

# INDIA NON JUDICIAL

## **Government of Punjab**

#### e-Stamp

Certificate No.

Certificate Issued Date

Certificate Issued By

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

Area of Property

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

Social Infrastructure Cess(Rs.)

Total Stamp Duty Amount(Rs.)

IN-PB52861761408952V

23-Oct-2023 05:28 PM

pbgobisns

NONACC (BK)/ pbpnbbk02/ TALWANDI SABO/ PB-BT

SUBIN-PBPBPNBBK0207059924411903V

HMEL ORGANICS PRIVATE LIMITED THROUGH SANDEEP SING

Article 23 Conveyance

KHEWAT NO 149,478,1877/1,1879 RAMAN

30.0 Acre 6.0 Kanal 8.0 Marla

32,79,38,429

(Thirty Two Crore Seventy Nine Lakh Thirty Eight Thousand Four Hundred

And Twenty Nine only)

HPCL MIITAL ENERGY LIMITED THROUGH VIKRAM MALIK

HMEL ORGANICS PRIVATE LIMITED THROUGH CHARANJEET

HMEL ORGANICS PRIVATE LIMITED THROUGH CHARANJEET.

1,63,97,000

(One Crore Sixty Three Lakh Ninety Seven Thousand only)

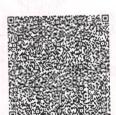
(Thirty Two Lakh Seventy Nine Thousand Three Hundred And Eighty Five

only)

1,96,76,385

(One Crore Ninety Six Lakh Seventy Six Thousand Three Hundred And

Eighty Five only)









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DAILTED

HMEL ORGANICS PRIVATE

Statutory Alert:

PM 23-Oct-2023 05:28 PM 23-Oct-2023 05:28

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"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."

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Liver time





Receipt No



PB1434692987557

Issue Date 25-OCT-2023 14:21

ACC Reference SHCIL/PB-SHCIL/PB-NOD

Purchased By HMEL ORGANICS PRIVATE LIMITED

Registration Fees Paid By CHARANJEET SINGH HMEL

Property Description KHEWAT NO 149 478 1877/1 1879 RAMAN

Purpose 23 - Conveyance

Amount (Rs.) Particulars ₹200000 Registration Fees ₹600 Mutation Fees ₹200 Pasting Fees - English ₹200 Pasting Fees - Punjabi ₹5000 PLRS Facilitation Charges ₹0 Infrastructure Development Fees ₹0 Special Infra Dev Fee ₹30 Service Charges ₹3 CGST @ 9 % \* ₹3 SGST @ 9 % \*

Total Amount ₹206036

( Rupees Two Lakh Six Thousand Thirty-Six 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 be verified at website i.e.

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



\*GSTIN Number: 03AABCS1429B1Z4

CIN: U67190MH1986GOI040506

PAN: AABCS1429B

SAC: 998599

Cabin No. 501, Sco 18, 5th Floor, Opp Lse. F.G. Market Ludhiana, Punjab 141001





# :: Registration Fees Payment Confirmation

Temporary Reference No:	ORPB271023162710630635
Property Description :	KHEWAT NO 149 478 1877/1 1879 RAMAN
Consideration Price :	327938429
Party Name :	HMEL ORGANICS PRIVATE LIMITED
Fees Paid By :	CHARANJEET SINGH HMEL
Total payment Amount (Inclusive of all charges)	4099266
Payment Mode	Real Time Gross Settlement (RTGS)
Payment Unique Reference	SBINR52023102780341524
Payment Date	27-OCT-2023
Payment Bank	STATE BANK OF INDIA [20516569846]
Registration Receipt No ge	enerated only after Payment has been confirmed.

This is a system generated receipt.



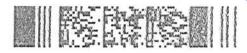
#### Government of Punjab e-Registration Fee Receipt

Receipt No	PB1684423000653
Issue Date	27-OCT-2023 16:35
ACC Reference	SHCIL/PB-SHCIL/PB-NOD
Base Receipt No	PB1434692987557
Purchased By	HMEL ORGANICS PRIVATE LIMITED
Registration Fees Paid By	CHARANJEET SINGH HMEL
Property Description	KHEWAT NO 149 478 1877/1 1879 RAMAN
Purpose	23 - Conveyance

Particulars	Amount (Rs.)
Registration Fees	<b>7.0</b>
Mutation Fees	₹0
Pasting Fees - English	₹0
Pasting Fees - Punjabi	₹0
PLRS Facilitation Charges	₹0
Infrastructure Development Fees	₹3279384
Special Infra Dev Fee	₹819646
Service Charges	₹ 30
OGST @ 9 % *	₹3
SGST@9%*	₹3
Total Amount	₹ 4099266

(Rupees Forty Lakh Ninety-Nine Thousand Two Hundred Sixty-Six 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 be verified at website i.e. https://www.shcilestamp.com/Registration/.



\*GSTIN Number: 03AABCS1429B1Z4

CIN: U67190MH1986GOI040506

Cabin No. 501, Sco 18, 5th Floor, Opp Lse. F.G. Market Ludhiana, Punjab 141001



AN AABCS1429B

SAC: 998599



Print Date :- 28-10-2023

04:15 pm

Pre Registration Docket

Office Name :- SRO -

Talwandi Sabo Token No:- 202300657634

Appointment Date :- 30-Oct-2023 Time:- 9:18

Article	Sale Deed	
Document Execution Date	23-Oct-2023	
No. Of Pages	2	
Total Fees	₹ 2,39,81,614.	

Property Id: 3507978

perty Id: 350/9/8		
Village Name	Raman- Urban, Talwandi Sabo, Bathinda	
Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:	
Area	Land Area in Hectare (Agri): 0.00 Hectare, Land Area in Kanal(Agri): 246.00 Kanal66, Land Area in Acre(Agri): 0.00 Acre66, Land Area in Bigha: 0.00 Bigha57157, Land Area in Biswa: 0.00 Biswa57157, Land Area in Square Feet (Agri): 0.00 Square Feet66, Land Area in Square Meter(Agri): 0.00 Square Metres, Land Area in Marla (Agri): 7.85 Marla66	
Other Description of the Property	Pin Code - 151301	
Market Value	51742425	
Consideration	327938429	

	Mr. VIKRAM MALIK , , Phulokhari, Talwandi Sabo, Bathinda
Purchaser/Buyer/Executo r 2	Talwardi Cabo

	Mr. SANDEEP SINGH ,	Pin Code - 151001,	Bathinda Patti Jutti,
Witness Information	Bathinda, Bathinda		

	Mr. BLAWINDER SINGH Raman-Urban, Talwandi Sabo, Bathinda
Identifier Details	Bathinda

Sr.No	Transaction Id	Payment Mode	Amount
1	4f7d01cace2c52d444c4	Pay U BY HDFC	500

Proper	V Id:3507978		
Fee R	ule:Sale Deed-within municipal li	mit ***	
1	Registration Fee		2,00,000

