

2 2012



प्रदेश UTTAR PRADESH

BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential
 Ward / Paragana :
 Mohalla / Village : Dundahera

Description of Property : 1.1969 Hect. (i.e. 11969 Sq. Meter) Khasra Nos. 678, 679, 680, 683, 685, 691, 693 and in part of Khasra Nos. 608, 664, 665, 667, 668, 670, 677, 681, 682, 684, 686, 692, 694, 695, 696, 698, 699, 704, 705, 707, located on undivided and impartible total land of GI Plot No. 3, in the Township known as "Crossings Republik™" (applied for registration of the Trade Mark and subject to approval or change thereof), situated at village Dundahera, Ghaziabad.

For Mahagun (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.
[Signature]
 DIRECTOR

[Signature]
 Director

For MAHAGUN (INDIA) PVT. LTD.
[Signature]
 Director



भारतीय न्यायिक INDIA NON JUDICIAL

GHAZIABAD

भारत

20 MAY 2000

CHIEF

REVENUE OFFICER

25000

घच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

A 110085

उत्तर प्रदेश UTTAR PRADESH

2

Area of Property : 11969 Sq. Meter
Status of Road : 24 Meter Wide
Sale Consideration : 6,58,29,500/-
Govt. Circle Rate : Rs. 10,000/- per Sq. Meter & the said land is situated 600 mtrs. away from the N.H-24

For Mahagun (India) Pvt. Ltd.

FOR CROSSING WITH INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

Director

For MAHAGUN (INDIA) PVT. LTD.
Director



भारतीय नैऋत्यार्थिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
CHAZIADAD

भारत

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

पच्चीस हजार रुपये

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110084

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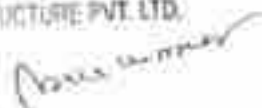
PARTICULAR OF VENDOR

M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh. (Pan No- AACCC5615Q)

For Mahagun (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR


Director

For MAHAGUN (INDIA) PVT. LTD.


Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

CHIEF OF THE TREASURY
GHAZIABAD

भारत

रु. 25000
CHIEF
TREASURY OFFICER
25000

Rs.
25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110083

1

PARTICULAR OF VENDEE

M/s Mahagun (India) Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66 (1st Floor), Vivek Vihar, Delhi-95 represented through its Director Mr. Dhiraj Jain S/o Sh. P.K. Jain R/o E-215, Vivek Vihar, Delhi-95, (PAN No- AAACM6572A).

CROSSING INFRASTRUCTURE PVT. LTD.

N2
DIRECTOR

Dhiraj Jain
DIRECTOR

For Mahagun (India) Pvt. Ltd.

Jain
Director



भारतीय नैतिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

भारत

रु. 20
25000
CHIEF
TREASURY OFFICER

Rs.
25000

वैच्यस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110082

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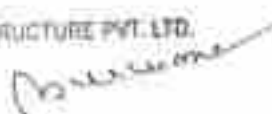
SALE DEED

Total Sale Consideration Rs. 6,58,29,500/-

Stamp Duty Rs. 73,73,000/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagun (India) Pvt. Ltd.


Director



भारतीय नैतिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY

GHAZIABAD

रु. 20

25000

पच्चीस हजार रुपये

CHIEF
TREASURY OFFICER

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110081

6

THIS DEED OF SALE is executed at Ghaziabad on this 30th day of July in the year 2009 by M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide Resolution dated 31/10/2006 passed by the Board of Directors of the Company, as registered

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

30 MAR 2003

CHIEF
TREASURY OFFICE
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110080

7

Private Developer and having license from Ghaziabad Development Authority and Assotech Contracts (India) Ltd. now known as Assotech Limited, Crossings Developers Pvt. Ltd., Crossings Promoters Pvt. Ltd., Innovation Promoters Pvt. Ltd., Paramount Residency Pvt. Ltd., Amazon Infrastructure Pvt. Ltd., Crossings

For Mahagun (India) Pvt. Ltd.

CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

Director





उत्तर प्रदेश UTTAR PRADESH

A 1100

8

Real Estate Pvt. Ltd., Panchsheel Promoters Ltd., Supertech Constructions Pvt. Ltd. now known as Supertech Limited, Duxton Hills Builder Pvt. Ltd., New Capital Infrastructure Pvt. Ltd. & Crossings Constructions Pvt. Ltd. through

CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagan (India) Pvt. Ltd.

