

A 156873

BRIEF PARTICULAR OF SALE DEED

Nature of property

Residential

Ward / Paragna

Mohalla / Village

Dundahera

Description of Property: 1.4825 Hect, (i.e. 14875 Sq. Meter) Khasra Nos., 625 and in part of Khasra Nos.334, 343, 615, 620, 623, 624, 626, 629, 630, 631, 632, 633, 651. located on undivided and impartiable total land of G11 Plot No. 12, 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, Chaziabad.

For CROSS NOS INFRASTRUCTURE PVT. LTD.

you wan

DIRECTOR

D RECTOR

For ASSOTEC LIMITED

AUTHORISED SIGNATORY



M/S ASSOTELH LIMITED

विक्रय पत्र

81,537,500,007 118,600,000.00

प्रतिपत्त्व पालियत श्री ⁽श्रीमती - #0 एसोश्क लि0 द्वारा चन्द्रकिशोध सि8 पुत्र / पन्ती और आए**0 aho ਇਸ**ਫ਼ AABA 0909 N वेशा व्यक्तार

निवासी स्थापी । मकान न-ए347 मली लन-15 कृष्णा **फा**D **परि**

ने वह नेरवपत्र इस कार्यालय - दिवांक 7/8/2009 मन्य 11:10AM

बजे विकथन हेनु पेङ किया।

मेन्द्रर कडकडडूमा दिल्ली

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फीट धीवस्टी नकलान प्रतिभुक्तः योग इच्छ लगमग

एरें0 के0 सिंह उप/निबन्धक (प्रथम) गाजियाबाद

4,000

7/8/2009

निष्पादन नेखपत्र बाद सुनने व संरक्षने मजमून। व माप्त धनग्रति 🛎 प्रसंखातुमस् उक्त

विक्रेला

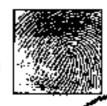
श्री/श्रीमती: मैंधे क्रोतिन इन्क0द्वारा मनोज गाँउ पुत्र/पत्नी वी वी0 एल0 गीड AACCC 5615Q वैद्या ध्याचार

निवासी 102 कस्ट फलौर प्लाट न- 14 🏰 सेन्दर कडकडसुमा दिल्ली

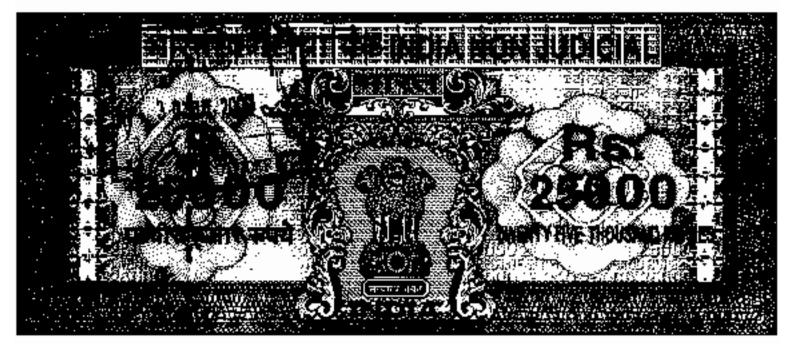
श्री/श्रीमती में0 एसोटैक लि0 द्वारा चन्द्रकिशोर सिह पुत्र/परनी भी आर**्ध्रिशेष्, ब्रि**ह AABA 0909 N पेशा व्यापार

नियासी मकान नःएक्ट्री फरिदाबाव

बी/बीमती आसोक वांचरी पुत्र/पहली और हरपाल लिहा AACCC 5615Q र्पेशा य्यापार निवासी 102 फर्स्ट फलीए प्लाट २- 14 क्रम्यूनिटी







A 156872

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Area of Property : 14825 Sq. Meter Status of Road : 12 Meter Wide Sale Consideration : 8,15,37,500/-

Govt. Circle Rate -: Rs. 10,000/-per Sq. Meter & the said land is situated 700

mirs, away from the N.H-24

For CROSSINGS MARKSTRUCTURE PVT. LTD.

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DIRECTOR DIRECTOR

FOR ASSOTECH WIMITED

AUTHORISED SIGNATORY



ने निकादन स्वीकार किया ।

जिनकी पहलाम भी पीतम सिंह

पुत्र श्री रामग्रसाद सिंह

चेभा

निवासी <u>7 आदर्श नगर नन्दगान गा</u>0 बाद

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पुत्र श्री कर्मसिह

वेशव अन्य

निवासी राजापुर गा**ं बाद**

ने कडी।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निप्रधानुसार लिये गर्य हैं।





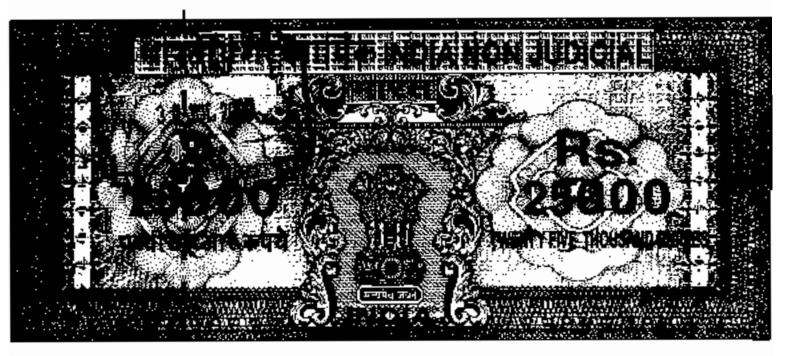
(1907) जिस्सी केंद्र सिंह उप मिबन्धक (प्रथम) गाजियाबाद 7/8/2009

उ•नि• प्रथम

दरपात्रः संग्रीकृष्ट

គេបានវ





A 156871

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).

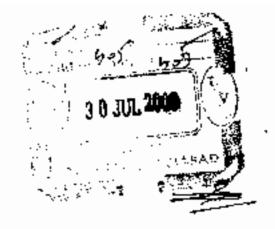
For CACSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECT MAINTED

AUTHORISED SIGNATI



विकेता

Registration No

3110

Year:

2009

Book No.

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102 फरन्ट फलौर प्लाट २- 14 कम्यूनिटी सैन्टर कडकड्डूमा दिल व्यापार



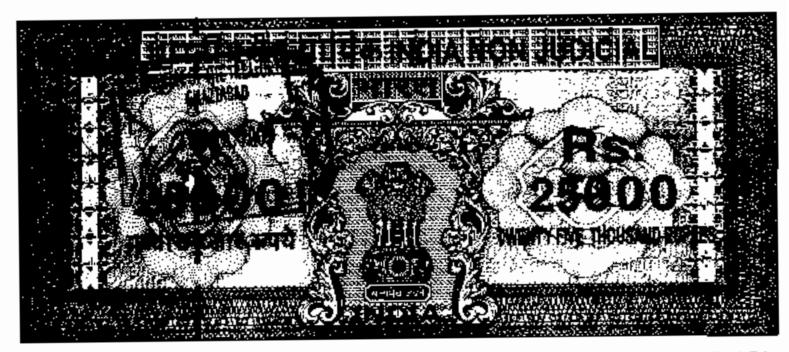
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इरपाल शि≼ AACOC 5615Q

102 कस्ट कर्जीर एकाट च- 14 कम्बूनिटी सेन्टर कडकडडूमा दिल स्थापार







A 156870

PARTICULAR OF VENDEE

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 through its Authorized Signatory Mr. Chandra Kishore Singh Sto Sh. R.D.Singh R/o House No.-A-347, Gali No.-15, Krishna Colony, Faridabad, (Pan No. AABCA0909N).

CACSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For ASSOTEC & LIMITED

ALTHORISED MUNATORY

DIRECTUR



केता

Registration No.

3110

Year:

2009

Book No.

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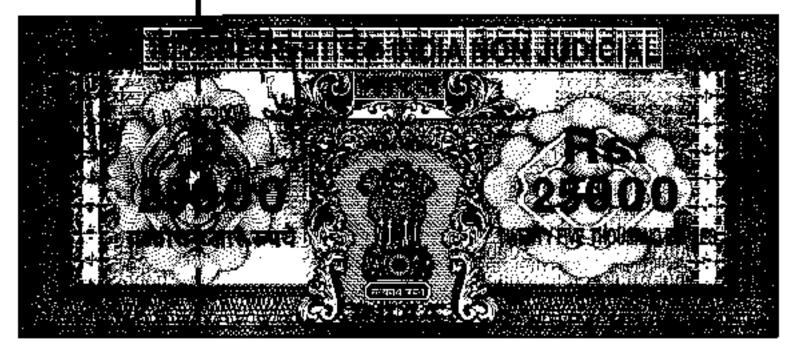
सकान **५-ए**३४७ नहीं लुन-15 कृष्णा का**0 करिदाना**य

स्यापार









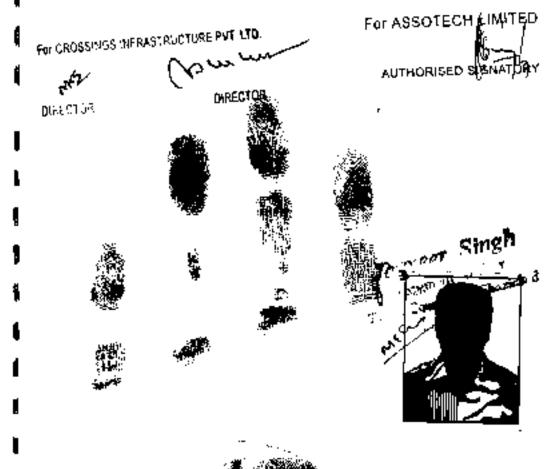
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SALE DEED

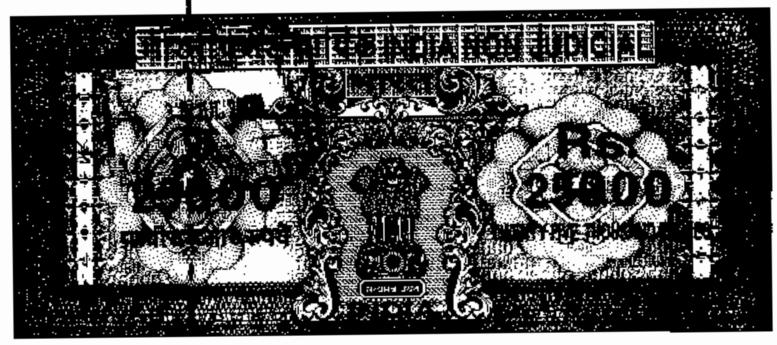
Total Sale Consideration Rs. 8,15,37,500/-

Stamp Duty @ 7% 83,02,000/-





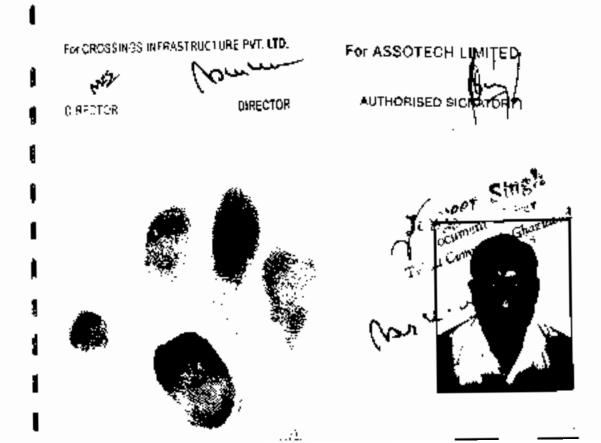
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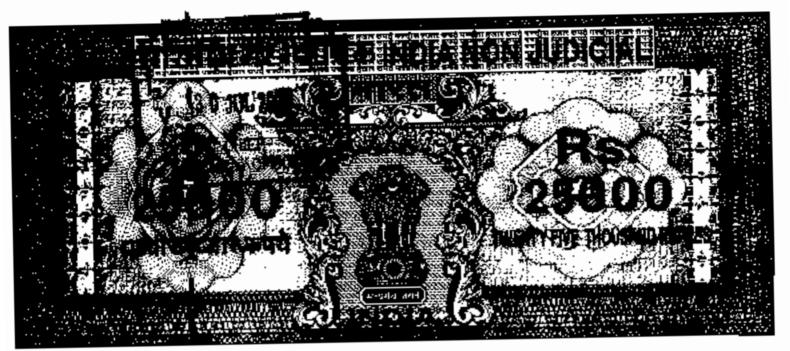
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THIS DEED OF SALE is executed at Ghaziabad on this 31st day of July in the year 2009 by M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act,1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14. Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Onur 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





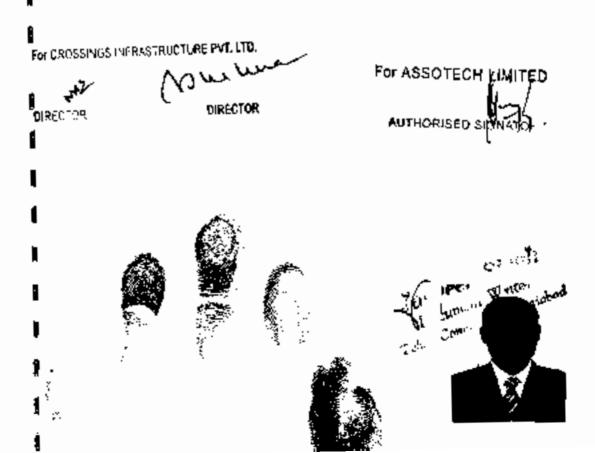




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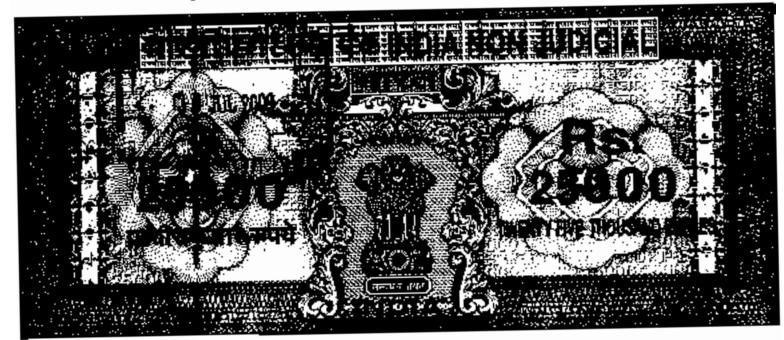
Private Developer and having license from Ghaziabad Development Authority and Crossings Promoters Pvt. Ltd., New Capital Infrastructure Pvt. Ltd., Paramount Residency Pvt. Ltd., Duxton Hills Builder Pvt. Ltd., Panchsheel Promoter Ltd., Supertech Constructions Pvt. Ltd. now known as Supertech Limited, Mahagun Developers Ltd. now known as Mahagun (India) Pvt. Ltd., Manak Buildeon Projects Pvt. Ltd. & Ajnara Farms & Services Ltd. now known as Ajnara India Ltd. through General Attorneys Mr. Manoj Gaur S/o Mr. B.L.





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Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide document serial no. 44, in book no. 4, volume no. 794 at page 72-76 on 22/02/2007, vide document serial no. 40, in book no. 4, volume no. 794 at page 52-56 on 22/02/2007, vide document serial no. 62 in book no. 4, volume no. 794 at page 170-175 on 28/02/2007, vide document serial no. 58, in book no. 4, volume no. 794 at page 146-151 on 28/02/2007, vide document serial no. 61, in book no. 4, volume no. 794 at page 164-169 on 28/02/2007, vide document serial no. 61, in book no. 4, in book no. 4,

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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DIRECTOR

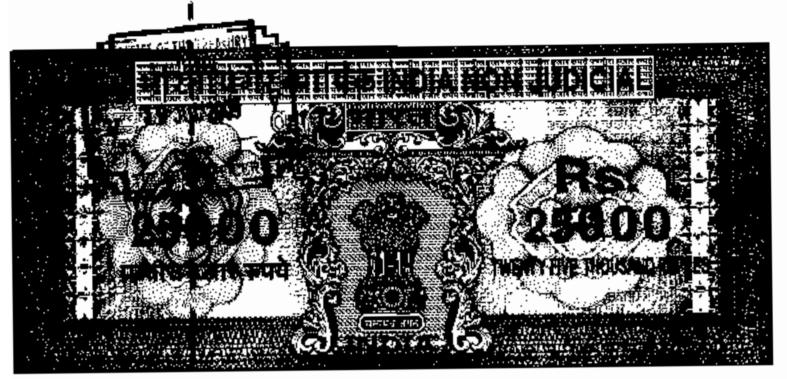
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DIRECTOR

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AUTHORISED SIGNAT





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volume no. 794 at page 67-71 on 22/02/2007, vide document serial no. 66 in book no. 4, volume no. 794 at page 194-199 on 28/02/2007, vide document serial no. 57, in book no. 4, volume no. 794 at page 140-145 on 28/02/2007, vide document serial no. 21, in book no. 4, volume no. 798 at page 359-370 on 31/01/2008, vide document serial no. 59, in book no. 4, volume no. 794 at page 152-157 on 28/02/2007, which were duly registered with the office of Sub-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 sleepessors, liquidators, executors, administrator, nominees and assigns)

FOR CROSSINGS PURRASTR JOTURE PVT. LTD.

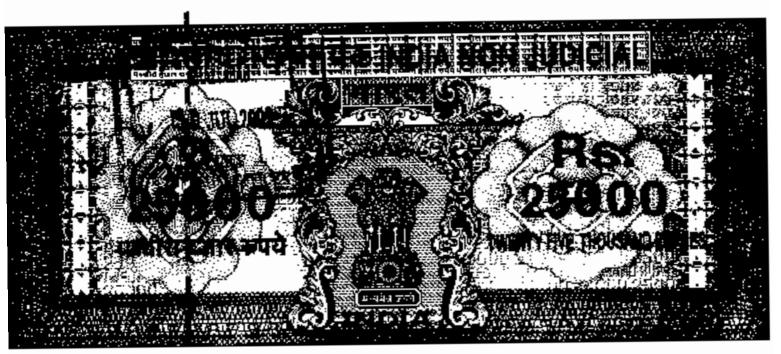
DIRECTOR DIRECTOR

For ASSOTECH !JM: TED

AUTHORISED SIGNATOR







A 156864

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IN FAVOUR OF

M/s Assortech 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 through its Authorized Signatory Mr. Chandra Kishore Singh Sip Sh. R.D.Singh R/o House No.-A-347, Gali No.-15, Krishna Colony, Varidabad, 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).

FOI CROSSINGS INFRASTRUCTURE PVT. LTD.

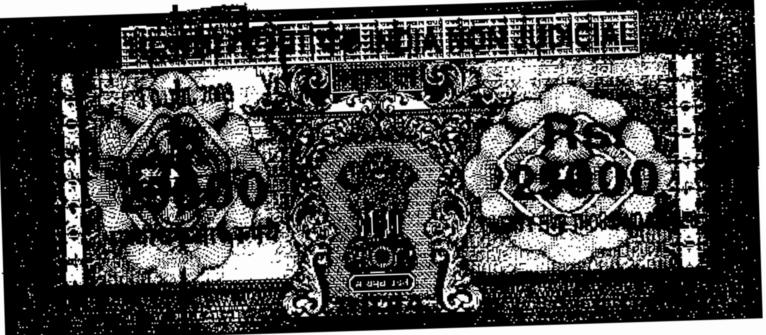
DIRECTOR

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The present circle rate prescribed/issued by the Collector, Ghaziahad on abaadi tend falling in village is fixed @ Rs. 10,000/- per Sq.Mtr. The said land is 700 meter far from NH-24 and the said land is also 650 meter far from 45 meter Master Plan Road of the Township. As per the rule there is a provision to take 20% rebate on fixed rate of abaadi land in case area of the said land is more than 10000 Sq.Mtr. So 7% stamp duty is paid on the rate of Rs. 8000/- per Sq.Mtr. after taking 20% rebate on the aforesaid fixed rate of abaadi.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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DIRECTOR

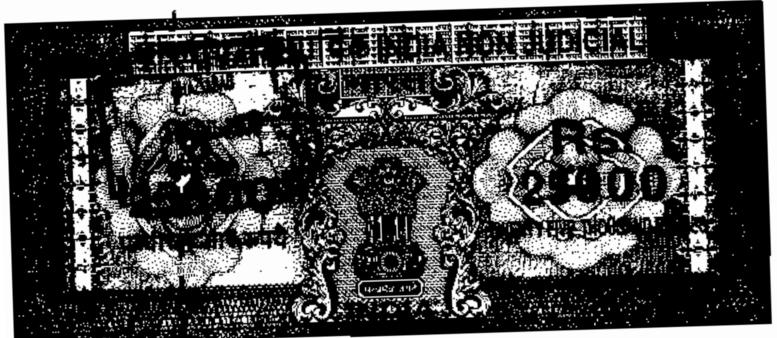
DIRECTOR

For ASSOTECH (INVITED

AUTHORISED SIGNATORY







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WHEREAS under the leadership of M/S Crossings Infrastructure Private Limited (hereinalter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia Crossings Promoters Pvt. Ltd., New Capital Infrastructure Pvt. Ltd., Paramount Residency Pvt. Ltd., Duxton Hills Builder Pvt. Ltd., Panchsheel Promoter Ltd., Supertech Constructions Pvt. Ltd. now known as Supertech Limited, Mahagun Davelopers Ltd. now known as Mahagun (India) Pvt. Ltd., Manak Buildeon Projects Pvt. Ltd. Ajnara Farms & Services Ltd. now known as Ajnara India Ltd. who purchased

FOI CROSSINGS INFRASTRUCTURE PYT. LTD.

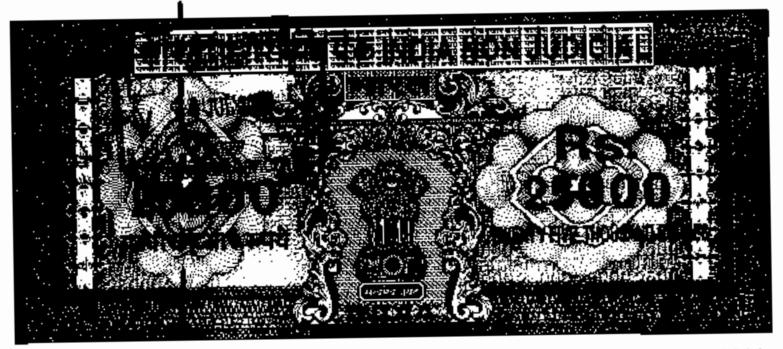
DIRECTOR DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



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several pieces of land including the subject matter of this Deed, in Revenue illage Dundahera Tehsil and District Ghaziabad under various Sale Deeds duly legistered 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

For CHOSSINGS INFRASTRUCTURE PVT, LTD.

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DIRECTOR

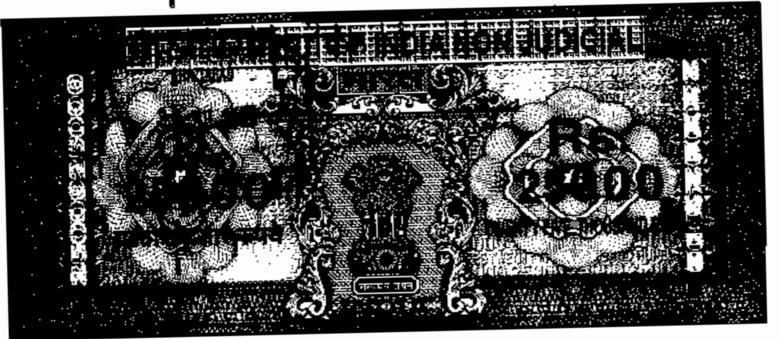
For ASSOTECH HIMITED

AUTHORISED SIGNATOR



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vividh/2003 dated 21.05,2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to M/S Crossings Infrastructure by 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.

