

4289

अनुरोधित विवर (अवकाश)
अनुरोधित विवर का प्रतीक्षण
को को को अनुरोधित विवर



उत्तर प्रदेश UTTAR PRADESH

C 412850

SALE DEED

Total Sale Consideration (Rs. 7400/-) Rs. 1,32,68,200/-

Stamp Duty (Rs. 11500/-) @ 7% 14,60,000/-

1. Description of the Land :- Residential
2. Ward/Pargana :- Loni
3. Colony/Village :- Dundahera, Ghaziabad
4. Description of Property (House No.) :- Part of Plot No. GH-12
5. Unit of Measurement (Hectare/Sq. Mtrs.) :- Sq. Mtrs
6. Area of Property :- 1793 Sq. Mtrs.

For Crossings Infrastructure Pvt. Ltd.

[Signature]

[Signature]

Director

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]

[Signature]

Director

DIRECTOR

For ASSOTECH LIMITED

[Signature]

AUTHORISED SIGNATORY

For blank [illegible] Pvt. Ltd.

[Signature]

AUTHORIZED SIGNATORY

Sr. No. 922
Rs.
Add. In Stamp No.
03 JAN 2013
Office of The Treasury
Ghaziabad
Cashier

m/s Asso Tech Ltd 12/11/2012

विक्रय पत्र
13,268,200.00 / 13,268,200.00 10,000.00 100 10,100.00 5,000
फॉस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्री मै0 एसोटेक द्वारा मिथिलेश कुमार सिन्हा
पुत्र श्री सन्तोष कुमार सिन्हा
व्यवसाय व्यापार/अन्य/स्त्री
निवासी स्थायी ए-12 से-24 नोएडा
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 23/5/2013 समय 4:23PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
गाजियाबाद
23/5/2013

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता

श्री मै0 क्रासिंग द्वारा मनोज गौड
पुत्र श्री बी एल गौड
पेशा व्यापार/अन्य/स्त्री
निवासी क्रासिंग डूडाहेडा गाबाद



श्री मै0 एसोटेक द्वारा मिथिलेश कुमार सिन्हा
पुत्र श्री सन्तोष कुमार सिन्हा
पेशा व्यापार/अन्य/स्त्री
निवासी ए-12 से-24 नोएडा



श्री मै0 क्रासिंग द्वारा अशोक चौधरी
पुत्र श्री हरपाल सिंह
पेशा व्यापार/अन्य/स्त्री
निवासी क्रासिंग डूडाहेडा गाबाद



श्री मै0 मानक द्वारा रमेश कुमार
पुत्र श्री सीताराम सिंह
पेशा व्यापार/अन्य/स्त्री
निवासी ए602 HRC 1/2 वैभवखण्ड इन्दिरापुरम
गाबाद





उत्तर प्रदेश UTTAR PRADESH

C 412849

2

7. Road Status as per Site Plan
8. Type of Property:- Group Housing Residential Plot
9. Consideration Value :- Rs. 1,32,68,200/-
10. Govt Value @ Rs 11,000/- Per Sq. Mtrs Rs 1,97,23,000/-
11. Market Value @ Rs 11,500/- Per Sq. Mtrs Rs 2,06,19,500/-

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Moula Kumar
Director

For CROSSINGS REAL ESTATE PVT. LTD.

MS
Director

Moula Kumar
DIRECTOR

For ASSOTECH LIMITED

Moula Kumar
AUTHORISED SIGNATORY

For Manak Builders (Pvt.) Ltd.

Moula Kumar
Authorised Signatory



ने निष्पादन स्वीकार किया।

निलंबित पक्षधन श्री आर.आर.सिंह

पुत्र श्री टी.डी.सिंह

पेशा व्यापार/अन्य/स्त्री

निवासी सहसरील काठ गांधी

व श्री चन्द्रश्याम सिंह सीगर एडो

पुत्र श्री

पेशा व्यापार/अन्य/स्त्री

निवासी सहसरील काठ गांधी

ने की।

प्रत्यक्षतः भद्र अधिकारी को निशान लागू निकायानुसार विवेक गये है।

रजिस्ट्रार अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
गाजियाबाद
23/5/2013





उत्तर प्रदेश UTTAR PRADESH

C 412648

3

Boundaries

East :- As

West :- Per

North :- Site

South :- Plan

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Mink Builders Projects Pvt. Ltd.

Authorised Signatory



विक्रिता

Registration No.: 4789

Year: 2013

Book No.: 1

0101 १० जसिग द्वारा मनोज गौड

०१ एम गौड

जसिग दुबोहका गाबाद

आगाद/अन्ध/स्त्री

Handwritten signature



0102 १० जसिग द्वारा जसोद गौधरी

जसोद गौधरी

जसिग दुबोहका गाबाद

आगाद/अन्ध/स्त्री

Handwritten signature



0103 १० मानक द्वारा रमेश कुमार

रमेश कुमार सिंह

१६०२ HRC 1/2 कैलाशपुर इन्दिरापुर गाबाद

आगाद/अन्ध/स्त्री

Handwritten signature



03 JAN 2013

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412847

4

THIS DEED OF SALE is executed at Ghaziabad on this 23rd day of MAY in the year 2013 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 18-2-2013 passed

For Crossings Infrastructure Pvt. Ltd.

