

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 15/10/2024

Certificate No. G002024J3339

GRN No. 122470015



Stamp Duty Paid : ₹ 34209000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Rajan thind

H.No/Floor : N9

City/Village : Hauz khas

Phone: 98*****27

Sector/Ward : Na

District : South delhi

Others : Karan avtar singh

LandMark : Lane w17 sainik farms pushpa bhawan

State : Delhi

Buyer / Second Party Detail

Name : Ms arttech elegant homes llp

H.No/Floor : Gf10

City/Village: Faridabad

Phone : 98*****27

Sector/Ward : 12

District : Faridabad

LandMark : Tozone centre

State : Haryana



Purpose : SALE DEED



The authenticity of this document can be verified by scanning this QR code through smart phone or on the website <https://egrashry.nic.in>

SALE DEED

SALE CONSIDERATION : Rs.48,87,00,000/-
STAMP DUTY : Rs. 3,42,09,000/-
E-STAMP CERTIFICATE NO. : G002024J3339
E-STAMP ISSUED ON : 15-10-2024
E-STAMP GRN NO. : 122470015
REGISTRATION FEES : Rs. 50,005/-
PAID VIDE GRN NO. : 122470086
AREA : 36Kanal4Marlas (4.525 Acres)
PROPERTY : VILLAGE HARSARU
SITUATED AT : SECTOR-89A, TEHSIAL &
DISTRICT GURUGRAM
NATURE OF PROPERTY : LICENSED LAND.

KM J.R. Thind

For ARTTECH ELEGANT HOMES LLP

Mawik Bohn
Authorised Signatory

प्रलेख क्र.:9647

मुद्रण दिनांक 24/10/2024 04:37 PM

पंजीकरण दिनांक:24-10-2024

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु

गांव/शहर- हरसरु

स्थित- Harsaru

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : 53//23/1,23/2,, 24/1,75//4,5/1/1,7,, Harsaru, 122505, ,Around Harsaru Village-2

धन संबंधी विवरण

राशि- 488700000 रुपये

कुल स्टाम्प शुल्क- 34209000 रुपये

स्टाम्प नं- g0o2024j3339

स्टाम्प का मूल्य- 34209000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:122470086

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Sandeep Yadav adv

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

35 Kanal 24 Marla

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1LD4D9B5

प्रॉपर्टी नं- 53//23/1,23/2,

मालिक- Rajan Thind, Karan avtar singh

पता- 53//23/1,23/2,, 24/1,75//4,5/1/1,7,, Harsaru, 122505, ,Around Harsaru Village-2

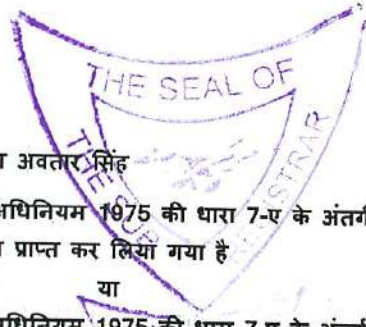
यह प्रलेख आज दिनांक 24-10-2024 दिन गुरुवार समय 4:36:00 PM बजे श्री/श्रीमती/कुमारी राजन थिन्ड पुत्र ए.एस. थिन्ड करन अवतार सिंह पुत्र अवतार सिंह राजन थिन्ड पुत्र अवतार सिंह राजन थिन्ड पुत्र अवतार सिंह थिन्ड करण अवतार सिंह पुत्र अवतार सिंह थिन्ड निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता



राजन थिन्ड करन अवतार सिंह राजन थिन्ड राजन थिन्ड करण अवतार सिंह

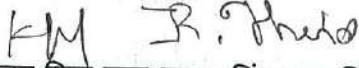
संयुक्त उप पंजीयन अधिकारी NT Harsaru



प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है ।



दिनांक 24-10-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

राजन थिन्ड करन अवतार सिंह राजन थिन्ड राजन थिन्ड करण अवतार सिंह

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS ARTTECH ELEGANT HOMES LLP thru MANISH YADAVOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NIKHIL BANSAL पिता NAREWSH BANSAL निवासी FATHEBAD व श्री/श्रीमती/कुमारी MANOJ पिता — निवासी GGM ने की । साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है ।

