discrepancy or dispute regarding possession and Girdawari of said land. The Seller have further assured to the Purchaser that Seller has convey the said land to the Purchaser in salaam in accordance with the present existing possession of the Seller on the particular Khasra Numbers comprising the Said Land.
7. That the Sellers have assured to the purchaser company that all the rates, taxes, ground rent, penalties or other assessments levied or leviable on the Said land by the revenue authorities, municipal committee, Punjab urban development authority, Director, Town and Country Planning Department, Punjab or any other local/central body up to the date of registration of sale deed(s) has been paid/cleared by the seller/owner and there is no sort of encumbrance, charge or any other kind of liability is attached to the Said land.

Mahmuda Kaur



Amanjyot Kaur

8. That the Sellers have declared that the said land is an agricultural land and same is not the part of any River, Gair Mumkin Nadi or Choe and catchment area thereof and if the purchaser suffers any loss due to the nature of the land or said land goes out of the possession of the purchaser then seller/owner will be liable and responsible to indemnify for the loss suffered by the purchaser.
9. That the Sellers have agreed that from now onward, (which expression shall include legal heirs, executors, descendants, administrators etc.) have no concern or title or any legal/equitable claim or right over this land nor shall we have in future. The Sellers further undertakes that they would be liable for the present transaction from registration of this sale deed till recording of the mutation entry in the concerned revenue records. The purchaser shall bear the expenses of the sale deed.
10. That the Sellers further acknowledge and verify authenticity of the contents of the present sale deed and covenant that in case the purchaser/company comes to suffer any loss due to defect in the title or past encumbrance over the Said land or any wrong statement or misrepresentation or concealment of the facts on our part or any legal fault, then in such eventuality, we and our legal heirs respectively and our whole property will be held liable to recover the same.
11. That in this sale deed as per Section 82 of Indian Registration Act 1908, both the parties declared and attested that all the contents of this sale deed is correct to our knowledge and nothing has been concealed. That the khasra numbers of the sale deed does not belong to any dera/any religious place and there is no order passed by any court related to sale of the said land. There is no violation of any act or conditions issued by the government related to this sale. The collector rate of the land is according to the area code and locality code and is correctly mentioned. Both parties know about the Section 82 of Indian Registration Act 1908. If any wrong contents are found in this sale deed, then under this section 7 years of conviction will be held. Both parties are responsible for the contents of this sale deed
12. That the contents of present sale deed have been read over to the sellers in Punjabi vernacularly in the presence of witnesses and they have signed the same after reading and understanding the nature of transaction and with his own free Will, without there being any sort of coercion, undue influence or any misrepresentation

NOW IN WITNESS WHEREOF, THIS SALE DEED IS EXECUTED AND REGISTERED ON THIS
..... 2018

Witnesses

No 1.

Achint Kharla
(Achint Kharla)
8/1, Ved Prakash
South City Endhara

Mahinda Kaur
Sellers (i) Mohinder Kaur
(PAN NO. ACBPK3826H)

No 2.

Sounder
(Jaswinder Singh)
S/o Suresh Singh
Village Thakurwal
Wellhara



Paramdeep Singh
(ii) Paramdeep Singh

(PAN NO. ADTPS7673M),

Amanjyot Kaur
(iii) Amanjyot Kaur

(PAN NO. AOLPK1016P)

Gaurav

Present from purchaser Company

M/s. Omaxe Ltd., through



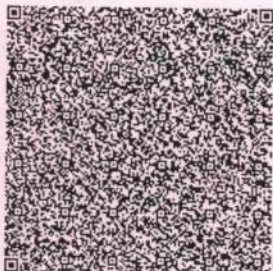


सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No.	: IN-PB06454356827615Q
Certificate Issued Date	: 05-Dec-2018 11:14 AM
Certificate Issued By	: pbshvgups
Account Reference	: NONACC (BK)/ pbcanbk02/ RAJPURA ROAD/ PB-LD
Unique Doc. Reference	: SUBIN-PBPBCANBK0212818896988718Q
Purchased by	: GAURAV SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO 12//8/1(4-9),13/1/2(2-4), 13/2(3-0)VILL THAKARWAL LUDHIANA
Consideration Price (Rs.)	: 1,23,00,000 (One Crore Twenty Three Lakh only)
First Party	: SAUDAGAR SINGH
Second Party	: OMAXE LIMITED
Stamp Duty Paid By	: OMAXE LIMITED
Stamp Duty Amount(Rs.)	: 1,23,000 (One Lakh Twenty Three Thousand only)



