

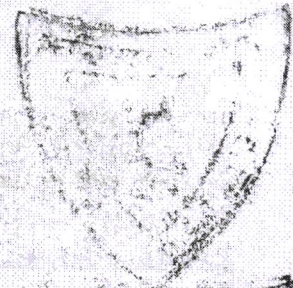
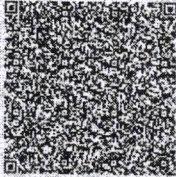


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Punjab

## e-Stamp

Certificate No.	: IN-PB08246536823373R
Certificate Issued Date	: 26-Nov-2019 11:28 AM
Certificate Issued By	: pbankusps
Account Reference	: NONACC (BK)/ pbcanbk02/ DERABASSI/ PB-SN
Unique Doc. Reference	: SUBIN-PBPBCANBK0216566281108992R
Purchased by	: RAKESH SAINI
Description of Document	: Article 23 Conveyance
Property Description	: 2000 SQ YARDS LAND AT BALAJI ENCLAVE KAULIMAJRA LALRU
Consideration Price (Rs.)	: 31,00,000 (Thirty One Lakh only)
First Party	: CHAMAN SINGH
Second Party	: MS SAINI DEVELOPERS AND PROMOTERS PVT LTD
Stamp Duty Paid By	: MS SAINI DEVELOPERS AND PROMOTERS PVT LTD
Stamp Duty Amount(Rs.)	: 1,86,000 (One Lakh Eighty Six Thousand only)



Please write or type below this line

R. Saini

R. Saini

R. Saini

SR 0003101859

### 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.



4164



# Government of Punjab e-Registration Fee Receipt

Receipt No PB1426091911035  
 Issue Date 26-NOV-2019 14:09  
 AGC Reference SHCIL/PB-SHCIL/PB-NOD  
 ESI Certificate No IN-PB08246536823373R  
 Purchased By MS SAINI DEVELOPERS AND PROMOTERS PVT LTD  
 Registration Fees Paid By MS SAINI DEVELOPERS AND PROMOTERS PVT LTD  
 Property Description 2000 SQ YARDS LAND AT BALAJI ENCLAVE KAULIMAJRA LALRU  
 Purpose 23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	₹ 31000
Mutation Fees	₹ 300
Pasting Fees	₹ 200
PLRS Facilitation Charges	₹ 5000
Infrastructure Development Fees	₹ 31000
Service Charges	₹ 100
<b>Total Amount</b>	<b>₹ 67600</b>
(Rupees Sixty-Seven Thousand Six Hundred 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/>



For LTIP 3213/10



# OFFICE OF THE SUB-REGISTRAR DERA BASSI

Sale Deed                      Land Village Kaulimajra                      Stamp Papers                      Pieces  
 Rs.31,00,000/- Measuring 2Bighas-0Biswas-0Biswasi                      Rs.1,86,000/-  
 e-Stamp Rs. **1,86,000/-** Certificate No. IN-PB08246536823373R, Dated:-26-11-2019  
 Canara Bank Dera Bassi

(NAC Lalru )  
 (Type of Residential Land )  
 (Words Approx 500 words)

In Advance

2,50,000/- Cheque No-028349 Dated:-10-10-2019

OBC Bank

5,00,000/- Cheque No-140958 Dated 10-01-2020

5,00,000/- Cheque No-140959 Dated:-15-01-2020

6,00,000/- Cheque No-140960 Dated:20-01-2020

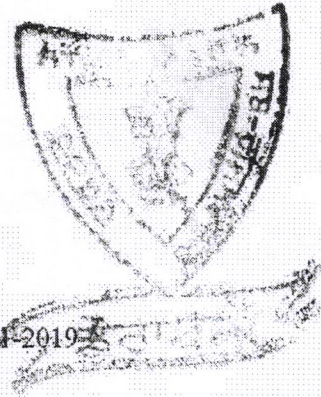
6,25,000/- Cheque No- 140961 Dated:-10-03-2020

6,25,000/- Cheque No- 140962 Dated:-15-03-2020

SBI Bank

In Presence of

\*/-



This Sale Deed is made at Dera Bassi on this 26-11-2019

Between

I, Chaman Singh S/o Sh. Ghasitu S/o Daulat Resident of Near New Anaj Mandi ,  
 Lalru, Tehsil Dera Bassi Distt SAS Nagar (hereinafter called as sellers, which terms shall  
 include his legal heirs, executors, administrators and legal representatives) on the first  
 part of this deed.

And

M/s "Saini Developers & Promoters (P) Ltd. Baltana, N. A. C. Zirakpur, Tehsil  
 Dera Bassi, Distt SAS Nagar (Punjab) (hereinafter called as purchaser, which term shall

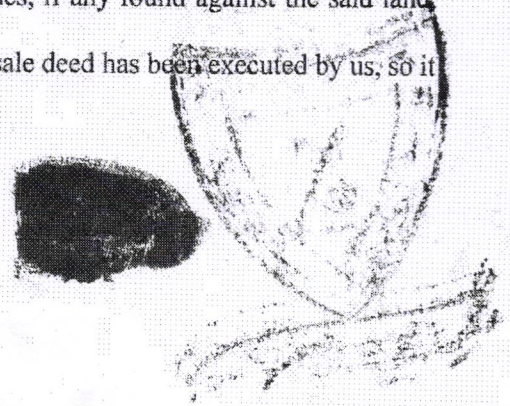




include their legal heirs, executors, administrators and legal representatives) on the second part of this deed.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