	Iotal	2,39,81,614
	Total	8,19,846
9	Special Infrastructure Development Fee	200
8	Pasting fee(English)	200
7	Pasting fee(Punjabi).	600
6	Mutation Fees	
5	PLRS - Facilitation charges	5,00
	PIDB Charges	32,79,38
4		32,79,38
3	Social infrastructure cess	1,63,97,00
2	Stamp Duty	

Document Registration has been check, is it Corr	ect / There should be mentioned ropair date
	the should be mentioned repair data
(Data Entry Operator )	(Party Signature)

Document Registration is abstract and its reader input has been combining gloves. The party has been included in the changes / repair



Print Date :- 25-10-2023

01:28 pm

Pre Registration Docket

Office Name :- SRO -

Talwandi Sabo Token No:- 202300657634

Appointment Date :- 25-Oct-2023 Time : 15:36

Article	Sale Deed	
Document Execution Date	23-Oct-2023	
No. Of Pages	2	
Total Fees	₹ 2,39,81,614.	

Property Id: 3507978

Village Name Raman- Urban, Talwandi Sabo, Bathinda		
Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:	
Area	Land Area in Hectare (Agri): 0.00 Hectare, Land Area in Kanal(Agri): 246.00 Kanal66, Land Area in Acre(Agri): 0.00 Acre66, Land Area in Bigha: 0.00 Bigha57157, Land Area in Biswa: 0.00 Biswa57157, Land Area in Square Feet (Agri): 0.00 Square Feet66, Land Area in Square Meter(Agri): 0.00 Square Metres, Land Area in Marla (Agri): 7.85 Marla66	
Other Description of the Property	Pin Code - 151301	
Market Value 51742425		
Consideration 327938429		

Seller/Executor 1/Vendor Mr. VIKRAM MALIK , , Phulokhari, Talwandi Sabo, Bathinda		
Purchaser/Buyer/Executo r 2	Mr. CHARANJEET SINGH , , Phulokhari, Talwandi Sabo, Bathinda	

Witness Information	Mr. SANDEEP SINGH , Pin Code - 151001, Bathinda Patti Jutti,
Withess information	Bathinda, Bathinda

Identifier Details	Mr. BLAWINDER SINGH , , Raman- Urban, Talwandi Sabo, Bathinda	
CONTROL CONTRO	Bathinga	

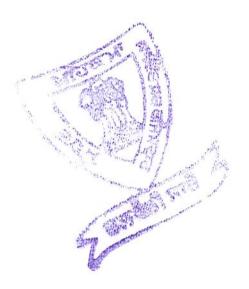
Bank Details			
Sr.No	Transaction Id	Payment Mode	Amount
1	4f7d01cace2c52d444c4	Pay U BY HDFC	500

Property Id:3507978		
Fee Ru	lle:Sale Deed-within municipal limit	
1	Registration Fee	2,00,000

	Total	2,39,81,614
9	Special Infrastructure Development Fee	8,19,846
8	Pasting fee(English)	200"
7	Pasting fee(Punjabi)	200 4
6	Mutation Fees	600
5	PLRS - Facilitation charges	5,000
4	PIDB Charges	32,79,384
3	Social infrastructure cess	32,79,384
2	Stamp Duty	1,63,97,000

Document Registration has been check, is it Correct / There should be mentioned repair dat		
	(Party Signature)	
(Data Entry Operator )		

Document Registration is abstract and its reader input has been combining gloves. The party has been included in the changes  $\prime$  repair



#### Transaction Success! Please Note Your Transaction Id.

Name	CHARANJEET
Token No	202300657634
Amount	500
Transaction ID	4f7d01cace2c52d444c4
Bank Reference Number	IGAQJAAQT5
Time	2023-10-25 13:36:48





Deed Type :- Sale Deed ,Value :- Rs.51742425/-, Consideration Amount :- Rs.327938429/-

Stamp Duty :- Rs. 16397000, Registration Fee :- Rs. 200000, Social infrastructure cess :- Rs. 3279384, PLRS -Facilitation charges :- Rs. 5000, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200, Pasting fee(English) :- Rs. 200, Special Infrastructure Development Fee :- Rs. 819846, Normal appointment fee :- Rs. 500, PIDB Charges :- Rs.

Type Of Land: - Agriculture, Area Of Land: - 7.85 Marla66 246.00 Kanal66

Segment Name :- Raman- Urban ,Segment Collector Rate :- Rs. 1680000 /- Acre66

Segment Description :- Other Agricultre Area Of Raman

Sh./Smt.VIKRAM MALIK s/o/d/o/w/o KARAN SINGH MALIK has presented the document for registration in this office

today dated :- 30-Oct-2023 Day :- Monday Time :- 01:30:49 pm

Selfer/Presenter Signature

Signature of Sub Registrar/Joint Sub Registrar



VIKRAM MALIK (Individual)

The contents of the document were read out to Sh/Smt VIKRAM MALIK s/o/d/o/w/o KARAN SINGH MALIK ,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. BLAWINDER SINGH (Identifier)2. SANDEEP 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
			V V
VIKRAM MALIK			

Hence the document be registered

Date:- 30-Oct-2023

Signature of Sub Registrar/Joint Sub Registrar

Witness

(First Party)

(Second Party)

Above signature & thumb Impression are affixed in my presence.

Signature of Sub Registrar/ Joint Sub Registra Date:- 30-Oct-2023

Document No :- 2023-24/75/1/2950

Volume No :-

The Registered document has been pasted

Book No :- 1

Page No :-

(Ranvir Singh)

Signature of Sub Registrar/ Joint Sub Registrar

CHARANJEET SINGH (Individual)

SRO - Talwandi Sabo

### Sale Deed

1. Office of Sub Registrar :- Talwandi Sabo

2. Name of Village:- Raman

3. Hadbast No. :- 121

4. Rural/Urban :- Rural

5. Consideration Amount :- Rs. 25,46,34,429/-

6. Value 30.8 acre as per collector rate Rs. 18,11,04,000/-

(36,750/- per marlas)

7. Covered area (Building) 8.96 acre

(covered area includes the fully constructed building and boundary walls and chain link fencing- value Rs. 14,68,34,429/-)

Total Sr. No. 6+7 = Rs. 32,79,38,429/-

8. Collector rate Sr. No. 429

Details of Seller (s)

LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Phullokhari Village, Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having its Corporate Identity Number U23201PB2000PLC024126 (hereinafter referred to as "Seller", which expression shall mean and include its successors, permitted assigns and administrators) through Mr. Vikram Malik, Assistant General Manager (HL) who has been duly authorized to sign and execute this Sale Deed vide Special Power of Attorney dated 15.09.2023, of the FIRST PART