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TQ 0001708388

Statutory Alert:

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Government of Punjab
e-Registration Fee Receipt

Receipt No PB1511531812152
Issue Date 11-DEC-2018 15:54
ACC Reference SHCIL/PB-SHCIL/PB-NOD
Purchased By SAUDAGAR SINGH
Registration Fees Paid By OMAXE LIMITED
Property Description LAND
Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 0
Mutation Fees	₹ 300
Pasting Fees	₹ 100
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 123000
Service Charges	₹ 200

Total Amount ₹ 128600

(Rupees One Lakh Twenty-Eight Thousand Six Hundred Only)

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SALE DEED

OFFICE OF SUB REGISTRAR LUDHIANA, WEST DISTRICT LUDHIANA

Consideration Value	Rs.1,23,00,000/-	Stamp Duty	Exempted
Rakba	Agricultural Land		9 Kanal 13 Marle
Hadbast No.	280, Vill.Thakkarwal	Tehsil	West District Ludhiana
Socialinfrastructure fund			Rs. 1,23,000/-
Certificate no.	PB06454356827614.Dt. 05/12/2018	issued by	Punjab Govt.
Area Code			31/8
Pages	4	Words:	1600

Note: As per the Notification no S.O.247/C.A.2/1899/S.9/2010 dated 24-06-2010 regarding establishment of mega project issued by revenue and rehabilitation department, Govt of Punjab stamp duty has been remitted for this sale deed.

SALE DEED

Total Sale Consideration: Total Amount paid Rs. 1,23,00,000/- Vide CH. no. 071538 dated 17/12/2018(after deduction of TDS) drawn on Axis Bank, Phullanwal, Ludhiana.

THIS SALE DEED IS EXECUTED ON THIS ____ DAY OF December , 2018.

BY

SUDAGAR SINGH S/O SARWAN SINGH KHEWATAR S/O LAL SINGH AND RESIDENT OF VILLAGE THAKKARWAL ,TEHSIL LUDHIANA WEST ,DISTT .LUDHIANA PUNJAB Pan no. ECOPS8994H (hereinafter referred to as the "Seller" or Vendor" (which expression shall unless repugnant to the context hereof mean and include his respective successors, representatives, nominees and assigns) of the First Part.

And

M/S. OMAXE LTD., a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at **SHOP NO-19-B, FIRST FLOOR, OMAXE CELEBRATION MALL, SOHNA ROAD, GURGAON-122001, HARYANA & having its corporate office at 7 L.S.C., Kalkaji, New Delhi** through its Authorized Signatory Mr. Gaurav Sharma (hereinafter referred to as the "Purchaser" , unless repugnant to the context hereof, mean and include all his heirs, successors, legal representatives, executors, and assigns) of the Second Part.

WHEREAS

1. The Seller own and possess the piece of agricultural land area cultivated by himself and sole owner as per revenue records detailed herein as 9 Kanal 13 Marla, comprised in Khewat/Khatouni, 306/289/340, Khasra no. 12//8/1(4-9), 12//13/1/2(2-4), 12//13/2(3-0) , Kitte 3 area 9 Kanal 13 Marla (Salam), equivalent to 9 Kanal 13 Marla, **(1.20625 Acres)** situated in the revenue estate of the Village Thakarwal, Hadbast No. 280, Sub-Tehsil Ludhiana West, Tehsil & District Ludhiana, by virtue of Jamabandi for the year 2012-

12-12-2018



Government of Punjab
e-Registration Fee Receipt

Receipt No PB1511531812152
Issue Date 11-DEC-2018 15:54
ACC Reference SHCIL/PB-SHCIL/PB-NOD
Purchased By SAUDAGAR SINGH
Registration Fees Paid By OMAXE LIMITED
Property Description LAND
Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 0
Mutation Fees	₹ 300
Pasting Fees	₹ 100
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 123000
Service Charges	₹ 200

Total Amount ₹ 128600

(Rupees One Lakh Twenty-Eight Thousand Six Hundred Only)

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<https://www.shcilestamp.com/Registration/> .



2013, total land measuring **9 Kanal 13 Marla (1.20625 Acres)** land whereas 1 Acre = 8 Kanal = 4 Bigha 16 Biswas = 4840 Sq.yds.) (Hereinafter referred to as the "Said Land").