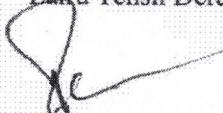
Whereas the said sellers Chaman Singh, is owner of Land Khata No.17/25, Khasra No. 108 (4-0), 109 (4-0), 110 (4-0), 111 (3-6), 112 (3-6), Kite 5 Land 18Bighe-12Biswe-0Biswasi being of 40/372share = 2Bighe-0Biswe-0Biswasi situate at Village Kaulimajra, (possession in Khasra no 108, if the above mention cheques not cleared on above mention dated seller will be right to cancel the sale deed) "Hadbast No.213" "The copy of the Jamabandi for the year 2013-14 is attached herewith" Tehsil Dera Bassi, Distt SAS Nagar, and the said land is free from all sorts of encumbrances, i.e. Agreement, sale, Transfer, Mortgage, Gift, Litigation, Court Cases, Stay etc. including all type of easement rights, against the total sale consideration of Rs.31,00,000/-(Rupees thirty one Lakh Only) sold to said purchaser and the amount of Rs.31,00,000/-has been received as per details mentioned in above heading in presence of Registrar, Dera Bassi and the physical possession all ready given to the purchaser Through Conset Letter. From today, the said purchaser shall hereinafter have every rights of ownership to use and enjoy the land as her own property without any hindrance, interruption, claims or demand either from the sellers or any other person whatsoever, claiming under or through them. All the expenses on the sale-deed including cost of Stamp papers government fee etc. have been borne by the purchaser. The Seller have not mortgaged the above mentioned land in any manner to any Government/ Semi Government department, Bank, Corporation and Society etc, and there is no any Court case or Stay from any Court of India. The seller will be responsible to pay/ clear any previous debts/ encumbrance/ dues, if any found against the said land till the registration of this sale deed. therefore, the sale deed has been executed by us, so it





may be used whenever required. Affidavit is attached herewith. The executants/seller have heard and understood the contents of this sale deed and found it true, correct and accepted. Dated:-

Witness No.1  
Pawan Kumar Numberdar  
Lalru Tehsil Dera Bassi

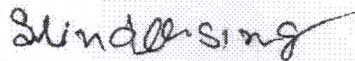


  
Sellers.

Chaman Singh  
UID NO 503314897449  
PAN NO - MFAPS9344Q


Witness No.2  
Salinder Singh S/o Chaman Singh  
R/o # Lalru

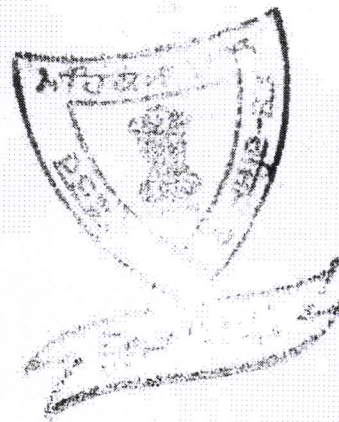
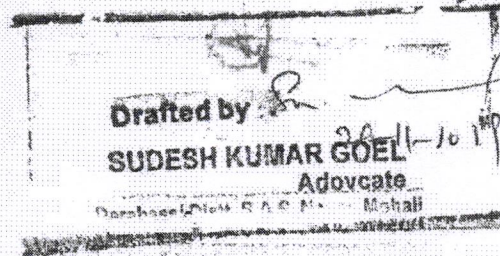
UID 692940949521



Purchaser

M/s Saini Developers & Promoters  
(P) Ltd. Baltana,  
PAN NO AAJCS6443B  
THROUGH MR PHOOL SINGH  
UID- 818370378990  
9814057839

 2TS  
327/32





**STATE BANK OF INDIA**

GSR / 001

**RECEIPT**

1980

**STATE BANK OF INDIA**

Branch \_\_\_\_\_ Code No. \_\_\_\_\_

Received a sum of Rs. 36000/-  
 (Rupees Three Lac Sixty thousand only) only)

from Smt. / Shri Sanjay Kumar  
 s/o, d/o, w/o Hukam Singh

residing at Lalru **STATE BANK OF INDIA** for credit to Government of Punjab

account towards Stamp Duty.

Date: 20/12/2012

Place: \_\_\_\_\_ (Signatures of Authorised Officer)

**OFFICE OF THE SUB-REGISTRAR DERA BASSI**

Sale Deed	Land Village Kaulimajra	Stamp Papers	Pieces
Rs.45,00,000/-	Measuring 5 Bighas-0Biswas	Rs.3,60,000/-	3

(5% Rs.2,25,000/- Stamp duty & 3%

Rs.1,35,000/- Social society fund)

Stamp Duty of Rs.3,60,000/- Vide Receipt No. 726210, Dated:- 24-12-12

State Bank of India, Branch Dera Bassi, Code No.10739

Segment code:-0087

Serial no.653

(NAC Lalru)

(Type o Land Rosali)

(Words Approx 500 words)

In Advance  
 Rs.45,00,000/-  
 In Presence of  
 Rs.X/-

815



This Sale Deed is made at Dera Bassi on this 24 day of December, 2012

Between

I, Sanjeev Kumar S/o Hukam Singh Village Lalru, Tehsil Dera Bassi, Distt SAS Nagar, (hereinafter called as sellers, which terms shall include his legal heirs, executors, administrators and legal representatives) on the first part of this deed.