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

WIS

DIRECTOR

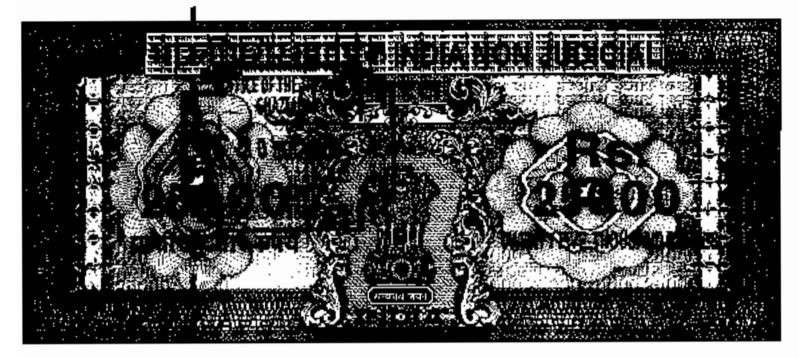
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For ASSOTECH LIMITED

AUTHORISED SIGNATORY



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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 DROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTER

DIRECTOR

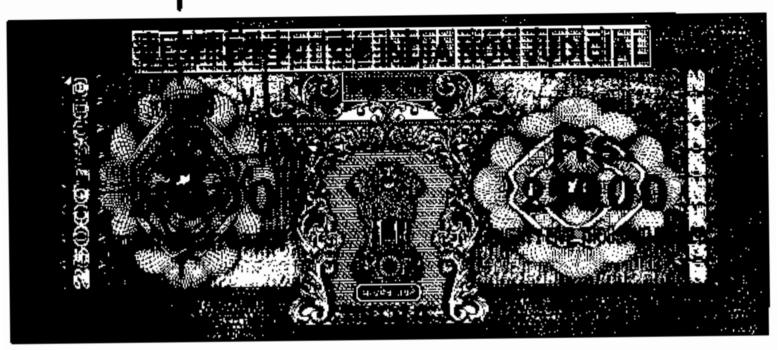
For ASSOTECH CONTED

AUTHORISED SIGNATO



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AND WHEREAS the Load 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 Ghaziahad Development **≜uthority**.

For ASSOTECH LIMITED

ALTHORISED SIGNATORY

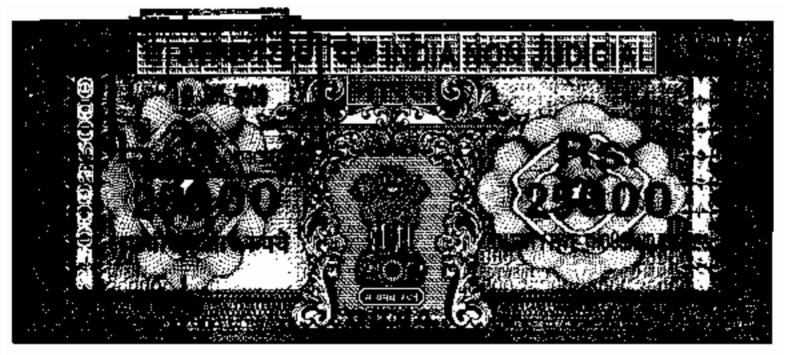
FOI CROSSINGS INFRASTRUCTURE PVT. LTD.

SOFFINEIG

DIRECTOR







A 156857

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

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For ASSO (ECHAILMILD

AUTHORISED SIGNATURY



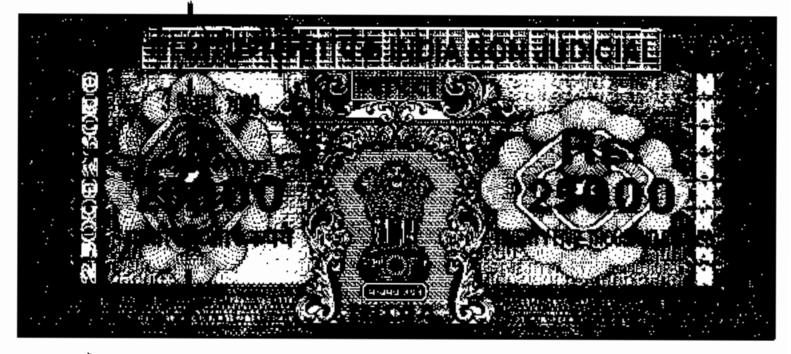
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AND WHEREAS the aforesaid nominees/associate companies/constituents vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary Directors of the Lead Party and also executed General Powers of Attorney in their behalf jointly to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. pertaining to their land in the said Township and to present the same before any Registrar/ Sub Registrar for Aregistration, get it registered, receive the sale consideration from the Vendee

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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DIRECTOR

DIRECTOR

For ASSOTECH LYALTED

AUTHORISED SIGNATORY







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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 mittled 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 lowers conferred in relation thereto.

For CROSS INGS INFRASTRUCTURE PVT, LTD.

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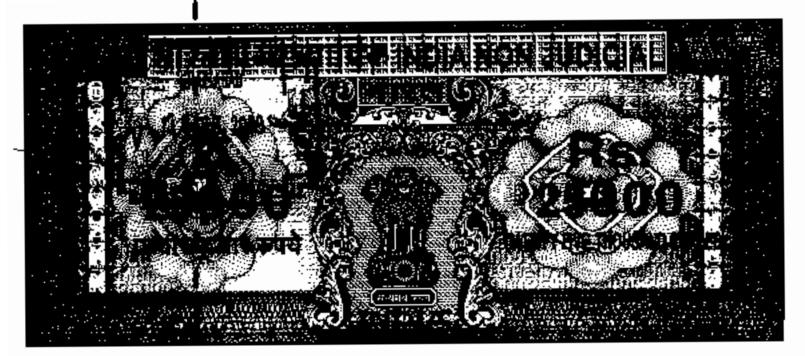
DIRECTOR

For ASSOTECH LIMITED

AUTHOR/SED SIGN



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AND WHEREAS the Lead Party has empowered its Directors Mr. Manoj Gaurand Mr. Ashok Choudhary jointly vide Resolution dated 31/10/2006 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 the said Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

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

For CROSSINGRIPPASTRUCTURE PVI, LTD.

6-4-42 6-4-42

DIRECTOR

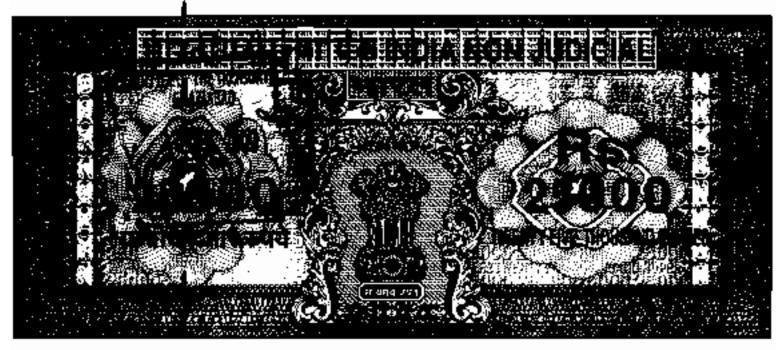
FOR ASSOTECH LIMITED

AUTHORISED HENATOR





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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 Ghaziahad 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.

For CROSSINGS IN COASTRUCTURE PVT. LTD.

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DIRECT:

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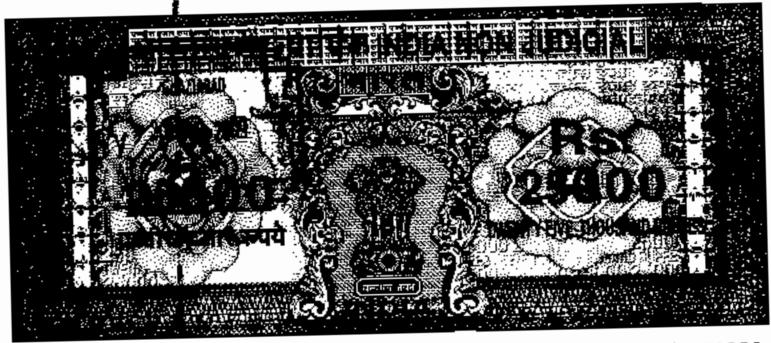
DIRECTOR

For ASSOTECH LIGHTED

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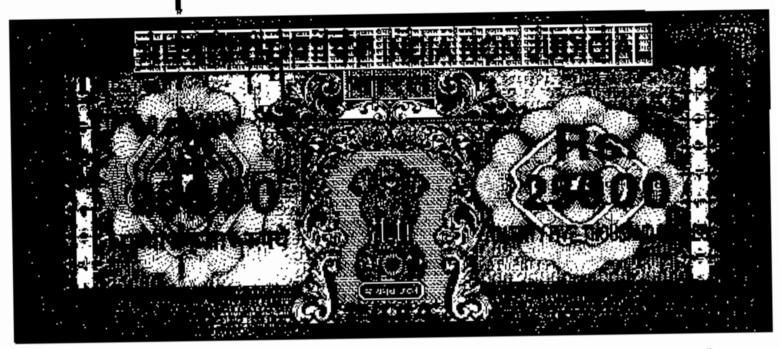
AND WHEREAS the Vendor has developed the land for proposed Tower(s) Sites alongwith other adjoining blocks of land/sectors into the Township known as "Crossings Republik TM" at Dundahera, Ghaziahad, U.P.

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

CHRECTOR DIRECTOR

AUTHORISED IGNA





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AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 1.4825 Heet, or 14825 sq.mtr. falling in Khasra No. 625 (area 0.2400 Heet.) and in part of Khasra No. 334 (area 0.1425 Heet.), Khasra No. 343 (area 0.1064 Heet.), Khasra No. 615 (area 0.1045 Heet.), Khasra No. 620 (area 0.3600 Heet.), Khasra No. 623 (area 0.0115 Heet.), Khasra No. 624 (area 0.0570 Heet.), Khasra No. 626 (area 0.0630 Heet.) Khasra No. 629 (area 0.0245 Heet.), Khasra No. 630 (area 0.0843 Heet.), Khasra No. 631 (area 0.0420 Heet.), Khasra No. 632 (area 0.0643 Heet.), Khasra No. 633 (area 0.0630 Heet.), Khasra No. 651 (area 0.1195 Heet.) located on undivided and impartiable total Land of GH Plot No. 12 in the Township known as "Crossings Republik^{TM"} (applied for

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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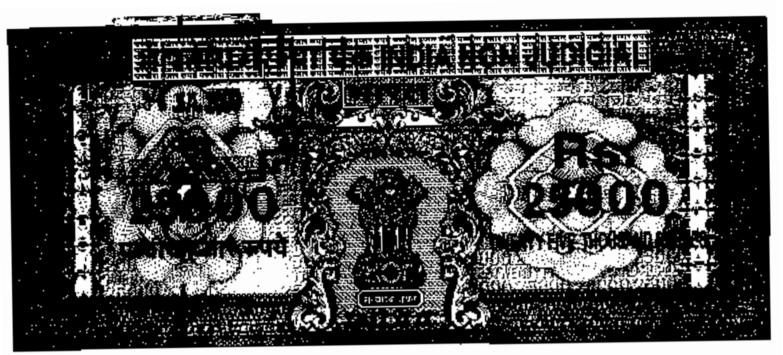
DIRECTOR

For ASSOTECH MMITED

AUTHORISED SIMMATOR







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registration of the Trade Mark and subject to approval or change thereof), attuated at village Dundahera, Ghaziabad, U.P., for the proposed Tower(s) 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 btal sale consideration amount of Rs. 8,15,37,500/- (Rupees Eight Crore Fifteen Lac Thirty Seven Thousand & Five Hundred only) It will not be treated as sub

For GROSSINGS INFRASYAUCTURE PVT. LTD.

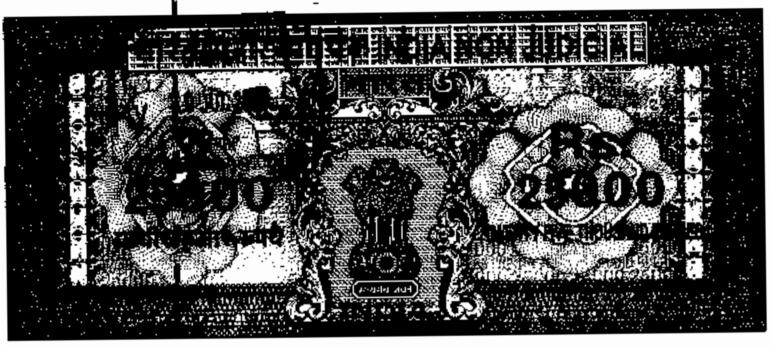
FOR ASSOTECH AIMUTED

AUTHORISED SCHAFORY

DIRECTOR







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division and no boundary of any type on all or any side of the said Site will be hade before or after construction of the building by the Vendee. All the construction on the said Site will be carried out as per the Plans sanctioned by the Ghaziabad Development Authority. No construction/structure has yet been made on the said Site. The said land is lying vacant.

For CROSSINGS INFRASTRICTURE PVT LTD.

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DIRECTOR

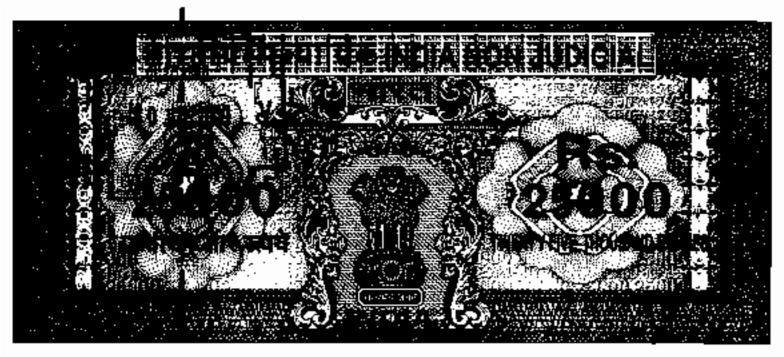
DIRECTOR

For ASSOTECH ASMITTED

AUTHORISED STERN







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AND WHEREAS the maximum permissible FAR is given on the said Site as canctioned by the Ghaziabad Development Authority in accordance with the byc laws of the Integrated Township Policy.

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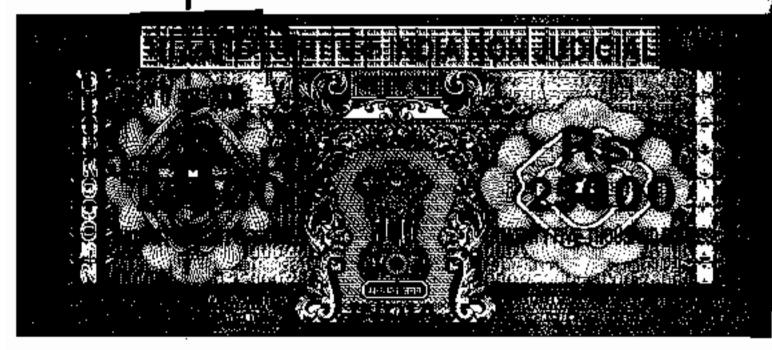
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AND WHEREAS the said land/site is approved by the Ghaziabad Development Authority but the same is not in the colony developed by the Ghaziabad Development Authority.

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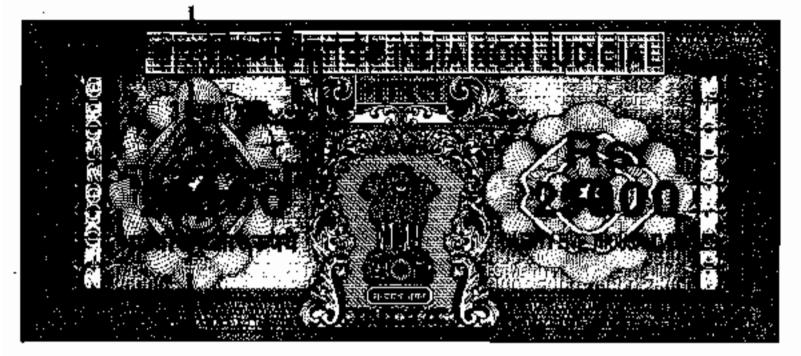
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AND WHEREAS the Vendor has represented to the Vendec that the said Site is irrechold in nature and they have clear and marketable title in respect of the said Site and free from all kind of encumbrances and has full right, power and authority to sell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

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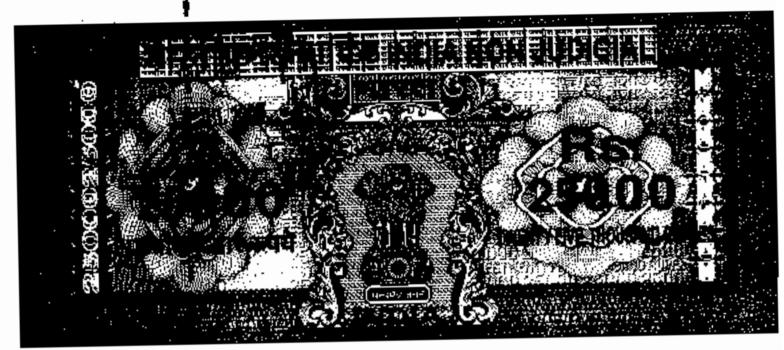
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AND WHEREAS the Vendee has seen all the documents of titles & other belevant papers/agreements etc. pertaining to the Township including the said Site and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

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

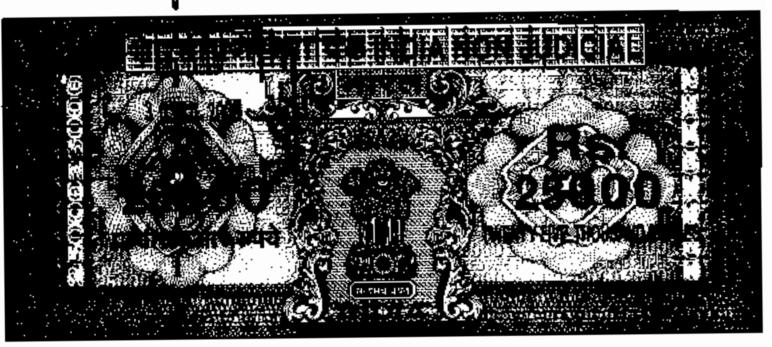
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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

That the Vendee has paid to the Vendor a sum of Rs. 8,15,37,500/(Rupees Eight Crorc Fifteen Lac Thirty Seven Thousand & Five Hundred only) vide Cheque Nos. 163734, 163736, 163733, 163731, 163728, 163727, 163726, 163722, 163737, 163717 dated 30/07/2009 of Rs. 75,00,000/- each and 163732 dated 30/07/2009 of Rs. 65,37,500/- all drawn on Karur Vysya Bank. Noida-201301 as full & final payment of Sale Consideration for the said Site.

For CROSSING SINGRASTRUCTURE PVT. LTO.

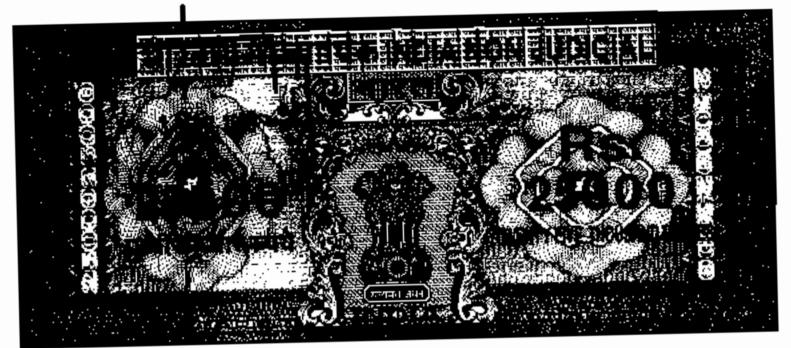
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The receipt of the aforesaid total sale consideration Rs. 8,15,37,500/-(Rupces Eight Crore Fifteen Lac Thirty Seven Thousand & Five Hundred only) the Vendor does hereby admit and acknowledge and the Vendordoes hereby grant, sell, convey and transfer on ownership basis unto the Vendee free from all encumbrances the said Site.

For CROSSINGS IN FRASTRUCTURE PVT. LTD.

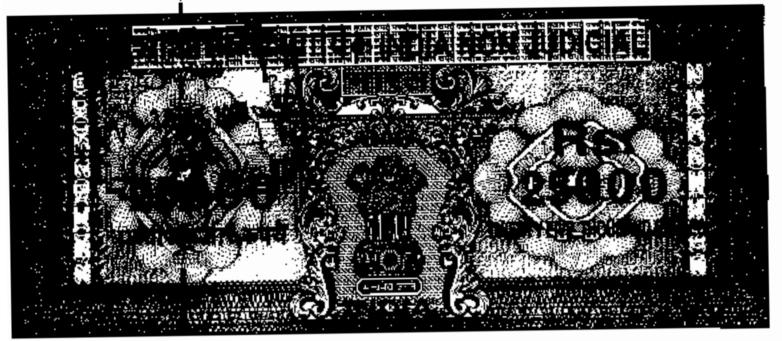
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The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site in favour of any one. The Vendor has neither given any security or surety for any one on the basis of the said Site nor has the Vendor entered into any Agreement to Sell in respect of the said Site with anyone else nor is any court case or arbitration or any other legal proceedings pending at any place in respect of the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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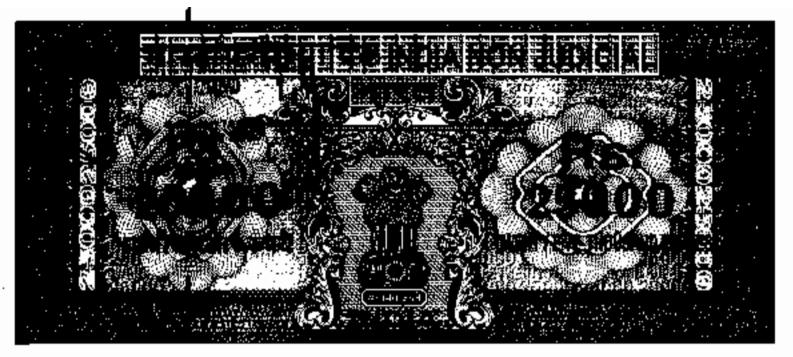
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That the Vendor has assured the Vendoc that the said Site is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same

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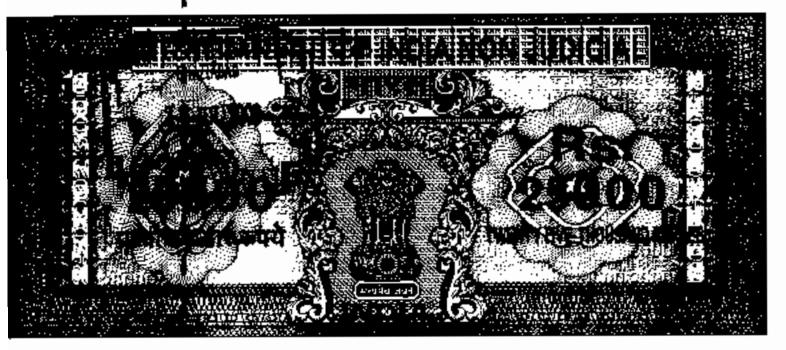
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That the building elevation, external colour, scheme, landscaping and other exteriors shall be as per architecture controls approved by the Vendor. However, it shall be the sole responsibility of the Vendoc to engage, prepare and make payments for Architectural. Structural, Services, Charges, Fees—and other Consultancy etc. which may be required for the construction of the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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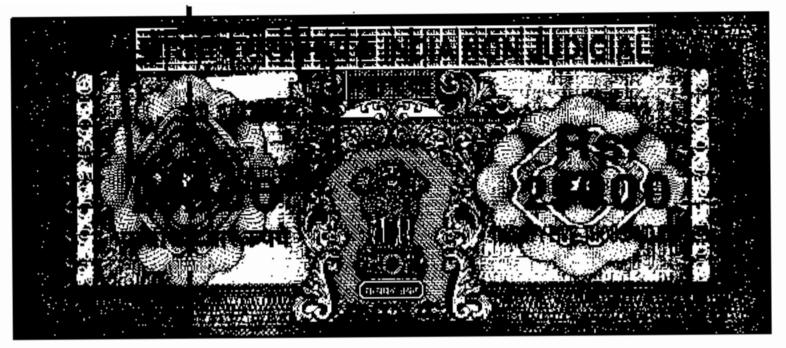
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That all services like sewer, storm water drainage, electrical, water, etc. shall be provided up to the boundary of the said Site by the Vendor (after completion and at the time of possession of the flats/apartments to their Allottees/Flat Buyers) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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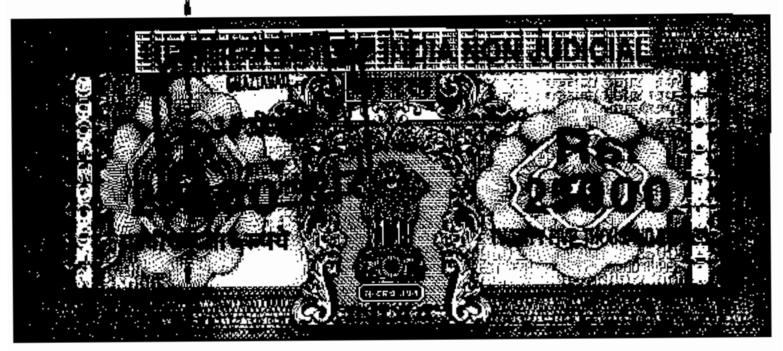
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prevailing rate of the Government /Local Authority and such connection charges as demanded by the Vendor or its nominated agency shall be paid by the Vendee and/or their Allottees/Flat Buyers/subsequent transferces/RWA to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.