1. Name and address of Seller :- HPCL-MITTAL ENERGY

2. Mobile No. :-99888-87618

3. Aadhaar Card No. 2977 9313 0572

4. Pan Card No. AARPM7909B

5. Company Pan Card No. AABCG5231F

Details of Identifier

1. Name and address: Balwinder Singh Namberdar S/o Ajmer Singh R/o Raman, Tehsil Talwandi Sabo, District Bathinda.

2. Mobile No. :- 95018-98268

3. Aadhaar Card No.

Details of Purchaser 1. Name and address of Purchaser :-HMEL Organics Private Limited, a company incorporated under the Companies Act, 2013,

Que, 1

	having its registered office at village at Phullokhari Village,	
	Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having	
	its Corporate Identity Number U20119PB2023PTC059471	
EI.	(hereinafter referred to as "Purchaser", which expression shall	
	mean and include its successors, permitted assigns and	
	administrators) through Mr. Charanjeet Singh, Deputy General	
	Manager (HL) of HMEL, who has been duly authorized to sign and	
	execute this Conveyance Deed vide Special Power of Attorney dated	
	13.09.2023, of the <b>SECOND PART</b>	
	2. Mobile No. :- 99888-07902	
	3. Aadhaar Card No. 3425 4192 8003	
	4. Company Pan Card No. AAGCH9563E	
Details of	1. Name and address:- Sandeep Singh, Officer-Human Leadership,	
Witness(s)	HPCL-Mittal Energy Limited.	
	2. Mobile No. :- 99888-81602	
	3. Aadhaar Card No. 6408 6673 9313	
Details of	1. Name of Village :-Raman	
property	2. Hadbast No. :-121	
under Sale	3. Rural/Urban :-Rural	
14	4. Class of Land (Type including Chahi/Barani etc.) :-Gair-	
	Mumkin.	
	5. Is the land vacant or not ? :- Land is part of Ethanol Project	
	246 Kanal 7.85 Marlas i.e. 30.8 Acre.	
	6. How much covered area is constructed (covered area includes the	
	fully constructed building and boundary walls and chain link	
	fencing):-8.96 Acre :-	
	I. Pre-Cleaning & Grain Silo - 2.21 acre	
	II. Cleaning & Milling - 0.23 acre	
	III. Liquefaction and Fermentation Section- 0.41 acre	
	IV. Distillation, MSDH and Evaporation Section- 0.37 acre	
	V. Decantation Dryer - 0.62 acre	
	VI. PCTP- 0.29 acre	
	VII. Product Storage Section (PESO & NON-PESO)- 2.90	
	acre.	

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- VIII. DDGS Store (Each) 0.27 acre.
- IX. Cooling Tower for Evaporation- 0.78 acre.
- X. CO2 Plant 0.31 acre.
- XI. MCR + SS 0.57 acre.
- 7. No. of Floors, First/Second/Third:-First
- 8. Is the Area inside Lal Lakir or outside :- Outside of Lal Lakir.
- 9. Under cultivation or not :-Not
- 10. 428/1021 share of Land measuring 51 Kanal 01 Marlas i.e. 21 Kanal 08 Marlas, Khewat No. 149, Khatauni No.173, Khasra No. 88//1(8-0), 10/1(6-9), 252//3(8-0), 6(7-11), 7/1(5-2), 7/2(2-11), 8(8-0), 9/1(5-8), possession given at the spot Khasra No.252//3(8-0), 8(8-0), 9/1(5-8) AND Land measuring 123 Kanal 3.85 Marlas, Khewat No. 478, Khatauni No. 682, Khasra No. 242//4(7-12), 5/1(4-18), 5/2(0-3-4.00), 5/3(2-17), 5/4(0-1-4.50), 6(8-0), 7(7-12), 15/2(4-0), 243//1/1(0-9), 1/2(7-7), 1/3(0-4), 2/1(0-9), 2/2(2-0), 2/3(0-6), 2/4(5-5), 3/1/1(0-9), 3/1/2(7-7), 3/2(0-4), 8(8-0), 9/1(0-4), 9/2(7-16), 10(8-0), 11(8-0), 12/1(7-16), 12/2(0-4), 13(8-0), 19/1(0-4), 19/2(7-16), 20(8-0) AND Land measuring 52 Kanal 03 Marlas, Khewat No 1877/1, Farad Badar No. 47, Khasra No. 242//24(8-0), 25/2(1-11), 243//21(8-0), 22(8-0), 252//1(8-0), 2(8-0),9/2(2-12), 253//5(8-0) AND 993/5894 share of Land measuring 294 Kanal 14 Marlas i.e. 49 Kanal 13 Marlas, Khewat No. 1879, Khatuni No. 3335 to 3344/1, Farad Badar No. 43, Khasra No. 244//2min(0-19), 3min(5-13), 13(8-2), 18(7-8), 24(8-0), 25(8-0), 251//10/1(2-0), 244//7(8-0), 8(8-16), 14(8-0), 20(8-16), 21(9- $23(6-12), \quad 251//1(8-0), \quad 2(2-10), \quad 3(5-18), \quad 9/1(0-15),$ 243//17(8-0), 18(8-0), 23(8-0), 24(8-0), 244//6(8-0), 15(8-0), 16(8-0), 17min(7-14), 1min(3-9-4.50), 10min(5-18), 11(7-16), 2min(0-13), 3min(2-7), 1min(1-3-4.50), 17min(0-6), 243//5(7-11), 6(8-0), 244//1min(1-0), 10min(1-0), 251//9/2(2-9), 10/2(5-11), 242//14(7-12), 15/1(4-0), 16(8-0), 17(7-12), 242//25/1(6-9), 243//14/2(3-2), 15(8-0), 16(8-0), 25(8-0), 252//4(8-0), 5(8-0) possession given at the spot Khasra No. 242//14(7-12), 15/1(4-

0

July.

	0), 16(8-0), 17(7-12), 242//25/1(6-9), 243//18(8-0), 23(8-0)	
	situated at village Raman, Tehsil Talwandi Sabo, Distt.	
	Bathinda, Jamabandi for the year 2021-22. The map clearly	
	demarcating the area of the 'Said Property' is attached to this	
	Sale Deed.	
	11. Area (as per share) :- Total Land 246 Kanal 7.85 Marlas	
Details of	Land 30.8 Acre Rs. 10,78,00,000/-	
payable	Building/Covered area Culvert and roads etc.	
value	Rs. 14,68,34,429/-	
	Total Amount :- Rs. 25,46,34,429/-	
Mode of	Online:	
payment	Transaction/Reference. Transfer from Purchaser SBI account	
	no. 20516569846 (Branch Code- 17313) to Seller SBI account no.	
	32551280719 (Branch Code - 17313)	
	Date :- 20.10.2023	
	Amount :- Rs. 25,20,88,084/- and	
	Rs. 25,46,345/- has been deducted at TDS @ 1% (Out of the	
	total sale proceeds of Rs. 25,46,34,429/- payment of 99% value	
	amounting to Rs. 25,20,88,084/- is paid to Purchaser vide NEFT	
	payment and balance 1% value amount to Rs. 25,46,345/- shall be	
	paid to the Government as TDS on behalf of Purchaser.)	
Mode of	Through bank or others:-	
payment of	Name of office Total Value of e- E-Stamp paper no. and	
stamp Duty		
	Talwandi Sabo Rs. 1,96,76,400/- IN-PB52861761408952V	
	Date 23-10-2023	
¥	If through stamp vendor:-	
	Licence No. Name of Total value of E-Stamp paper	
	Stamp Vendor stamp paper no. and Date	
	and the second s	

