



सत्यमेव जयते

5013
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Name: PRAKASH JHA
Designation: EXE
Signature: PRAKASH JHA
Stock Holding Corporation of India Ltd.
11013, Market Town East, Ghaziabad

Certificate No.	: IN-UP021213638765230
Certificate Issued Date	: 22-Jun-2016 11:09 AM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL01025283220791900
Purchased by	: MESSERS MAHAGUN INDIA PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: 1320.97 SQ METER LAND IN KHASRA NO-670,677,675,698,699 AND 702 ON PLOT NO.GH-3 CROSSINGS REPUBLIK GZB
Consideration Price (Rs.)	: 3,03,82,310 (Three Crore Three Lakh Eighty Two Thousand Three Hundred And Ten only)
First Party	: MESSERS CROSSINGS INFRASTRUCTURE PVT LTD
Second Party	: MESSERS MAHAGUN INDIA PVT LTD
Stamp Duty Paid By	: MESSERS MAHAGUN INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 21,26,800 (Twenty One Lakh Twenty Six Thousand Eight Hundred only)

13743
Locked By

(Arun Kumar Sharma)
Sub Registrar
Sadar-td, Ghaziabad



Please write or type below this line:

For Crossings Infrastructure Pvt. Ltd.

Director

For MAHAGUN INDIA PVT. LTD

Director

Authorized Signatory



0000501416

Statutory Alert

1. This e-Stamp is valid only for the purpose of stamp duty payment and is not valid for any other purpose.
2. The e-Stamp is valid only for the purpose of stamp duty payment and is not valid for any other purpose.
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उत्तर प्रदेश UTTAR PRADESH

DC 737017

BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 1320.97 Sq. Meter [falling in part of of Khasra Nos. 670, 677, 695, 698, 699, 702], located on GH Plot No.3, in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 1320.97 Sq. Meter

Status of Road : 30 Meter Wide, the above land is not situated on two side road and not park facing.

Sale Consideration : 3,03,82,310/-

Govt. Circle Rate : Rs. 23,000/- per Sq. Meter & the said land is situated 800 mtrs. away from the N.H-24

Stamp Duty : Rs. 21,26,900/-

For Drawn by the Seller Pte. Ltd.

[Signature]

[Signature]

Owner

For MHAAGUN

[Signature]

Notary



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Boundaries:

North	Other Group Housing
South	Other Group Housing
East	Aabadi
West	30 Meter Wide Road

PARTICULAR OF VENDOR

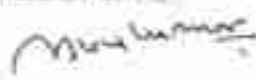
M/s Crossings Infrastructure Pvt. Ltd., (Pan No- AACCC5615Q) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkandooma, Delhi-92 represented jointly through its Directors **Mr. Manoj Gaur** (Pan No- AARPG9253A) S/o Mr. B.L. Gaur and **Mr. Ashok Chaudhary** (Pan No- ADPPC3756K) S/o Mr. Harpal Singh.

PARTICULAR OF VENDEE

M/s Mahagun (India) Pvt. Ltd., (Pan No- AAACM6572A) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivek Vihar, Delhi-110095, represented through its Authorized Signatory **Mr. Raj Kumar Agrawal** (I.D.No- NDT3670213) S/o Shri Ramchandra Prasad Agrawal R/o 33F-Parsavnath Estate, Omega-1, Greater Noida.

M/s Crossings Infrastructure Pvt. Ltd.


Director


Director

M/s Mahagun (India) Pvt. Ltd.