2. The Seller affirm that the said land is free from all sorts of encumbrances i.e. charge, mortgage, pledge, lien, hypothecation, security interest, gift, notice of acquisition or notified as part green buffer/forest land, dispute/litigation or any legal infirmity. The said land is contiguous with a perfect approach/accessibility and no any nallah, temple/mosque, Samadhi or revenue rasta is existing on the 'said land'.
3. The Seller declare that he has not executed any Agreement to sell or Sale deed or General power of attorney or Special Power of attorney or MOU/Collaboration Agreement created any third party rights with respect to said land.
4. The Sellers agrees to sell the "Said Land" along with all rights and interest therein to the Purchaser and the Purchaser has purchased the "Said Land" on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. The Seller do hereby sell, grant, convey and transfer all its rights, title and interests including all the easementary rights i.e., rights of way, right to air, right of use, right of residence and entire rights, which Sellers have, attached and appurtenant to 'Said Land', in lieu of the sum of Rs. 1,23,00,000/- (Rupees One Crore & Twenty Three Lac only) half of which amounts to Rs. 61,50,000/- (Rupees Sixty One Lac & Fifty Thousand only) to the Purchaser.
2. That the Purchaser has paid above said sale consideration to the Seller as following;
 - a. Total Amount paid Rs. 1,23,00,000/- (Rs. One Crore & Twenty Three Lac only) Vide Cheque no.071538 amounting Rs.1,21,7700/- (One Crore Twenty One Lakh seven Thousand Seven Hundred Only) dated 17/12/2018 drawn on Axis Bank Phullanwal Branch Ludhiana (after deduction of TDS).
 - b. That the Seller hereby affirm the receipt of full and final consideration mentioned above, from the purchaser company in the presence of witnesses for promotion of other property and business.
3. That the seller is presenting the present sale deed before the joint sub-registrar for registration in favor of Purchaser. and confirm receipt of whole consideration towards the entire sale consideration of 'said Land' from the purchaser/company. The seller hands over the possession of the land to the purchaser. That all the rights pertaining to the above land has been transferred to purchaser/company from now onward.
4. That the Seller hereby affirm and state that prior to the execution of this Sale deed he has not entered into any agreement to sell or sale deed, or executed any G.P.A., or S.P.A. or Transfer deed or Gift deed or lease deed of any nature whatsoever in respect of the 'Said Land' nor any litigation regarding the 'said land' is pending for disposal in any court of law of India. The Seller has not entered into any kind of agreements or created any kind of encumbrances, charges or liens of any nature whatsoever, and hereby confirm to keep the Purchaser indemnified, in all respects, against all losses and damages.
5. That Seller hereby affirm that he has the lawful and undisputed title of the 'Said land, and 'said land' is free from all sorts of encumbrances, charges, liens, disabilities, injunctions and legal disputes. If the purchaser /Company loose title of 'said Land' or any part thereof at any time in future because of any defect in title of the Seller, than seller shall indemnify and reimburse or make or pay market price of the said land at the time of default including all expenses incurred for construction and development on /of the 'said land' by the buyer, expenses on registration of sale deed, and all other relevant expenses whatsoever.

ਸਰਗੋਧਾ ਰਾਜਪੁਤਾ



Deed Endorsement

Token No :- 20180000363116

Deed Type :- Sale Deed ,Value :- Rs.3157239/-, Consideration Amount :- Rs.12300000/-

Stamp Duty :- Rs. 0, Registration Fee :- Rs. 0, Social infrastructure cess :- Rs. 123000, Mutation Fees :- Rs. 300, Pasting fee(Punjabi) :- Rs. 100, Pasting fee(English) :- Rs. 100, PIDB Charges :- Rs. 123000, PLRS - Facilitation charges :- Rs. 5000,

Type Of Land :- Agriculture , Area Of Land :- 13.00 marla66 9.00 Kanal66

Segment Name :- Khehri ,Segment Collector Rate :-Rs. 647

Segment Description :- Agriculture Rakba Thakarwal Side Agriculture

Sh./Smt.Sudagar Singh s/o/d/o/w/o Sarwan Singh has presented the document for registration in this office

today dated :- 19-Dec-2018 Day :- Wednesday Time :- 11:07:22 am

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar

Sudagar Singh
(Colonizer/Company)

The contents of the document were read out to Sh/Smt **Sudagar Singh s/o/d/o/w/o Sarwan Singh** ,who having heard,admitted the same to be correct. An amount of Rs. - on account of **Sale Deed** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS.