दिनांक 24-10-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

THIS SALE DEED is made and executed at Gurugram on this ____ day of _____, 2024,

BY AND AMONGST

1. **Sh. Rajan Thind (Aadhaar No. 2715-5181-1566, PAN: AAAPT0875C)** Son of **Sh. Avtar Singh Thind** Resident of **N-9, Lane-W17, Sainik Farms, Pushpa Bhawan, Hauz Khas, South Delhi, Delhi-110062**; (hereinafter referred as Vendor-1, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, successors in interest and permitted assigns)

AND

2. **Sh. Karan Avtar Singh (Aadhaar No. 5986-3870-0654, PAN: ACCPS2726B)** Son of **Sh. Avtar Singh Thind** Resident of 578, Sector-18B, Chandigarh-160018; (hereinafter referred as Vendor-2, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, representatives, successors in interest and permitted assigns),

IN FAVOUR OF

M/s. Arttech Elegant Homes LLP a Limited Liability Partnership duly registered under the LLP Act, 2009, having its registered office at GF 10, Ozone Centre, Sector 12, Faridabad, Haryana -121007 (**LLPIN: AAX-1648 and PAN: ABVFA2863P, acting through its Designated Partner Sh. Manish Yadav (Aadhar 9427 2428 4798, PAN NO. ABDPY2621D)** Resident of **H.No. 576, Sector 28, Faridabad, Haryana -121008**, duly authorized vide its authority letter dated _____ (hereinafter referred to as the "**Vendee**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns)

The VENDOR and the VENDEE are hereinafter individually referred to as a "**Party**" and collectively as the "**Parties**".

WHEREAS:

KM R. Thind

For ARTTECH ELEGANT HOMES LLP

Manish Yadav

Authorised Signatory

Reg. No.

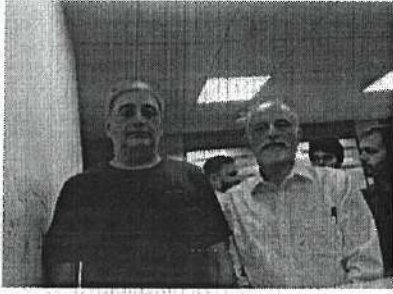
Reg. Year

Book No.

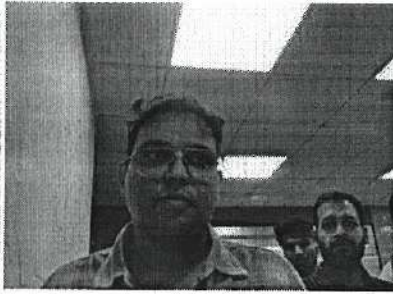
9647

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- राजन थिंड करन अवतार सिंह राजन थिंड राजन थिंड करण अवतार

सिंह KM R. Thind

क्रेता :- thru MANISH YADAVOTHERMS ARTTECH ELEGANT HOMES

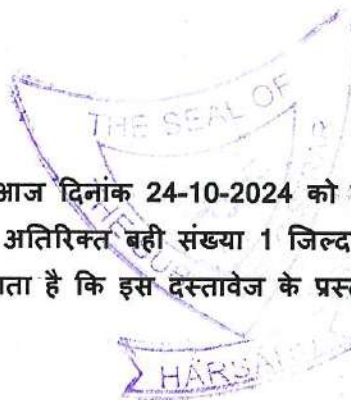
LLP Manish Yadav

गवाह 1 :- NIKHIL BANSAL Nikhil Bansal

गवाह 2 :- MANOJ Manoj

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9647 आज दिनांक 24-10-2024 को बही नं 1 जिल्द नं 88 के पृष्ठ नं 141.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1994 के पृष्ठ संख्या 7 से 9 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 24-10-2024