For CROSSINGS INFRASTRUCTURE PVT. 170.

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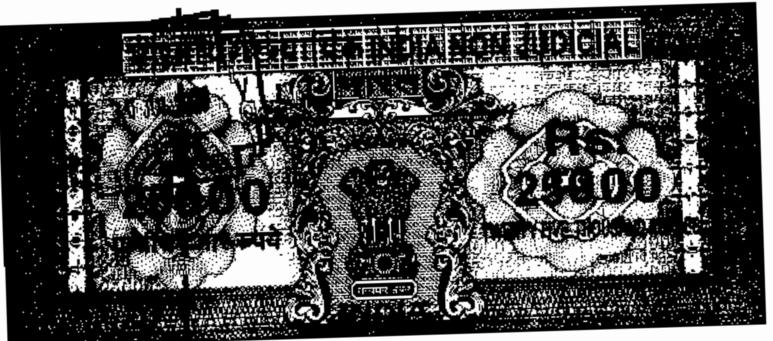
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It is recorded the Vendor has this day delivered the actual physical vacant possession of the said Site to the Vendoe.

That the parking shall be provided by the Vendee to their Allottees/ Flat Buyers as per the plans sanctioned by the Ghaziabad Development Authority in basement/stilt of the building to be constructed on the said Site.

FOI CROSSINGS INFRASTRUCTURE PVT. LTD.

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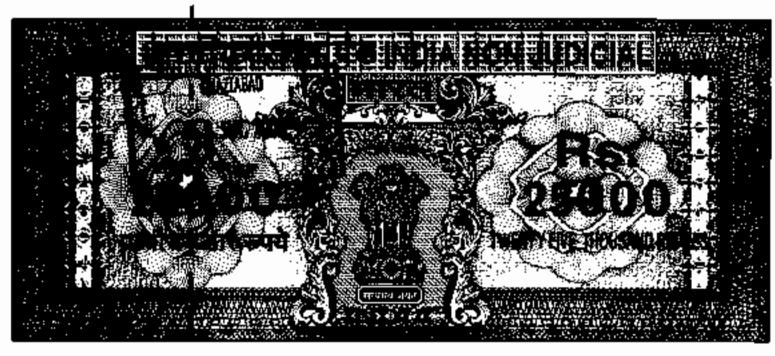
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The Vendee shall be entitled to execute the Conveyance/Sale Deed in favour of their Flat Buyers only after obtaining the Occupancy Certificate of the building on the said Site from the Ghazighad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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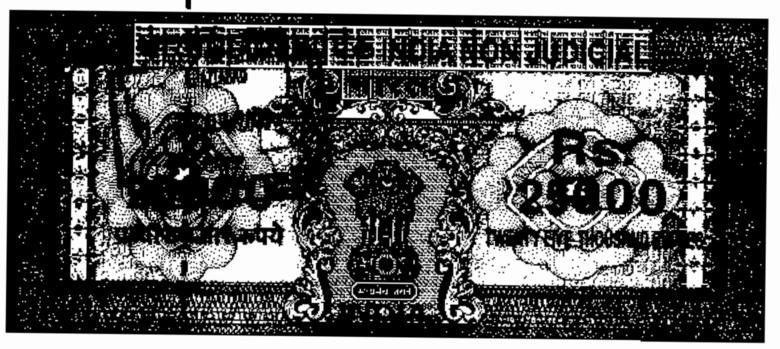
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21. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed on the said Site. The rule/regulation of U. P. Flat Ownership Act, 1975 or the provisions of any other Act for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA.

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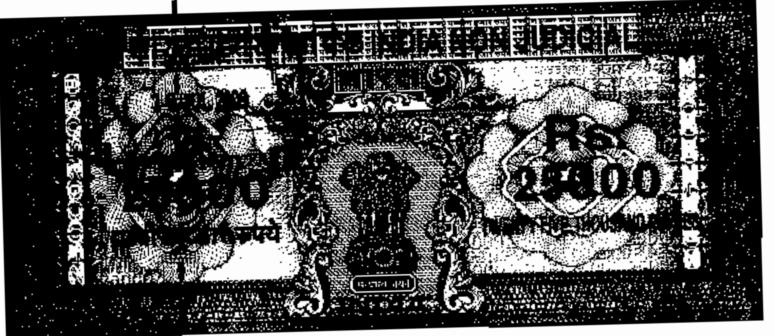
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That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Flats/Apartments to be constructed and for all commitment made in this regard to their Allottees / Flat Buyers as well as Subsequent Transferees/RWA. The Vendor shall not be liable and responsible for the same.

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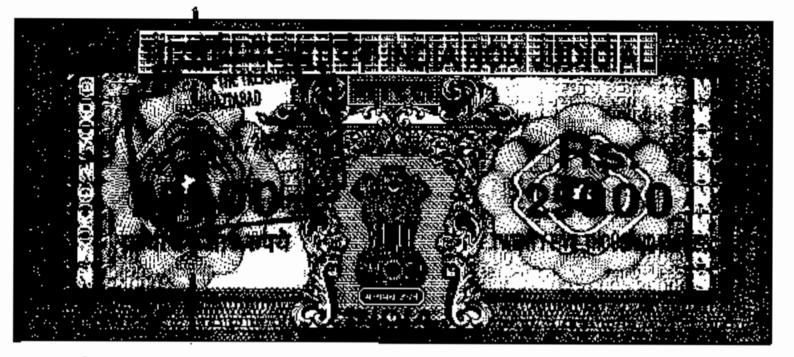
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The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/Flat Buyers or between the Vendee and any other Agency etc. involved in the connection with said Site or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

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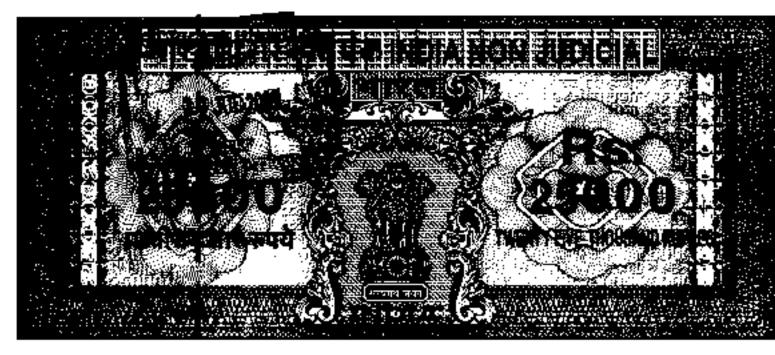
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The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site and in the area within the said Site.

For CROSSINGS INFRASTRUCTURE PVT, 170.

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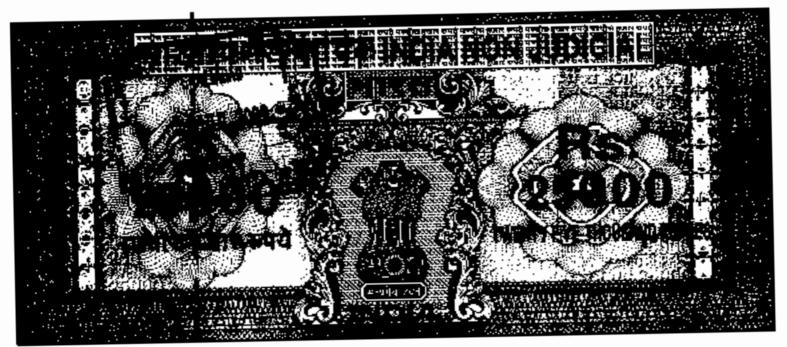
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29. The Vendee agrees and confirms that all the obligations arising under Performance. Agreement executed between the Vendor and the Vendee and this Deed in respect of the said Site and Flats/Apartments to be constructed thereon shall equally be applicable and enforceable against

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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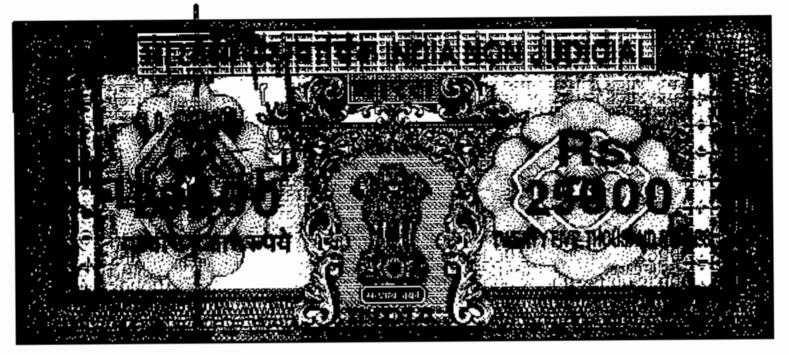
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any and all Allottee(s), flat buyers, occupiers, tenants/licensees and/or subsequent purchasers/transferees of the Flat(s)/Apartment(s) as the said obligations go with the Flat(s)/Apartment(s) for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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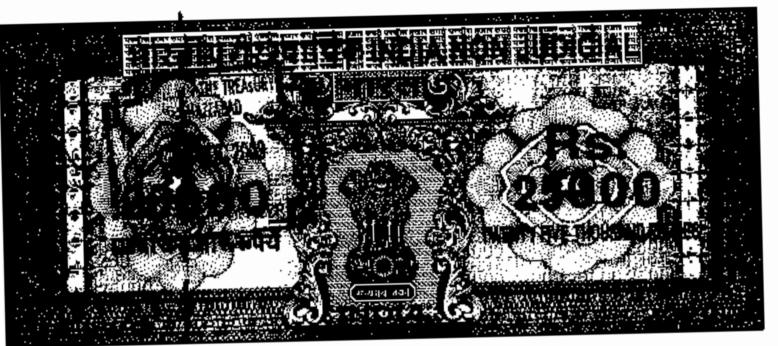
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That the Vendee has undertaken and doth hereby undertake that the Vendec shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the land/flats/Apartments and applicable rule, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

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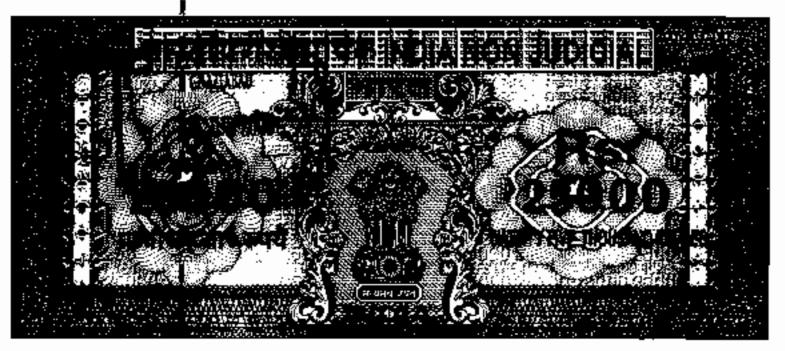
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That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site in the said Township and that they have fully understood all limitations and obligations in respect of it.

FOR CROSSINGS INCRESTRUCTURE PVT. LTD.

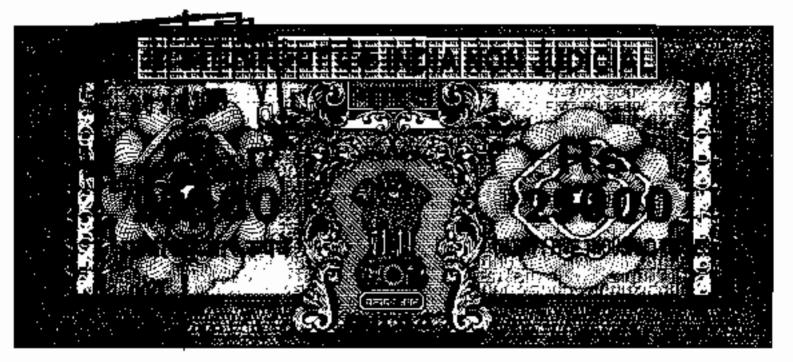
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The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Site or in any other manner whatsoever by the Vendee, if any.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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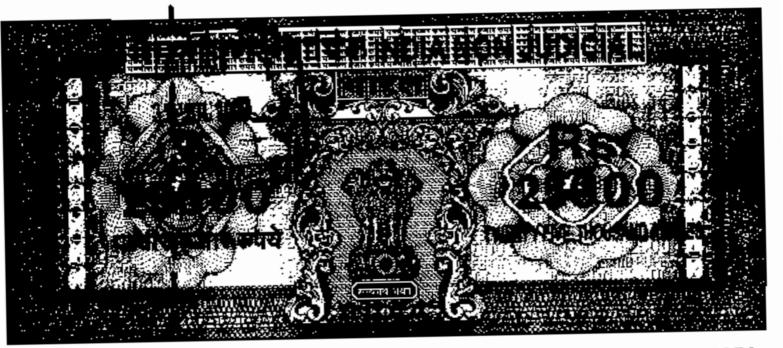
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All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levis, Sales Tax, Trade Tax, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and development charges of the land of the Township and other charges whether levied or leviable now or in future including 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 Transferces/RWA.

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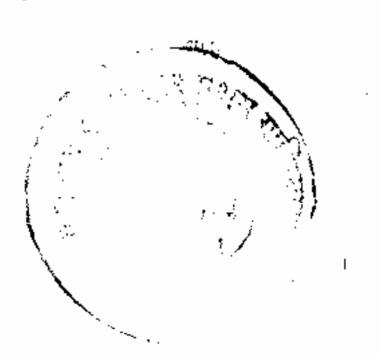
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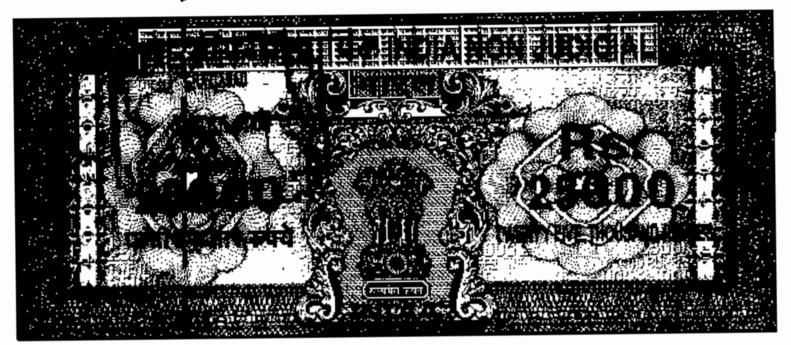
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The Vendec shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unauthorized construction, violation of any rule, regulations, bye-laws, Act or any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in

For CROSSINGS IMPRASTRUCTURE PVT LTD.

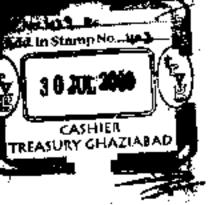
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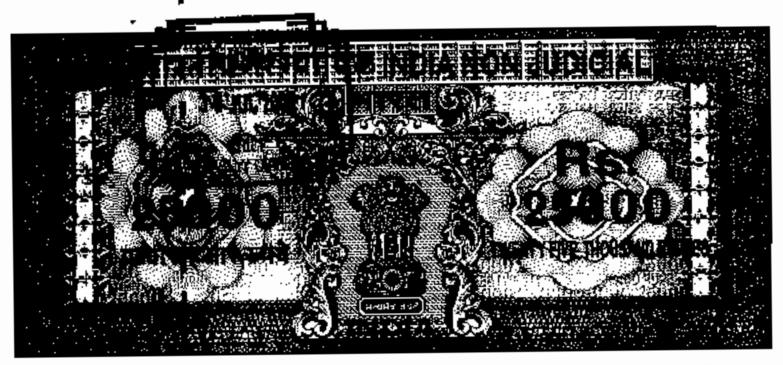
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respect of the said Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is caused due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.

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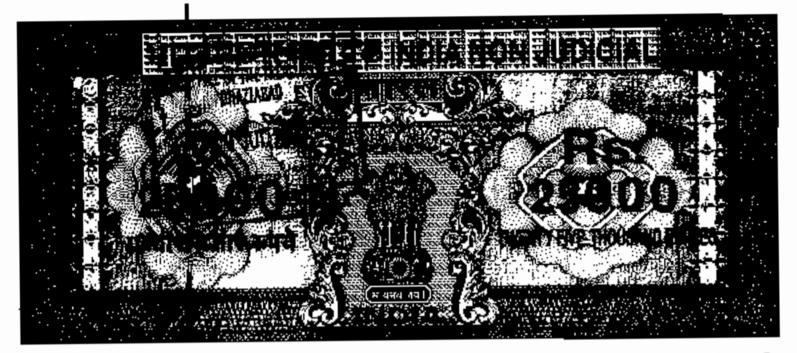
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That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total sale consideration of the said Site subject, however to the stipulations and covenants herein contained, for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.

For CROSSINGS INFRASTRUCTURE PVT, LTD.

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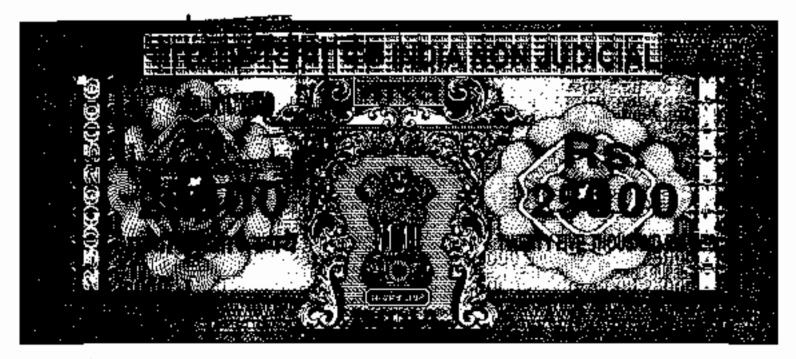
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- That the Vendee shall also be bound to construct earthquake resistant building as per I.S. code.
- 11. The provision for rain water harvesting is mandatory to be carried out by the Vendee.

For CROSSINGS PAFRASTRUCTURE PAT. LTD.

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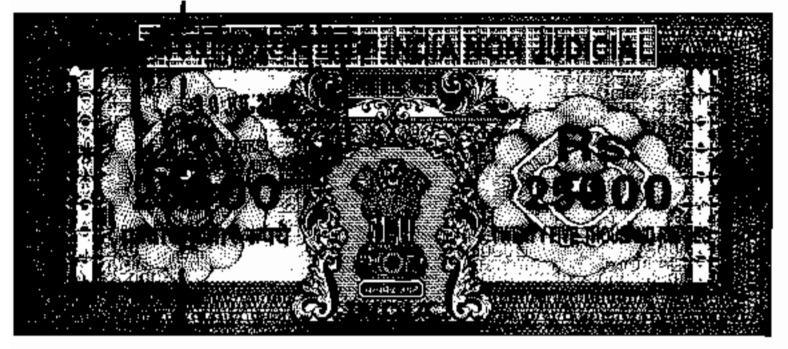
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For ASSOTECH LIMITED

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2. 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 OVERASTRUCTURE PVILLTD.

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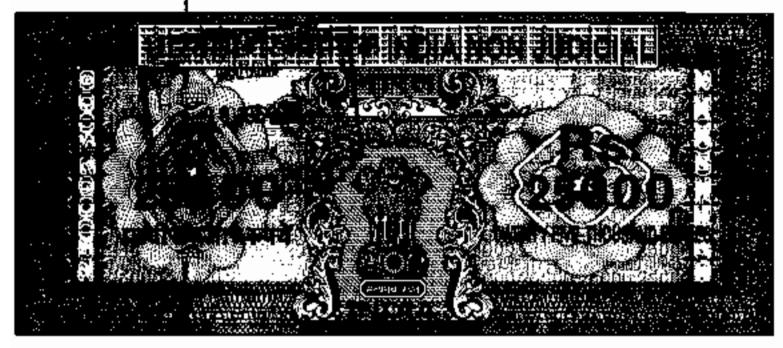
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The Vendee shall not be allowed to sub divide the said Site and shall not be allowed to transfer the said Site in any manner until occupancy certificate is obtained from the Ghaziabad Development Authority.

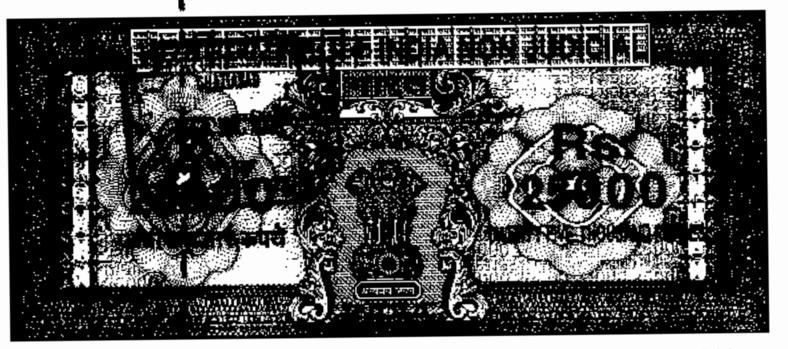
For CROSSINGS INTRASTRUCTURE PVI. LTD.

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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 /Residential Welfare Association (RWA).