Director

Director



RAJESH K. ADVOCATE
B.Com., LL.M.
Reg. No. U.P.2017/36, S.P.5425/10
Ch. No. 68, Tehsil Badli, Ghaziabad (U.P.)
Mob. 9810152715 / 9711002021

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Manish Prakash Properties Pvt. Ltd.

Authorized Signatory

930

St. No. 117

Recd. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad
Uttar Pradesh

क्रेता

Registration No. : 4789

Year : 2013

Book No. : 1

0201 मे0 एसेटेक द्वारा मिथिलेश कुमार सिन्हा

समीप कुमार सिन्हा

ए-12 से-24 कैदवा

आपार/अन्य/एसी

Mithulesh.



THE STATES ESTATE REGISTRATION ACT



उत्तर प्रदेश UTTAR PRADESH

C 412846

5

by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and M/s Crossings Real Estate Pvt. Ltd. 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 authorized vide Resolution dated 18-2-2013 passed by Board of Directors of the Company and M/s Manak Buildcon Projects Pvt. Ltd. having its registered office at

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Manoj Gaur
Director



RAJESH SINGH, ADVOCATE
B.Com
Reg. No. U.P.3017/88, U.P.5428/10
C.I. No. 88, Tahsil Bader, Ghaziabad(U.P.)
Mob. 9910152710 / 9711203021

For ASSOTECH LIMITED

Manoj Gaur
AUTHORISED SIGNATORY



For CROSSINGS REAL ESTATE PVT. LTD.

MS
Director

Manoj Gaur
DIRECTOR

For Manak Buildcon Projects Pvt. Ltd.

Rajesh Singh
Authorized Signatory

931

In No. _____
 To _____
 Add. in Stamp No. _____
03 JAN 2013
 Office of The Treasury
 Ghaziabad



1. The above mentioned property is situated in the village of _____
 2. The area of the property is _____
 3. The property is owned by _____
 4. The property is being sold for _____
 5. The property is being sold for _____
 6. The property is being sold for _____
 7. The property is being sold for _____
 8. The property is being sold for _____
 9. The property is being sold for _____
 10. The property is being sold for _____



03 JAN 2013

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412845

6

Flat no. A-218, Mangal Apartments, Vasundhara Enclave, Delhi-91 through its authorized signatory Mr. Ramesh Kumar S/o Sh. Sita Ram Singh resident of Flat No. A-602, Dell Block, HRC Professional Hub 1/2, Vaibhav Khand, Indirapuram, Ghaziabad, Resolution Dated 08/4/2013, 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).

PAN No. AACCC5615Q

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

For Mande Builders Pvt. Ltd.



[Signature]
Authorized Signatory



[Signature]
RAGHVI RAJ SINGH, ADVOCATE
B.Com. (Hons), LL.B. (Hons), M.Com., LL.M.
Reg. No. UPR04796-14P/25/10
Ch. No. 88, Tahsil Sector, Ghaziabad (U.P.)
Mob. 9910152713 / 9711352021

932

Sr. No.	932
Rs.	
Add. In Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	

पत्र नं. वा.सी.सी. २६१८

For Crossing Instructions P. 111





उत्तर प्रदेश UTTAR PRADESH

C 412844

7

IN FAVOUR OF

M/s Assotech Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148-F, Pocket-4, Mayur Vihar Phase-I, Delhi, represented vide resolution dated 18-3-2013, through its Authorized Signatory Mr. Mihilesh Kumar Sinha S/o Sh. Santosh Kumar Sinha R/o A-12, Sector-24, Noida, hereinafter referred to as the "Vendee" of the Second Part (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

PAN No. AABCA0909N

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

Mihilesh Kumar Sinha
Director

For ASSOTECH LIMITED

Mihilesh Kumar Sinha
AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

MCS
Subdirector

Mihilesh Kumar Sinha
DIRECTOR

For Maina Builders Projects Pvt. Ltd.

Mihilesh Kumar Sinha
Authorized Signatory

933
 72)

03 JAN 2013

Office of The Treasury
 Ghazabad
 Cashier



[Faint, illegible text in Devanagari script, likely bleed-through from the reverse side of the paper.]

345 655 855 955 1055 1155



345 655 855 955 1055 1155

CPE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 JAN 2013

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 412843

8

WHEREAS under the leadership of M/S Crossings Infrastructure Private Limited (herein-
after referred to as the Lead Party), a Consortium was formed by registered Agreements,
consisting various companies inter-alia Crossings Real Estate Pvt. Ltd. and M/s Manak
Buildcon Projects Pvt. Ltd. who purchased several pieces of land including the subject

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

For ASSOTECH LIMITED

Authorised Signatory

For Manak Buildcon Projects Pvt. Ltd.