Terms and conditions:-

Seller is the sole and absolute owner of the Said Property and have a clear, 1) legally valid and marketable title thereto or have validly obtained the right to exclusively, possess and use the Said Property, free and clear of all

- encumbrances and therefore, an absolute right to sell and convey the same and deliver possession to the Purchaser in terms of this Sale Deed.
- 2) The Said Property as per stated details. We have received is without encumbrance and is our absolute ownership.
- Property along with all rights, privileges, assessments, advantages and appurtenance whatsoever to the Said Property in consideration of Rs. 25,46,34,429/- (Rupees Twenty Five Crore Forty Six Lakh Thirty Four Thousand Four Hundred Twenty Nine) to the above Purchaser.
- 4) We have received the total amount of sale as shown above.
- 5) Possession has been handed over to the Purchaser on the spot.
- 6) Now the Purchaser has become absolute owner like us.
- 7) The Purchaser may use the Said Property as per their wish.
- 8) If later on some discrepancy comes to notice regarding ownership then Seller shall be responsible and the loss shall be made good from its property.
- 9) Executant of SPA are still alive and have not revoked the SPA till date.
- 10) Expenses on the Sale Deed have been borne by the Purchaser. However, the Purchaser reserves its right to claim refund of stamp duty upon a certificate being obtained from the officer of competent jurisdiction as prescribed in the Notification No.1 dated 16th January, 1937.
- 11) There is no stay etc. of any court regarding the Said Property and sale of the Said Property has not violated any act or rule of the Govt
- 12) This area does not belong to any religious institution such as Dera/Math/Akhara and any charitable institution.
- 13) The Said Property is not being sold through fraudulent means and it is not against public interest nor any thing has been concealed which could later on be proved wrong. We are aware of consequences of making false statements, delivering false copies of transactions, false personation and abetment under the provision of Section 82 of The Registration Act, which make such acts punishable with imprisonment for a tenure which may extend to seven years or with fine or with both.

14) If any fact is later on proved wrong then Seller will be legally liable for it.

15) The information has been enclosed complete in all respects as per form no.
1 which is as per rule 3 of Punjab Stamp Dealing of under-valued Instruments Rules, 1983.

Sale Deed has been scribed for the purpose of proof. Date :- 25.10.2023

Details of	Drafted and Dictated By:			
documents				
writer				
	Bhagirath Raj Bansal Adv.,			
	Enrolment No. P/54/1984			
	Ch. No 145, Court Complex			
	Talwandi Sabo (Bathinda)			
Name of first Witness: <u>Balwinder Singh Namberdar</u>				
Signature and Thumb Impression				
Name of Second Witness: Sandeep Singh				
Signature and Thumb Impression				
Signature and Thumb impression				
Signature of first Party:				
Impression of all five fingers				
	La Frenchisco			
Signature of Second Party:				
Impression of all five fingers				



Deed Type: - Sale Deed, Value: - Rs.51742425/-, Consideration Amount: - Rs.327938429/-

Stamp Duty:- Rs. 16397000, Registration Fee:- Rs. 200000, Social infrastructure cess:- Rs. 3279384, PLRS - Facilitation charges:- Rs. 5000, Mutation Fees:- Rs. 600, Pasting fee(Punjabi):- Rs. 200, Pasting fee(English):- Rs. 200, Special Infrastructure Development Fee:- Rs. 819846, Normal appointment fee:- Rs. 500, PIDB Charges:- Rs. 3279384,

Type Of Land :- Agriculture , Area Of Land :- 7.85 Marla66 246.00 Kanal66

Segment Name :- Raman- Urban ,Segment Collector Rate :- Rs. 1680000 /- Acre66

Segment Description :- Other Agricultre Area Of Raman

Sh./Smt.VIKRAM MALIK s/o/d/o/w/o KARAN SINGH MALIK has presented the document for registration in this office

today dated :- 30-Oct-2023 Day :- Monday Time :- 01:30:49 pm

Signature of Seller Presenter

Signature of Sub Registrar/Joint Sub Registrar



VIKRAM MALIK (Individual)

The contents of the document were read out to Sh/Smt VIKRAM MALIK s/o/d/o/w/o KARAN SINGH MALIK ,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. **BLAWINDER SINGH** (Identifier)2. **SANDEEP 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
VIKRAM MALIK			

Hence the document be registered

Date:- 30-Oct-2023 Signature of Sub R

Signature of Sub Registrar/Joint Sub Registrar

Witness

(First Party)

(Second Party)

Above signature & thumb Impression are affixed in my presence.

Date:- 30-Oct-2023

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2023-24/75/1/2950

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted

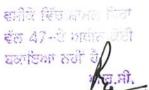
(Ranvir Singh)

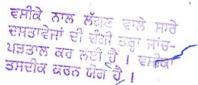
Signature of Sub Registrar/ Joint Sub Registrar

CHARANJEET SINGH (Individual)

SRO - Talwandi Sabo

ਸਾਲਾਅਤ ਅਨੁਸਾਰ ਅਸਟਤ ਹੀਕ ਲੱਗਿਆ ਹੋਇਆ ਹ ਹਿਸੇ ਅਚਾਲਤ ਵੱਲੋਂ ਕੋਈ ਸਵੇਅ ਨਹੀਂ ਹੈ।





Sale Deed 18 18 18

1. Office of Sub Registrar :- Talwandi Sabo

2. Name of Village :- Raman

3. Hadbast No. :- 121

4. Rural/Urban :- Rural

5. Consideration Amount :- Rs. 25,46,34,429/-

6. Value 30.8 acre as per collector rate Rs. 18,11,04,000/-(36,750/- per marlas)

7. Covered area (Building) 8.96 acre

(covered area includes the fully constructed building and boundary walls and chain link fencing- value Rs. 14,68,34,429/-)

Total Sr. No. 6+7 =Rs. 32,79,38,429/-

8. Collector rate Sr. No. 429

## Details of

Seller (s)

LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Phullokhari Village, Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having its Corporate Identity Number U23201PB2000PLC024126 (hereinafter referred to as "Seller", which expression shall mean and include its successors, permitted assigns and administrators) through Mr. Vikram Malik, Assistant General Manager (HL) who has been duly authorized to sign and execute this Sale Deed vide Special Power of Attorney dated 15.09.2023, of the FIRST PART

1. Name and address of Seller :- HPCL-MITTAL ENERGY

- 2. Mobile No. :-99888-87618
- 3. Aadhaar Card No. 2977 9313 0572
- 4. Pan Card No. AARPM7909B
- 5. Company Pan Card No. AABCG5231F

Details of Identifier

- Name and address: Balwinder Singh Namberdar S/o Ajmer Singh R/o Raman, Tehsil Talwandi Sabo, District Bathinda.
- 2. Mobile No. :- 95018-98268
- 3. Aadhaar Card No.