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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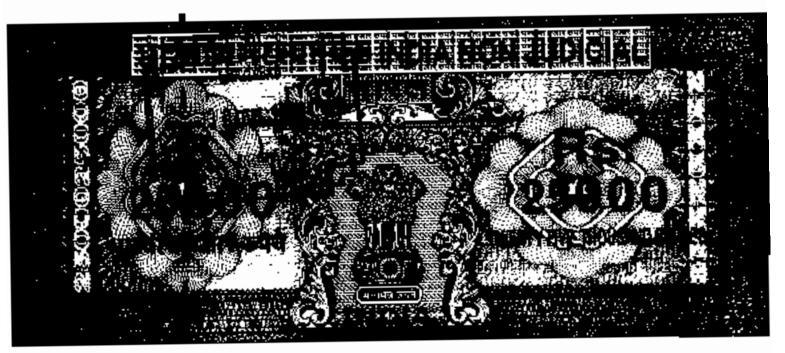
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That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) such charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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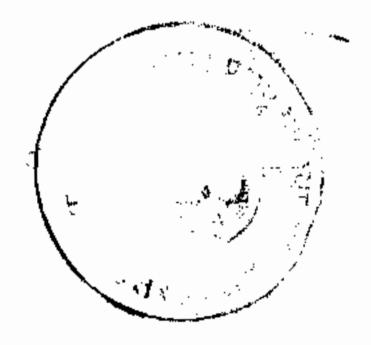
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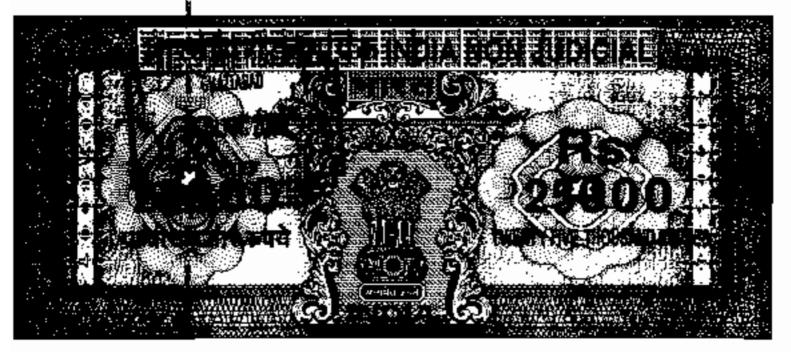
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and scavenging of streets and public utility places and such like services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same 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 Allotees/Flat Buyers/subsequent transferees and the same shall be binding on them jointly and severally.

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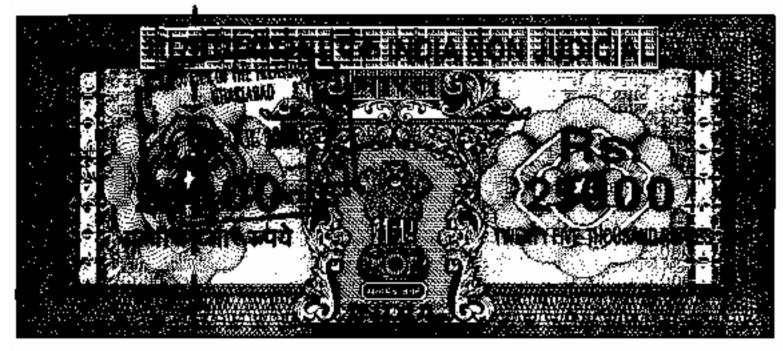
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The Vendee shall be bound to perform all the terms & conditions, requirements, compliances and commence construction on the said Site hereby sold as already agreed by the Vendee under the Performance Agreement and under this Deed and complete the same. In case the Vendee fails to perform all or any of the aforesaid terms & conditions, the

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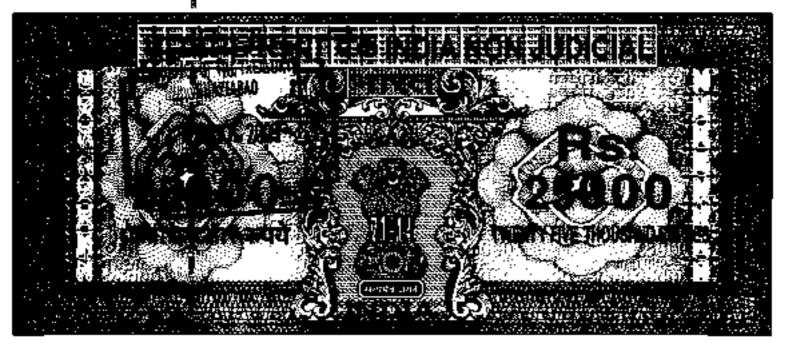
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Vendor shall be entitled to proceed against the Vendee and/or Alfortees/Flat Buyers/Subsequent Transferees/RWA and seek all such remedies against the Vendee and/or their Allortees/Flat Buyers/Subsequent Transferees/RWA as available to the Vendor according to law.

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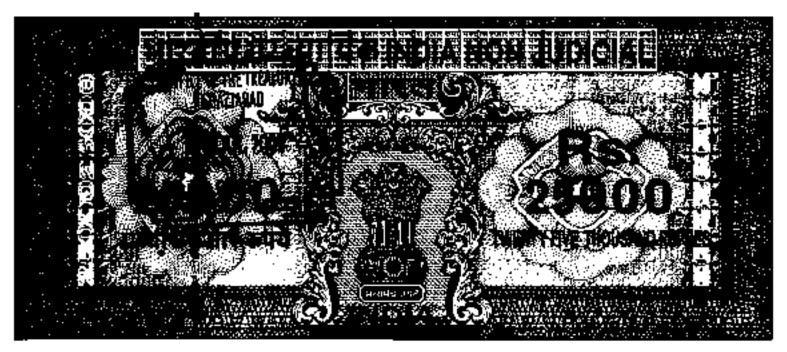
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That the Vendor and the Vendee shall be bound by all terms and conditions of the Performance Agreement and this Deed and the same shall be deemed to be incorporated in this Sale Deed and as such form an integral part of this Sale Deed.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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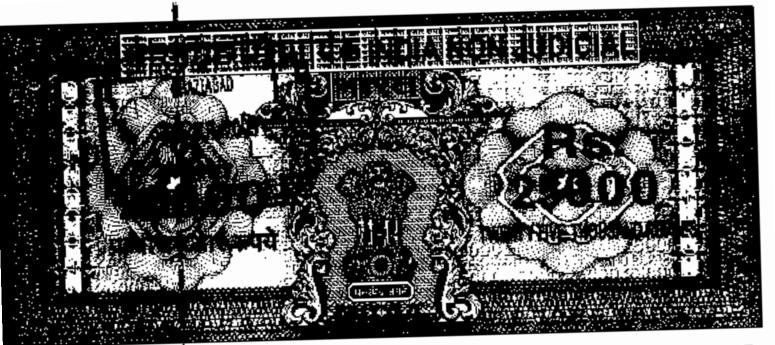
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The Vendce agrees and undertakes to incorporate all the terms & conditions of the Performance Agreement and this Deed, in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferees/Residential Welfare Association (RWA) jointly and severely.

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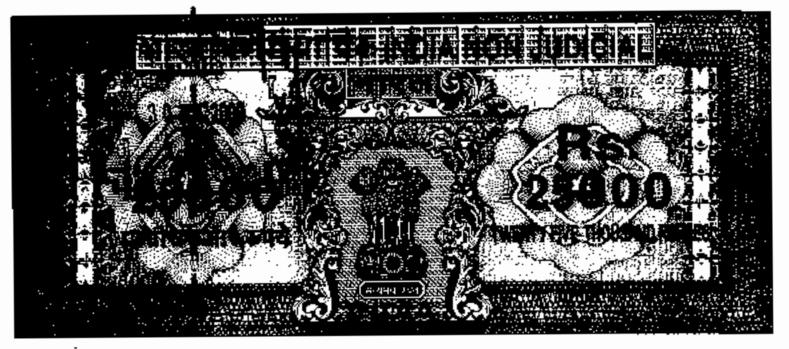
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For ASSOTECH LIMITED

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That the expenses towards payment of stamp duty, registration charges, other mise, expenses and incidental charges pertaining to execution and registration of this Sale Deed have been borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

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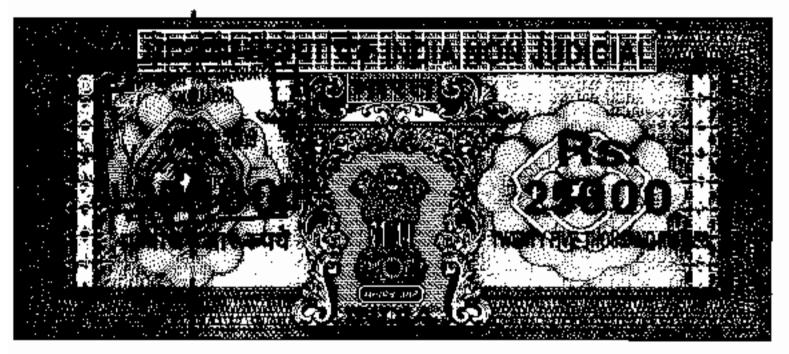
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For CROSSINGS, NERASTRUCTURE PVT. LTD.

