



उत्तर प्रदेश UTTAR PRADESH

A 1101

# 36 #

entitled to receive the sale consideration on behalf of constituents. Hence hereinafter, for the purposes of payment of sale consideration the word Vendor

ROSSING INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.

*[Signature]*  
Director





उत्तर प्रदेश UTTAR PRADESH

A 110

# 37 #

means Lead Party i.e. M/s. Crossings Infrastructure Pvt. Ltd. by virtue of the powers conferred in relation thereto.

CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.

*[Signature]*  
Director





उत्तर प्रदेश UTTAR PRADESH

A 1106

# 38 #

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

ROSSINDS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagan Ungang Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

A 110

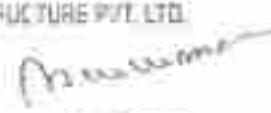
# 39 #

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

CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pvt. Ltd.

  
DIRECTOR

  
DIRECTOR







उत्तर प्रदेश UTTAR PRADESH

A 1100

# 40 #

Deed is being executed by the said Lead Party and also as Attorney of the

FOR CHASSANGE INFRASTRUCTURE PVT. LTD

For Mahagun (India) Pvt. Ltd.

DIRECTOR

DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 110

# 41 #

constituents companies of the Vendor acting through the said Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Mahanagar (India) Pvt. Ltd.

  
DIRECTOR

  
DIRECTOR

  
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 110

# 42 #

AND WHEREAS the Vendor is authorized to develop and sell the land and/or construction thereon in any manner in the said Township.

For Kanchan (India) CULTURE PVT. LTD.

*MZ*  
DIRECTOR

*[Signature]*  
DIRECTOR

For Mahagun (India) Pvt. Ltd.

*[Signature]*  
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

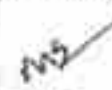
उत्तर प्रदेश UTTAR PRADESH

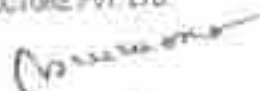
A 110

# 43 #

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms and conditions

For OFFSHORE INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For Mahagun (India) Pvt. Ltd.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

20 MAY 2009

25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 110

# 44 #

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

INDOS INFRASTRUCTURE PVT. LTD.

DIRECTOR

*[Signature]*

DIRECTOR

For Mahagun (India) Pvt. Ltd.

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH

A 110

# 45 #

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

UNGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pte. Ltd.

DIRECTOR

DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 110

# 46 #

the land of the Township and they have fully understood all limitations and obligations in respect of it.

USINGS INFRASTRUCTURE PVT. LTD.

For Mahagun (India) Pvt. Ltd.

*M/S*  
DIRECTOR

*Munim*  
DIRECTOR

*J. Sain*  
DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 110

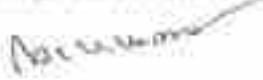
# 47 #

AND WHEREAS the Vendor has developed the land for proposed Tower(s)

For CROSSINGS INFRASTRUCTURE PVT LTD

For Maligaon Tower(s)

  
DIRECTOR

  
DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

A 110

# 48 #

Sites alongwith other adjoining blocks of land/sectors into the Township known as "Crossings Republik <sup>TM</sup>" at Daudahera, Ghaziabad, U.P.

FOR CROSSINGS INFRASTRUCTURE PVT. LTD

For Mahagun (India) Pvt. Ltd.

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH

A 110

# 49 #

AND WHEREAS the Vendor has agreed to sell and transfer land admeasuring 1.1969 Hect. or 11969 sq.mtr. falling in Khasra No. 678 (area 0.0630 Hect.), Khasra No. 679 (area 0.0890 Hect.), Khasra No. 680 (area 0.0510 Hect.), Khasra No. 683 (area 0.0630 Hect.), Khasra No. 685 (area 0.0510), Khasra No. 691 (area 0.1010 Hect.), Khasra No. 693 (area 0.0890 Hect.) and in part of Khasra No. 608 (area 0.0276 Hect.), Khasra No. 664 (area 0.0147 Hect.), Khasra No. 665 (area 0.0217 Hect.), Khasra No. 667 (area 0.0480 Hect.), Khasra No. 668 (area 0.0492 Hect.), Khasra No. 670 (area 0.0042 Hect.), Khasra No. 677 (area 0.0073 Hect.),

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*M/S*  
DIRECTOR

*M/S*  
DIRECTOR

For Mahagiri (Pvt.) Ltd.

*Raw*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 110

# 50 #

Khasra No. 681 (area 0.0460 Hect.), Khasra No. 682 (area 0.0990 Hect.), Khasra No. 684 (area 0.0620 Hect.), Khasra No. 686 (area 0.0127), Khasra No. 692 (area 0.0505 Hect.), Khasra No. 694 (area 0.0285 Hect.), Khasra No. 695 (area 0.0419 Hect.), Khasra No. 696 (area 0.0130 Hect.), Khasra No. 698 (area 0.0417 Hect.),

DIRECTOR

DIRECTOR

For Manager (India) /



*Jan*  
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

20 रु.