उप/सयुंक्त पंजीयन अधिकारी हरसरु

Manoj

- A) The Vendor-1 and Vendor-2 (hereinafter jointly referred to as "**VENDORS**"), are the absolute joint owners and having valid legal and unencumbered legal title of contiguous freehold parcels of land falling in Rectangle Number 75, Killa No. 4 (7-11), 5/1/1(5-18), 7(8-0) and Rectangle Number 53, Killa No. 23/1(4-16), 23/2(3-4), 24/1(6-15) total admeasuring **36 Kanal 4 Marla i.e. 4.525 Acres** situated at Village Harsaru, Sector 89A, Tehsil and District Gurugram, as per latest Jamabandi for the year 2020-2021 bearing Khewat No. 894 & 895 (hereinafter referred to as "**Said Property**"). The Said Property is described in the annexure annexed herewith and marked as **ANNEXURE 1** hereto and the Sizra Plan is annexed as **ANNEXURE 2** hereto.
- B) The Vendors have executed a Collaboration Agreement dated 18.08.2023 duly registered in the office of Sub Registrar Harsaru, District Gurugram Haryana, bearing document no. 4845 dated 01-09-2023 for development of the Said Property into an Affordable Group Housing colony on Collaboration basis and to share the sale proceeds of the developed salable areas between them in the ratio as provided in Collaboration agreement dt 18-08-2023.
- C) The Vendors have thereafter been issued License No. 20 of 2024 dated 09.02.2024 by the office of Directorate General Town and Country Planning, Haryana, Chandigarh in Collaboration with the vendee M/s Arttech Elegant Homes LLP having its office at GF-10, Ozone Centre, Sector 12, Faridabad, Haryana -121007 for setting up an Affordable Group Housing Colony on the Said Property.
- D) The VENDORS do hereby represent, declare, and assure the VENDEE as under:
- i) That the said property is not occupied by any tenant(s) and they have not entered into any lease agreement with anybody.
 - ii) That the said property is not affected by any decree or compromise or order of any Court whereby, the VENDEE may be put to loss or damages or be impleaded in litigation or cause him/her/them to suffer monetary or otherwise loss and/or damages.
 - iii) That the VENDORS declare that the said property is free from (i) Charge. (ii) Lien, (iii) any trust resulting debutter or benami

KM R. Thura

For ARTECH ELEGANT HOMES LLP

Mawish Bodov

Authorised Signatory



or otherwise, (iv) Burden or obligation, (annuity or maintenance) etc. (v) Attachment before or after judgment. (vi) Any other subsisting Agreement to Sell or Agreement to Lease or any other agreement of any kind whatsoever, with any other person. (vii) any encumbrances (viii) The said property is neither subject to any rights of residence or maintenance of any kind nor has any receiver been appointed in respect of the said property. (ix) Security. (x) Surety(xi) Surplus (xii) Loan, (xiii) Mortgage.

- iv) That there is no latent or patent defect in the title, possession, of the said property.
- v) That there is no encroachment on the said property.
- vi) That there is no pending suit or proceedings pending in respect of the said property in any Court, Forum or Tribunal.
- vii) That no receiver has been appointed in respect of the said property.
- viii) That there is no impediment or bar to transfer the Said Property.
- ix) That the VENDEE has checked and verified all the documents related to the said property.
- x) That the said property is not affected by any attachment, including attachment under any certificate case or any proceedings started at the instance of the Income Tax authorities or other Government authority under any Act(s) or otherwise whatsoever and there is no certificate case or proceedings against the VENDORS for realization of arrears of income-tax or other taxes or dues or otherwise under any other Acts for the time being in force.
- xi) That the said property is not affected by any notice or scheme of the Haryana Urban Development Authority or Municipal Corporation, or any court order or judgment and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act, or any other Acts or Enactments in force.

KM R. Shrivastava

For ARTTECH ELEGANT HOMES LLP

Manish Bhatnagar
Authorised Signatory



xii) That the said property does not belong to any HUF, nor the same has been purchased from the funds of any HUF.

E) The VENDORS for their needs and requirements are desirous of selling the Said Property, i.e., contiguous freehold parcels of land falling in Rectangle Number 75, Killa No. 4 (7-11), 5/1/1(5-18), 7(8-0) and Rectangle Number 53, Killa No. 23/1(4-16), 23/2(3-4), 24/1(6-15) total admeasuring **36 Kanal 4 Marla i.e. 4.525 Acres** situated at Village Harsaru, Sector 89A, Tehsil and District Gurugram, to the VENDEE for a total sale consideration of **Rs. Rs. 48,87,00,000/- (Rupees Forty Eight Crore Eighty-Seven Lakh Only)**, and the VENDEE has also agreed to purchase the same on mutually agreed terms and conditions between the parties set out herein below.