Both the parties have been identified by 1. **Kamal Kishore** (Identifier)2. **Inderjit Singh** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
Sudagar Singh			

Hence the document be registered

Date:- 19-Dec-2018

Signature of Sub Registrar/Joint Sub Registrar

Witness

(First Party)

(Second Party)



Omaxe Limited (Colonizer/Company)

Above signature & thumb Impression are affixed in my presence.

Date:- 19-Dec-2018

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2018-19/101/1/5879

Book No :- 1

Volume No :-

Page No :-

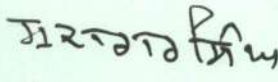
The Registered document has been pasted

Signature of Sub Registrar/ Joint Sub Registrar

6. That Seller undertake and affirm that there is no discrepancy or dispute regarding possession and Girdawari of said land. The Seller has further assured to the Purchaser that Seller has conveyed the said land to the Purchaser in salaam in accordance with the present existing possession of the Seller on the particular Khasra Numbers comprising the Said Land.
7. That the Seller has assured to the purchaser company that all the rates, taxes, ground rent, penalties or other assessments levied or leviable on the Said land by the revenue authorities, municipal committee, Punjab urban development authority, Director, Town and Country Planning Department, Punjab or any other local/central body up to the date of registration of sale deed(s) has been paid/cleared by the seller/owner and there is no sort of encumbrance, charge or any other kind of liability is attached to the Said land. If there is found any amount payable in this respect later on, the seller hereby undertake to reimburse the same to the purchase /company.
8. That the Seller has declared that the said land is an agricultural land and same is not the part of any River, Gair Mumkin Nadi or Choe and catchment area thereof and if the purchaser suffers any loss due to the nature of the land or said land goes out of the possession of the purchaser then seller/owner will be liable and responsible to indemnify for the loss suffered by the purchaser.
9. That the Seller has agreed that from now onward, (which expression shall include legal heirs, executors, descendants, administrators etc.) have no concern or title or any legal/equitable claim or right over this land nor shall we have in future. The Sellers further undertakes that they would be liable for the present transaction from registration of this sale deed till recording of the mutation entry in the concerned revenue records. The purchaser shall bear the expenses of the sale deed.
10. That the Seller further acknowledge and verify authenticity of the contents of the present sale deed and covenant that in case the purchaser/company comes to suffer any loss due to defect in the title or past encumbrance over the Said land or any wrong statement or misrepresentation or concealment of the facts on our part or any legal fault, then in such eventuality, we and our legal heirs respectively and our whole property will be held liable to recover the same.
11. That in this sale deed as per Section 82 of Indian Registration Act 1908, both the parties declare and attest that all the contents of this sale deed are correct to our knowledge and nothing has been concealed. That the khasra numbers of the sale deed does not belong to any dera/any religious place and there is no order passed by any court related to the sale of the 'said land'. There is no violation of any act or conditions issued by any department of Punjab State or central Government relating to the sale 'said land'. The collector rate of the land is according to the area code and locality code and is correctly mentioned. Both parties know about the Section 82 of Indian Registration Act 1908. Both the parties know that if any wrong declarations and contents are found in this sale deed, that they can be subjected to 7 years imprisonment then under this section. Both parties takes responsibility for the contents stated in this of this sale deed
12. That the contents of present sale deed have been read over to the seller in Punjabi vernacular in the presence of witnesses and he has signed the same after reading and understanding the nature of transaction with his own free Will without any coercion, undue influence or misrepresentation.

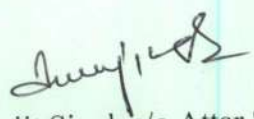
Handwritten signature or mark.


NOW IN WITNESS WHEREOF, THIS SALE DEED IS EXECUTED AND REGISTERED ON THIS 2018


Seller.

Buyer

Witnesses: We hereby state that the seller and Buyer signed in our Presence and we hereby sign as witness.

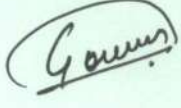

No 1. Inderjit Singh s/o Attar Singh
Nagar Ludhiana


No.2 Kamal Kishore s/o Subhash Chander Sarabha
B.R.S Nagar Ludhiana



Sudagar Singh
Village Thakkarwal
Distt. Ludhiana
Aadhar no. 9385 5720 7096
Pan no. ECOPS8994H
Mob.no.




Gaurav Sharma
Authorised Signatory
For. Omaxe Limited