25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 110

# 51 #

Khasra No. 699 (area 0.0408 Hect.), Khasra No. 704 (area 0.0300 Hect.), Khasra No. 705 (area 0.0430 Hect.) & Khasra No. 707 (area 0.0081 Hect.), located on

For CIVISSINGH INFRASTRUCTURE PVT. LTD.

For Mahagun India Pvt. Ltd.

DIRECTOR

DIRECTOR



*[Signature]*



उत्तर प्रदेश UTTAR PRADESH

A 110

# 52 #

undivided and impartible total Land of GH Plot No. 3 in the Township known as  
"Crossings Republik™" (applied for registration of the Trade Mark and subject

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

उत्तर प्रदेश UTTAR PRADESH

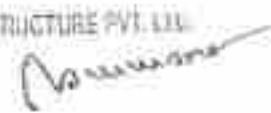
A 1101

# 53 #

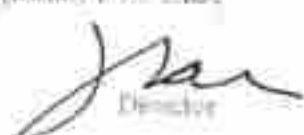
to approval or change thereof), situated at village Dundaheera, Ghaziabad, U.P.,  
for the proposed Tower(s) as shown and marked in Red colour in the Site Plan.

For CHHANNAG INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For Mahagun (India) Pvt. Ltd.

  
Director





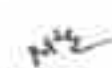
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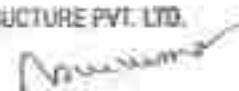
A 110

# 54 #

Attached hereto (hereinafter referred to as the said Site) with all rights of the said Site to the Vendee for residential use only free from all kind of encumbrances,

For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For Mahagun (India) Pvt. Ltd.







उत्तर प्रदेश UTTAR PRADESH

A 1101

# 55 #

charges and liens etc. for total sale consideration amount of Rs. 6,58,29,500/- (Rupees Six Crores Fifty Eight Lacs Twenty Nine Thousand & Five Hundred only). It will not be treated as sub division and no boundary of any type on all or

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

*[Signature]*

DIRECTOR

For Mahagan (India) Pvt. Ltd.

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH

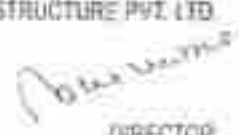
667205

# 291 #

31. 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

  
DIRECTOR

For Managing Director







उत्तर प्रदेश UTTAR PRADESH

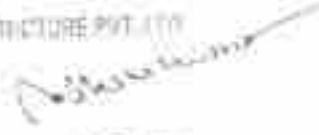
667204

# 292 #

31. 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 CROSSING INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR







उत्तर प्रदेश UTTAR PRADESH

# 293 #

667203

31. 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.

*My*  
DIRECTOR

*Amir*  
DIRECTOR

FOR CROSSINGS INFRASTRUCTURE PVT LTD.

*Jain*  
DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

667202

# 294 #

31. 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 Mahagan (Mahagan) Pte. Ltd.

For Mahagan (Mahagan) Pte. Ltd.

  
DIRECTOR

  
DIRECTOR







उत्तर प्रदेश UTTAR PRADESH

667201

# 295 #

31. 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 CROSSHOS INFRASTRUCTURE PVT. LTD.

DIRECTOR

*[Signature]*

DIRECTOR

For Mangal Bhatia Pvt. Ltd.

*[Signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GHAZIABAD

18 MAY 2009

CHEQUE  
OFFICER

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

H 085762

# 296 #

31. 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

*[Signature]*

DIRECTOR

For Melagun Shiksha Pvt. Ltd.

*[Signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GHAZIABAD

8 MAY 2009

CHIEF  
OFFICER

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

H 085763

# 297 #

31. 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 CHCSTING'S INFRASTRUCTURE PVT. LTD.

DIRECTOR

*[Signature]*

DIRECTOR

For Mahagun Indus Pvt. Ltd.

*[Signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY  
GHAZIABAD

18 MAY 2009

एक हजार रुपये  
रु.1000

ASST. OFFICER



ONE THOUSAND RUPEES

Rs.1000

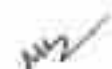
उत्तर प्रदेश UTTAR PRADESH

H 085764

# 298 #

31. 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 CHOL-STONGS INFRASTRUCTURE PVT LTD

  
DIRECTOR

  
DIRECTOR

For Maheshwari Brothers Pvt. Ltd.

  
DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GAZIABAD

18 MAY 2009

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

H 085765

# 299 #

31. 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

DIRECTOR

For Mahagan (India) Pvt. Ltd.

DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

FILE OF THE  
GHAZIABAD

₹.1000

Rs.1000

18 MAY 2012

INDIA

TREASURY OFFICER

उत्तर प्रदेश UTTAR PRADESH

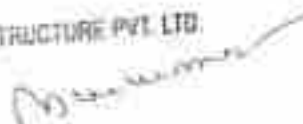
H 085466

# 300 #

31. 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

  
DIRECTOR

For Mahagan (India) Pvt. Ltd.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु. 1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

H 085467

# 301 #

31. 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.

CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Mahagun (India) Pvt. Ltd.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

18 MAR 2014

CHIEF  
CLERK OFFICER

रु. 1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

उत्तर प्रदेश UTTAR PRADESH

H 085468

# 302 #

31. 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 Mahagun Digital Pvt. Ltd.