And

M/s "Saini Developers & Promoters (P) Ltd. Baltana, N. A. C. Zirakpur, Tehsil Dera Bassi, Distt SAS Nagar (Punjab) (hereinafter called as purchaser, which term shall include their legal heirs, executors, administrators and legal representatives) on the second part of this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

Whereas the said seller Sanjeev Kumar is owner of Khata No.27/67 to 81, Khasra No. 879 (4-0), 880 (4-0), 881 (4-0), 886 (4-0), 893 (4-0), 894 (3-14), 898 (4-0), 899 (3-14), 878 (2-0), 878/1 (2-0), 882 (4-0), 883 (4-0), 887 (3-18), 887/1 (1-6), 889 (6-6), 890 (2-7), 897 (4-0), 900 (3-14), 1536/884 (2-0), 885 (4-0), 888 (5-4), 891 (3-14), 897 (3-18), 892 (4-0), 895 (3-14), 896 (4-0), 1535/884 (2-0), 95min (4-0), 96 (4-0), 97 (4-0), 98min (2-0), 101 (4-0), 1439/102min (1-10), 95min (2-0), 98min (2-0), 100 (4-0), 1438/102min (0-10), 103 (4-0), 104 (4-0), 99 (4-0), 98/1 (2-0), 1438/102 (1-0), 102/1 (3-0), 129 (4-0), 130min (1-14), 132 (3-14), 133 (4-14), 128min (2-17), 130 (1-14), 131 (3-14), 134 (4-14), 128min (1-17), 974min (5-0), 976 (4-0), 977 (4-0), 978min (2-0), 974 (1-0), 975 (4-0), 978min (2-0), 979 (4-0), 980 (4-0), 986 (4-0), 985 (4-0), 987 (4-0), 988 (4-0), 981 (4-0), 982 (4-0), 983 (4-0), 984 (4-0), Kite 69 measuring 234 Bighe-7 Biswe of 100/4687share = 5 Bigha-0Biswe situate at Village Kaulimajra, "Hadbast No.213" "The copy of the Jamabandi for the year 2008-2009 & Fard Girdavri is attached herewith" Tehsil Dera Bassi, Distt SAS Nagar, Mohali (Punjab), and the said land is free from all sorts of encumbrances, i.e. Agreement, sale, Transfer, Mortgage, Gift, Litigation, Court

*Signature*



Value	4,500,000.00	Stamp Duty	360,000.00	Registration Fee	30,000.00	Pasting Fee	20.00
Type of Land	CHAH/ NEHRI/AABI						
Area of Land	5 Bigha, 0 Biswa, 0 Biswansi						
Segment Name	ਕੋਲੀ ਮਾਜਰਾ						
Segment Rate	2,000,000	ਏਕੜ					
Segment Description :	ਕੋਲੀ ਮਾਜਰਾ			SALE			

ਅੱਜ ਮਿਤੀ 24/12/2012 ਦਿਨ Monday ਵਕਤ 1:17:02 PM

ਨੂੰ ਸ੍ਰੀ ਸੰਜੀਵ ਕੁਮਾਰ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੋਰਾਬਸੀ

ਸ੍ਰੀ ਸੰਜੀਵ ਕੁਮਾਰ

ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/

ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,

ਸਮਝਕੇ ਨੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ 0

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

ਤਰਸੇਮ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਲਵਪ੍ਰੀਤ ਸਿੰਘ

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

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 24/12/2012

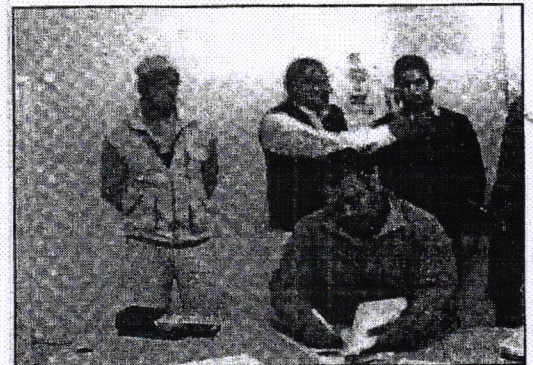
ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੋਰਾਬਸੀ

ਗਵਾਹ

ਗਵਾਹ

1.....

2.....



ਸੰਜੀਵ ਕੁਮਾਰ

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 24/12/2012

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੋਰਾਬਸੀ

ਵਸੀਕਾ ਨੰ: 13,860 ਜਾਇਦ ਬਹੀ ਨੰ:

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੋਰਾਬਸੀ



ਸੈਣੀ ਡਿਵੈਲਪਰਜ਼ ਐਂਡ ਪ੍ਰੋਮੋਟਰਜ਼



Cases, Stay etc. including all type of easement rights, against the total sale consideration of Rs.45,00,000/- (Rupees Forty Five Lacs Only) sold to said purchaser and the amount of Rs.45,00,000/- has been received as per details mentioned in above heading in presence of Sub-Registrar, Dera Bassi and the physical possession of the aforesaid land has been delivered at the spot to the said purchaser at the khasra no.100min (2-10), north side, 95min (2-10) land 5bighe-0Biswe of 1/2share 2Bighe-10Biswe, 95min (2-0), 98min (2-0), 100min (1-0), 95min (1-0), west side, 96min (3-10), total land 10Bighe-0Biswe out of 5Bighe-0Biswe. From today, the said purchaser shall hereinafter have every rights of ownership to use and enjoy the land as her own property without any hindrance, interruption, claims or demand either from the sellers or any other person whatsoever, claiming under or through them. All the expenses on the sale-deed including cost of Stamp papers government fee etc. have been borne by the purchaser. The Seller have not mortgaged the above mentioned land in any manner to any Government/ Semi Government department, Bank, Corporation and Society etc, and there is no any Court case or Stay from any Court of India. The seller will be responsible to pay/ clear any previous debts/ encumbrance/ dues, if any found against the said land, till the registration of this sale deed. therefore, the sale deed has been executed by us, so it may be used whenever required. Affidavit is attached herewith. The executants/seller have heard and understood the contents of this sale deed and found it true, correct and accepted. Dated:-

Witness No.1

Tarsem Singh Numbaday  
Valou.