Director





उत्तर प्रदेश UTTAR PRADESH

A 1101

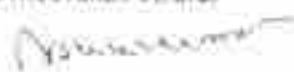
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General Attorneys Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary
S/o Mr. Harpal Singh vide document serial no. 46 in book no. 4, volume no. 794
at page 82-86 on 22/02/2007, vide document serial no. 47 in book no. 4, volume
no. 794 at page 87-91 on 22/02/2007, vide document serial no. 44 in book no. 4,

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun Properties Pvt. Ltd.


DIRECTOR


DIRECTOR


Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURER
GHAZIABAD

भारत

रु. 25000
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 1101

10

Volume no. 794 at page 72-76 on 22/02/2007, vide document serial no. 63 in book
no. 4, volume no. 794 at page 176-181 on 28/02/2007, vide document serial no.
770 in book no. 4, volume no. 797 at page 295-299 on 23/11/2007, vide document

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pvt. Ltd.

DIRECTOR

DIRECTOR

Director





उत्तर प्रदेश UTTAR PRADESH

A 110

11

Serial no. 62 in book no. 4, volume no. 794 at page 170-175 on 28/02/2007, vide document serial no. 39 in book no. 4, volume no. 794 at page 47-51 on 22/02/2007, vide document serial no. 41 in book no. 4, volume no. 794 at page 57-61 on 22/02/2007, vide document serial no. 61 in book no. 4, volume no. 794

For CROSSINGS INFRASTRUCTURE PVT. LTD

For Mahagun (India) Pvt. Ltd.

For

DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

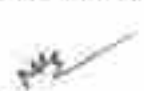
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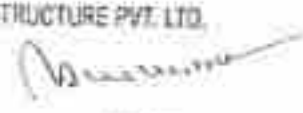
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At page 164-169 on 28/02/2007, vide document serial no. 254 in book no. 4, volume no. 805 at page 183-194 on 17/11/2008, vide document serial no. 43 in

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pvt. Ltd.


DIRECTOR


DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHATTAHAT

रु 20 MAY 2007

25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 1100

13

book no. 4, volume no. 794 at page 67-71 on 22/02/2007, vide document serial
no. 58 in book no. 4, volume no. 794 at page 146-151 on 28/02/2007, vide

BY CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.

[Signature]
Director





उत्तर प्रदेश UTTAR PRADESH

A 1101

14

document serial no. 40 in book no. 4, volume no. 794 at page 52-56 on 22/02/2007 & vide document serial no. 38 in book no. 4, volume no. 794 at page 42-46 on 22/02/2007, which were duly registered with the office of Sub-

For CROSSINSS INFRASTRUCTURE PVT LTD.

For Mahagun (India) Pvt. Ltd.

DIRECTOR

DIRECTOR

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

रु. MAY 2003

25000

पच्चीस हजार रुपये

भारत



INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

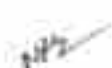
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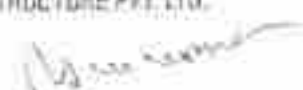
15

Registrar-1, Ghaziabad, hereinafter referred to as the "Vendor" of the First Part (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns) (PAN No.: AACCC5615Q)

For Mahagun (India) Pvt. Ltd.

for CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR


DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 1101

16

IN FAVOUR OF

M/s Mahagun (India) Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66 (1st Floor), Vivek Vihar, Delhi-95, represented through its Director Mr. Dhiraj Jain S/o Sh. P.K. Jain R/o C-215, Vivek Vihar, Delhi-95, hereinafter referred to as the "Vendee" of the Second Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their executors, administrators, successors and assigns).

(PAN No.: AAACM6572A)

For Mahagun (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.



DIRECTOR



DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 110

17

The present circle rate prescribed/issued by the Collector, Ghaziabad on following land falling in village Dundahera is fixed @ Rs. 10,000/- per Sq.Mtr. As the said land is located/situated on 24 Mtr. wide road so 10% stamp duty of the circle rate is also increased and accordingly stamp duty is fixed @Rs. 11,000 per Sq.Mtr. on the said land. The said land is 600 meter far from NH-24 and the said land is also 600 meter far from 45 meter Master Plan Road of the Township. As per the rule

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

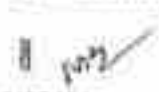
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18

There is a provision to take 20% rebate on fixed rate of abadi land in case area of the said land is more than 10,000 Sq.Mtr. So 7% stamp duty is paid on the rate of Rs. 8800/- per Sq.Mtr. after taking 20% rebate on the aforesaid fixed rate of abadi. The declarations/orders under section 143 of UPZALR Act in respect of aforesaid land have already been made/passsed by the Assistant Collector/SDO, Ghaziabad.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun Urates Pvt. Ltd.