NOW THIS DEED OF SALE WITNESSTH AS UNDER:

- 1) That the VENDORS hereby sell, grant, convey and transfer by this deed of sale, THE SAID PROPERTY i.e. contiguous freehold parcels of land falling in Rectangle Number 75, Killa No. 4 (7-11), 5/1/1(5-18), 7(8-0) and Rectangle Number 53, Killa No. 23/1(4-16), 23/2(3-4), 24/1(6-15) total admeasuring **36 Kanal 4 Marla i.e. 4.525 Acres** situated at Village Harsaru, Sector 89A, Tehsil and District Gurugram with all their rights, title, and interest in the said property Situated within the revenue Estate of village Harsaru, Sector 89A, Tehsil and District Gurugram, {Haryana}, along with the rights of passages, ways, water channel, drains, trees, thereon, together with all rights of easement, enjoyed or reputed to be enjoyed in respect of the said property and also all other rights, title, pertaining to the said property whatsoever to the VENDEE for a total sale consideration of **Rs. 48,87,00,000/- (Rupees Forty Eight Crore Eighty-Seven Lakh Only)**
- 2) That the VENDEE has paid the total sale consideration **Rs. 48,87,00,000/- (Rupees Forty Eight Crore Eighty-Seven Lakh Only)**, to the VENDORS in the following manner:

Name of Party	Amount Paid	RTGS-UTR	Date
Rajan Thind	17,55,556	YESBR52023071298207542	12-07-2023

KM R. Thind

For ARTTECH ELEGANT HOMES LLP


Authorised Signatory



Rajan Thind	1,40,44,444	YESBR52023071298208011	12-07-2023
Karan Avtar Singh	59,55,556	YESBR52023071298207974	12-07-2023
Karan Avtar Singh	7,44,444	YESBR52023071298207574	12-07-2023
Rajan Thind	70,74,586	YESBR12023112000009248	20-11-2023
Rajan Thind	70,00,000	YESBR12023112000009247	20-11-2023
Karan Avtar Singh	59,25,414	YESBR12023112000010479	20-11-2023
Rajan Thind	37,58,250	YESBR12023112300009445	23-11-2023
Karan Avtar Singh	36,86,750	YESBR12023112300009444	23-11-2023
Rajan Thind	40,00,000	YESBR12023112400008535	24-11-2023
Rajan Thind	10,00,000	YESBR12023112400011593	24-11-2023
Karan Avtar Singh	1,64,769	TDS Deducted	
Rajan Thind	3,90,231	TDS Deducted	
Rajan Thind	70,37,293	YESBR12024010400010653	04-01-2024
Karan Avtar Singh	29,62,707	YESBR12024010400010652	04-01-2024
Rajan Thind	1,38,63,467	YESBR12024010800012084	08-01-2024
Karan Avtar Singh	58,36,533	YESBR12024010800010773	08-01-2024
Rajan Thind	2,11,119	TDS Deducted	
Karan Avtar Singh	88,881	TDS Deducted	
Rajan Thind	20,90,076	YESBR12024011600009104	16-01-2024
Karan Avtar Singh	8,79,924	YESBR12024011600009103	16-01-2024
Rajan Thind	21,112	TDS Deducted	
Karan Avtar Singh	8,888	TDS Deducted	
Rajan Thind	69,66,920	YESBR12024013000012604	30-01-2024
Karan Avtar Singh	29,33,080	YESBR12024013000012603	30-01-2024
Rajan Thind	70,373	TDS Deducted	
Karan Avtar Singh	29,627	TDS Deducted	
Rajan Thind	66,85,428	FT-DR-59109910022676	27-06-2024
Karan Avtar Singh	28,14,572	FT - DR - 01071000128234	27-06-2024
Karan Avtar Singh	30,51,589	FT - DR - 01071000128234	02-07-2024
Rajan Thind	26,40,000	FT-DR-59109910022676	05-07-2024
Rajan Thind	14,00,000	FT-DR-59109910022676	05-07-2024
Rajan Thind	32,08,412	FT-DR-59109910022676	10-07-2024
Karan Avtar Singh	87,99,240	FT - DR - 01071000128234	01-08-2024
Rajan Thind	1,71,00,000	FT-DR-59109910022676	02-08-2024
Rajan Thind	38,00,760	FT-DR-59109910022676	03-08-2024
Karan Avtar Singh	59,254	TDS Deducted	30-07-2024
Rajan Thind	1,40,746	TDS Deducted	30-07-2024
Karan Avtar Singh	88,881	TDS Deducted	09-08-2024
Rajan Thind	2,11,119	TDS Deducted	09-08-2024
Karan Avtar Singh	8,59,27,000	DD NO 007934	08-10-2024
Rajan Thind	3,90,73,000	DD NO 007936	08-10-2024