Authorised Signatory

924

Sr. No. 924

Rs.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier



For Circulation Infrastructure Pvt. Ltd.

Director

For Circulation Infrastructure Pvt. Ltd.

Handwritten signature or initials.



उत्तर प्रदेश UTTAR PRADESH

C 412842

9

master of this Deed, in Revenue village Dundahera Tehsil and District 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 Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O No. 2711/Aath-1-05-34 vividh/2005 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad

For Crossings Infrastructure Pvt. Ltd.

m2
Director

Moula Khan
Director

For CROSSINGS REAL ESTATE PVT. LTD.

m2
Director

Moula Khan
DIRECTOR

For ASSOTECH LIMITED

m2
AUTHORISED SIGNATORY

For Manohar Building Projects Pvt. Ltd.

Rajiv Kumar
Authorised Signatory

925

Sr. No.	925
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412841

10

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For March 2013 to April 2013

Authorized Signatory

926

Sr. No. 926

Rs. 926

Add. in Stamp No. 926

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412840

11

and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

ms
Director

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

ms
Director

For ASSOTECH LIMITED

ms
AUTHORISED SIGNATORY

For Ramakrishna Infrastructure Pvt. Ltd.

Ramakrishna
Authorised Signatory

937

Sr. No.	
Rs.	9/1
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury	
Gharatpur	
Cashier	



महोदय



उत्तर प्रदेश UTTAR PRADESH

C 412839

12

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

M. S. Lash
AUTHORISED SIGNATORY

For Manak Builders Pvt. Ltd.

R. S. Lash
AUTHORISED SIGNATORY

922

Sr. No. 922

Rs. 922

Add. in Stamp No. 922

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier



OFFICE

CHAZIR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 JAN 2013

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412838

13

AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms & conditions of the License and any other condition imposed by the Ghaziabad Development Authority.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Manik Bhadroni Properties Pvt. Ltd.

(Signature)
Authorized Signatory

939

Sl. No. _____

Rs. 721

And in Stamp No. _____

03 JAN 2013

Office of The Treasury
Ghorisabad
Cantonment





उत्तर प्रदेश UTTAR PRADESH

C 412837

14

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

M. S. S. S.
AUTHORISED SIGNATORY

For Mansik Builders Pvt. Ltd.

R. S. S. S.
Authorised Signatory

9/12

Sr No	
Rs	99
Add in Stamp No	
03 JAN 2013	
Office of Extra Treasury	
Gurdwara	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412836

15

AND whereas the lead party and aforesaid associates/constituent company vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary who are the Directors of the Lead party and constituent Company on their behalf jointly and Mr. Ramesh Kumar who is the Authorised Signatory of other constituent company i.e. M/s Nanak Buildcon Project Pvt. Ltd., to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements, & documents

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

MS
Director

DIRECTOR

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

For Manak Buildcon Projects Pvt. Ltd.

Ramesh Kumar
Authorised Signatory

941

927

Ex. No.
Rs.
Amt. in Words

03 JAN 2013

Office of The Treasury
Ghaziabad
Cashier



अधीनस्थ



उत्तर प्रदेश UTTAR PRADESH

C 412835

16

etc. pertaining to their land in the 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 Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

Authorised Signatory

For Manak Builders Projects (P) Ltd

Authorised Signatory

Sr. No. _____
 Dte. _____
 Adm. or Stamp No. _____
 03 JAN 2013
 Office of The Treasury
 Ghumrahad
 C.A. No. _____





उत्तर प्रदेश UTTAR PRADESH

C 412834

17

AND WHEREAS as per the authority/powers given by Board Resolution of the aforesaid constituent of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is entitled to receive the sale consideration on behalf of constituent. Hence hereinafter, for

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For Mansik Builders Private Limited

AUTHORIZED SIGNATORY

947

Sl. No. 921

Rs. 100

Add. in Stamp No. 100

03 JAN 2013

Office of the Treasury
Glasgow





उत्तर प्रदेश UTTAR PRADESH

C 412833

18

the purposes of payment of sale consideration the word Vendor means Lead Party i.e. M/ Crossings Infrastructure Pvt. Ltd. by virtue of the powers conferred in relation thereto.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For Shanti Builders Projects Pvt. Ltd.

AUTHORIZED SIGNATORY

944

Sr. No. 921

Rs.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier

For Crossing Infrastructure Pvt. Ltd.



2013/01/03



उत्तर प्रदेश UTTAR PRADESH

C 412832

19

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms & 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, docu-

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For Assotech Properties Pvt. Ltd.