DIRECTOR


DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 110

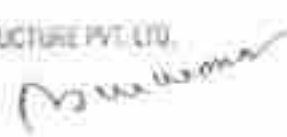
19

WHEREAS under the leadership of M/S Crossings Infrastructure Private Limited (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia Assotech Contracts (India) Ltd. now known as Assotech Limited, Crossings Developers Pvt. Ltd., Crossings

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagan Shikha Pvt. Ltd.


DIRECTOR


DIRECTOR


DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 1101

20

Promoters Pvt. Ltd., Innovation Promoters Pvt. Ltd., Paramount Residency Pvt. Ltd., Amazon Infrastructure Pvt. Ltd., Crossings Real Estate Pvt. Ltd., Panchsheel

FULL CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagiri (India) Pvt. Ltd.

DIRECTOR

DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 110

21

Promoters Ltd., Supertech Constructions Pvt. Ltd. now known as Supertech Limited, Duxton Hills Builder Pvt. Ltd., New Capital Infrastructure Pvt. Ltd. &

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagon (India) Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

A 110

22

Crossings Constructions Pvt. Ltd. who purchased several pieces of land including the subject matter of this Deed, in Revenue village Dundahera Tehsil and District

For CROSSINGS INFRASTRUCTURE PVT. LTD.

Mr.
DIRECTOR

Mr. Anurag
DIRECTOR

For Mahagan (India) Pvt. Ltd.

Mr. Jai
DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

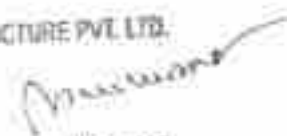
A 110

23

Ghaziabad under various Sale Deeds duly registered with the office of Sub-Registrar, Ghaziabad with the view to set up and develop thereon an Integrated

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagun (India) Pvt. Ltd.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110

24

Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O No. 2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for

For Mahagun (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

A handwritten signature in blue ink, appearing to be 'Raj', is written over the text.

DIRECTOR

A handwritten signature in blue ink, appearing to be 'Raman', is written over the text.

DIRECTOR

A large, stylized handwritten signature in blue ink, appearing to be 'Jau', is written over the text.





उत्तर प्रदेश UTTAR PRADESH

A 110

25

which Certificate of Registration has been issued by the Ghazialbad Development Authority to M/S Crossings Infrastructure Pvt. Ltd. as a Private Developer (P.D.)

M/S CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagan (India) Pvt. Ltd.

DIRECTOR

DIRECTOR



[Signature]
For Mahagan (India) Pvt. Ltd.



उत्तर प्रदेश UTTAR PRADESH

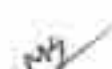
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26

Under category 'A' for the purpose of Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