*(Signature)*

Seller

*(Signature)*

Witness No.2

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

Purchaser

M/s "Saini Developers & Promoters  
(P) Ltd. Baltana, Through:- Sh.  
Phool Singh.

98140

57837

*(Signature)*  
DETA  
DERA BASSI  
SAS NAC

11/2/12



Value	3,666,667.00	Stamp Duty	293,333.36	Registration Fee	30,000.00	Pasting Fee	20.00
Type of Land	CHAHU/NEHRI/AABI						
Area of Land	8 Bigha, 0 Biswa, 0 Biswansi						
Segment Name	ਕੋਲੀ ਮਾਜਰਾ						
Segment Rate	2,200,000 ਏਕੜ						
Segment Description	ਕੋਲੀ ਮਾਜਰਾ						
	SALE						

ਅੱਜ ਮਿਤੀ 08/04/2013 ਦਿਨ Monday ਵਕਤ 3:29:01 PM

ਨੂੰ ਸ੍ਰੀ ਸੁਸੀਲ ਕੁਮਾਰ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

*[Signature]*



*[Signature]*

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

ਸ੍ਰੀ ਸੁਸੀਲ ਕੁਮਾਰ

ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/

ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,

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:

ਤਰਸੇਮ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਜਗਤਾਰ ਸਿੰਘ

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

ਲਿਖਤ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 08/04/2013

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

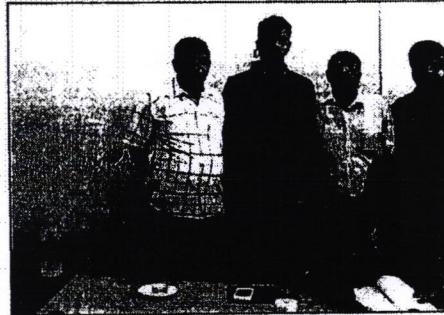
ਗਵਾਹ

ਗਵਾਹ

1.....

2.....

*[Signature]*



ਸੁਸੀਲ ਕੁਮਾਰ

ਪਹਿਲੀ ਧਿਰ

*[Signature]*



*[Signature]*

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 08/04/2013

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

394 ਜਾਇਦ ਬਹੀ ਨੰ:

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਰਸਖਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

ਦੂਜੀ ਧਿਰ

*[Signature]*



ਸੈਨੀ ਡਿਵੈਲਪਰਜ਼ ਐਂਡ ਪ੍ਰਮੋਟਰਜ਼



land is free from all sorts of encumbrances, i.e. Agreement, sale, Transfer, Mortgage, Gift, Litigation, Court Cases, Stay etc. including all type of easement rights, against the total sale consideration of Rs.32,08,500/-(Rupees Thirty Two Lacs Eight Thousand Five Hundred Only) sold to said purchaser and the amount of Rs.32,08,500/-has been received as per details mentioned in above heading in presence of Sub-Registrar, Dera Bassi and the physical possession of the aforesaid land has been delivered at the spot to the said purchaser at the khasra no.100 (4-0), 101 (4-0), 104 (4-0), 97 (4-0), 99 (4-0), 102/1 (3-0), 1438/102 (0-10), 103 (4-0), 96 (4-0), 98 (4-0), 1439/102 (1-10), 95 (4-0), 98/1 (2-0), 95min (2-0) out of 8 bigha-0 Biswas. From today, the said purchaser shall hereinafter have every rights of ownership to use and enjoy the land as her own property without any hindrance, interruption, claims or demand either from the sellers or any other person whatsoever, claiming under or through them. All the expenses on the sale-deed including cost of Stamp papers government fee etc. have been borne by the purchaser. The Seller have not mortgaged the above mentioned land in any manner to any Government/ Semi Government department, Bank, Corporation and Society etc, and there is no any Court case or Stay from any Court of India. The seller will be responsible to pay/ clear any previous debts/ encumbrance/ dues, if any found against the said land, till the registration of this sale deed. therefore, the sale deed has been executed by us, so it may be used whenever required. Affidavit is attached herewith. The executants/seller have heard and understood the contents of this sale deed and found it true, correct and accepted. Dated:-

Witness No.1

Tarsem Singh Numberdar, NAC-Lalru.

VULH

Sellers. Sushil Kumar &amp; Rakesh Saini

SK Rakesh Saini

9915749803

Witness No.2

S. Jagtar Singh S/o Sh. Balvir Singh  
Mathiarin, Distt Patiala.

Jagtar, Saini

Purchaser

M/s. Saini Developers & Promoters  
(P) Ltd. Baltana, Through Director:-  
Sh. Rajesh Saini.