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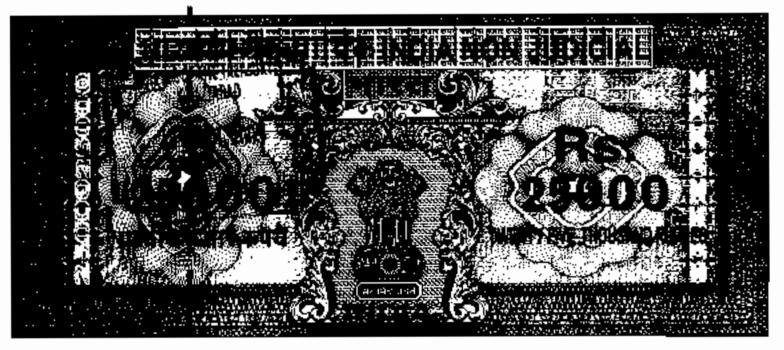
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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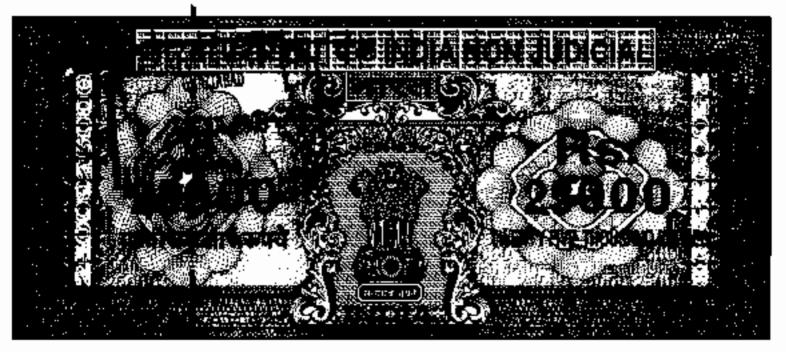
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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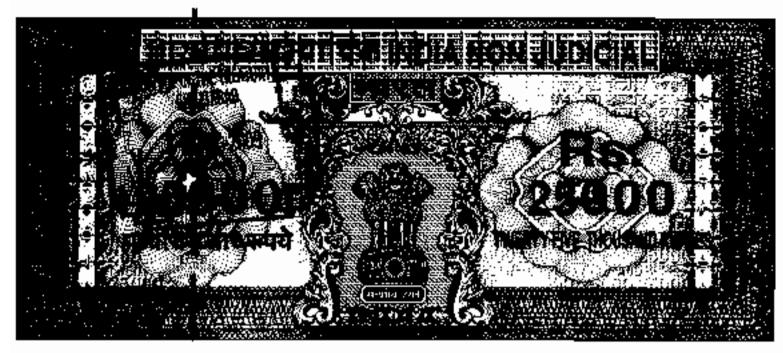
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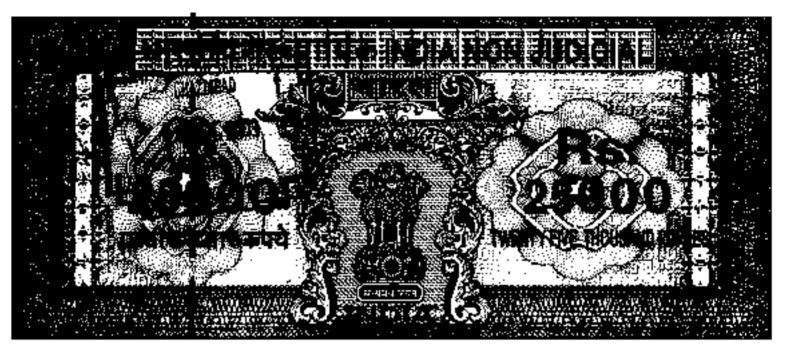
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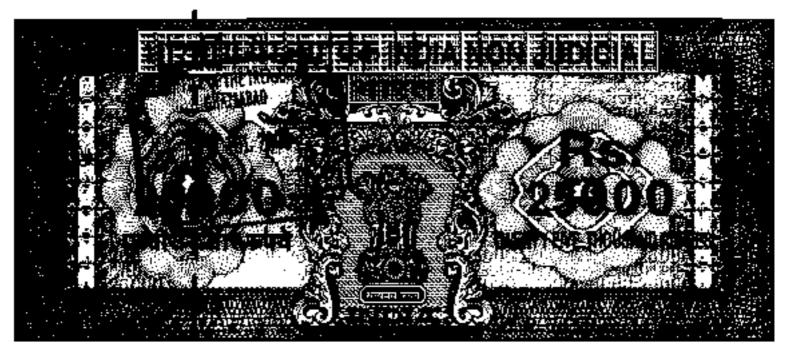
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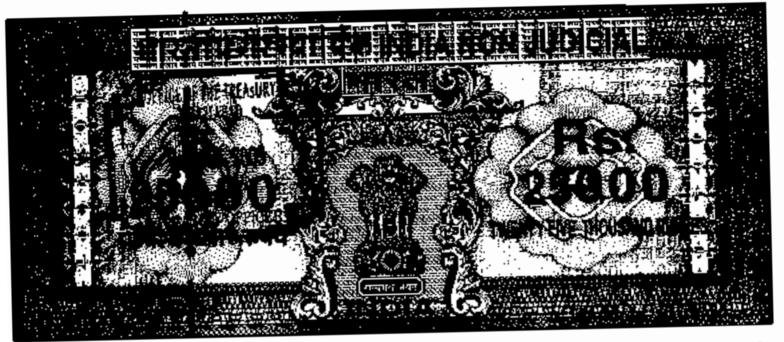
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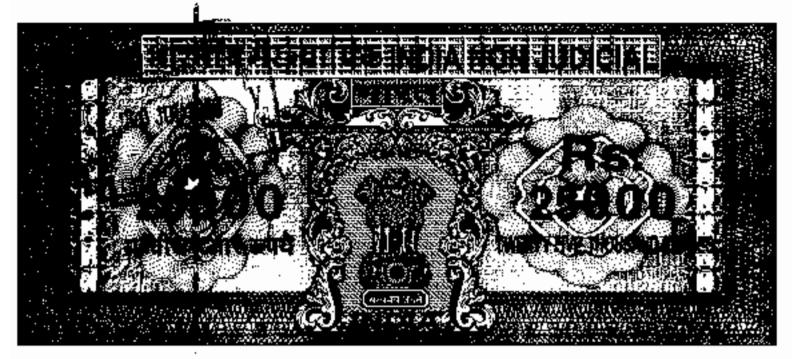
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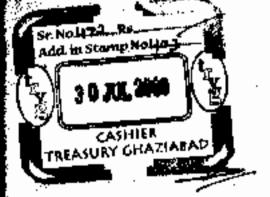
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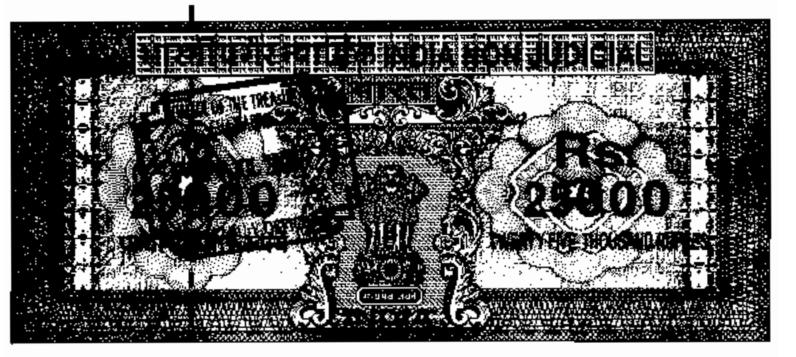
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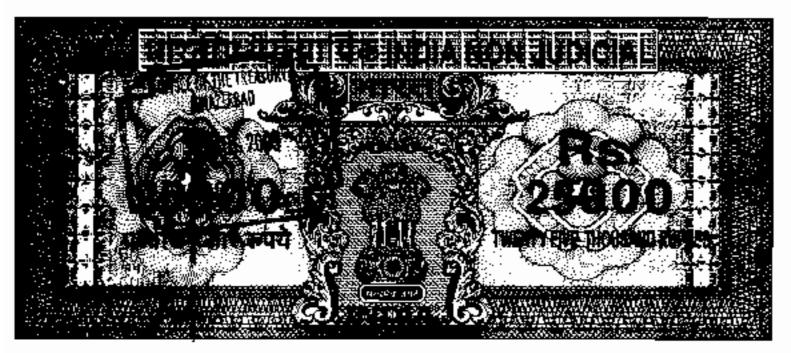
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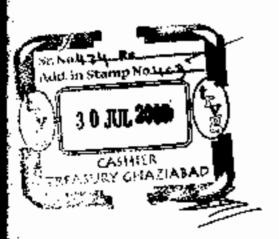
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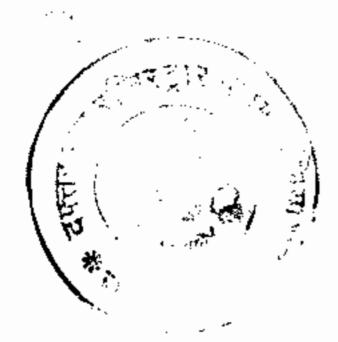
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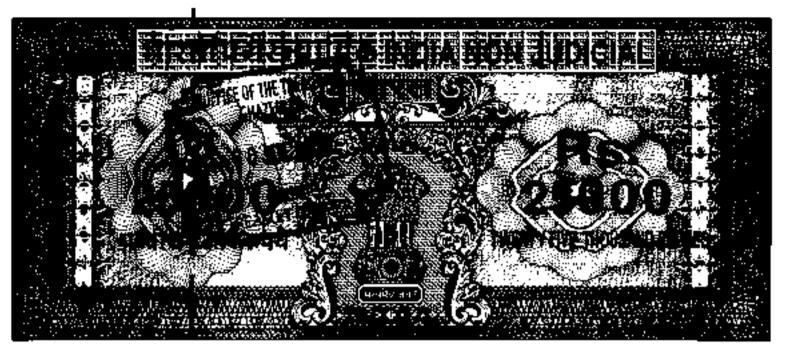
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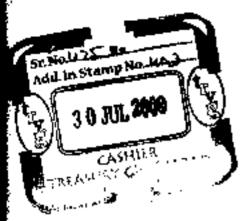
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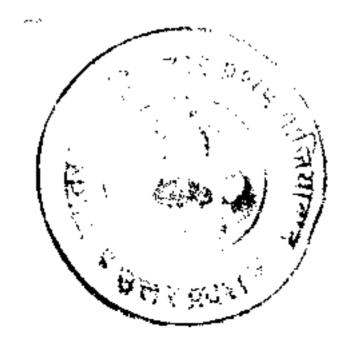
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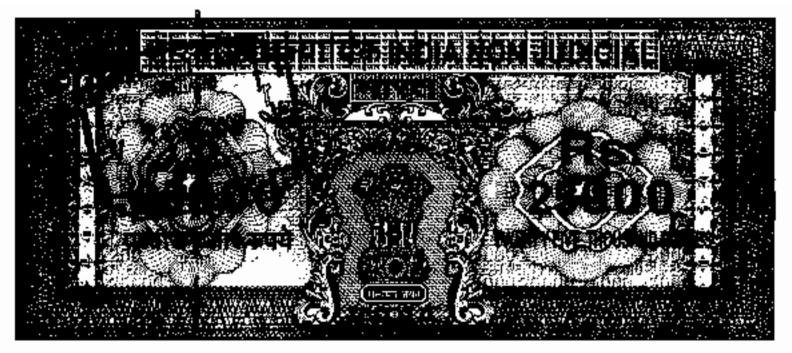
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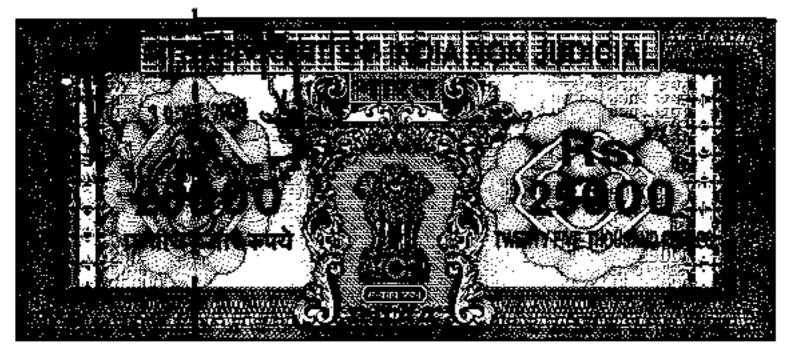
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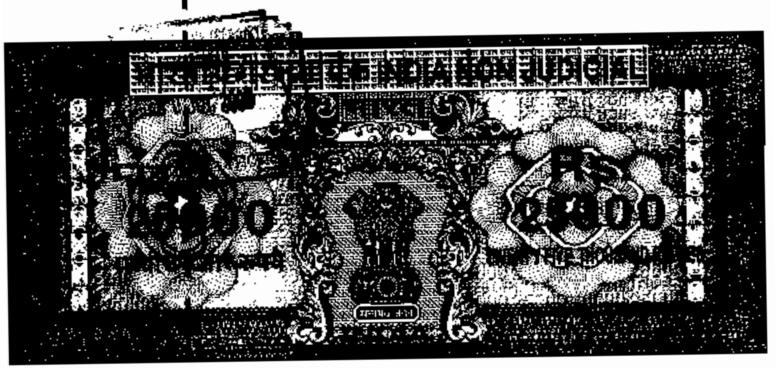
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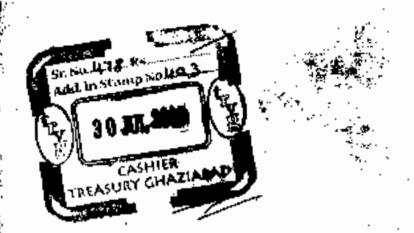
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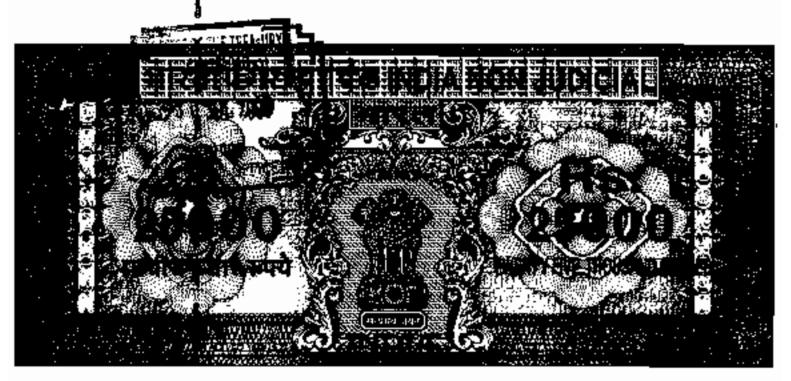
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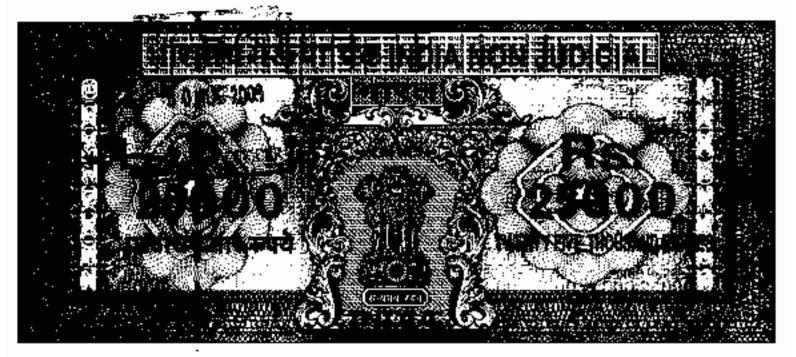
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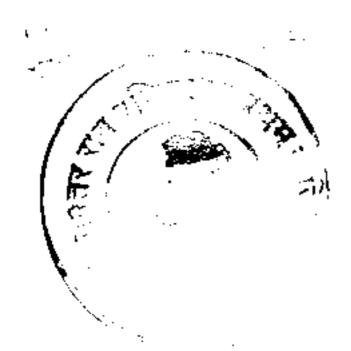
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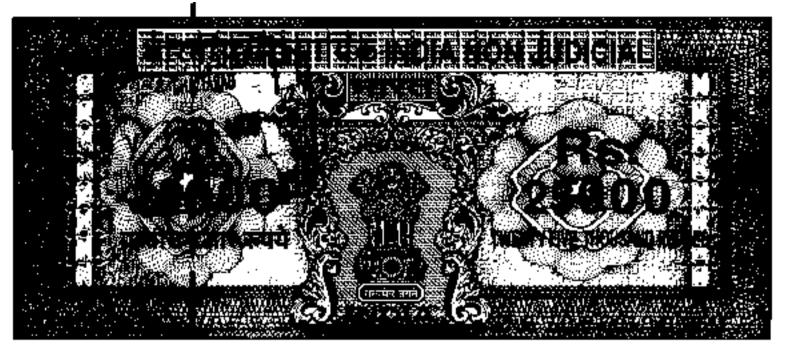
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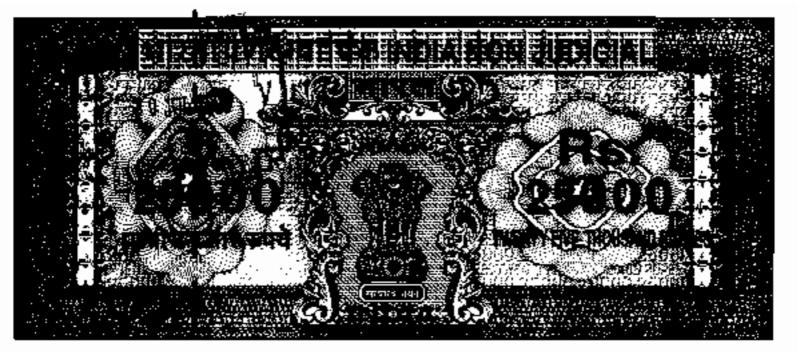
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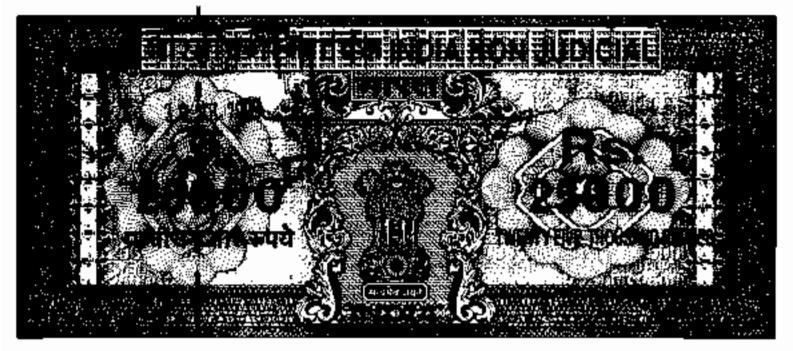
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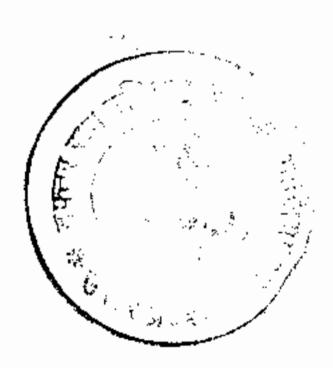
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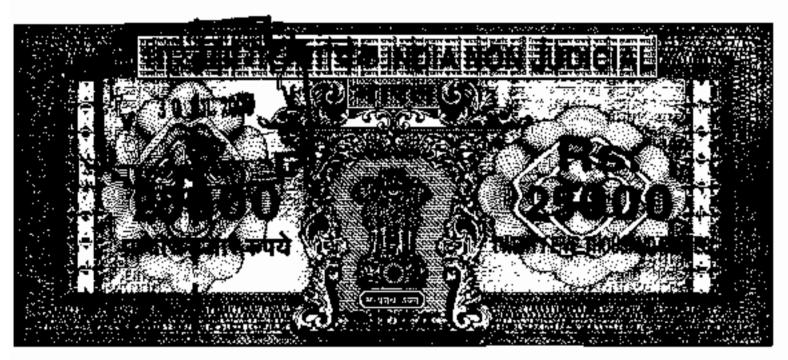
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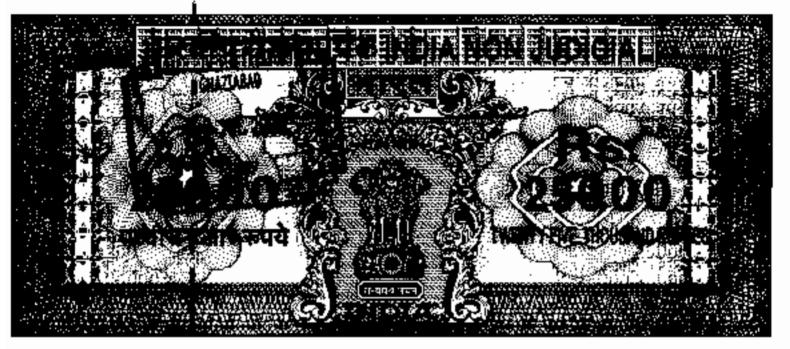
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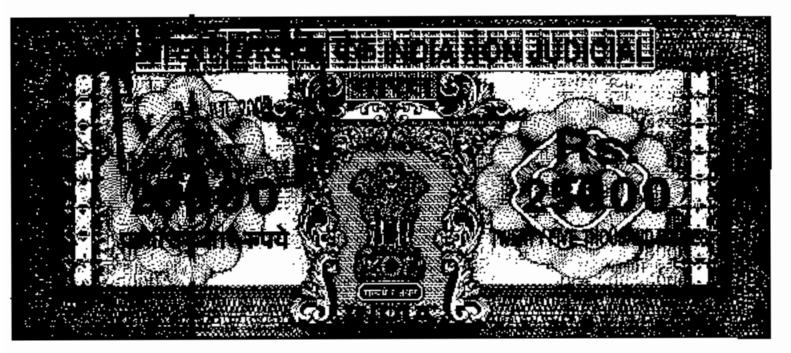
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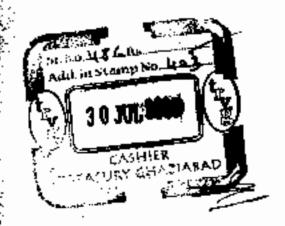
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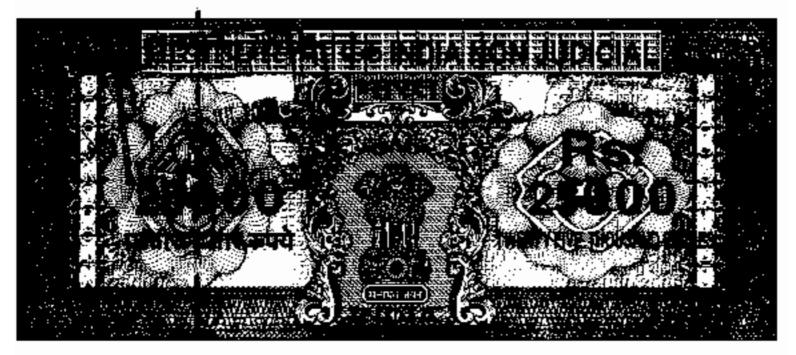
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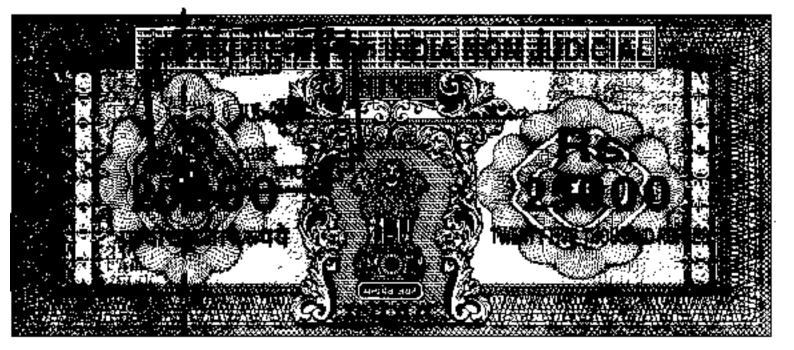
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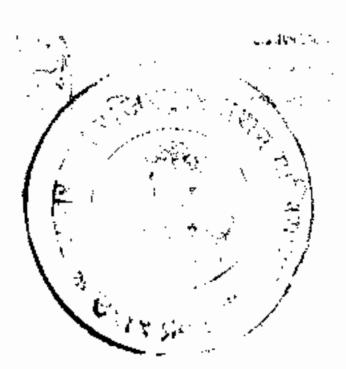
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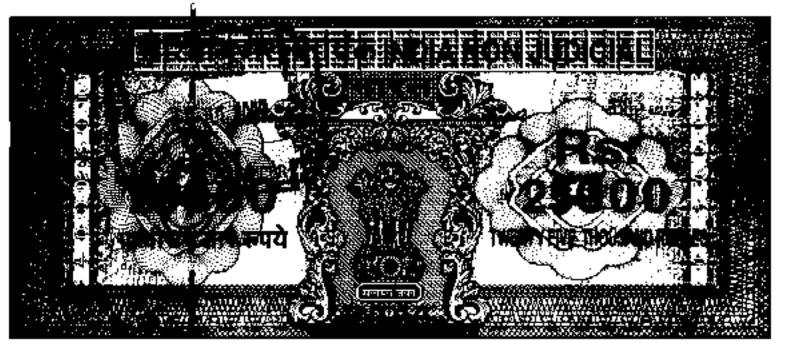
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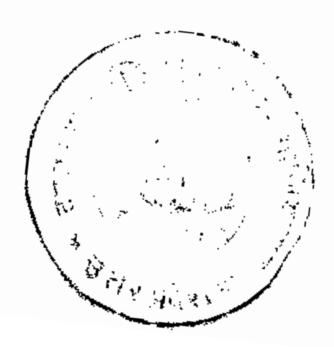
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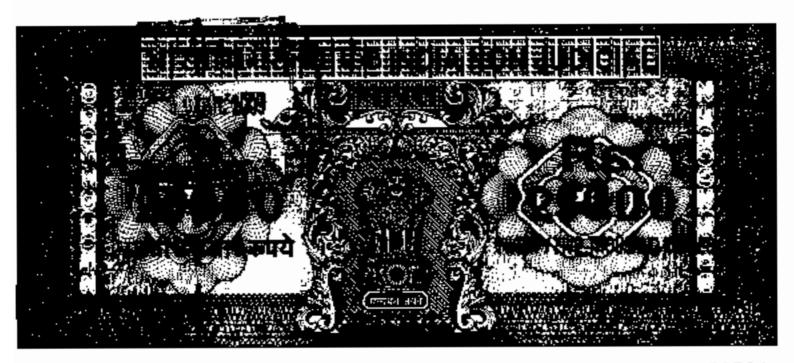
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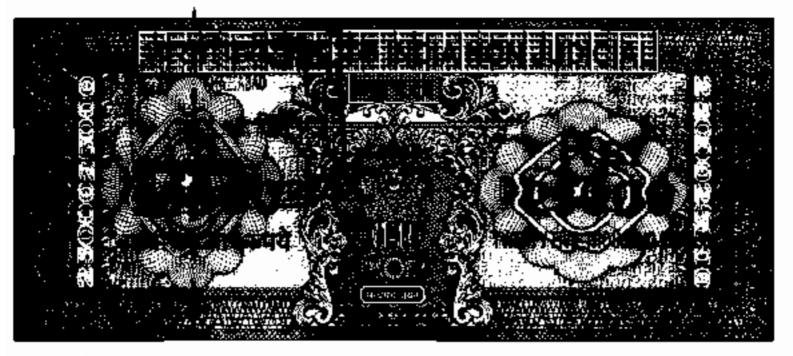
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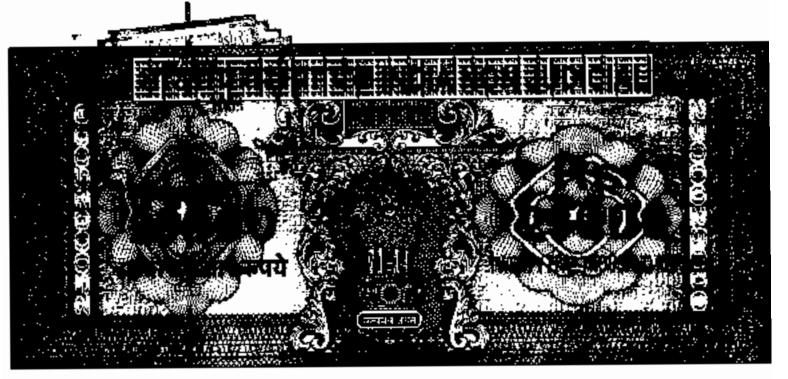
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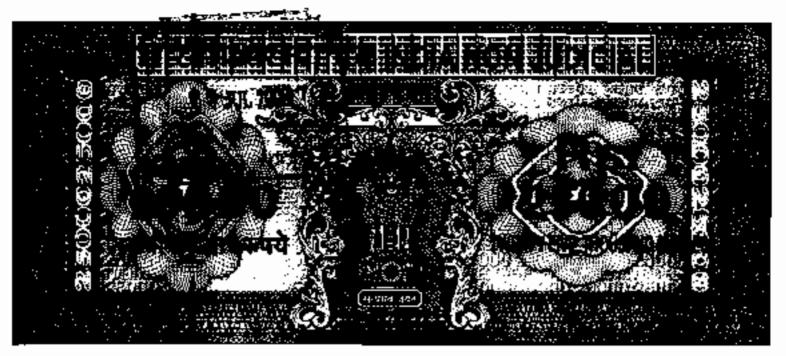
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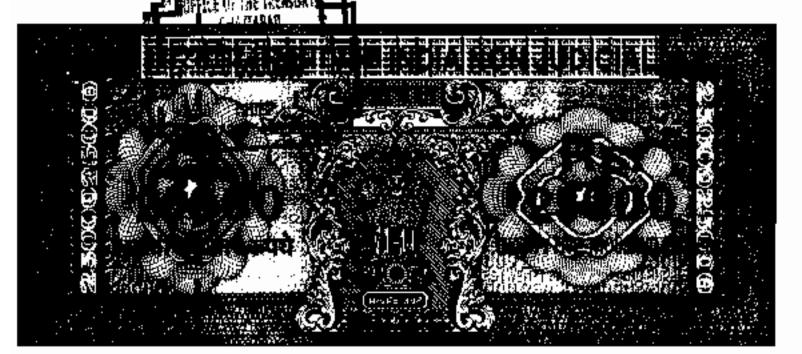
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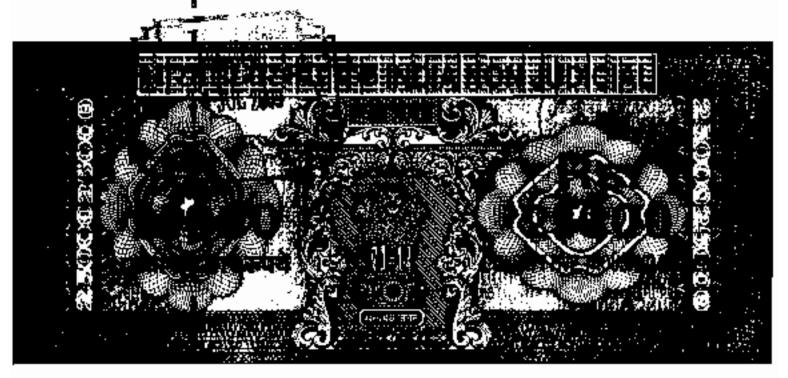
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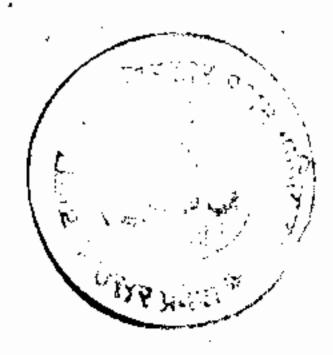
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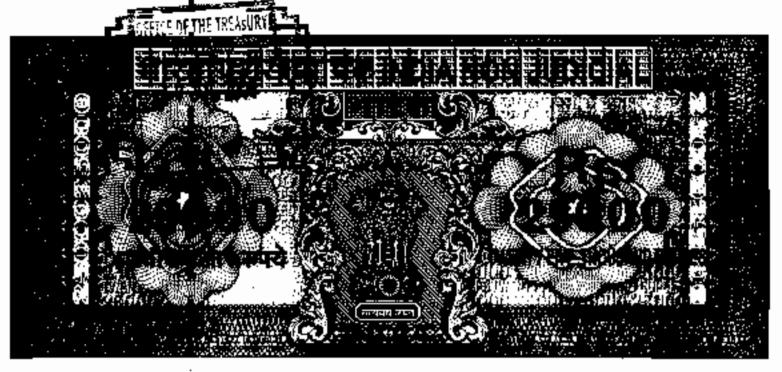
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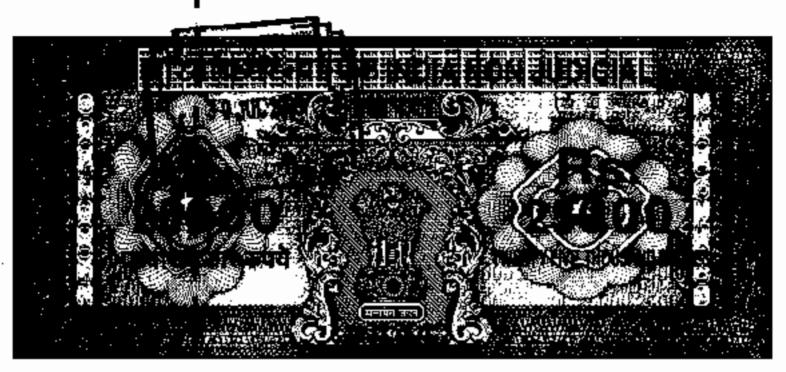
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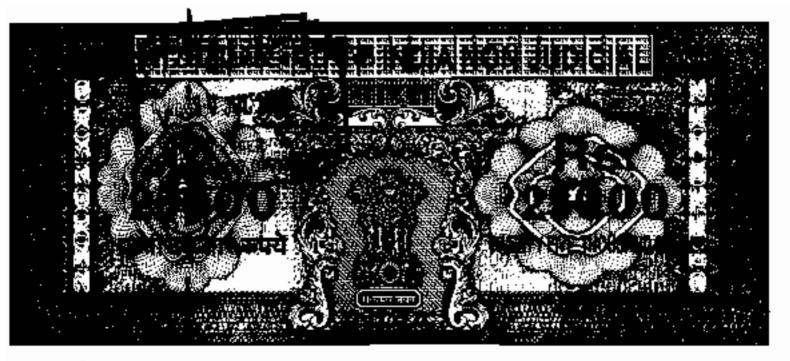
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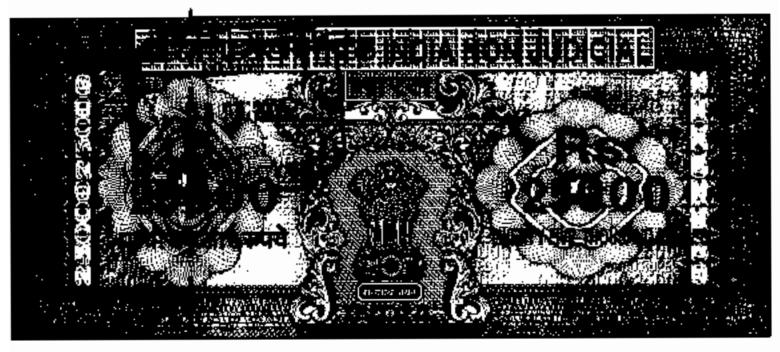
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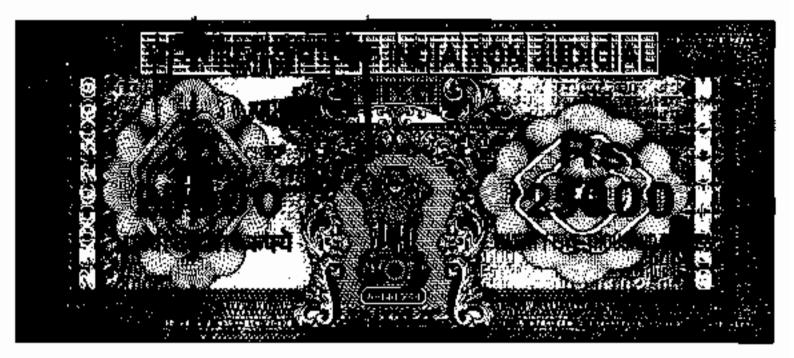
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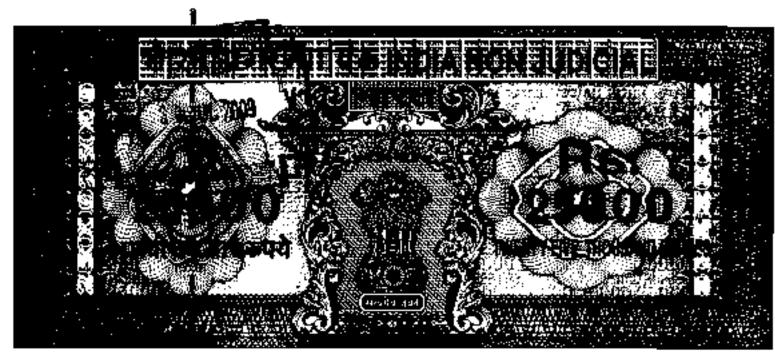