AUTHORIZED SIGNATORY

945

Se. No. 92

Rs.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghatlodeh
Cachmer





उत्तर प्रदेश UTTAR PRADESH

C 412831

20

ments 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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Mansik Builders Projects (P) Ltd

Authorized Signatory

946

Sl. No. 929

Rs.

Add. in Stamp Rs.

03 JAN 2013

Office of The Treasury
Glasgow

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412830

21

AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 1793.00 sq.mtr. or 0.1793 Hect. falling in part of Khasra No. 632 (Area 0.0157 Hect.) Khasra No. 634 (Area 0.0462 Hect.) Khasra No. 635 (Area 0.0507 Hect.) Khasra No. 636 (Area 0.0140 Hect.) Khasra No. 637 (Area 0.0230 Hect.) & Khasra No. 638 (Area 0.0297 Hect.) located on GH Plot No. 12 in the Township known as "Crossings

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithlesh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Manak Buildcon Projects (P) Ltd

R. Manish Kumar
Authorised Signatory

942

92

03 JAN 2013

Office of The Treasury
Gazetted
Collector





उत्तर प्रदेश UTTAR PRADESH

C 412805

22

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 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. 1,32,68,200/- (Rupees One Crore Thirty Two Lac Sixty Eight Thousand & Two Hundred only).

For Crossings Infrastructure PM Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Mansi Industries Projects PM Ltd

Authorised Signatory

972

Sr. No. 927
Rs. _____
Add. in Stamp No. _____
03 JAN 2013
Office of The Treasury
Ghaziabad
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412828

23

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.

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.

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

Abul Kalam
Director

For ASSOTECH LIMITED

Mahesh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

mt
Director

Abul Kalam
DIRECTOR

For Mande Builders Private Ltd

Ramesh Kumar
Authorised Signatory

451

Sl. No. _____
 Rs. 921
 Add. to Stamp No. _____

03 JAN 2013

Office of The Treasury
 Ghatiahat
 Chhatar



RECEIVED

CHHATAR



उत्तर प्रदेश UTTAR PRADESH

C 412826

24

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.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Mukul Kumar
Director

For ASSOTECH LIMITED

Mithal Singh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

Mukul Kumar
DIRECTOR

Rajesh Kumar
Authorized Signatory

957

Sr. No. 957

Rs. _____

Adt. in Stamp No. _____

03 JAN 2013

Office of The Treasury
Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412825

25

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For M/s. Kinnor Projects (P) Ltd.

AUTHORIZED SIGNATORY

982

Sr. No. 99

Rs. 99

Add. in Stamp No. 99

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412824

26

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

Mitesh Joshi
AUTHORISED SIGNATORY

For Manku Builders Projects (P) Ltd

Rajendra Kumar
Authorised Signatory

953

Sl. No. 727

Add. by Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier



Handwritten text, possibly a signature or date.

Handwritten text, possibly a signature or date.



उत्तर प्रदेश UTTAR PRADESH

C 412823

27

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 & conditions.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Manak Builders (Pvt.) Ltd.

Authorized Signatory

954

Sr. No.

Rs. 92)

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412822

28

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

That the Vendee has paid to the Vendor total sale consideration of Rs. 1,32,68,200/- (Rupees One Crore Thirty Two Lac Sixty Eight Thousand & Two Hundred only) as full & final payment of Sale Consideration for the said Site. The receipt of the aforesaid total sale consideration of Rs. 1,32,68,200/- (Rupees One Crore Thirty Two Lac Sixty Eight Thousand & Two Hundred 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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Mahesh Building Projects Pvt. Ltd.

Authorized Signatory

915

Sl. No. 12

Rs. 12

Add. in Stamp No.

03 JAN 2013

Office of the Treasury
Gazetted

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412821

29

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

For Manish Builders Projects (P) Ltd

Authorised Signatory

926
Sr. No. _____
Rs. 921
Add. in Stamp No. _____
03 JAN 2013
Office of The Treasury
Guwahati
Cashier



• 2014/2015

Velocity



उत्तर प्रदेश UTTAR PRADESH

C 412820

30

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.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

DIRECTOR

For ASSOTECH LIMITED

manish
AUTHORISED SIGNATORY

For Manish Builders Private Ltd

Manish Kumar
Authorised Signatory

957

Sr. No. _____
 No. 997
 Add. in Stamp No. _____

03 JAN 2013

Office of The Treasury
 Ghazipur
 Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412819

31

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 Crossings Infrastructure Pvt. Ltd.

MCS
Director

Moukesh
Director

For ASSOTECH LIMITED

Moukesh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

MCS
Director

Moukesh
DIRECTOR

For Moukesh Real Estate Pvt. Ltd.

Moukesh
Authorized Signatory

952

Sr. No.	92
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	



Handwritten signature or mark.



उत्तर प्रदेश UTTAR PRADESH

C 412818

32

5. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levis, 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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Marak Builders Pvt. Ltd.