Details of Purchaser 1. Name and address of Purchaser :-HMEL Organics Private Limited, a company incorporated under the Companies Act, 2013,

(a)

Jan.

ਖਰੀਦਣ	1. ਖਰੀਦਣ ਵਾਲੇ ਦਾ ਨਾਂ ਅਤੇ ਪਤਾ :- HMEL Organics Private
ਵਾਲੇ ਦਾ	Limited, a company incorporated under the Companies Act, 2013
ਵੇਰਵਾ	having its registered office at village at Phullokhari Village
	Talwandi Sabo Taluka, District Bathinda - 151301, Punjab, having
	its Corporate Identity Number U20119PB2023PTC05947
	(hereinafter referred to as "Purchaser", which expression shall
	mean and include its successors, permitted assigns and
	administrators) through Mr. Charanjeet Singh, Deputy Genera
	Manager (HL) of HMEL, who has been duly authorized to sign and
	execute this Conveyance Deed vide Special Power of Attorney
	dated 13.09.2023, of the SECOND PART
	2. ਮੋਬਾਇਲ ਨੰਬਰ :- 99888-07902
	3. ਆਧਾਰ ਕਾਰਡ ਨੰ:– 3425 4192 8003
	4. ਕੰਪਨੀ ਪੈਨ ਕਾਰਡ ਨੰ :- AAGCH9563E
ਗਵਾਹ ਦਾ	_
ਵੇਰਵਾ	ਐਚ.ਪੀ.ਸੀ.ਐਲਮਿੱਤਲ ਐਨਰਜੀ ਲਿਮਟਿਡ
	2. ਮੋਬਾਇਲ ਨੰਬਰ :- 99888-81602
	3. ਆਧਾਰ ਕਾਰਡ ਨੰ:– 6408 6673 9313
ਵੇਚਣ	1. ਪਿੰਡ ਦਾ ਨਾਂ : <b>- ਰਾਮਾਂ</b>
ਵਾਲੀ	2. ਹਦਬਸਤ ਨੰਬਰ :- 121
ਜਮੀਨ ਦਾ	3. ਪੇਂਡੂ/ਸ਼ਹਿਰੀ :- <b>ਪੇਂਡੂ</b>
ਵੇਰਵਾ	4. ਜਮੀਨ ਦੀ ਸ਼੍ਰੇਣੀ (ਬਰਾਨੀ ਆਦਿ ਸਮੇਤ ਕਿਸਮ ਰਾਹੀ) :- <b>ਗੈਰ ਮੁਮਕਿਨ</b>
	5. ਕੀ ਪਲਾਟ ਖਾਲੀ ਹੈ ਜਾਂ ਨਹੀਂ? :– ਇਹ ਜਮੀਨ 246 ਕਨਾਲ 7.85 ਮਰਨ
	ਯਾਨੀ 30.8 ਏਕੜ ਈਥਾਨੌਲ ਪ੍ਰੋਜੈਕਟ ਦਾ ਹਿੱਸਾ ਹੈ
	6. ਕਿੰਨਾ ਢੱਕਿਆ ਹੋਇਆ ਖੇਤਰ ਬਣਾਇਆ ਗਿਆ ਹੈ (ਕਵਰਡ ਏਰੀਏ ਵਿੱਚ ਪੂਰ
	ਤਰ੍ਹਾਂ ਬਣੀ ਇਮਾਰਤ ਅਤੇ ਚਾਰਦੀਵਾਰੀ ਅਤੇ ਚੇਨ ਲਿੰਕ ਕੌਂਡਿਆਲੀ ਤਾ
	ਸ਼ਾਮਲ ਹਨ) 8.96 ਏਕੜ :-
	1) ਪ੍ਰੀ–ਕਲੀਨਿੰਗ ਅਤੇ ਅਨਾਜ ਸੈਲੋ– 2.21 ਏਕੜ
	2) ਸਫਾਈ ਅਤੇ ਮਿਲਿੰਗ– 0.23 ਏਕੜ
	3) ਤਰਲ ਅਤੇ ਫਰਮੈਂਟੇਸ਼ਨ ਸੈਕਸ਼ਨ– 0.41 ਏਕੜ
	4) ਡਿਸਟਿਲੇਸ਼ਨ, MSDH ਅਤੇ ਵਾਸ਼ਪੀਕਰਨ ਸੈਕਸ਼ਨ- 0.37 ਏਕੜ