R-Saini

9803700086

BABITA  
ADVOCATE  
DERA BASSI  
08/04/19



## ਭਾਰ ਮੁਕਤ ਸਰਟੀਫਿਕੇਟ

ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਦਿਆਵੰਤੀ ਵਿਧਵਾ ਵ ਦੇਵੀ ਦਿਆਲ - ਸੁਖਦੇਵ ਸਿੰਘ - ਪਵਨ ਕੁਮਾਰ ਪੁੱਤਰਾਨ ਪ੍ਰੇਮ ਸਿੰਘ ਪੁੱਤਰ ਸੁਗਨ ਸਿੰਘ ਵ ਅਜਮੇਰ ਸਿੰਘ ਪੁੱਤਰ ਸੁਗਨ ਸਿੰਘ ਪੁੱਤਰ ਸਹਿਜਾਦਾ ਵ ਸਿਮਲਾ ਦੇਵੀ ਵਿਧਵਾ ਵ ਜਸਵੀਰ ਸਿੰਘ - ਅਮਿਤ ਰਾਣਾ ਪੁੱਤਰਾਨ ਵ ਮੋਨਾ ਦੇਵੀ ਪੁੱਤਰੀ ਸੀਸਪਾਲ ਪੁੱਤਰ ਬਲਜੀਤ ਵ ਵ ਧਰਮਪਾਲ ਪੁੱਤਰ ਬਲਜੀਤ ਪੁੱਤਰ ਸਹਿਜਾਦਾ ਵ ਅਮੀ ਚੰਦ ਪੁੱਤਰ ਸਾਧੂ ਪੁੱਤਰ ਮੁਨਸੀ ਵ ਦੇਵੀ ਸਿੰਘ - ਚਮਨ ਸਿੰਘ ਪੁੱਤਰਾਨ ਘਸੀਟੂ ਪੁੱਤਰ ਦੋਲਤ ਵਾਸੀਆਨ ਲਾਲਤੂ, ਤਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਅਤੇ M/s Saini Developers & Promoters (P) Ltd. Baltana, M.C. Zirakpur, Tehsil Dera Bassi, District S.A.S. Nagar Mohali, (Punjab), ਤੋਂ ਪਹਿਲੇ ਭਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਲੜੀ ਨੰਬਰ      ਪਿੰਡ ਦਾ ਨਾਮ ਅਤੇ ਹਦਬਸਤ ਨੰਬਰ      ਭਾਰਾ ਨੰਬਰ      ਰਕਬਾ

ਬਕੱਦਰ 72ਬਿਘੇ-12ਬਿਸਵੇ ਜਮੀਨ ਖਾਤਾ ਨੰਬਰ:-29/6, ਭਾਰਾ ਨੰਬਰ:-879 (4-0), 880 (4-0), 881 (4-0), 886 (4-0), 893 (4-0), 894 (3-1), 898 (4-0), 899 (3-14), 878 (2-0), 878/1 (2-0), 882 (4-0), 883 (4-0), 887/1 (1-6), 889 (6-6), 890 (2-7), 897 (4-0), 900 (3-14), 1536/884 (2-0), 887 (4-0), 888 (5-4), 891 (3-14), 897 (3-18), 892 (4-0), 895 (3-14), 896 (4-0), 95ਮਿਨ (2-0), 96 (4-0), 97 (4-0), 98ਮਿਨ (2-0), 101 (4-0), 1439/102ਮਿਨ (1-10), 95ਮਿਨ (2-0), 98ਮਿਨ (2-0), 100 (4-0), 1438/102ਮਿਨ (0-10), 103 (4-0), 104 (4-0), 99 (4-0), 98/1 (2-0), 1438/102 (1-0), 102/1 (3-0), 129 (4-0), 130ਮਿਨ (1-14), 132 (3-14), 133 (4-14), 128ਮਿਨ (2-17), 130 (1-14), 131 (3-14), 134 (4-14), 128ਮਿਨ (1-17), 974ਮਿਨ (5-0), 976 (4-0), 977 (4-0), 978ਮਿਨ (2-0), 974 (1-0), 975 (4-0), 978ਮਿਨ (2-0), 979 (4-0), 980 (4-0), 986 (4-0), 985 (4-0), 987 (4-0), 988 (4-0), 981 (4-0), 982 (4-0), 983 (4-0), 984 (4-0), 1535/884 (2-0), ਕਿਤੇ 69 ਰਕਬਾ 234ਬਿਘੇ-7ਬਿਸਵੇ ਦਾ 920/4687ਹਿੱਸਾ ਬਕੱਦਰ 46ਬਿਘੇ-0ਬਿਸਵੇ (ਮਲਕੀਤੀ ਦਿਆਵੰਤੀ ਵਿਧਵਾ ਵ ਦੇਵੀ ਦਿਆਲ - ਸੁਖਦੇਵ ਸਿੰਘ - ਪਵਨ ਕੁਮਾਰ ਪੁੱਤਰਾਨ ਪ੍ਰੇਮ ਸਿੰਘ ਪੁੱਤਰ ਸੁਗਨ ਸਿੰਘ 130/920ਹਿੱਸਾ ਵ ਅਜਮੇਰ ਸਿੰਘ ਪੁੱਤਰ ਸੁਗਨ ਸਿੰਘ ਪੁੱਤਰ ਸਹਿਜਾਦਾ 130/920ਹਿੱਸਾ ਵ ਸਿਮਲਾ ਦੇਵੀ ਵਿਧਵਾ ਵ ਜਸਵੀਰ ਸਿੰਘ - ਅਮਿਤ ਰਾਣਾ ਪੁੱਤਰਾਨ ਵ ਮੋਨਾ ਦੇਵੀ ਪੁੱਤਰੀ ਸੀਸਪਾਲ ਪੁੱਤਰ ਬਲਜੀਤ 130/920ਹਿੱਸਾ ਵ ਧਰਮਪਾਲ ਪੁੱਤਰ ਬਲਜੀਤ ਸਿੰਘ 130/920ਹਿੱਸਾ ਵ ਅਮੀ ਚੰਦ ਪੁੱਤਰ ਸਾਧੂ ਪੁੱਤਰ ਮੁਨਸੀ 100/920ਹਿੱਸਾ ਅਤੇ ਸੈਣੀ ਡਿਵੈਲਪਰਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ 300/920ਹਿੱਸਾ, ਮੌਕੇ ਤੇ ਕਬਜ਼ਾ 95ਮਿਨ (4-0), 96 (4-0), 97 (4-0), 98ਮਿਨ (2-0), 101 (4-0), 1439/102ਮਿਨ (1-10), 95ਮਿਨ (2-0), 98ਮਿਨ (2-0), 100 (4-0), 1438/102 (0-10), 103 (4-0), 104 (4-0), 99 (4-0), 98/1 (2-0), 1438/102 (1-0), 102 (3-0), ਕਿਤੇ 16 ਰਕਬਾ 46ਬਿਘੇ-0ਬਿਸਵੇ ਤੇ ਹੈ) ਅਤੇ ਖਾਤਾ ਨੰਬਰ:-17/25, ਭਾਰਾ ਨੰਬਰ:-106 (4-0), 107 (4-0), 108 (4-0), 109 (4-0), 110 (4-0), 111 (3-6), 112 (3-6), ਕਿਤੇ 7 ਰਕਬਾ 26ਬਿਘੇ-12ਬਿਸਵੇ (ਮਲਕੀਤੀ ਦੇਵੀ ਸਿੰਘ - ਚਮਨ ਸਿੰਘ ਪੁੱਤਰਾਨ ਘਸੀਟੂ ਪੁੱਤਰ ਦੋਲਤ ਬ: ਬ: ਉਕਤ ਦੀ) ਕੁੱਲ ਰਕਬਾ 72ਬਿਘੇ-12ਬਿਸਵੇ ਵਾਕਿਆ ਮੋਜਾ ਕੋਲੀਮਾਜਰ, ਤਹਿਸੀਲ ਡੇਰਾ ਬੱਸੀ, ਜਿਲ੍ਹਾ ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, "ਹਦਬਸਤ ਨੰਬਰ:-213"।