Authorized Signatory



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SALE DEED

Total Sale Consideration Rs. 3,03,82,310/-
Stamp Duty @ 7% Rs.21,26,900/-

THIS DEED OF SALE is executed at Ghaziabad on this 21st day of June in the year 2016 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 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and Crossings Real Estate Pvt. Ltd., Panchsheel Promoters Ltd., Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited, Duxton Hills Builder Pvt. Ltd., New Capital Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd. & Munak Buildcon Projects Pvt. Ltd. through General Attorney Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide document serial no. 41 in book no. 4, volume no. 794 at page 57-61 on 22/02/2007, document serial no. 61 in book no. 4, volume no. 794 at page 164-169 on 28/02/2007, document serial no. 62 in book no. 4, volume no. 794 at page 170-175 on 28/02/2007, document serial no. 58 in book no. 4, volume no. 794 at page 146-151 on 28/02/2007, document serial no. 40, in book no. 4, volume no. 794 at page 52-56 on 22/02/2007, document serial no. 38, in book no. 4, volume no. 794 at page 42-46 on 22/02/2007 & document serial no. 58 in book no. 4, volume no. 823 at page 267-278 on 03/03/2011

For Crossings Infrastructure Pvt. Ltd.

[Signature]

[Signature]

For MUNAGUN (INDIA) PVT. LTD.

[Signature]
Authorized Signatory



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which were duly registered with the office of Sub-Registrar-I, Ghaziabad, hereinafter referred to as the "Vendor" of the First Part (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

IN FAVOUR OF

M/s Mahagan (India) Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivek Vihar, Delhi-110095, represented through its Authorized Signatory Mr. Raj Kumar Agrawal S/o Shri Ranchandra Prasad Agrawal R/o 33F-Parsavnath Estate, Omega-1, Greater Noida vide Resolution dated 08/04/2016 passed by the Board of Directors of the Company, 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)

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 Crossings Real Estate Pvt. Ltd., Panchsheel Promoters Ltd., Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited, Duxton Hills Builder Pvt. Ltd., New Capital Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd. & Manak Buildcon Projects Pvt. Ltd. who purchased several pieces of land including the subject matter of this Deed, in Revenue village Dundahera Tehsil and District Ghaziabad under various Sale Deeds duly

For Crossings Infrastructure Pvt. Ltd.



For MAHAGUN (INDIA) PVT. LTD.





Authorized Signatory



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registered with the office of Sub-Registrar, Ghaziabad with the view to set up and develop thereon an Integrated 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 which Certificate of Registration has been issued by the Ghaziabad Development Authority to M/S Crossings Infrastructure Pvt. Ltd. as a Private Developer (P.D.) under category 'A' for the purpose of Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

AND WHEREAS the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

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

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

AND WHEREAS the nominees/associate/constituents companies vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary Directors of the Lead Party and also executed General Powers of 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 Township and to present the same before any Registrar/Sub Registrar for registration, get it registered, receive the sale consideration from the Vendor.

For Crossings Infrastructure Pvt. Ltd.

For MAHAGUN (INDIA) PVT. LTD.



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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 entitled to receive the sale consideration on behalf of constituents. Hence hereinafter, for the purposes of payment of sale consideration the word Vendor means Lead Party i.e. M/s. Crossings Infrastructure Pvt. Ltd. by virtue of the powers conferred in relation thereto.

AND WHEREAS the Lead Party has empowered its Directors Mr. Manoj Gaur and Mr. Ashok Choudhary jointly vide Resolution dated 31/10/2006 and vide registered General Powers of Attorney as document serial no. 60, in book no. 4, volume no. 794 at page 158-163 on 28/02/2007 to execute Sale Deeds and this Deed is being executed by the said Lead Party and also as Attorney of the constituents companies of the Vendor acting through Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title & other papers, agreements, documents etc. pertaining to the said Township and has fully satisfied about the right, title and interest of the Vendor in respect of the land of the Township and they have fully understood all limitations and obligations in respect of it.

AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 1320.97 sq.mtr. or 0.132097 Hect. falling in part of Khasra No. 670 (Area 0.025280 Hect.), Khasra No. 677 (Area 0.0252 Hect.), Khasra No. 695 (Area 0.0113 Hect.), Khasra No. 698 (Area 0.0261 Hect.), Khasra No. 699 (Area 0.0092 Hect.) & Khasra No. 702 (Area 0.035017 Hect.) located on G/H Plot No. 3 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., as shown and marked in Red colour in the Site Plan attached hereto (hereinafter referred to as the said Site) with

For Crossings Infrastructure Pvt. Ltd.