- 6) PCTP 0.29 ਏਕੜ
- 7) ਉਤਪਾਦ ਸਟੋਰੇਜ ਸੈਕਸ਼ਨ (PESO & NON-PESO) 2.90 ਏਕੜ
- 8) DDGS ਸਟੋਰ (ਹਰੇਕ)- 0.27 ਏਕੜ
- 9) ਵਾਸ਼ਪੀਕਰਨ ਲਈ ਕੂਲਿੰਗ ਟਾਵਰ- 0.78 ਏਕੜ
- 10) CO2 ਪਲਾਂਟ 0.31 ਏਕੜ
- 11) MCR + SS 0.57 ਏਕੜ
- 7. ਮੰਜਿਲਾ ਦੀ ਗਿਣਤੀ, ਪਹਿਲਾ/ਦੂਜਾ/ਤੀਜਾ :- **ਪਹਿਲਾ**
- 8. ਲਾਲ ਲਕੀਰ ਦੇ ਅੰਦਰ ਦਾ ਖੇਤਰ ਹੈ ਜਾਂ ਬਾਹਰ :- ਲਾਲ ਲਕੀਰ ਤੋਂ ਬਾਹਰ
- 9. ਖੇਤੀ ਅਧੀਨ ਹੈ ਜਾਂ ਨਹੀਂ :- ਨਹੀਂ
- 10. ਅਰਾਜੀ ਤੈਦਾਦੀ 51 ਕਨਾਲ 01 ਮਰਲੇ ਦਾ 428/1021 ਹਿੱਸਾ ਬਕੱਦਰ 21 ਕਨਾਲ 08 ਮਰਲੇ, ਖੇਵਟ ਨੰਬਰ 149, ਖਤੋਨੀ ਨੰਬਰ 173, ਨੰਬਰਾਨ ਖਸਰਾ 88//1(8-0), 10/1(6-9), 252//3(8-0), 6(7-11), 7/1(5-2), 7/2(2-11), 8(8-0), 9/1(5-8) ਅਤੇ ਕਬਜਾ ਮੌਕਾ ਪਰ ਨੰਬਰ ਖਬਰਾ 252//3(8-0). 8(8-0), 9/1(5-8) ਦਾ ਦੇ ਦਿੱਤਾ ਹੈ ਵਾ ਅਰਾਜੀ ਤੈਦਾਦੀ 123 ਕਨਾਲ 3.85 ਮਰਲੇ, ਖੇਵਟ ਨੰਬਰ 478, ਖਤੋਨੀ ਨੰਬਰ 682, ਨੰਬਰਾਨ ਖਸਰਾ 242//4(7-12), 5/1(4-18), 5/2(0-3-4.00), 5/3(2-17), 5/4(0-1-4.50), 6(8-0), 7(7-12), 15/2(4-0), 243//1/1(0-9), 1/2(7-7), 1/3(0-4), 2/1(0-9). 2/2(2-0), 2/3(0-6), 2/4(5-5), 3/1/1(0-9), 3/1/2(7-7), 3/2(0-4), 8(8-0), 9/1(0-4), 9/2(7-16), 10(8-0), 11(8-0), 12/1(7-16). 12/2(0-4), 13(8-0), 19/1(0-4), 19/2(7-16), 20(8-0) ਵਾ ਅਰਾਜੀ ਤੈਦਾਦੀ 52 ਕਨਾਲ 03 ਮਰਲੇ, ਖੇਵਟ ਨੰਬਰ 1877/1, ਫਰਦ ਬਦਰ ਨੰਬਰ 47, ਨੰਬਰਾਨ ਖਸਰਾ 242//24(8-0), 25/2(1-11), 243//21(8-0), 22(8-0), 252//1(8-0), 2(8-0), 9/2(2-12), 253//5(8-0) ਵਾ ਅਰਾਜੀ ਤੈਦਾਦੀ 294 ਕਨਾਲ 14 ਮਰਲੇ ਦਾ 993/5894 ਹਿੱਸਾ ਬਕੱਦਰ **49 ਕਨਾਲ** 13 ਮਰਲੇ, ਖੇਵਟ ਨੰਬਰ 1879, ਖਤੋਨੀ ਨੰਬਰ 3335 ਤੋਂ 3344 ੂ, ਫਰਦ ਬਦਰ ਨੰਬਰ 43, ਨੰਬਰਾਨ ਖਸਰਾ 244//2ਮਿਨ(0-19) (15(5-13), 13(8-2), 18(7-8), 24(8-0), 25(8-0), 251//10/1(2-0), 244//7(8-0), 8(8-16), 14(8-0), 20(8-16), 21(9-12), 23(6-12), 251-11(8-0), 2(2-10), 3(5-18), 9/1(0-15), 243//17(8-0), 18(8-0), 23(8-0), 24(8-0), 244//6(8-0), 15(8-0), 16(8-0), 17ਮਿਨ(7-14), 1ਮਿਨ(3-9-4.50). 10ਮਿਨ(5-18), 11(7-16), 2ਮਿਨ(0-13), 3ਮਿਨ(2-7), 1ਮਿਨ(1-3-4.50),

17ਮਿਨ(0-6), 243//5(7-11), 6(8-0), 244//1ਮਿਨ(1-0), 10ਮਿਨ(1-0), 251//9/2(2-9), 10/2(5-11), 242//14(7-12), 15/1(4-0), 16(8-0), 17(7-12), 242//25/1(6-9), 243//14/2(3-2), 15(8-0), 16(8-0). 25(8–0), 252//4(8–0), 5(8–0) ਅਤੇ ਕਬਜਾ ਮੌਕਾ ਪਰ ਨੰਬਰ ਖਬਰਾ 242//14(7-12), 15/1(4-0), 16(8-0), 17(7-12), 242//25/1(6-9), 243 / 18(8-0), 23(8-0) ਦਾ ਦੇ ਦਿੱਤਾ ਹੈ ਵਾਕਿਆ ਰਕਬਾ ਪਿੰਡ ਰਾਮਾਂ, ਤਹਿਸੀਲ ਤਲਵੰਡੀ ਸਾਬੋ, ਜਿਲ੍ਹਾ ਬਠਿੰਡਾ, ਮੁਤਾਬਿਕ ਜਮ੍ਹਾਂਬੰਦੀ ਸਾਲ 2021–22. ਉਪਰੋਕਤ ਰਕਬੇ ਦੇ ਏਰੀਏ ਨੂੰ ਦਰਸਾਉਂਦਾ ਨਕਸ਼ਾ ਇਸ ਬੈਨਾਮਾ ਨਾਲ ਨੱਥੀ रौ। 11. ਖੇਤਰ (ਹਿੱਸੇ ਮੁਤਾਬਕ) :– ਕੁੱਲ ਰਕਬਾ 246 ਕਨਾਲ 7.85 ਮਰਲੇ ਜਮੀਨ 30.8 ਏਕੜ ਜਿਸਦੀ ਕੀਮਤ 10,78,00,000 /- ਰੂਪਏ ਅਦਾਇਗੀ ਬਿਲਡਿੰਗ ∕ਕਵਰਡ ਏਰੀਆ ਪੁਲੀਆਂ ਅਤੇ ਸੜਕਾਂ ਆਦਿ ਦਾ ਵੇਰਵਾ ਜਿਸਦੀ ਕੀਮਤ 14,68,34,429/- ਰੂਪਏ ਕੁੱਲ ਰਕਮ :- 25,46,34,429/- ਰੁਪਏ Online: ਭੁਗਤਾਨ Transaction/Reference. ਖਰੀਦਦਾਰ ਦੇ ਐਸ.ਬੀ.ਆਈ. ਬੈਂਕ ਖਾਤਾ ਨੰਬਰ ਦਾ ਢੰਗ 20516569846 (ਬ੍ਰਾਂਚ ਕੋਡ- 17313) ਵਿਚੋਂ ਵੇਚਦਾਰ ਦੇ ਐਸ.ਬੀ.ਆਈ. ਬੈਂਕ ਖਾਤਾ ਨੰਬਰ 32551280719 (ਬ੍ਰਾਂਚ ਕੋਡ– 17313) ਵਿੱਚ ਟ੍ਰਾਂਸਫਰ ਕੀਤੇ ਗਏ ਹਨ। ਤਾਰੀਖ :- 20-10-2023 ਰਕਮ :- 25,20,88,084/- ਰੂਪਏ ਅਤੇ 25,46,345 /- ਰੁਪਏ ਦੀ 1% ਟੀ.ਡੀ.ਐਸ. ਦੀ ਕਟੋਤੀ ਕੀਤੀ ਗਈ ਹੈ (ਕੁੱਲ 25,46,34,429 ∕− ਰੁਪਏ ਦੀ ਵਿਕਰੀ ਰਕਮ ਵਿਚੋਂ 25,20,88,084 ∕− ਰੁਪਏ ਦੇ 99% ਦਾ ਭੁਗਤਾਨ ਖਰੀਦਦਾਰ ਨੂੰ NEFT ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਬਕਾਇਆ 1% ਮੁੱਲ ਦੀ ਰਕਮ 25,46,345 ∕− ਰੁਪਏ ਸਰਕਾਰ ਨੂੰ ਖਰੀਦਦਾਰ ਦੀ ਤਰਫੋਂ ਟੀ.ਡੀ.ਐਸ. ਵਜੋਂ ਅਦਾ ਕੀਤੀ ਜਾਵੇਗੀ) ਬੈਂਕ ਦੁਆਰਾ ਜਾਂ ਹੋਰ ਸਟੈਂਪ ਸਟੈਂਪ ਪੇਪਰ ਨੂੰ ਅਤੇ ਮਿਤੀ ਸਟੈਂਪ ਪੇਪਰ ਦਾ ਕੁੱਲ ਡਿਊਟੀ ਦੇ ਸਬ ਰਜਿਸਟਰਾਰ ਮੱਲ ਦਫਤਰ ਦਾ ਨਾਮ ਭੂਗਤਾਨ IN-PB52861761408952V 1,96,76,400 /- ਰੁਪਏ ਦਾ ਢੰਗ ਤਲਵੰਡੀ ਸਾਬੋ Date 23-10-2023 ਜੇਕਰ ਸਟੈਂਪ ਵਿਕਰੇਤਾ ਦੁਆਰਾ :-ਸਟੈਂਪ ਪੇਪਰ ਦਾ ਸਫ਼ੈਂਪ ਪੇਪਰ ਨੰ: ਸਟੈਂਪ ਵਿਕਰੇਤਾ ਲਾਇਸੈਂਸ ਨੰਬਰ ਅਤੇ ਮਿਤੀ ਕੁੱਲ ਮੁੱਲ ਦਾ ਨਾਂ