ਉਪਰੋਕਤ ਰਕਬੇ ਬਾਰੇ ਰਿਪੋਰਟ ਪਟਵਾਰੀ ਹਲਕਾ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ, ਮੁਤਾਬਿਕ ਰਿਪੋਰਟ ਹਲਕਾ ਪਟਵਾਰੀ ਅਤੇ ਸਾਇਲ ਮੁਤਾਬਿਕ ਹਲਕਾ ਬਿਆਨ ਦੇ ਆਧਾਰ ਤੇ ਮਿਤੀ:-29-05-2000 ਤੋਂ ਮਿਤੀ:-28-05-2013 ਤੱਕ ਦਾ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਹਸਤਾਖਰ

ਮਿਤੀ.....



Value 1,800,000.00 Stamp Duty 144,000.00 Registration Fee 18,000.00 Pasting Fee 20.00

Type of Land CHAHI/ NEHRI/AABI  
Area of Land 2 Bigha, 0 Biswa, 0 Biswansi

Segment Name ਕੋਲੀ ਮਾਜਰਾ

Segment Rate 2,000,000 ਏਕੜ

Segment Description : ਕੋਲੀ ਮਾਜਰਾ

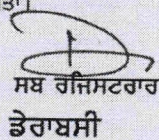
SALE

ਅੱਜ ਮਿਤੀ 17/10/2012 ਦਿਨ Wednesday ਵਕਤ 4:45:13 PM

ਨੂੰ ਸ੍ਰੀ ਸੁਸੀਲ ਕੁਮਾਰ

ਨੇ ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



  
ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

ਸ੍ਰੀ ਸੁਸੀਲ ਕੁਮਾਰ

ਵਸੀਅਤ ਕਰਤਾ/ਮੁਖਤਿਆਰ ਆਮ/

ਮੁਖਤਿਆਰ ਖਾਸ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,

ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ। ਬੈ / ਰਹਿਣ ਦੀ ਕੁਲ ਰਕਮ ਵਿਚੋਂ 0

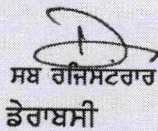
ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਨਕਦ/ ਚੈਕ ਰਾਹੀਂ /ਡਰਾਫਟ ਰਾਹੀਂ ਵਸੂਲ ਕੀਤੇ। ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਗਵਾਹ ਨੰ: 1

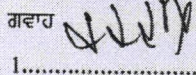
ਤਰਸੇਮ ਸਿੰਘ ਨੰਬਰਦਾਰ ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਬਲਵਿੰਦਰ ਸਿੰਘ

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

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 17/10/2012

  
ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

ਗਵਾਹ   
1.....

ਗਵਾਹ   
2.....