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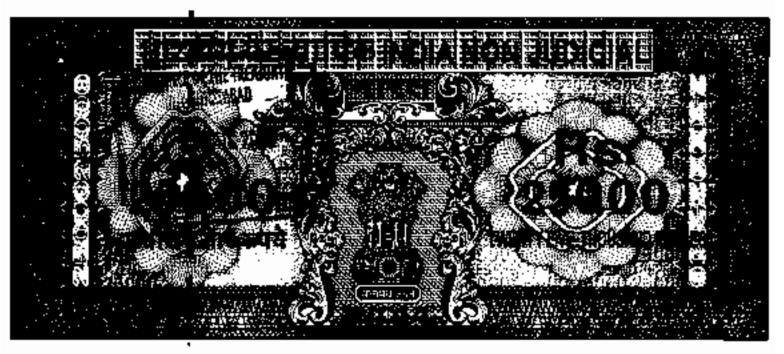
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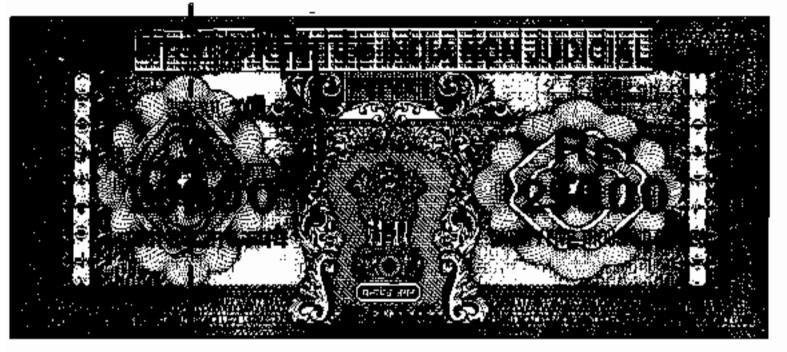
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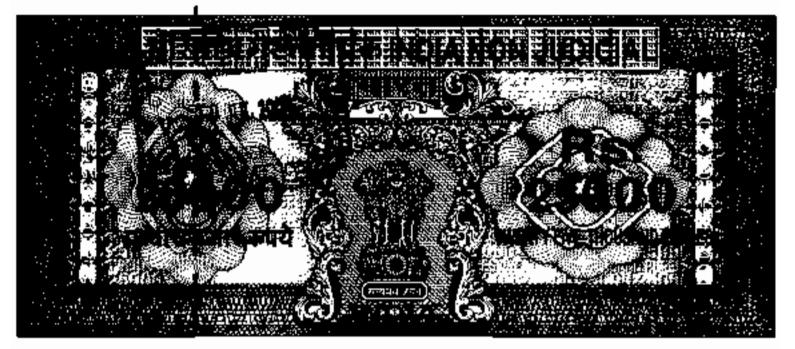
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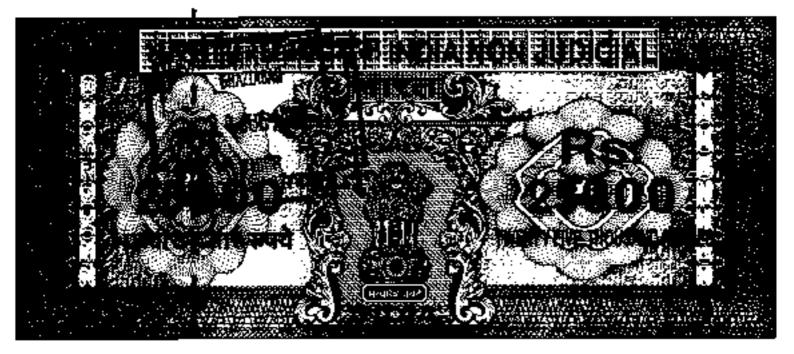
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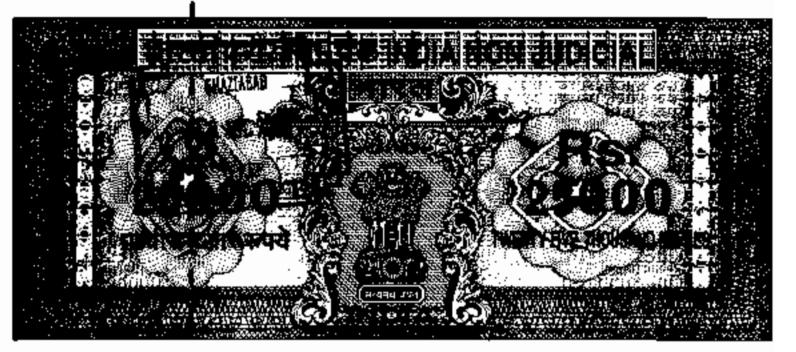
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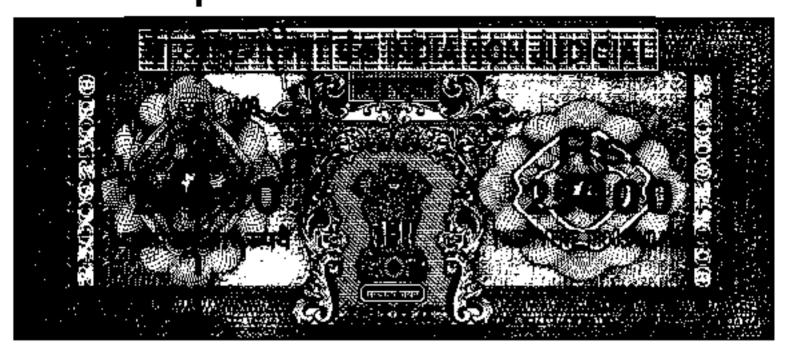
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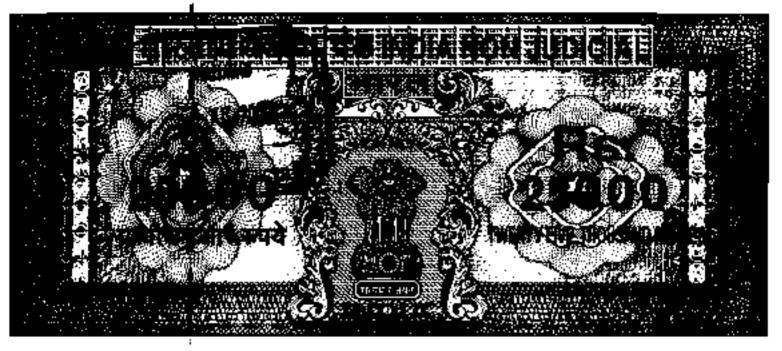
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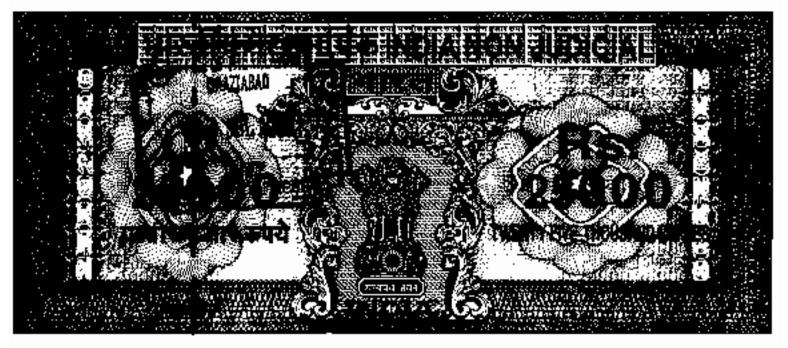
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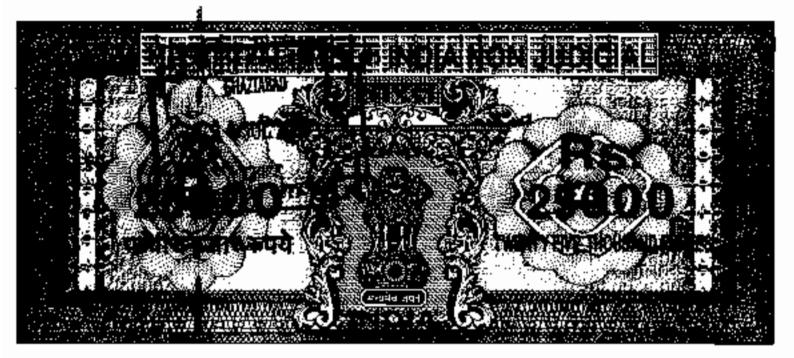
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

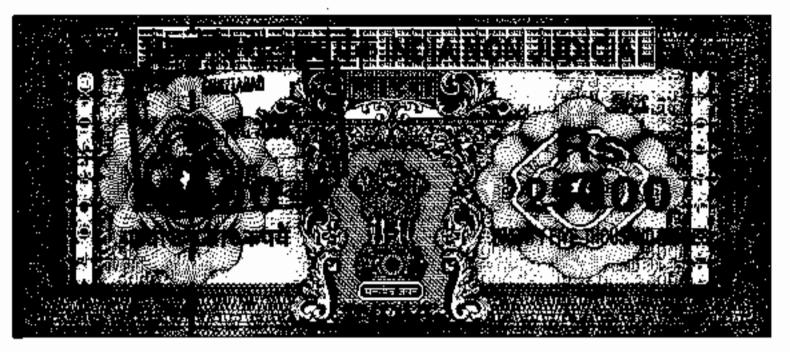
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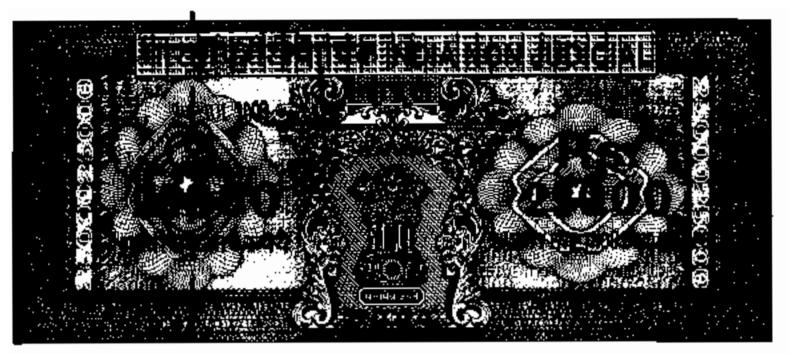
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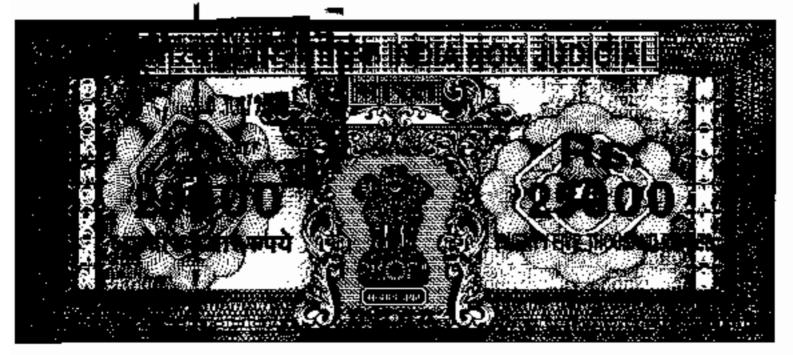
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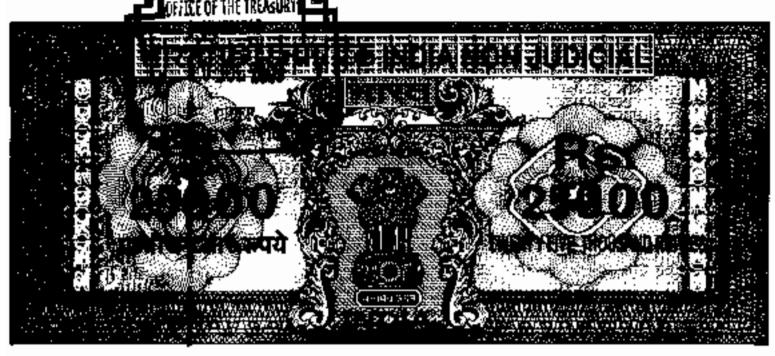
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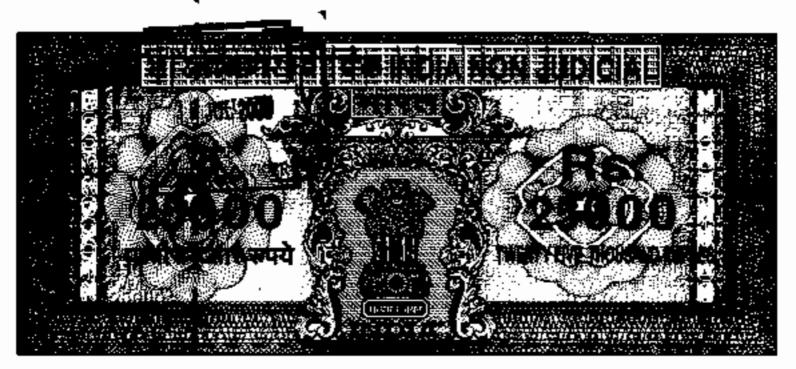
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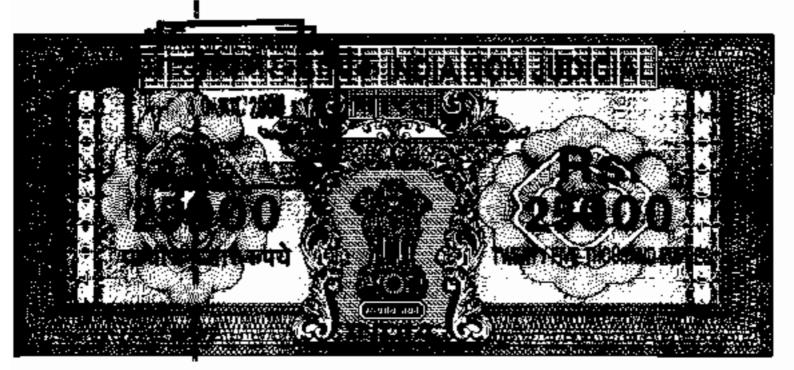
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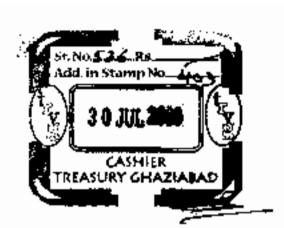
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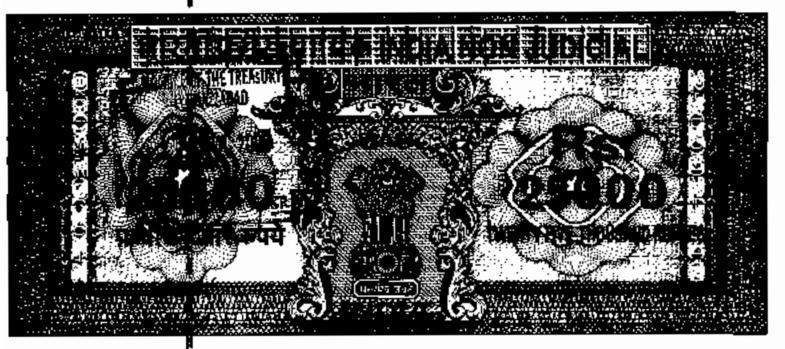
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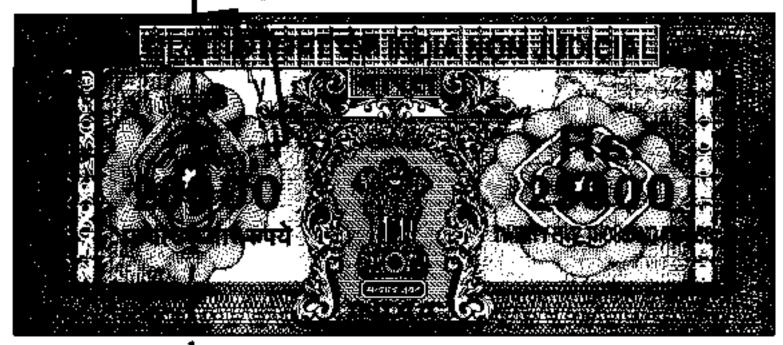
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That the High Court of Allahahad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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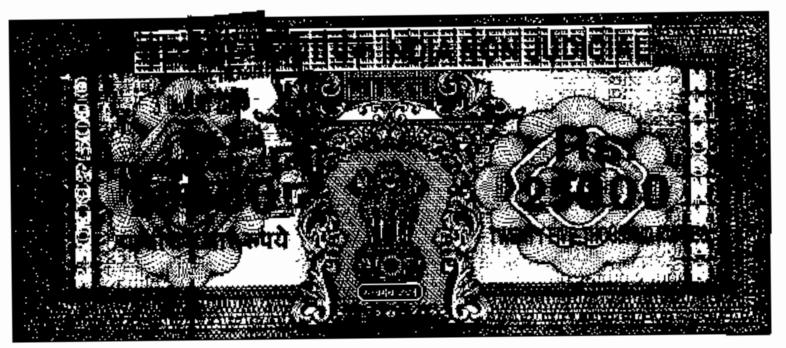
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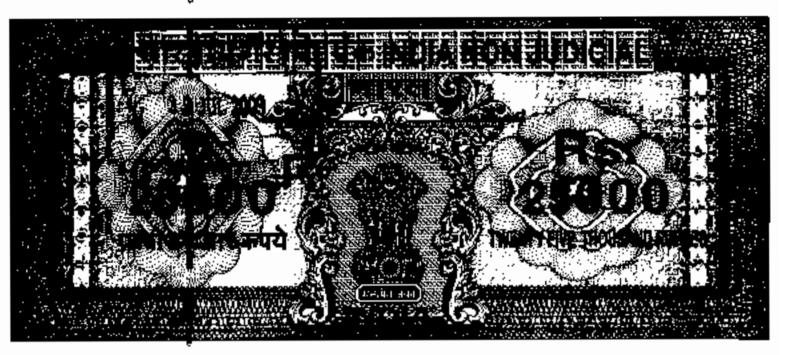
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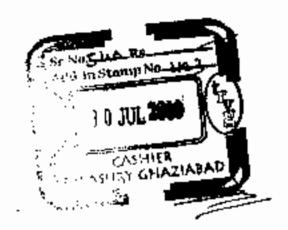
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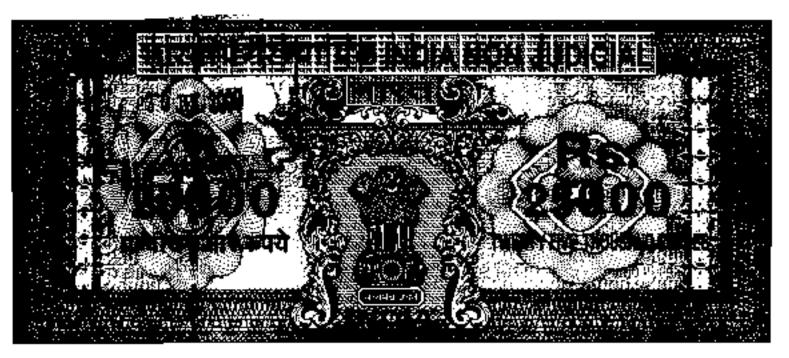
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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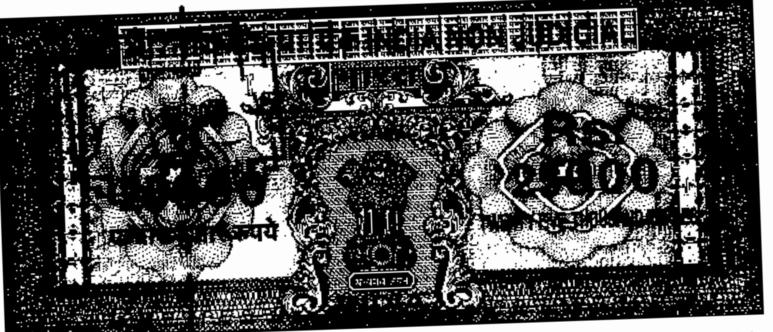


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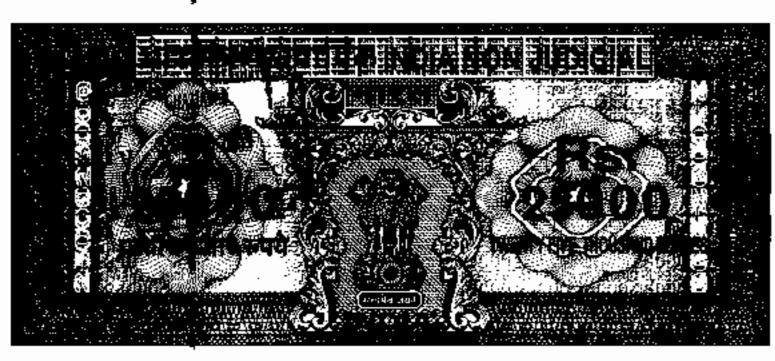
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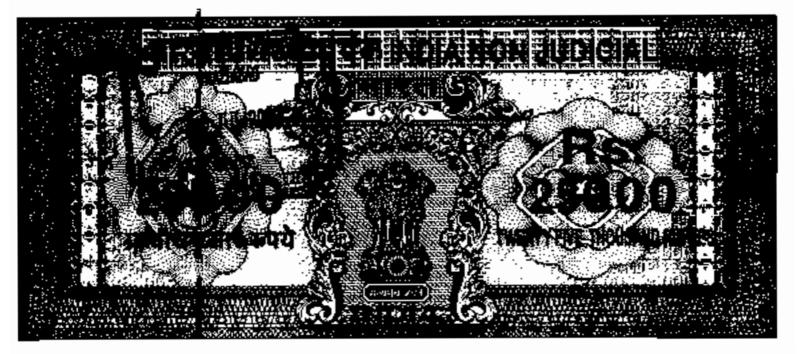
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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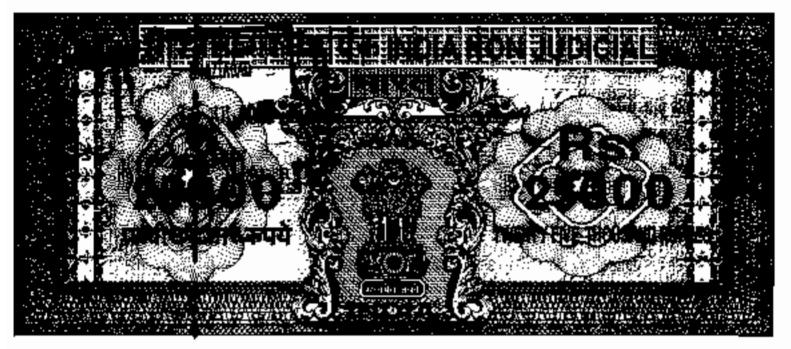
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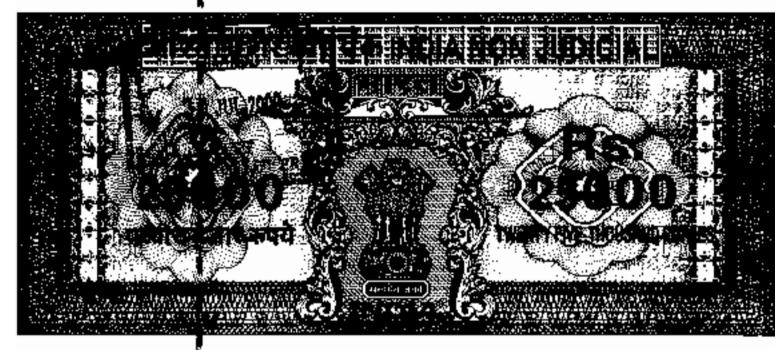
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That the High Court of Aliahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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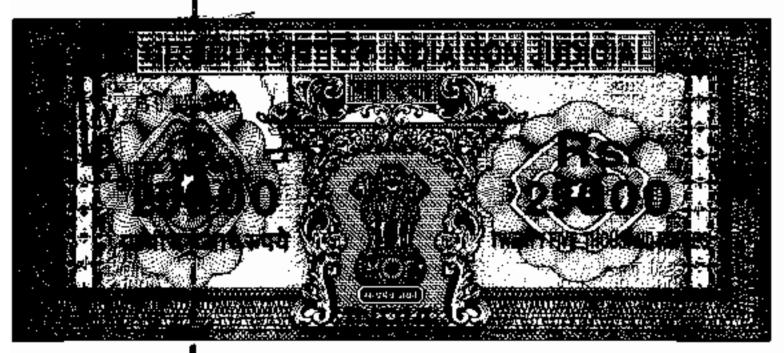
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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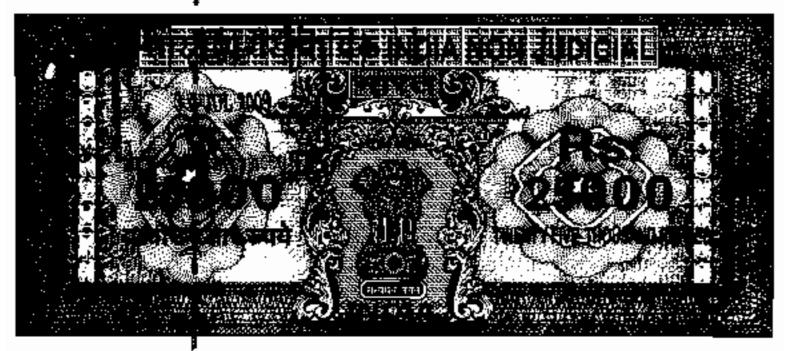
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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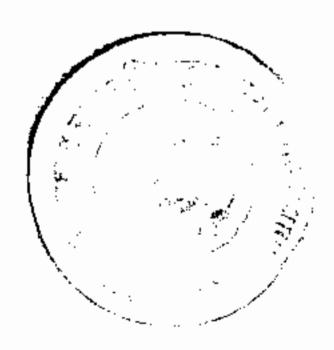
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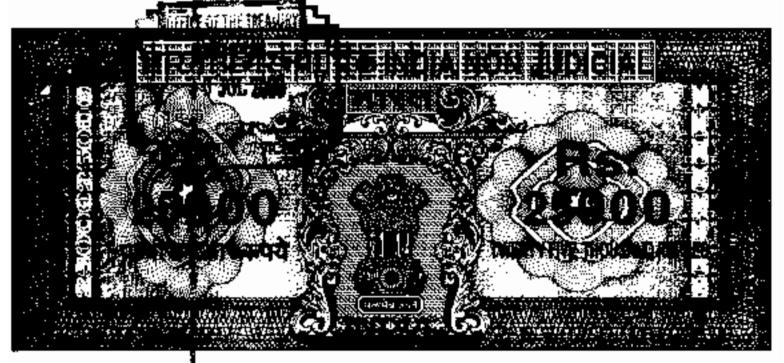
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziahad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