KM R Thind

For ARTTECH ELEGANT HOMES LLP

Munish Goyal
Authorised Signatory



Rajan Thind	13,75,00,000	DD NO 007940	09-10-2024
Karan Avtar Singh	10,07,716	TDS	
Rajan Thind	23,94,283	TDS	
Rajan Thind	2,42,98,000	DD NO 007941	10-10-2024
Karan Avtar Singh	1,38,36,984	CHEQUE NO 000216	18-10-2024
Rajan Thind	3,61,63,016	CHEQUE NO 000217	18-10-2024
Total Amount	48,87,00,000		

And the VENDORS do hereby admit and acknowledge receipt of sale consideration in the manner set out above. The Vendors do hereby sell, convey, transfer and assign by way of absolute sale of said property, with all his rights, easements, privileges, title, and interest etc. on to the VENDEE who shall hereinafter become the absolute owner in possession of the said property and shall enjoy absolute rights of ownership and privileges. The VENDEE at all times hereinafter shall enjoy peaceful possession and ownership of the said property and shall be entitled to receive the rents, issues and profits thereof without any lawful eviction and interruption claim or demand whatsoever by the VENDORS or any other person or persons lawfully or suitably claiming through VENDORS or in interest for VENDORS.

3. That the VENDORS have irrevocably transferred absolutely all their rights, title and interest to the VENDEE to the extent of each piece and parcel of the said property, together with all rights, title, interest, easements, privileges, ways, passage, benefits and appurtenances thereto onto the VENDEE to have and to hold the said property hereby conveyed onto the VENDEE, all the estate rights, titles, interest of the VENDORS in the said property, acquired by the VENDORS under their revenue records, mentioned hereinabove and that no one except the VENDORS have any rights, title, claims interest whatsoever in the said property hereby conveyed or any part thereof.
4. That the VENDORS declare and assure the VENDEE that they are the rightful owners in possession of the SAID PROPERTY and that nobody except the VENDORS have any right to deal with it. The VENDORS further declare and assure the VENDEE that the said property is free from all sorts of encumbrances, AND representations and declarations made herein are true and correct, and if it is found otherwise or on account of any such defaults of the VENDORS the VENDEE suffers any loss, whole or part of the property hereby conveyed is taken away from the possession of the VENDEE or the

KM R. Thind

For ARTTECH ELEGANT HOMES LLP


 Authorised Signatory




VENDEE is called upon to pay the dues for the said property for the period prior to the date of these presents, then the VENDORS shall be liable to make good the loss suffered by the VENDEE entitling the VENDEE to recover the same from the moveable or immovable assets of the VENDORS whatsoever and further the VENDORS undertake to keep the VENDEE harmless, saved and indemnified in all respects against all losses, cost, damages and expenses caused hereby.