Authorized Signatory

919

To No. 92)

Re. 92)

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghanimur
Canton





उत्तर प्रदेश UTTAR PRADESH

C 412817

33

development charges of the land of the Township and other charges whether levied or leviable now or 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/RWA.

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASH TECH LIMITED

[Signature]
AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
DIRECTOR

For Mansik Building Projects PVT. LTD.

[Signature]
Authorized Signatory

960

Dr. No.	972
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Chartered	
Custodian	





उत्तर प्रदेश UTTAR PRADESH

34

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 or breach of any term & condition

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Muzak Building Projects (P) Ltd

AUTHORIZED SIGNATORY

961

Sr. No.	
Re.	925
And. In Stamp No.	
03 JAN 2013	
Office of the Treasury Gharolabad	
Cantonment	





उत्तर प्रदेश UTTAR PRADESH

503004

35

of the Performance Agreement and any tax 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.

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORIZED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
DIRECTOR

[Signature]
DIRECTOR

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

152

S. No. 92)

To: _____

Adm. in Charge No. _____

03 JAN 2013

Office of The Treasury
Chandigarh

Chandigarh





उत्तर प्रदेश UTTAR PRADESH

C 412814

36

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.

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Moulem
Director

For CROSSINGS REAL ESTATE PVT. LTD.

MS
Director

Moulem
Director

For ASSOTECH LIMITED

Moulem
AUTHORISED SIGNATORY

For M/s. Sushant Properties Pvt. Ltd.

Ramish Kumar
Authorized Signature

967

Dr. No. 927

Rs. /

Add. to Stamp No. /

03 JAN 2013

Office of The Treasury
Gwalior

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412813

37

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

For Crossings Infrastructure Pvt. Ltd.

me
Director

Moulem
Director

For CROSSINGS REAL ESTATE PVE. LTD.

me
Director

Moulem
DIRECTOR

For ASSOTECH LIMITED

mswilesh
AUTHORISED SIGNATORY

For Mohali Builders Projects (P) Ltd

Ramkish Kumar
Authorised Signatory

969

Sr. No.	927
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412812

38

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

Mr. H. L. Choudhary
AUTHORISED SIGNATORY

For Manik Birla Group Projects Pvt. Ltd.

Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

C 412811

39

no time and the same shall be binding and applicable upon the Vendee and their Allottees/
Flat Buyers / Subsequent Transferees / Residential Welfare Association (RWA).

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

Moulem
Director

For CROSSINGS REAL ESTATE PVT. LTD.

MCS
Director

Moulem
DIRECTOR

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

For Manak Builders Private Ltd

Rajesh Kumar
Authorized Signatory

966

Sr. No. 923

Rs. Adt. in Stamp No.

03 JAN 2013

Office of The Treasury
Glasgow

Cashier



Looking



उत्तर प्रदेश UTTAR PRADESH

C 412810

40

10. That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA 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

For Crossings Infrastructure Pvt. Ltd.

MC2 *Mou Kumar*
Director Director

For CROSSINGS REAL ESTATE PVT. LTD.

MC2 *Mou Kumar*
Director DIRECTOR

For ASSOTECH LIMITED

Mishra
AUTHORIZED SIGNATORY

For Main Building Pvt. Ltd. (PL 343)

Ranish Kumar
Authorized Signatory

967
927

Sr. No.	
Rs.	911
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Chandigarh	
CASHIER	





उत्तर प्रदेश UTTAR PRADESH

C 412809

41

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For Mandy Builders Pvt. Ltd.

Authorized Signatory

962

Gr. No.	121
Adm. In Stamp No.	
03 JAN 2013	
Office of The Treasury Ghoradun	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412808

42

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithu Kumar
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Mumukshu Bhawan Varanasi Pvt. Ltd.

Ramkishan Kumar
Authorised Signatory

969

Sr. No. _____
Rs. _____
Add. in Stamp No. _____
03 JAN 2013
Office of The Treasury
Ghaziabad
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412807

43

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,

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
DIRECTOR

For Manku Builders Projects Pvt. Ltd.

[Signature]
Authorized Signatory

971

Sr. No.	427
Rs.	
Att. in Stamp No.	
03 JAN 2013	
Office of the Treasury Gharolhat	
Punjab	

THIRD	100
HAG 30	
1000	





उत्तर प्रदेश UTTAR PRADESH

C 412804

44

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.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Mukul
Director

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

Mukul
DIRECTOR

For ASSOTECH LIMITED

Mukul
AUTHORISED SIGNATORY

For Marak Builders Projects Pvt Ltd

Ram Kumar
Authorized Signatory

Dr. No. 927
Rs.
Add. in Stamp Rs.