ਸੁਸੀਲ ਕੁਮਾਰ

ਪਹਿਲੀ ਧਿਰ

  
Rakesh

ਦੂਜੀ ਧਿਰ

  
Dushy

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 17/10/2012

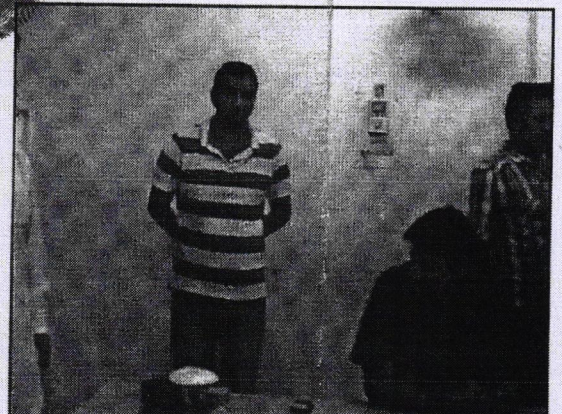
  
ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾਬਸੀ

ਵਸੀਕਾ ਨੰ: 10,735 ਜਾਇਦ ਬਰੀ ਨੰ:

ਜ਼ਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ:

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

  
ਸਬ ਰਜਿਸਟਰਾਰ





**STATE BANK OF INDIA**

Sl. No. 705908  
GSR / 001

**RECEIPT**

Branch \_\_\_\_\_ Code No. \_\_\_\_\_

Received a sum of Rs. 144000/-  
(Rupees one lac forty four thousand only)

from Smt. / Shri Sushil Kumar  
s/o, d/o, w/o Pritam Dass  
residing at Trivedi Camp for credit to Government of Punjab  
account towards Stamp Duty.

Date 17/10/2012  
Place \_\_\_\_\_

(Signatures of Authorised Officer)

**OFFICE OF THE SUB/REGISTRAR, DERA BASSI**

Sale Deed	Land	Stamps	Kitte
Rs 18,00,000/-	02 Bighas-00 biswas	Rs. 1,44,000/-	
5% = Rs. 90,000/- (Stamp Duty)		Mauja : Kolimajra/213	
3% = Rs. 54,000/- (S.S.F.)		(with limit of M.C. Lalru)	
Advance	before	(Kind : Rosali)	
Rs. 18,00,000/- cash	Rs. x/-	Segment Code : 0087	

**Stamp Duty Vide Franklin No. 705908, Dated 17/10/2012,**  
**Bank State Bank of India, Branch, Dera Bassi/10739**

This DEED OF ABSOLUTE SALE executed at Dera Bassi on this  
The 17 day of October 2012 by Sushil Kumar S/o Pritam Dass R/o Village  
Trivedi Camp, Tehsil Dera Bassi, Distt. S.A.S. Nagar (Punjab) and Rakesh

Rakesh Jaini



7. That the VENDOR will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
8. That the Entire expenses of the registration have been borne by the purchaser. If due to old bar, dispute and ceiling and surplus or due to wrong statement of vendor any or whole portion of the land goes out of his possession or loss is rendered, then purchaser is entitled to recover the cost of plot, stamps, expenses of registration according to the then prevailing market price from the Property of Vendor of every type.

IN WITNESS WHEREOF the VENDOR and the PURCHASER  
have set their signatures on the day month and year first above written.

Witnesses:

(1)

*V. K. Ch*

VENDOR *SC*

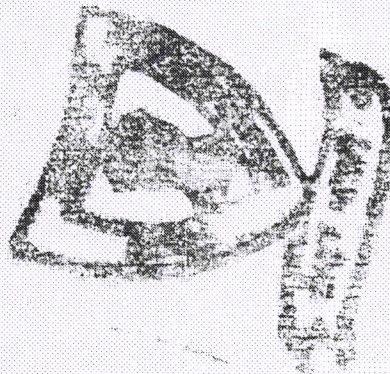
*Rakesh Raini*

(2) Witness

*Balwinder Singh*  
*S/o Gian Singh*  
*Rohillaye Deri Nagar*

*R-Saini*  
THE PURCHASER

WITNESSED BY  
S.K. SONAK Adv.  
for Comp. No. 1234





**STATE BANK OF INDIA**

Sl. No. **755864**  
GSR/001

**RECEIPT**

Branch Dera Bassi Code No. 10739

Received a sum of Rs. 256700/-  
(Rupees Two lac fifty six Thousand Seven Hundred only)  
from Smt. / Shri Surbhil Kumar  
s/o, d/o, w/o Potam Dass  
residing at Trivedi Camp, Mohanpur, Dera Bassi for credit to Government of Punjab  
account towards Stamp Duty.

Date 08/04/13  
Place Dera Bassi

(Signatures of Authorised Officer)

366662

**OFFICE OF THE SUB-REGISTRAR DERA BASSI**

Sale Deed	Land Village Kaulimajra	Stamp Papers	Pieces
Rs.32,08,500/-	Measuring 8 Bighas-0 Biswas	Rs.2,56,700/-	3
(5% Rs.160425/- Stamp duty & 3% Rs.96275/- Social society fund)			

Stamp Duty of Rs.2,56,700/- Vide Receipt No.755864, Dated:-08-04-2013  
State Bank of India, Branch Dera Bassi, Code No.10739

36800  
36800  
36800  
In Advance

Rs.32,08,500/-

In Presence of

Rs.X/-

(NAC Lalru)  
(Type of Land Rosali)  
(Words Approx 500 words)