5. That if, because of any act or deed committed by the VENDORS prior to the date of the execution of this sale deed or prior to the date of registration of this sale deed, the VENDEE is obliged after execution and registration of this sale deed to pay any amount after legal authentication and valid proof to any third person or persons or is in any way prevented from enjoying the rights of the said property which is subject matter of the sale deed, the VENDORS shall reimburse the VENDEE such amount including the cost of litigation and liquidated, unliquidated damages, appreciated value of the property involved in the matter. Further if due to any flaw in the title of the said property, the VENDEE suffers any loss the VENDORS shall make good such loss or losses through his assets and shall keep the VENDEE fully indemnified.
6. That the actual, physical peaceful vacant possession of the said property has been handed over to the VENDEE by the VENDORS today before the execution of this sale deed.
7. That all charges for stamping, engrossing and registration of this deed of sale, have been borne by the VENDEE.
8. That all taxes, levies, charges, dues, bills, demands, or any other dues in any Government Department, in connection with said property till the date of this deed and on the basis of law, rules, and regulations prevailing on the aforesaid date acquiring, rising or falling due to any local authority and Government have been paid by the VENDORS and the same is their responsibility, in case any claim by the Government or Authority are as a result of the action prior to the purchase of the said property by the VENDEE all such claims shall be borne by the VENDORS and the VENDEE shall not be responsible at any later stage. The VENDEE shall have all the rights to recover and receive any dues upto the date of execution and registration of this sale deed if found unpaid, towards any authority or department, with respect to the said property.

KM R, Shind

For ARTTECH ELEGANT HOMES LLP


Authorised Signatory



9. That the VENDEE shall have all rights to get the mutation effected in their own name (s) by presenting this Sale deed in the office of the revenue Authorities and all other concerned departments, MCG ETC
10. That the VENDORS hereby undertake to Co-operate with the VENDEE at all times as and when desired by the VENDEE for the purpose of transfer/mutation etc. and the VENDORS shall render all help and will sign and execute the necessary deeds and documents in connection with the transfer/mutations favoring the VENDEE in future, at the cost of VENDEE.
11. That the contents of these presents are true and correct and if at any time, hereinafter the assurance and contents contained here in above are found to be incorrect, or due to any defect in the title of the VENDORS of their rights to sell the said property hereby conveyed, or any part thereof, and as a result of the said defect in the title of the VENDORS, in part or whole of the said property purchased goes out of the hands of the VENDEE, and or the VENDEE suffers any loss, then in that event the VENDORS shall be liable and responsible for the same and shall indemnify the VENDEE and shall pay all sorts of losses, costs and damages suffered by the VENDEE on that account.
12. That in case, if due to any misrepresentation of facts, any patent or latent defect in the title of the VENDORS, the VENDEE shall suffer any loss, damages [liquidated or un-liquidated], expenses, or the VENDEE loses possession of the above said property in total or in parts the VENDOR shall be liable to INDEMNIFY the VENDEE with total sale consideration, expenses, damages [liquidated and un-liquidated] along-with the appreciated value of the said property.

KM R. Shree

For ARTTECH ELEGANT HOMES LLP




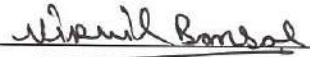
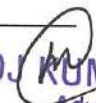

Authorised Signatory



For further information...

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IN WITNESSES WHEREOF THE SAID VENDORS AND VENDEE HAVE SET AND SUBSCRIBED THEIR HANDS ON THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN PRESENCE OF THE WITNESSES SIGNING HEREUNDER.

For and on behalf of Vendor  (Sh. Rajan Thind)  (Sh. Karan Avtar Singh)	For and on behalf of Vendee M/s Arttech Elegant Homes LLP Through its Authorized Representative (Sh. Manish Yadav)  For ARTTECH ELEGANT HOMES LLP Authorized Signatory
WITNESS NO. 1	WITNESS NO. 2
Sign:  Name: <u>Nikhil Bansal</u> Address : 45 ward 17 , Tehsil RAOD , Tohana Fatehabad ,Haryana	Sign: _____ Name: _____ Address:  MANOJ KUMAR Advocate Distt. Court Gurugram _____ _____



Annexure 1

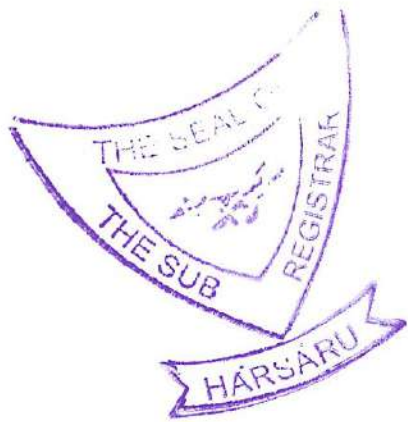
Description of the Land owned by Rajan Thind and Karan Avtar Singh