For MANJAGUN (INDIA) PVT. LTD.



Authorized Signatory

JAGVIR SINGH
Director



CHIEF EXECUTIVE OFFICER
THE GROUP OF COMPANIES

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all rights of the said Site to the Vendee for residential use only free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 3,03,82,310/- (Rupees Three Crore Three Lac Eighty Two Thousand Three Hundred & Ten only). All the construction on the said Site will be carried out as per the Plans duly sanctioned by the Ghaziabad Development Authority. No construction / structure have yet been made on the said Site. The said land is lying vacant.

AND WHEREAS all the parameter of Plans of the said Site to be submitted before the Ghaziabad Development Authority such as FAR, set back, open spaces, green, ground coverage, basement, height etc. will be as per prevailing building bye laws.

AND WHEREAS the said land/site is approved by the Ghaziabad Development Authority but the same is not in the colony developed by the Ghaziabad Development Authority.

AND WHEREAS the Vendor has represented to the Vendee that the said Site is freehold in nature and they have clear and marketable title in respect of the said Site and free from all kind of encumbrances, lien charges and has full right, power and authority to sell and transfer the said Site.

AND WHEREAS the Vendor has decided to sell the said Site to the Vendee absolutely and forever and the Vendee has agreed to purchase the same on following terms and conditions.

For Classified Information: Pub. L. 86-36, Title 1, § 1702, October 2, 1959.

Director

For MAHAGUN (INDIA) PVT. LTD.

Author's signature



JAGVIR SINGH



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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:


1. That the Vendee has paid to the Vendor total sale consideration of Rs. 3,00,78,486/- (Rupees Three Crore Seventy Eight Thousand Four Hundred & Eighty Six only) through RTGS No. HDFCR52016062079888213 dated 20/06/2016 and Rs. 3,03,824/- (Rupees Three Lac Three Thousand Eight Hundred Twenty Four only) through TDS Challan Serial No. 03133 dated 20/06/2016 as full & final payment of Sale Consideration for the said Site. The receipt of the aforesaid total sale consideration of Rs. 3,03,82,310/- (Rupees Three Crore Three Lac Eighty Two Thousand Three Hundred & Ten only) the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer on ownership basis unto the Vendee free from all encumbrances the said Site.
2. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site in favour of any one. The Vendor has neither given any security or surety of the said Site nor entered into any Agreement to Sell of the said Site with anyone nor any court case or arbitration or any other legal proceedings is pending at any place in respect of the said Site.
3. That the Vendor has assured the Vendee that the said Site is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
4. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site in the Township and that they have fully understood all limitations and obligations in respect of it.

For Certificate Intimation Pte. Ltd.





FOR MAHAGUN (INDIA) PVT. LTD.





Secretary

5. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levies, Sales Tax, Trade Tax, Labour Cess, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and any additional increased/enhanced development charges of the land of the Township and other charges leviable in future including on the land of the said Site and / or Flats/Apartments thereon imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/Association of Apartment Owners.
6. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of fire norms and any other rule, regulations, bye-laws, Act and any tax, cess etc. liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is caused due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.
7. That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total sale consideration of the said Site subject, however to the stipulations and covenants herein contained, for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.
8. That so far the said Site for construction it is clarified that the Vendee shall have to construct the residential Units/Flats/Apartments and use the same for

For CHANGING INFRASTRUCTURE PVT. LTD.

*mb**M. K. Sharma*

FOR MARUGUN (INDIA) PVT. LTD.

[Signature]
Authorized Signatory

residential purposes only. No other activity shall be permitted in the dwelling Units/ Flats/Apartments to be constructed thereon.

9. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approval of DPR and orders, directions, notifications passed/issued by the Ghaziabad Development Authority/Local Authority/State Government/Central Government from time to time and the same shall be binding and applicable upon the Vendee and their Allottees/Flat Buyers / Subsequent Transferees / Association of Apartment Owners.
10. That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/ Association of Apartment Owners shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) such charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell /Flat Buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/Flat Buyers/subsequent transferees and the same shall be binding on them jointly and severally.
11. That the building elevation, external colour, scheme, landscaping and other exteriors shall be as per architecture controls approved by the Vendor. Fire NOC, bank guarantee, undertaking, affidavit, bond etc. required by the Ghaziabad Development Authority and/or any authority/department and/or the Vendor in respect of the said Site shall be given by the Vendee at their own cost & expenses.

Munishwar

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Authorized Representative



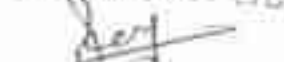
12. That all services like sewer, storm water drainage, electrical, water, etc. shall be provided up to the boundary of the said Site by the Vendor (after completion and at the time of possession of the flats/apartments to their Allottees/Flat Buyers) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the prevailing rate of the Government /Local Authority and such connection charges as demanded by the Vendor or its nominated agency shall be paid by the Vendee and/or their Allottees/Flat Buyers/subsequent transferees/Association of Apartment Owners to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.
13. It is recorded that the Vendor has delivered the possession of the said Site to the Vendee.
14. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed on the said Site. The rule/regulation and any provision of Law for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/ Association of Apartment Owners.
15. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Flats/Apartments to be constructed and for all commitment made in this regard to their Allottees / Flat Buyers as well as Subsequent Transferees/ Association of Apartment Owners. The Vendor shall not be liable and responsible for the same.
16. The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/Flat Buyers/Association of Apartment Owners or between the Vendee and any other Agency etc. involved in the connection with said Site or construction thereon including the labour cess.

For Coverage Infrastructure Pvt. Ltd.


Director


Director

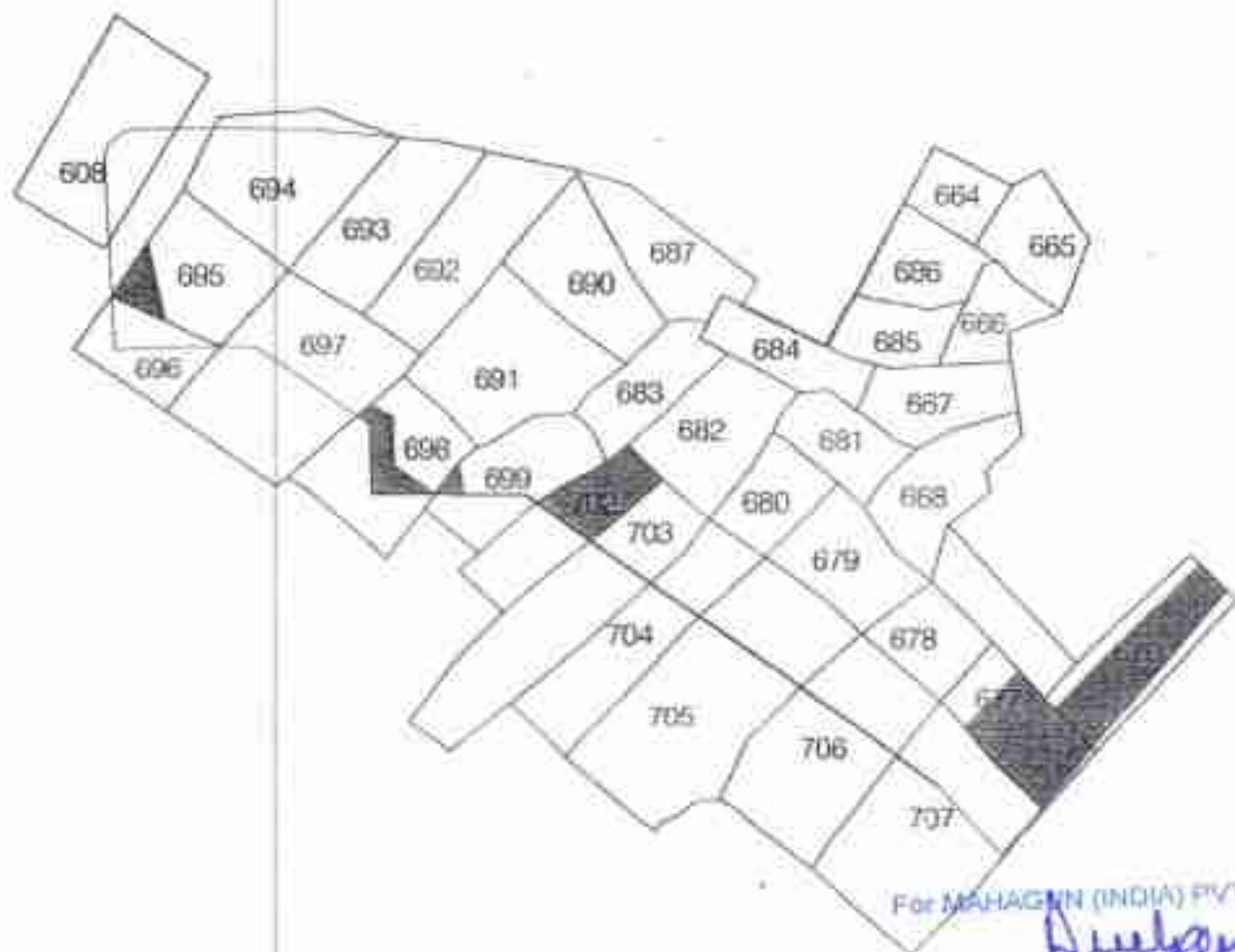
FORANSHAGUN (INDIA) PVT. LTD.