Rakesh Jain





Director's Name	JAGGAR SINGH
Director's Phone	1100048
Father's Name	BALBIR SINGH
Phone no.	1100048
Sex	Male
Age as on 1.1.2003	20 Years
DOB	11.03.83



Signature: \_\_\_\_\_

Signature \_\_\_\_\_

भारत सरकार  
GOVT. OF INDIA

[illegible]

Facsimile Signature of the  
Electional Registration Officer  
for Constituency 070 - BARNET  
070 - BARNET  
070 - BARNET

Address: K. No. 45, MATTHANNA  
THEN RAIPURU, DISTT. PATTALA  
UT : M. P. 145.  
MILWAUKEE  
JULY 1971, 1972, 1973

LGK1029701



This Sale Deed is made at Dera Bassi on this 08 day of April, 2013

Between


We, Sushil Kumar S/o Pritam Dass Resident of Tirvedi Camp, (Mubarikpur),  
Tehsil Dera Bassi, Distt SAS Nagar, & Rakesh Saini S/o Ram Subhash R/o Dera Bassi,  
Distt SAS Nagar, (hereinafter called as sellers, which terms shall include his legal heirs,  
executors, administrators and legal representatives) on the first part of this deed.

And

M/s "Saini Developers & Promoters (P) Ltd. Baltana, N. A. C. Zirakpur, Tehsil  
Dera Bassi, Distt SAS Nagar (Punjab) (hereinafter called as purchaser, which term shall  
include their legal heirs, executors, administrators and legal representatives) on the  
second part of this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

Whereas the said sellers Sushil Kumar & Rakesh Saini, is owner of Khata  
No.27/67 to 81, Khasra No. 879 (4-0), 880 (4-0), 881 (4-0), 886 (4-0), 893 (4-0), 894 (3-  
14), 898 (4-0), 899 (3-14), 878 (2-0), 878/1 (2-0), 882 (4-0), 883 (4-0), 887 (3-18), 887/1  
(1-6), 889 (6-6), 890 (2-7), 897 (3-18), 900 (3-14), 1536/884 (2-0), 885 (4-0), 888 (5-4),  
891 (3-14), 892 (4-0), 895 (3-14), 896 (4-0), 1535/884 (2-0), 95min (4-0), 96 (4-0), 97 (4-  
0), 98min (2-0), 101 (4-0), 1439/102 (1-10), 95min (2-0), 98min (2-0), 100min (4-0),  
1438/102 (0-10), 103 (4-0), 104 (4-0), 99 (4-0), 98/1 (2-0), 1438/102 (1-0), 102/1 (3-0),  
129 (4-0), 130min (1-14), 132 (3-14), 133 (4-14), 128min (2-17), 130min (1-14), 131 (3-  
14), 134 (4-14), 128min (1-17), 974min (5-0), 976 (4-0), 977 (4-0), 978min (2-0),  
974min (1-0), 975 (4-0), 978min (2-0), 979 (4-0), 980 (4-0), 986 (4-0), 985 (4-0), 987 (4-  
0), 988 (4-0), 981 (4-0), 982 (4-0), 983 (4-0), 984 (4-0), Kite 69 measuring 234 Bighe-7  
Biswe of 3200/93740 share = 8 Bigha-0 Biswe situated at Village Kaulimajra, "Hadbast  
No.213" "The copy of the Jamabandi for the year 2008 - 2009 & Fard Girdavri is  
attached herewith" Tehsil Dera Bassi, Distt SAS Nagar, Mohali (Punjab), and the said

  
Rakesh Saini



## Deed Endorsement

Token No :- 20190000506393

Deed Type :- Sale Deed , Value :- Rs.3040000/-, Consideration Amount :- Rs.3100000/-  
 Stamp Duty :- Rs. 155000, Registration Fee :- Rs. 31000, Social infrastructure cess :- Rs. 31000,  
 Pasting fee(Punjabi) :- Rs. 200, PIDB Charges :- Rs. 31000, PLRS - Facilitation charges :- Rs. 5000,  
 Mutation Fees :- Rs. 300,  
 Type Of Land :- Residential , Area Of Land :- 2000.00 Square Yard 57157  
 Segment Name :- Kaulimajra , Segment Collector Rate :- Rs. 1818  
 Segment Description :- Kaulimajra, Non Agriculture Land

Sh./Smt. CHAMAN SINGH s/o/d/o/w/o GHASITU RAM has presented  
 the document for registration in this office

today dated :- 26-Nov-2019 Day :- Tuesday Time :- 04:40:58 pm

Signature of Sub Registrar

Signature of Sub Registrar/Joint  
 Sub Registrar



CHAMAN SINGH  
 (Colonizer/Company)

The contents of the document were read out to Sh/Smt CHAMAN SINGH s/o/d/o/w/o GHASITU RAM ,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. PAWAN KUMAR LAMBARDAR (Identifier) 2. SALINDER 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
CHAMAN SINGH			MFAPS9344Q

Hence the document be registered.

Date :- 26-Nov-2019

Signature of Sub Registrar/Joint Sub Registrar

Witness

1.

2.

(First Party)

(Second Party)



MS SAINI DEVELOPERS AND PROMOTERS PVT LTD THROUGH  
 PHOOL SINGH SAINI (Colonizer/Company)

Above signature & thumb impression are affixed in my presence.

Date :- 26-Nov-2019

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2019-20/14/1/4164

Book No :- 1

Volume No :- 4164

Page No :-

The Registered document has been pasted

Signature of Sub Registrar/ Joint Sub Registrar