Date of

#### ਨਿਯਮ ਅਤੇ ਸ਼ਰਤਾਂ :-

- 1) ਵੇਚਦਾਰ ਇਸ ਪ੍ਰੋਪਰਟੀ ਦਾ ਮੁਕੰਮਲ ਅਤੇ ਇਕੱਲਾ ਮਾਲਕ ਹੈ ਅਤੇ ਉਸ ਕੋਲ ਸਪਸ਼ਟ ਕਾਨੂੰਨੀ ਤੌਰ ਤੇ ਵੈਧ ਅਤੇ ਮਾਰਕੀਟ ਯੋਗ ਮਾਲਕੀ ਹੈ ਜਾ ਉਸ ਕੋਲ ਇਸ ਪ੍ਰੋਪਰਟੀ ਨੂੰ ਹਰ ਭਾਰ ਤੋਂ ਮੁਕਤ ਪੂਰਨ ਤੌਰ ਤੇ ਵਰਤਨ, ਰੱਖਣ, ਵੇਚਣ ਦਾ ਪੂਰਨ ਅਧਿਕਾਰ ਅਤੇ ਇਸ ਦਾ ਕਬਜਾ ਖਰੀਦਦਾਰ ਨੂੰ ਇਸ ਵਿਕਰੀ ਡੀਡ ਮੁਤਾਬਕ ਹੱਕ ਹਾਸਲ ਹਨ।
- ਉਪਰੋਕਤ ਸੰਪਤੀ, ਦਰਸਾਏ ਗਏ ਵੇਰਵਿਆਂ ਅਨੁਸਾਰ ਸਾਨੂੰ ਪ੍ਰਾਪਤ ਹੋਈ ਹੈ, ਬਿਨਾਂ ਕਿਸੇ ਭਾਰ ਦੇ ਹੈ ਅਤੇ ਇਹ ਸਾਡੀ ਮਲਕੀਅਤ ਹੈ।
- 3) ਇਹ ਕਿ ਵੇਚਦਾਰ ਇਸ ਪ੍ਰੋਪਰਟੀ ਨੂੰ ਸਾਰੇ ਅਧਿਕਾਰਾਂ, ਵਿਸ਼ੇਸ਼ ਅਧਿਕਾਰਾਂ, ਮੁਲਾਂਕਣਾਂ, ਫਾਇਦਿਆਂ ਅਤੇ ਅਨੂਪ੍ਰਯੋਗਾਂ ਜੋ ਕੋਈ ਵੀ ਹੋਣ, ਸਮੇਤ 25,46,34,429 / ਰੁਪਏ (ਪੱਚੀ ਕਰੋੜ ਛਿਆਲੀ ਲੱਖ ਚੌਂਤੀ ਹਜਾਰ ਚਾਰ ਸੌ ਉਨੱਤੀ ਰੁਪਏ) ਦੇ ਬਦਲੇ ਉਪਰੋਕਤ ਖਰੀਦਦਾਰ ਨੂੰ ਵੇਚੀ, ਟ੍ਰਾਂਸਫਰ ਕੀਤੀ ਹੈ।
- 4) ਸਾਨੂੰ ਵਿਕਰੀ ਦੀ ਕੁੱਲ ਰਕਮ ਉਪਰ ਦਰਸਾਏ ਅਨੁਸਾਰ ਪ੍ਰਾਪਤ ਹੋ ਗਈ ਹੈ।
- 5) ਮੌਕੇ ਤੇ ਹੀ ਕਬਜਾ ਖਰੀਦਦਾਰ ਨੂੰ ਸੌਂਪ ਦਿੱਤਾ ਗਿਆ ਹੈ।
- 6) ਹੁਣ ਖਰੀਦਦਾਰ ਸਾਡੇ ਵਾਂਗ ਮਾਲਕ ਬਣ ਗਏ ਹਨ।
- 7) ਖਰੀਦਦਾਰ ਆਪਣੀ ਮਰਜੀ ਅਨੁਸਾਰ ਜਾਇਦਾਦ ਦੀ ਵਰਤੋਂ ਕਰ ਸਕਦੇ ਹਨ।
- 8) ਜੇਕਰ ਬਾਅਦ ਵਿੱਚ ਮਾਲਕੀ ਦੇ ਸਬੰਧ ਵਿੱਚ ਕੋਈ ਮਤਭੇਦ ਸਾਹਮਣੇ ਆਉਂਦਾ ਹੈ ਤਾਂ ਵਿਕਰੇਤਾ ਜਿੰਮੇਵਾਰ ਹੋਵੇਗਾ ਅਤੇ ਉਸ ਦੀ ਜਾਇਦਾਦ ਤੋਂ ਨੁਕਸਾਨ ਨੂੰ ਪੂਰਾ ਕੀਤਾ ਜਾਵੇਗਾ।
- 9) ਸਪੈਸ਼ਲ ਪਾਵਰ ਆਫ ਅਟਾਰਨੀ ਦੇਣ ਵਾਲਾ ਜਿੰਦਾ ਹੈ ਅਤੇ ਉਸਨੇ ਅੱਜ ਤੱਕ ਐਸ.ਪੀ.ਏ. ਨੂੰ ਰੱਦ ਨਹੀਂ ਕੀਤਾ ਹੈ।
- 10) ਵਿਕਰੀ ਡੀਡ ਦੇ ਖਰਚੇ ਖਰੀਦਦਾਰ ਦੁਆਰਾ ਕੀਤੇ ਗਏ ਹਨ। ਇਸ ਲਈ ਖਰੀਦਦਾਰ ਸਟੈਂਪ ਡਿਊਟੀ ਨੂੰ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 1 ਮਿਤੀ 16-ਜਨਵਰੀ-1937 ਦੇ ਆਧਾਰ ਤੇ ਯੋਗ ਅਧਿਕਾਰੀ ਤੋਂ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕਰਕੇ ਵਾਪਿਸ ਲੈਣ ਦਾ ਹੱਕ ਗਿੱਖਦਾ ਹੈ।
- 11) ਇਸ ਜਾਇਦਾਦ ਬਾਰੇ ਕਿਸੇ ਅਦਾਲਤ ਦਾ ਕੋਈ ਸੁੱਟੇਸ਼ ਆਦਿ ਨਹੀਂ ਹੈ ਅਤੇ ਇਸ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ ਨੇ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਐਕਟ ਜਾਂ ਨਿਯਮ ਦੀ ਉਲੰਘਣਾ ਨਹੀਂ ਕੀਤੀ ਹੈ।
- 12) ਇਹ ਖੇਤਰ ਕਿਸੇ ਵੀ ਧਾਰਮਿਕ ਸੰਸਥਾ ਜਿਵੇਂ ਕਿ ਡੇਰੇ ⁄ਮੱਠ ਅੰਖਾੜੇ ਜਾਂ ਕਿਸੇ ਚੈਰੀਟੇਬਲ ਸੰਸਥਾ ਨਾਲ ਸਬੰਧਤ ਨਹੀਂ ਹੈ।
- 13) ਇਹ ਜਾਇਦਾਦ ਧੋਖੇ ਨਾਲ ਨਹੀਂ ਵੇਚੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਨਾ ਹੀ ਇਹ ਲੋਕ ਹਿੱਤਾਂ ਦੇ ਵਿਰੁੱਧ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ ਅਜਿਹੀ ਗੱਲ ਛੁਪਾਈ ਗਈ ਹੈ ਜੋ ਬਾਅਦ ਵਿੱਚ ਗਲਤ ਸਾਬਤ ਹੋ ਸਕੇ। ਅਸੀਂ ਰਜਿਸਟ੍ਰੇਸ਼ਨ ਐਕਟ ਦੀ ਧਾਰਾ 82 ਦੇ ਤਹਿਤ ਗ੍ਰਾਲਤ ਬਿਆਨ