MAHAGUN DIGITAL PVT. LTD.

  
DIRECTOR

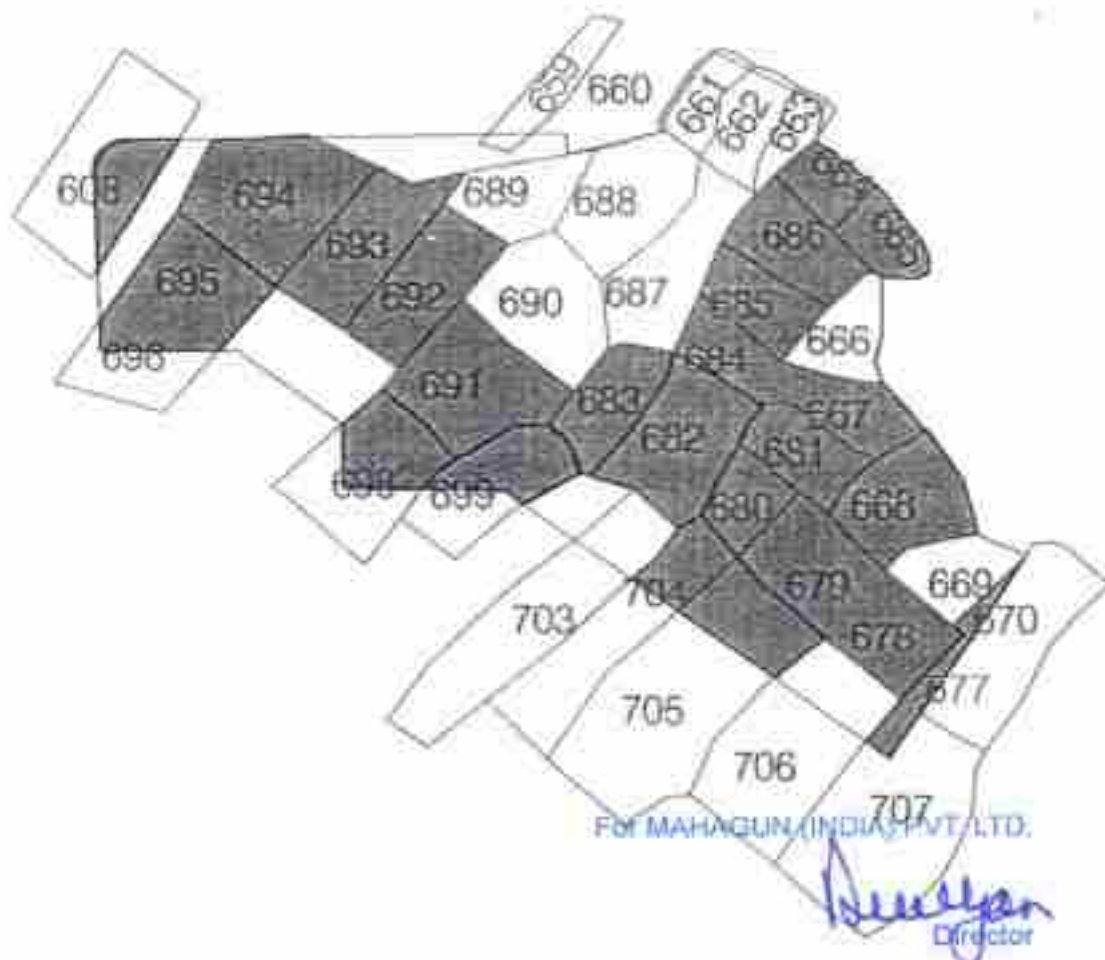
  
DIRECTOR

  
DIRECTOR



# SITE PLAN

LAND ADMEASURING 11969 SQ.MT. LOCATED ON UNDIVIDED AND IMPARTIABLE OF GH PLOT-3 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.



For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For Mahagun (India) Pvt. Ltd. <

DIRECTOR

*Signature*  
Director



**NORTH**



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GHAZIABAD

एक हजार रुपये

8 MAY 2009

CHIEF  
OFFICER

रु 1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

H 085469

# 303 #

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 CROSSINDS INFRASTRUCTURE PVT. LTD.

DIRECTOR

VENDOR

for Manager (Pvt.) Ltd.

VENDEE

WITNESSES :

1. PRADEEP SHARMA S/Ld to P.K. SHARMA  
A - 19 Sec 63 NOIDA

2. नवीन-चौधरी को हाई गुजराटि लि  
No C.N-23 (नमूना) नमूना 3-5 नमूना-नमूना-नमूना

Drafted by :- JAGVEER SINGH Document Writer Tehsil & Distt Ghaziabad.



राजेश कुमार स्टाम्प विक्रेता  
लाइसेंस नम्बर 350  
राजेश जी काफ़ी 34 साल  
से अब कलेक्टर, गान्धीनगर

Sec. 31 - 11/17/40 - 11/18/40

7/7/2009

सुप्रसिद्ध विद्वान् श्री (वि. ए. ए. ए.)  
श्री विद्यानाथ