03 JAN 2013

Office of The Treasury
Glasgow

Cashier

Dr. Williams

12

Add to Shopping List

03 JAN 2013

Office of The Treasurer

Figure 1

2. *Wider*



* उत्तर :-



उत्तर प्रदेश UTTAR PRADESH

C 412803

45

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 Ven-

For Crossings Infrastructure Pvt. Ltd

M/S
Director

M/S
Director

For ASSOTECH LIMITED

Mithlesh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

M/S
Director

M/S
DIRECTOR

For Manku Builders Projects Pvt. Ltd

Ranish Kumar
Authorized Signatory

For Closing Infrastructure Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

C 412802

46

For 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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

For Manik Building Projects Pvt. Ltd.

Authorized Signatory

9757

Sr. No.	177
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Gharabed Cantonment	





उत्तर प्रदेश UTTAR PRADESH

C 412801

47

Allottees/Flat Buyers/subsequent transferees/RWA to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Murli
Director

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

Murli
DIRECTOR

For ASSOTECH LIMITED

Mithal
AUTHORISED SIGNATORY

For Mande Builders Projects Pvt. Ltd.

Rande Kumar
Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

C 412800

48

13. It is recorded that the Vendor has delivered the possession of the said Site to the Vendee.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mahesh
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Mahesh Builders Projects Pvt. Ltd.

Ramesh Kumar
Authorised Signatory

922

927

To No. _____
Rs. _____
Add. in Stamp No. _____

03 JAN 2013

Office of The Treasury
Chattabud
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412799

49

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

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
DIRECTOR

For Manak Builders Pvt. Ltd.

[Signature]
Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

C 412798

50

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/RWA.

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

MCS
Director

For CROSSINGS REAL ESTATE PVT. LTD.

MCS
Director

MCS
DIRECTOR

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

For Mainy Building Projects Pvt. Ltd.

Ramkishan Kumar
Authorized Signatory

429

Sr. No.	
Rs.	99)
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412797

51

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/RWA. The Vendor shall not be liable and responsible for the same.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

AUTHORISED SIGNATORY

For Mansi Builders Trejans Pvt Ltd

Authorised Signatory

990

Dr. No. 527

Rs. 1000

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412796

52

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 or between the Vendee and any other Agency etc. involved in the connection with said Site or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Shankh Badolan Project PVT Ltd

AUTHORIZED SIGNATORY

921

Sr. No. 921

Rs. 921

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghatigaon

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412795

53

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.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Mansa Builders Projects Pvt. Ltd.

AUTHORIZED SIGNATORY

922

Sl. No. 927

Add. In Stamp No.

03 JAN 2013

Office of The Treasury
Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412794

54

19. The Vendee agrees to comply with all obligation under the Performance Agreement executed between Vendor and Vendee and also undertakes to incorporate all required terms & conditions of the Performance Agreement and this Deed in Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be issued/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/Residential Welfare Association (RWA) jointly and severely.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

ms
Director

For ASSOTECH LIMITED

ms
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

For Shree Builders Private Ltd.

ms
Director

993

Sr. No.	927
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Carrier	



Handwritten notes in Hindi, including 'लिपि' (Lipi) and 'अवधि' (Awdhi).

Handwritten notes in Hindi, including 'मामा' (Mama) and 'मामा' (Mama).



उत्तर प्रदेश UTTAR PRADESH

503005

55

20. The Vendee agrees and undertakes to incorporate all the terms & conditions of the Performance Agreement and 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/Residential Welfare Association (RWA) jointly and severally.

For Crossings Infrastructure Pvt. Ltd.

ms
Director

ms
Director

For ASSOTECH LIMITED

For CROSSINGS REAL ESTATE PVT. LTD.

ms
Director

ms
DIRECTOR

manish
AUTHORISED SIGNATORY

For Manish Builders Pvt. Ltd.

Rajiv Kumar
Authorized Signatory

101

Dr. No. 927

Advt. on Stamp No.

03 JAN 2013

Office of The Treasury
Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412815

56

21. That the expenses towards payment of stamp duty, registration charges, other
misc. expenses and incidental charges pertaining to execution and registration of

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

For CROSSINGS REAL ESTATE PVT. LTD.

Director

Director

AUTHORISED SIGNATORY

For Mansi Buldozer Projects (P) Ltd



उत्तर प्रदेश UTTAR PRADESH

57

this Sale Deed shall be paid by the Vendee alone and Vendor is not liable to pay any part thereon. The Stamp Duty Paid was adjudicated by Assitant Collector Stamp, Ghaziabad vide his order No. 331 dated 10/04/2013 passed under Section 31 of Indian Stamp Act.

22. 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 ASSOTECH LIMITED

Manish
AUTHORISED SIGNATORY

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Manek Buildcon Projects (P) Ltd

Manish Kumar
Authorised Signatory

949

St. No. 949
Rs. 949
Add. In Stamp No. 949
03 JAN 2013
Office of The Treasury
Ghaziabad
Cashier



THE ASSOCIATED LIMITED
10/1/2013
WITHDRAWN

THE CHROMBIE REAL ESTATE PVT. LTD.
10/1/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये.