ਦੇਣ ਦੇ, ਲੈਣ-ਦੇਣ ਦਿਆ ਝੂਠੀਆਂ ਕਾਪਿਆਂ, ਝੂਠੀਆਂ ਸ਼ਖਸੀਅਤ ਅਤੇ ਉਕਸਾਉਣ ਦੇ ਨਤੀਜਿਆਂ ਤੋਂ ਜਾਣੂ ਹਾਂ, ਜੋ ਅਜਿਹੀਆਂ ਕਾਰਵਾਈਆਂ ਨੂੰ ਸੱਤ ਸਾਲ ਤੱਕ ਦੀ ਕੈਦ ਜਾਂ ਜੁਰਮਾਨੇ ਦੇ ਨਾਲ ਸਜਾ ਯੋਗ ਬਣਾਉਂਦੇ ਹਨ, ਜਾਂ ਦੋਵਾਂ ਨਾਲ।

- 14) ਜੇਕਰ ਕੋਈ ਤੱਥ ਬਾਅਦ ਵਿੱਚ ਗਲਤ ਸਾਬਤ ਹੁੰਦਾ ਹੈ ਤਾਂ ਵੇਚਣ ਵਾਲਾ ਕਾਨੂੰਨੀ ਤੌਰ ਤੇ ਇਸਦੇ ਲਈ ਜਵਾਬਦੇਹ ਹੋਵੇਗਾ।
- 15) ਫਾਰਮ ਨੰ: 1 ਦੇ ਅਨੁਸਾਰ ਹਰ ਤਰ੍ਹਾਂ ਨਾਲ ਪੂਰੀ ਜਾਣਕਾਰੀ ਨੱਥੀ ਕੀਤੀ ਗਈ ਹੈ। ਜੋ ਕਿ ਪੰਜਾਬ ਸਟੈਂਪ ਘੱਟ ਮੁੱਲ ਵਾਲੇ ਦਸਤਾਵੇਜਾਂ ਦੀ ਡੀਲਿੰਗ ਨਿਯਮ 1983 ਦੇ ਨਿਯਮ 3 ਦੇ ਅਨੁਸਾਰ ਹੈ।

ਬੈ–ਨਾਮਾ ਸਬੂਤ ਦੇ ਉਦੇਸ਼ ਲਈ ਲਿਖਿਆ ਗਿਆ ਹੈ। ਮਿਤੀ :- 25-10-2023

ਦਸਤਾਵੇਜ	Drafted and Dictated By:			
ਲੇਖਕ ਦਾ				
ਵੇਰਵਾ	Bhagirath Raj Bansal Adv.,			
	Enrolment No. P/54/1984			
	Ch. No 145, Court Complex			
	Talwandi Sabo (Bathinda)			
ਪਹਿਲੇ ਗਵਾਹ ਦਾ ਨਾਮ :- ਬਲਵਿੰਦਰ ਸਿੰਘ ਨੰਬਰਦਾਰ				
ਦਸਤਖਤ ਅਤੇ ਅੰਗੂਠੇ ਦਾ ਨਿਸ਼ਾਨ :- ਪ੍ਰਿਹਿਟੀ ਪ੍ਰੀ				
ਦੂਜੇ ਗਵਾਹ ਦਾ ਨਾਮ :- <u>ਸੰਦੀਪ ਸਿੰਘ</u>				
ਦਸਤਖਤ ਅਤੇ ਅੰਗੂਠੇ ਦਾ ਨਿਸ਼ਾਨ :				
ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ :				
ਸਾਰੀਆਂ ਪੰਜਾਂ ਉਂਗਲਾਂ ਦੀ ਨਿਸ਼ਾਨ :-				
ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ :-				
ਸਾਰੀਆਂ ਪੰਜਾਂ ਉਂਗਲਾਂ ਦੀ ਨਿਸ਼ਾਨ :-				