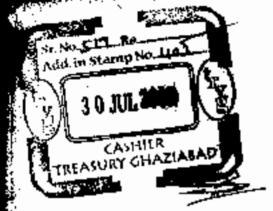
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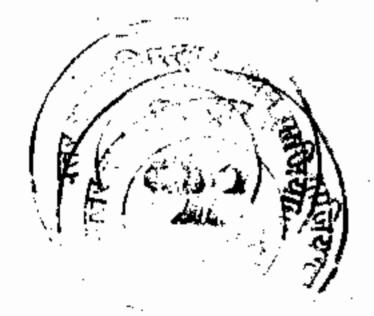
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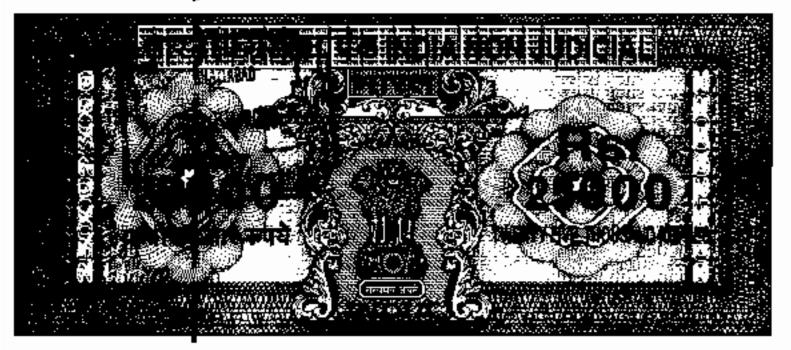
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That the High Court of Alfahabad and the Courts subordinate to it at
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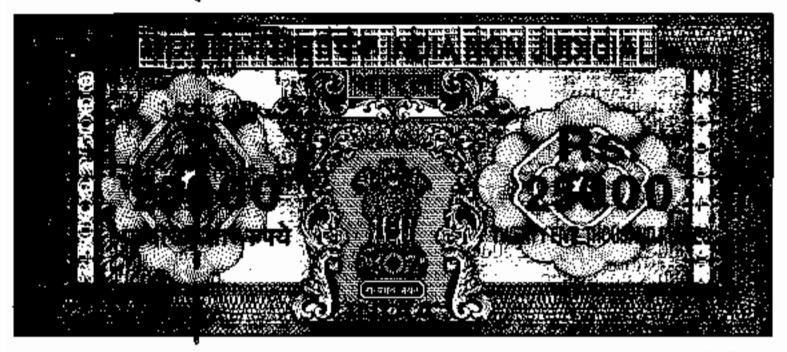
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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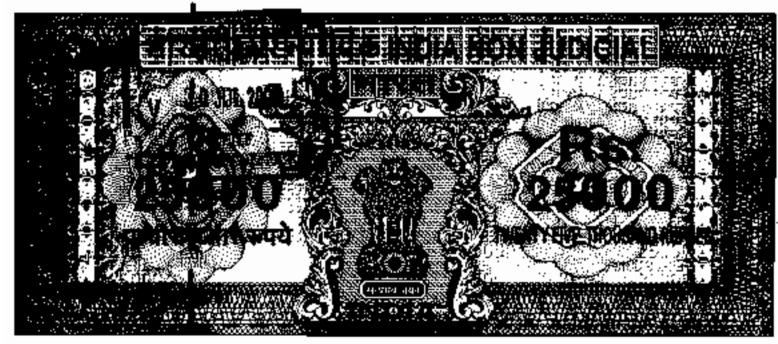
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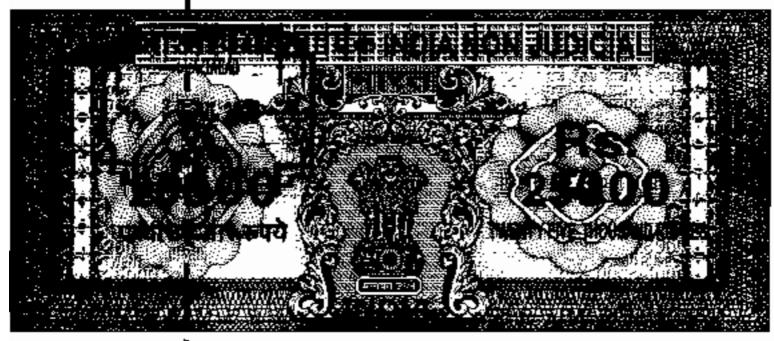
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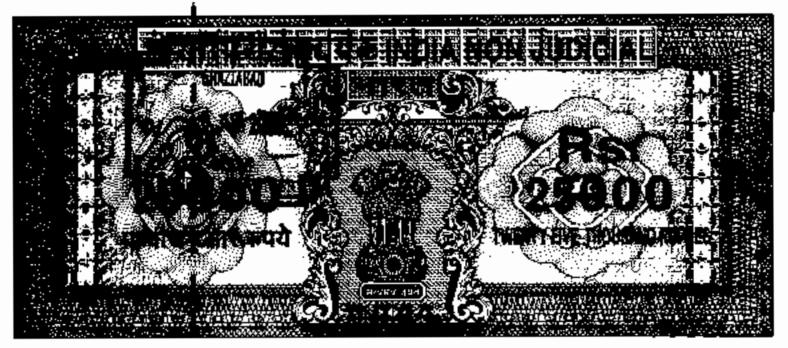
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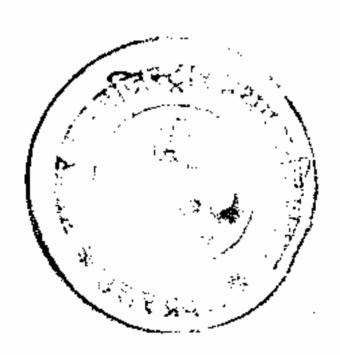
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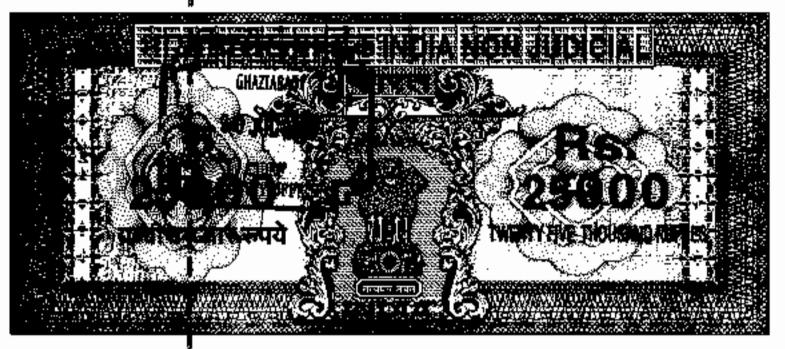
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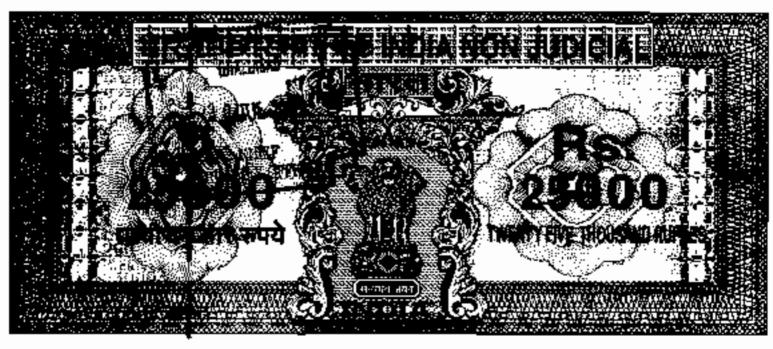
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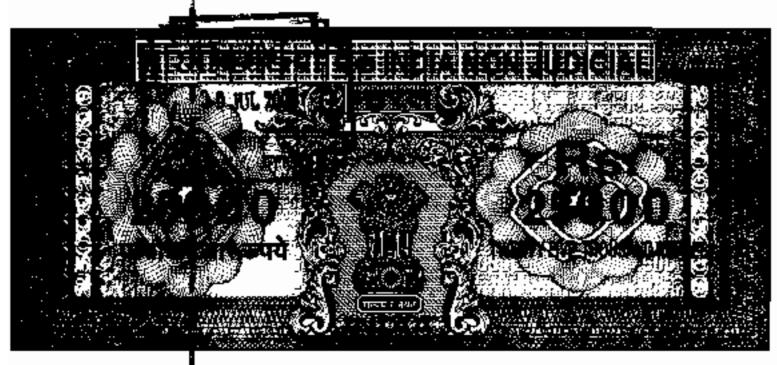
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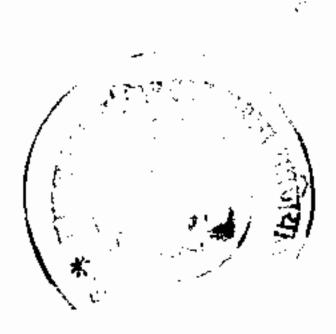
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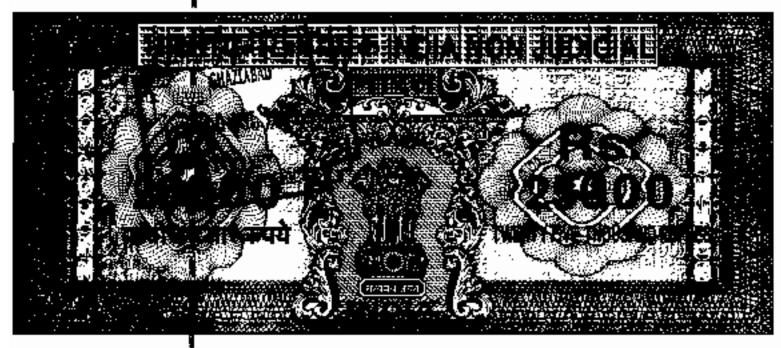
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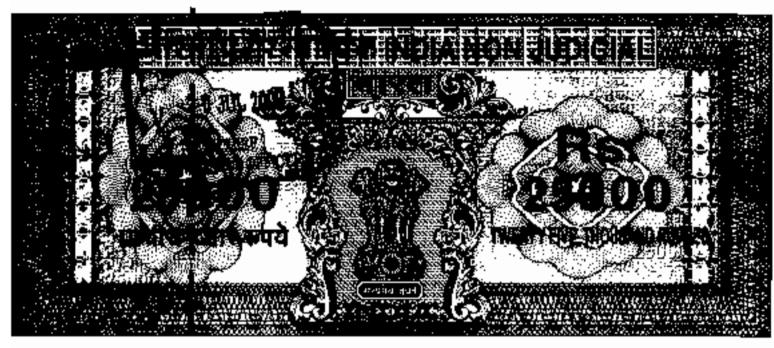
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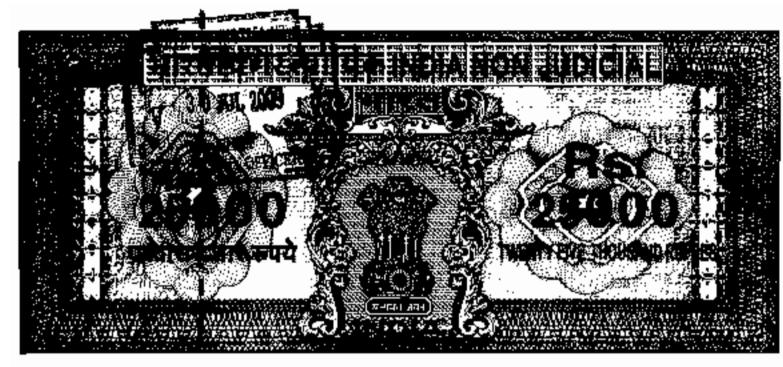
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That the High Court of Aliahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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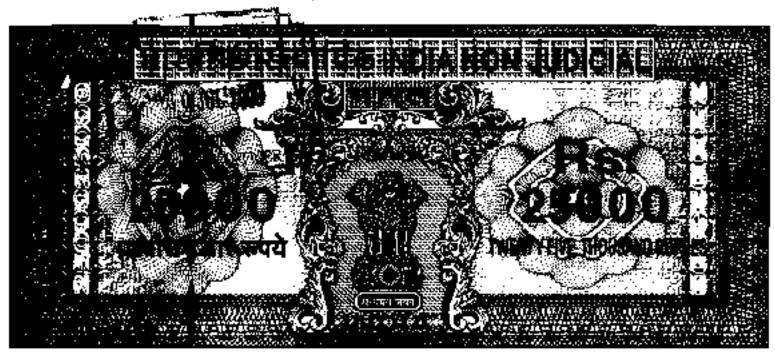
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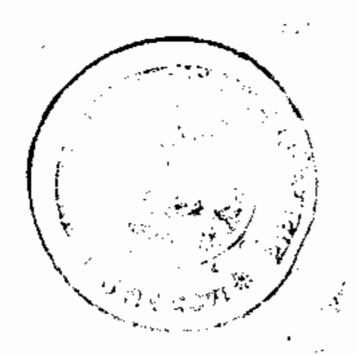
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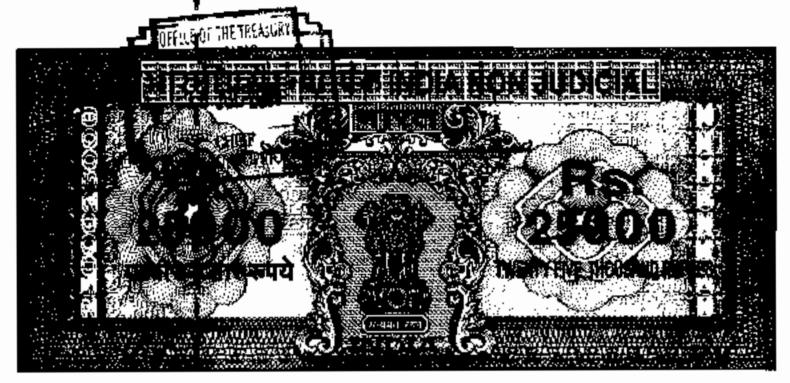
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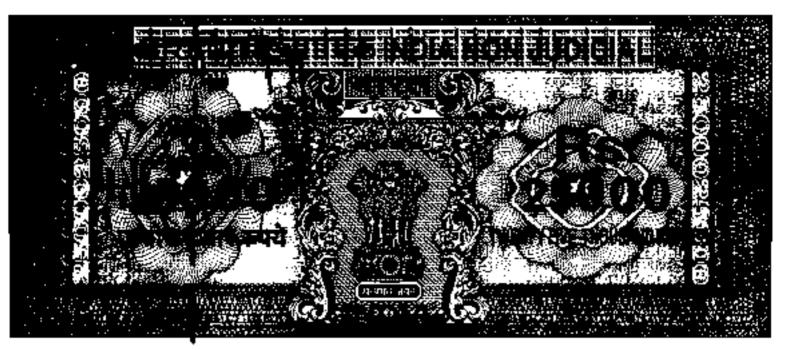
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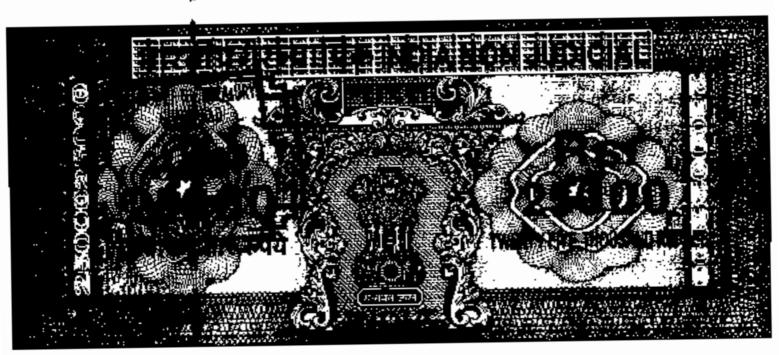
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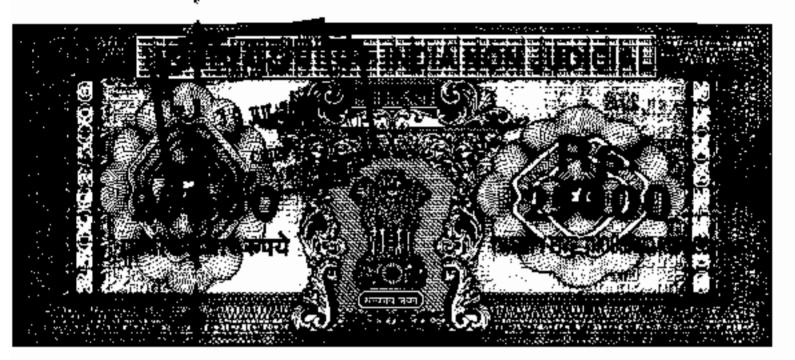
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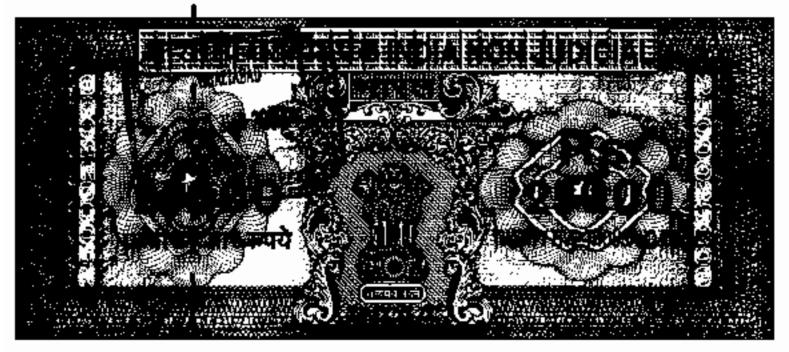
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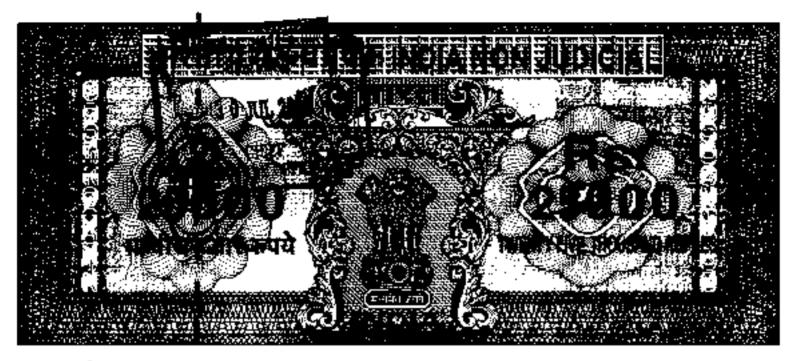
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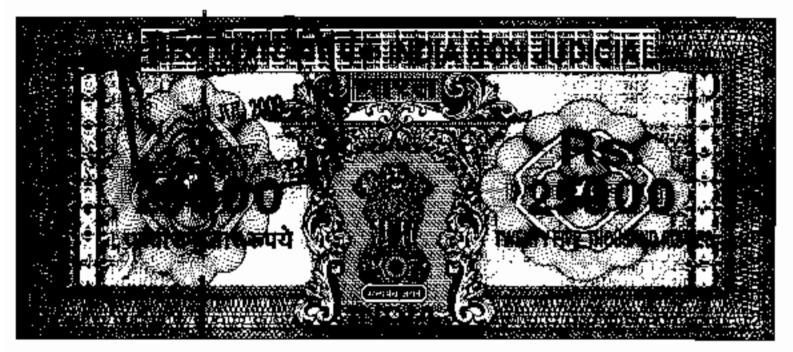
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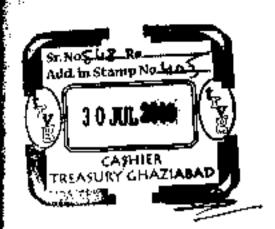
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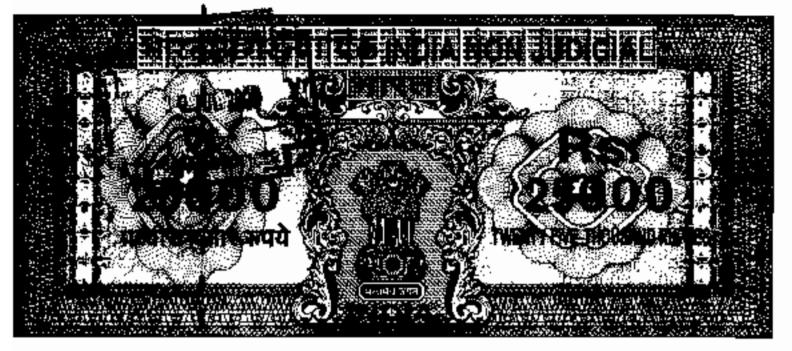
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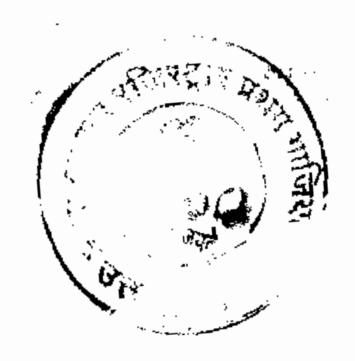
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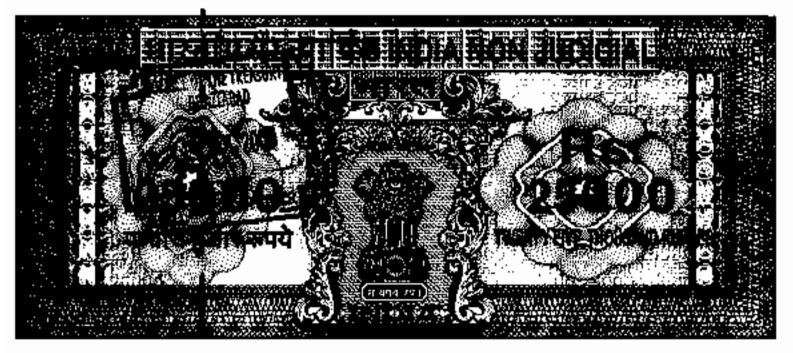