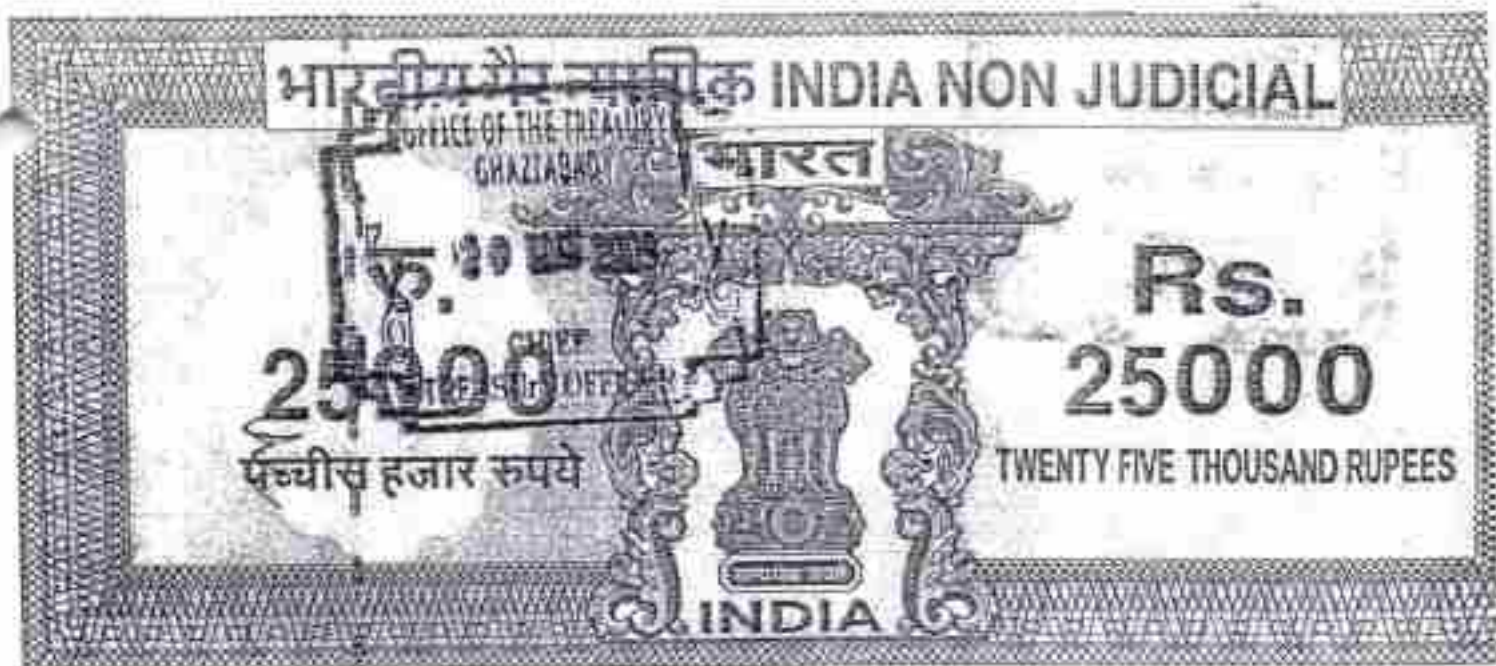
For Mahagun (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

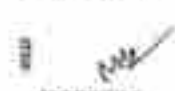
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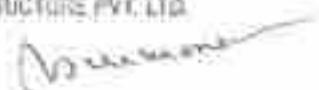
27

AND WHEREAS the License has been granted by the Ghaziabad Development

For Mahesgan (India) Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

रु. 25000
25000
सैंचीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 1100

28

Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For Mahangun (India) Pvt. Ltd.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURER
GAZIABAD

भारत

रु० २५०००
25000
पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110C

29

AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

[Signature]

DIRECTOR

For Mahagun (India) Pvt. Ltd.

[Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

भारत

₹ 25000

25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

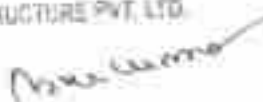
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30

License and any other condition imposed by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahanagar (Ghaziabad) P.W.D.


P.W.D.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD
₹ 25000
TREASURY OFFICER
पच्चीस हजार रुपये

भारत



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

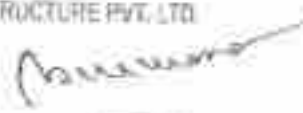
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31

AND WHEREAS the Detailed Project Report (D.P.R.) of the said Township of the Vendor has been sanctioned by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagun Indiatel Pvt. Ltd.







उत्तर प्रदेश UTTAR PRADESH

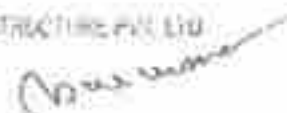
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32

AND WHEREAS the aforesaid nominees/associate companies/constituents vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary Directors of the Lead Party and also executed General Powers of

For CROSSMINTS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagun (India) Pvt. Ltd.


Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD
30 MAY 2009
25000
TREASURY OFFICE
पच्चीस हजार रुपये

भारत



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

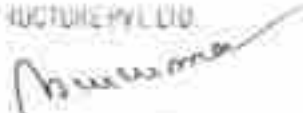
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Attorney in their behalf jointly to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. pertaining to their land in the

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagon (India) Pvt. Ltd.







उत्तर प्रदेश UTTAR PRADESH

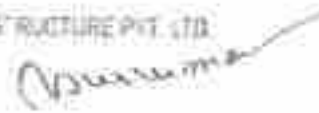
A 110

34

Said Township and to present the same before any Registrar/ Sub Registrar for registration, get it registered, receive the sale consideration from the Vendee.

For CHASSING INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Mahagun (India) Pvt. Ltd.


DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS as per the authority/powers given by the other constituents of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pvt. Ltd.

DIRECTOR

DIRECTOR