Authorized Signatory



SITE PLAN

LAND ADMEASURING 1320.97 SQ.MT. LOCATED ON UNDIVIDED AND IMPARTIABLE OF GH PLOT-03 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.



For MAHAGUN (INDIA) PVT. LTD.

[Signature]
Director

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Executive

For MAHAGUN (INDIA) PVT.

[Signature]
Authorized Signatory




NORTH

charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

17. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site and in the area within the said Site.
18. That the Vendee hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the land/flats/Apartments and applicable rule, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
19. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferee/Association of Apartment Owners jointly and severally.
20. That the expenses towards payment of stamp duty, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.
21. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For Crossings Infrastructure Pvt. Ltd.


Director


Authorized Signatory

For MANAGUN (INDIA) PVT. LTD.

Authorized Signatory



JAGVIR SINGH
JAGVIR SINGH
Director
Crossings Infrastructure Pvt. Ltd.
12, Gurgaon



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IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

For Crossings Infrastructure Pvt. Ltd.


Director


Director

VENDOR


VENDEE

WITNESSES :


For M/s. JAGVIR SINGH (INDIA) PVT. LTD.


Authorised Signatory

1.


सयन्नी श्री सुन्दर भट्टा
श्री तहसील कम्पाउन्ड गांव
(PAN CPSPSE704L)

2.


उमेश श्री परमेश चौध
तहसील कम्पाउन्ड गांव
(आधार 44802790377)

Drafted by:- Jagvir singh, Deed Writer, Chamber No. 23 Tehsil Compound
Ghaziabad.

JAGVIR SINGH
Document Writer
Chamber No. 23.
Tehsil Compound, Ghaziabad



गवाह

Registration No.: 5013

Year: 2016

Book No.: 1

W1 कन्या देव काई
सुन्दर मिश्रा
सहस्रील कन्या 0. गा. 0. गा.
व्यापार/अन्ध/रही



W2 सूरेश कुमार काई
परमेश्वर गौड़
सहस्रील कन्या 0. गा. 0. गा.
व्यापार/अन्ध/रही



वसी से 1 जिल्द से 28/07/2016 को 13987
पृष्ठ से 367 से 408 पर क्रमांक 5013

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
गाजियाबाद
28/7/2016