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C. 412827

WITNESSES

R. R. Singh
RAGHU RAJ SINGH, ADVOCATE
B.Com. (Hons), LL.B. (Hons), M.Com., LL.M.
Reg. No. U.P.3017/06, U.P.5426/10
Ch. No. 68, Tehsil Sadar, Ghazipur (U.P.)
Mob. 9810182715 / 9711882021



बलराम सिंह सेनर (एडवोकेट)
अध्यात्म लक्ष्मी नगर एल्लोडिया
को. नो. 68 तहसील सदर, गजपुर (उ.प्र.)

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

95

Sr. No. 95
 Rs.
 Add. in Stamp No.
 03 JAN 2013
 Office of the Treasury
 Ghazipur
 Ghazipur

आज दिनांक 23/05/2013 को

वही सं. 1 जिल्द सं. 11086

पृष्ठ सं. 73 से 192 पर क्रमांक 4789

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अधिकारी के हस्ताक्षर



उप निबन्धक, प्रथम
 गाजियाबाद
 23/5/2013



उत्तर प्रदेश UTTAR PRADESH

C 412806

59

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

For ASSOTECH LIMITED

AUTHORIZED SIGNATOR
VENDEE

VENDOR
For CROSSINGS REAL ESTATE PVT. LTD.

VENDOR

DIRECTOR

Drafted by:- Raghu Raj Singh/Ghanshyam Singh Sainger, Advocates, Ch. No. 68, Tehsil Compound, Ghaziabad

R.R. Singh
RAGHU RAJ SINGH, ADVOCATE
B.Com. (Hons), LL.B. (Hons), M.Com., U.M.
Reg. No. U.P.3017/86, U.P.5426/10
Ch. No. 68, Tehsil Sadar, Ghaziabad (U.P.)
Mob. 9810152715 / 9711002021

821

Sl. No. 92)

Re.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier

धारा 32, भारतीय स्टाम्प अधिनियम का प्रमाणन

धारा 31, भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्राविधानों के अन्तर्गत मै0 एसोटेक लिमिटेड द्वारा अधिकृत हस्ताक्षरी मिथलेश कुमार सिन्हा ए-12 सैक्टर-34 नौएडा (गीतमबुद्धनगर) द्वारा प्रस्तुत आलेख में वर्णित सम्पत्ति कॉसिंग रिपब्लिक ग्राम डण्डाहैडा परगना लोनी तहसील व जिला गाजियाबाद स्थित गुप हाउसिंग प्लॉट संख्या-12 क्षेत्रफल 1793वर्ग मीटर के सम्बन्ध में आवश्यक विधिक कार्यवाही करने के उपरान्त, उपरोक्त वर्णित सम्पत्ति की कुल बाजारी कीमत, सहायक आयुक्त स्टाम्प/कलेक्टर स्टाम्प, गाजियाबाद के आदेश संख्या 331/10.04.2013 द्वारा ₹0 2,06,19,500/- अन्वयित की गई थी जिस पर धारा 17 सपठित अनुच्छेद 23 अनुसूची 1-ख, भारतीय स्टाम्प अधिनियम, 1899 तथा उत्तर प्रदेश स्टाम्प (सम्पत्ति का मूल्यांकन) नियमावली, 1997 के सुसंगत प्राविधानों के अन्तर्गत ₹0 14,43,400/-का स्टाम्प शुल्क देय पाया गया था, जिसे इस लेखपत्र पर विधि पूर्वक पूर्ण अदा कर दिया गया है अतएव यह लेखपत्र यथाविधि स्ताम्पित है।