Village	Rect. No.	Killa No.	Area	
Harsaru ,Dist Gurugram	75	4	7-11	
		5/1/1	5-18	
		7	8-0	
	53	23/1	4-16	
		23/2	3-4	
		24/1	6-15	
	Total			36- 4

Area :- 36 Kanal 4 Marle

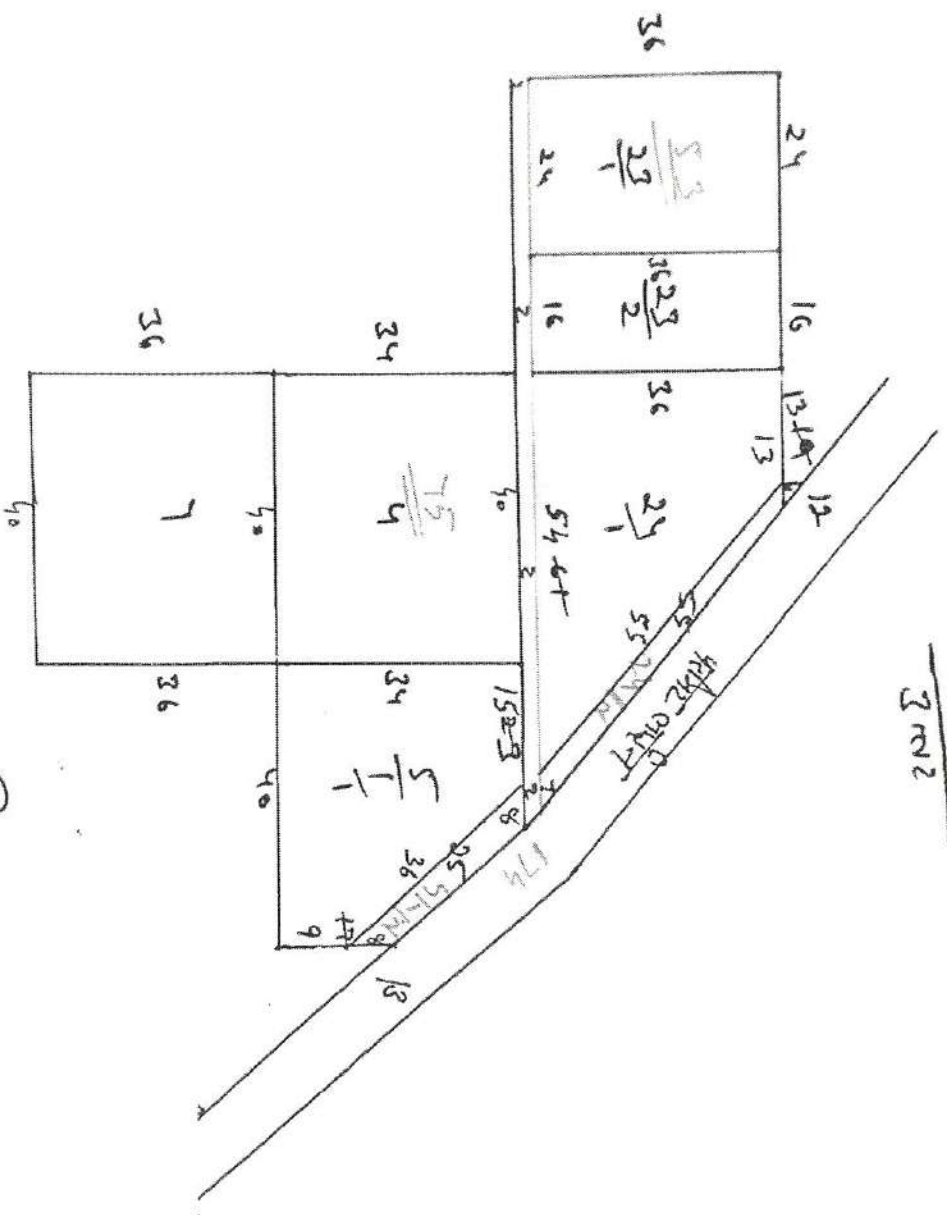
KM R. Thind

For ARTTECH ELEGANT HOMES LLP
Mawik C. D. V
Authorised Signatory



ANNEXURE - 2

3m2



418mm

4.9

212.4