दिनांक 17-04-2013

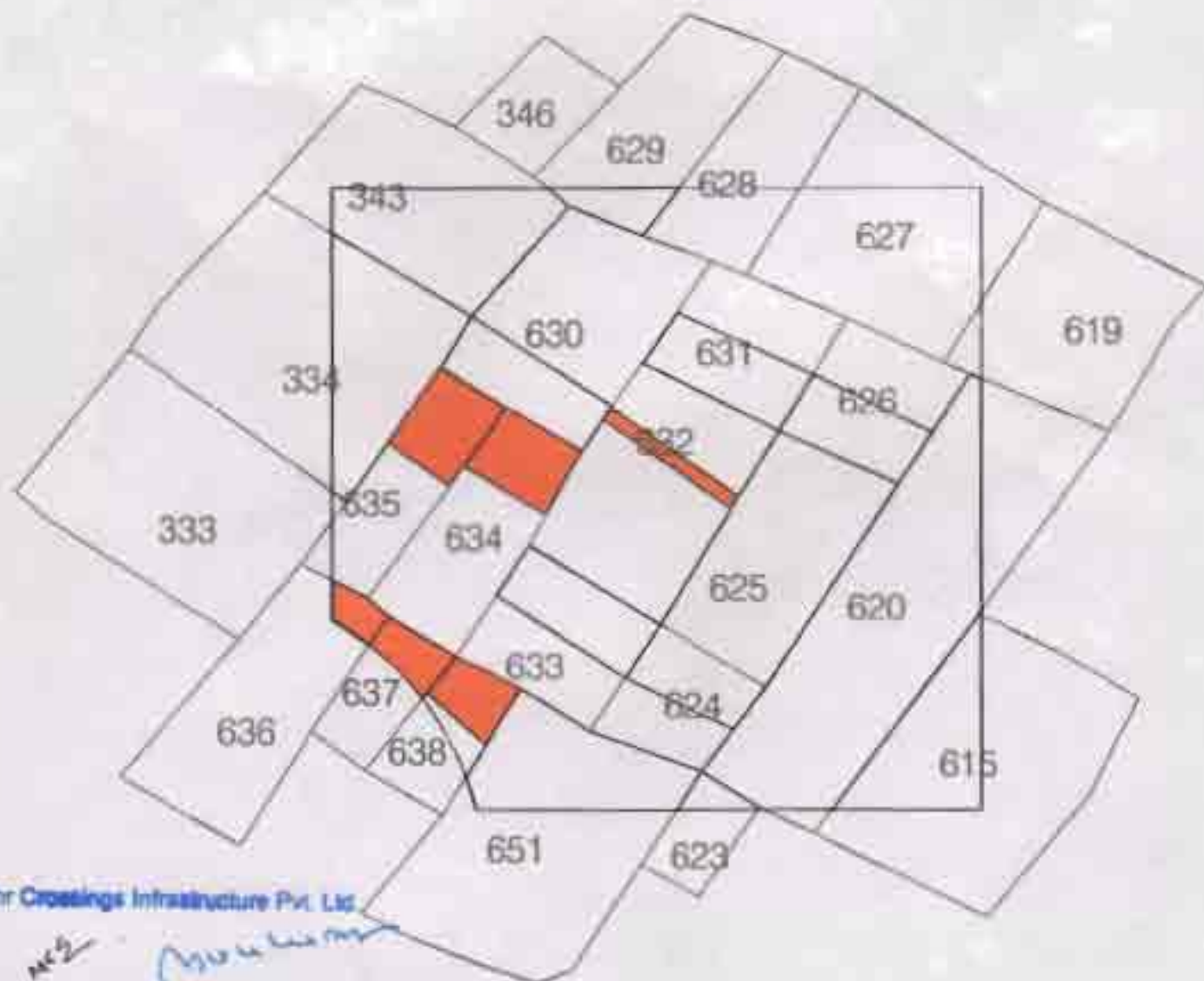
92

सहायक आयुक्त स्टाम्प
कलेक्टर स्टाम्प,
गाजियाबाद।



SITE PLAN

LAND ADMEASURING 1793 SQ.MT. LOCATED ON GH PLOT-12 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.



For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

For CROSSINGS REAL ESTATE PVT. LTD.

[Signature]
Director

For M/s. Buldhara Projects (P) Ltd.

[Signature]
Authorized Signatory

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY



NORTH



bioRxiv preprint doi: <https://doi.org/10.1101/000000>; this version posted January 1, 2016. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

सम्पत्ति का फोटो

बही नं०	जिल्हा	प्लॉट नं०	लेखपत्र नं०	जिल्हाधिकारी कार्यालय

PART OF PLOT NO - GH-12

AREA OF PROPERTY - 1793 SQ MTRS.



For Crossings Infrastructure Pvt. Ltd.

Director

Director

For CROSSINGS REAL ESTATE PVT. LTD.

Director

DIRECTOR

For Manshik Builders Projects (P) Ltd

[Signature]
Authorised Signatory

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY



(प्रमुखताई अथवा कहीं और रखा जाने वाला)

उप निर्देशक कार्यालय

कम नं० 11068

राजिस्टर

लेख का प्रयोग पर प्रमुख करने का दिनांक

23-May-2013

प्रमुखताई या प्रयोग का नाम से० एलोटिक द्वारा मिथिलेश कुमार सिन्हा

लेख का प्रकार विवरण पत्र

प्रतिफल की धरादेश 13,268,200. / 13,268,200.0K

1. रजिस्ट्रेशन शुल्क 10,000.0
2. प्रमाणिकरण शुल्क 100
3. निदेशन का लागत शुल्क
4. गुणवत्ता के अधिग्रहण का लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. प्रतिलिपि भरण

1 से 6 तक का योग 10,100.0

शुल्क प्रमुख करने का दिनांक 23-May-2013

दिनांक जब लेख प्रतिलिपि का लागत प्रमुख पर

कार्य करने के लिए तैयार किया 23-May-2013

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

Sub-Registrar-I
Ghaziabad

91-2

Dr. No.	92)
No.	
Add. in Stamp No.	
03 JAN 2013	
Office of the Treasury	
Gharabod	
Custody	