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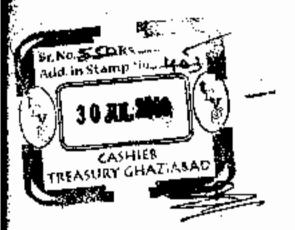
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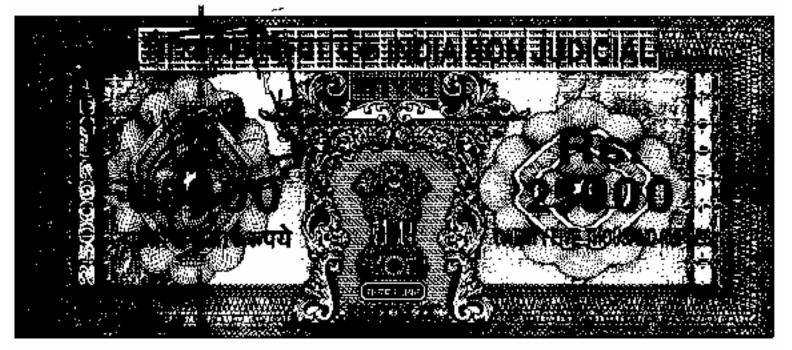
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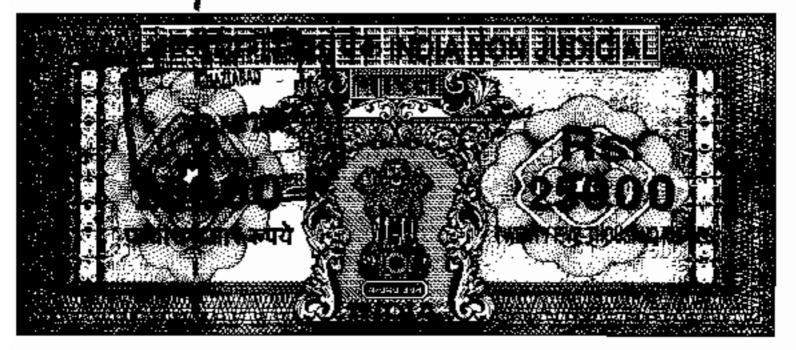
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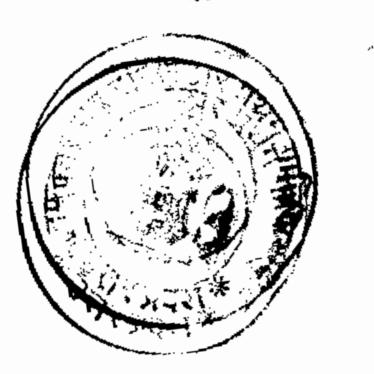
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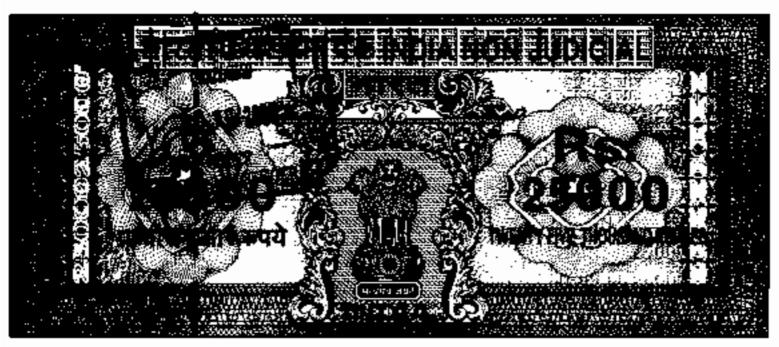
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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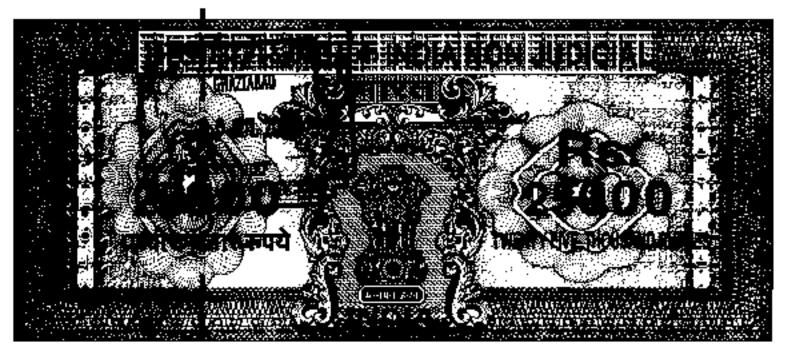
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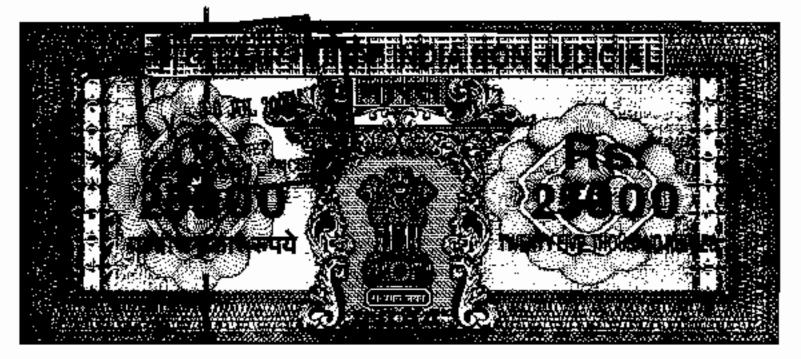
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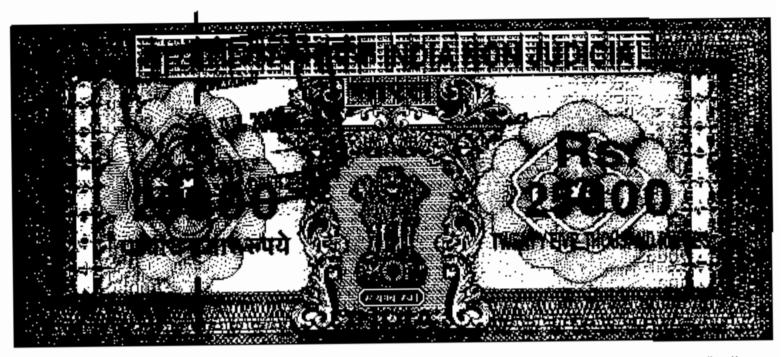
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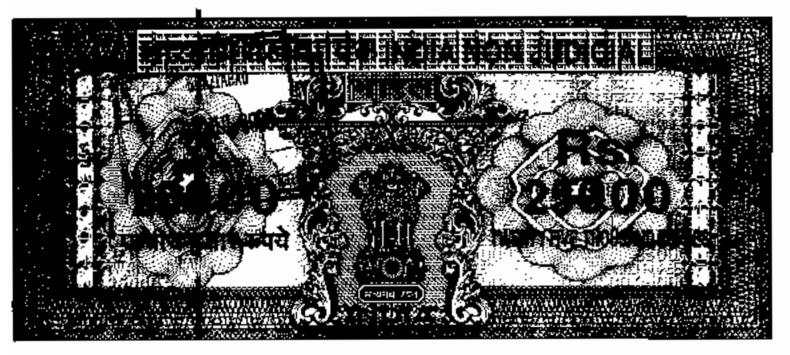
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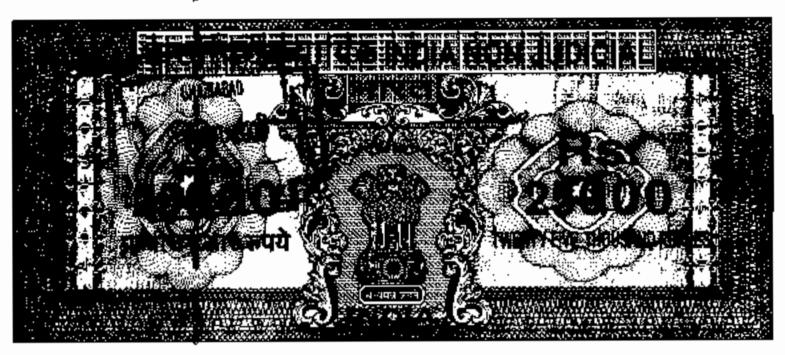
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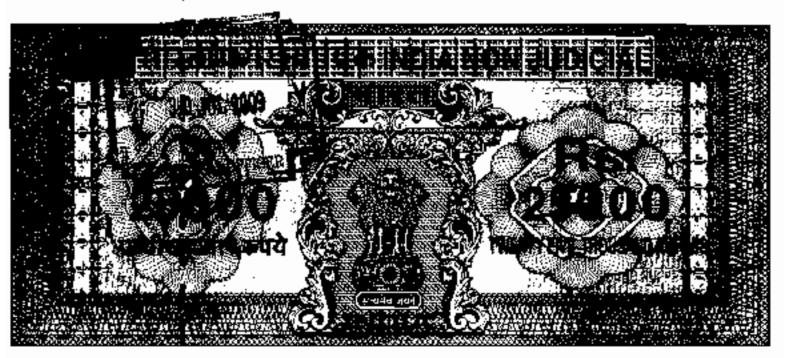
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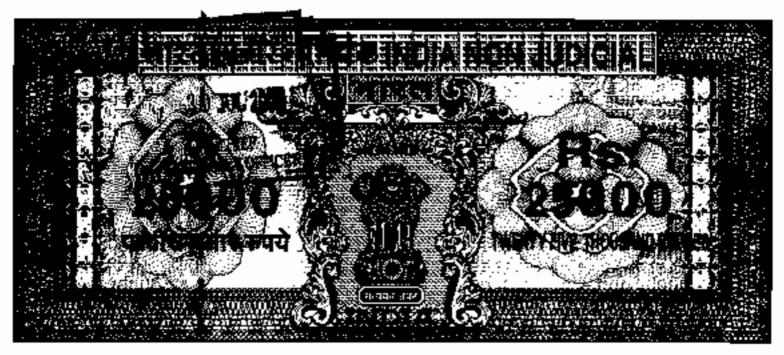
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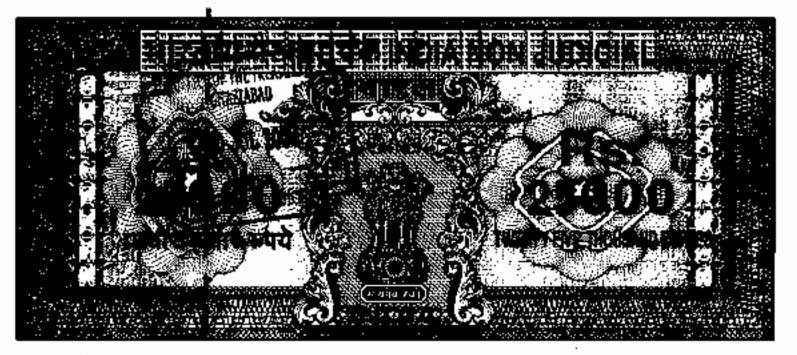
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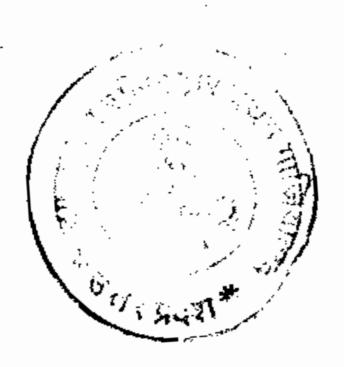
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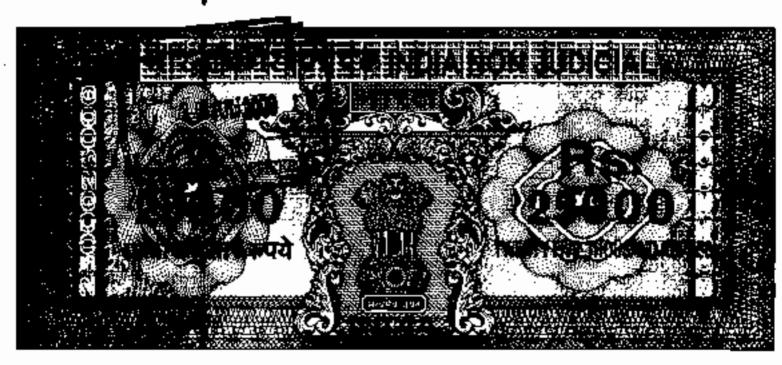
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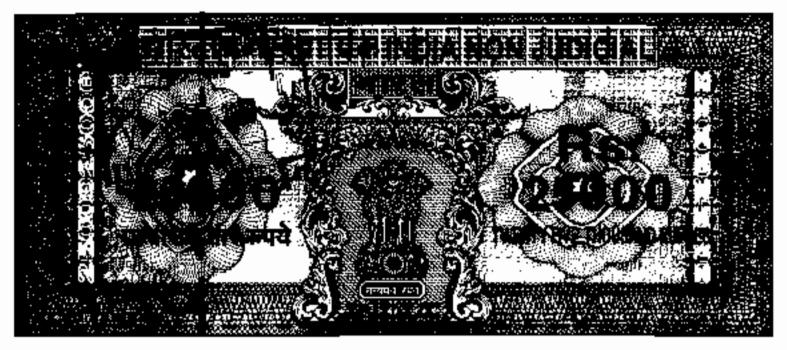
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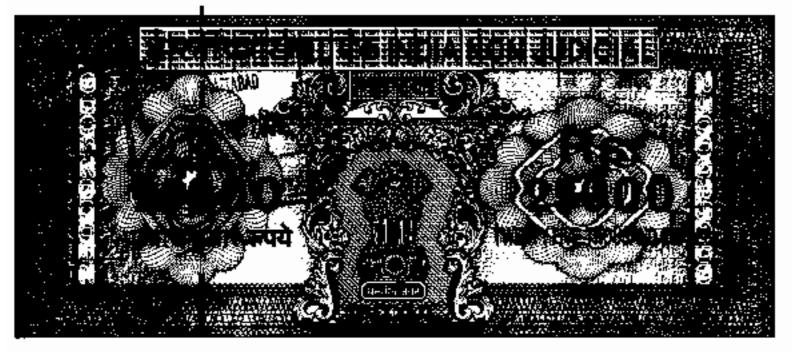
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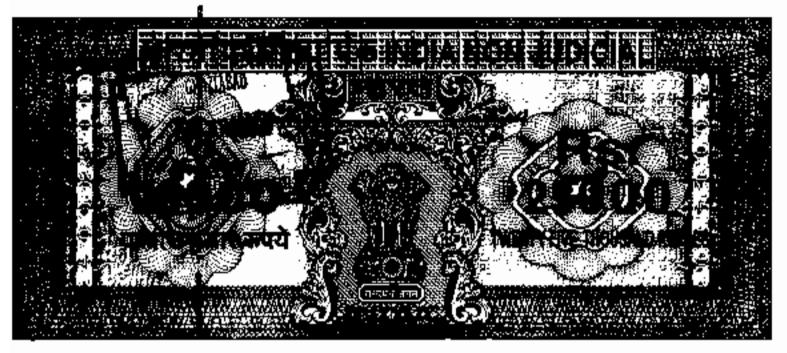
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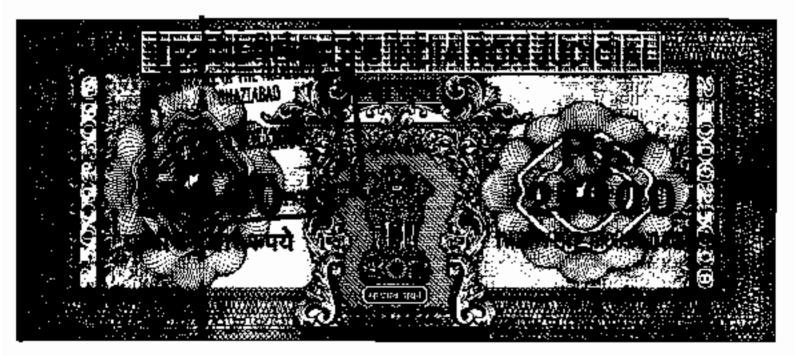
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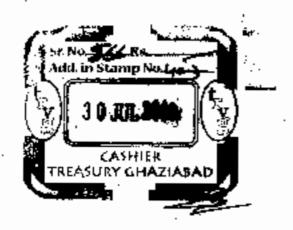
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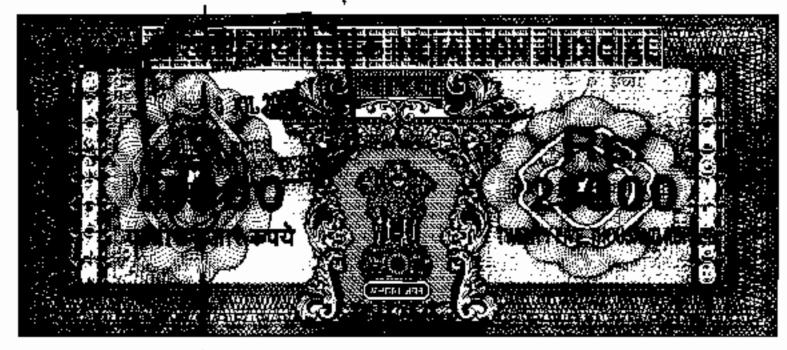
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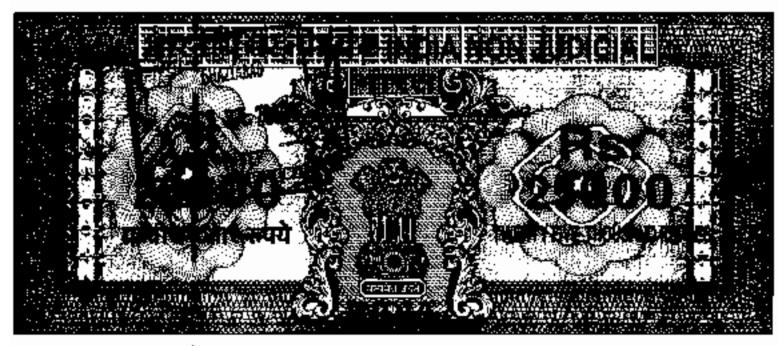
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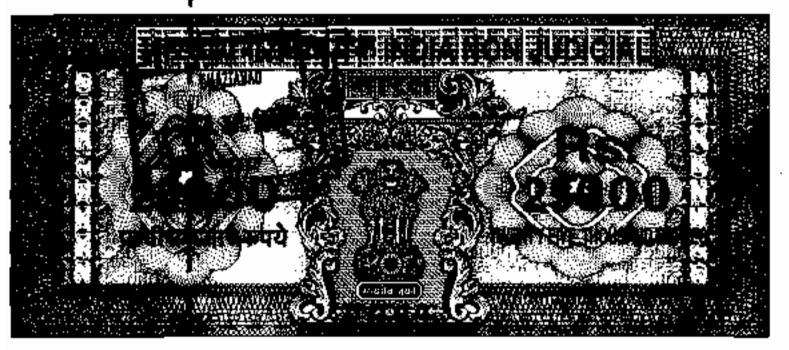
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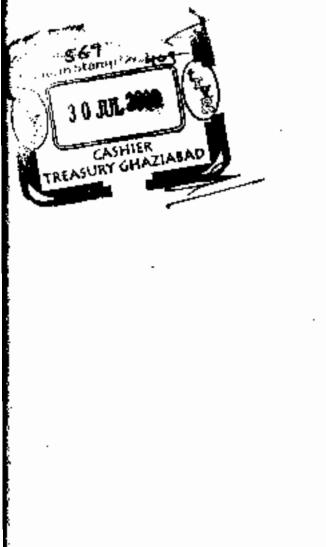
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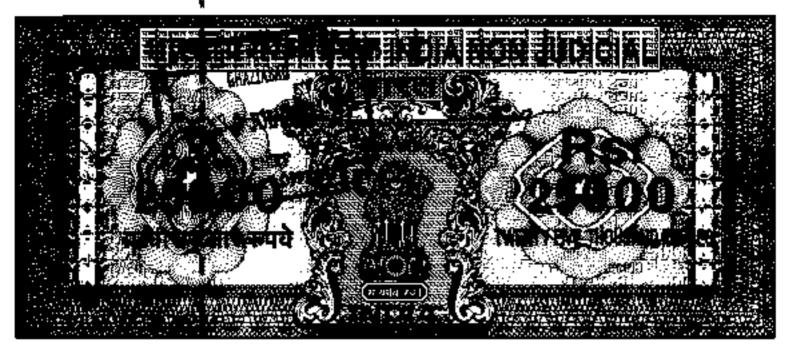
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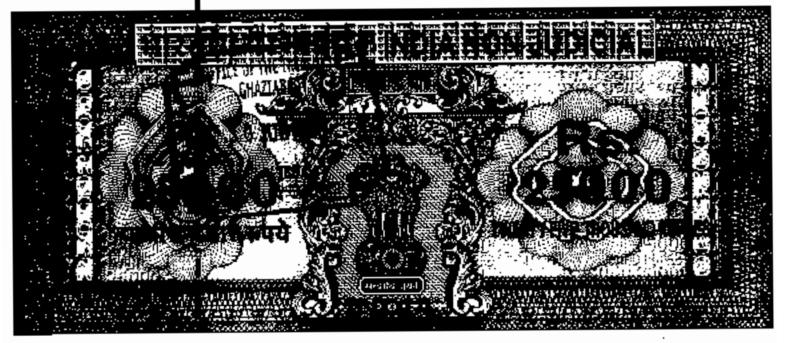
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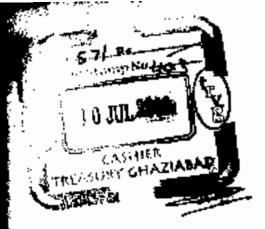
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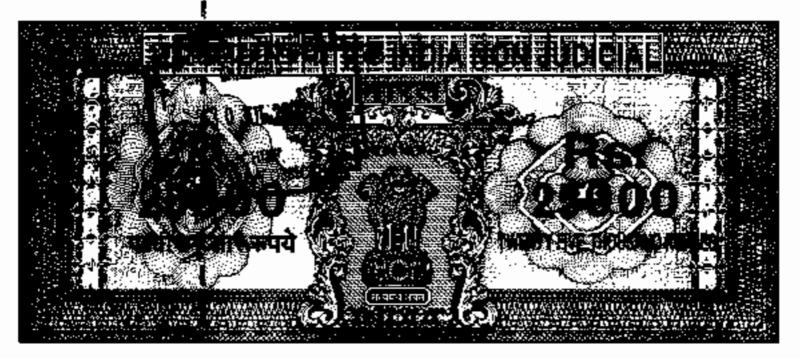
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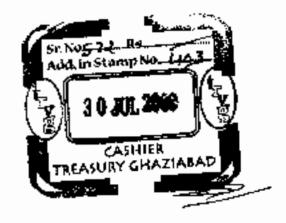
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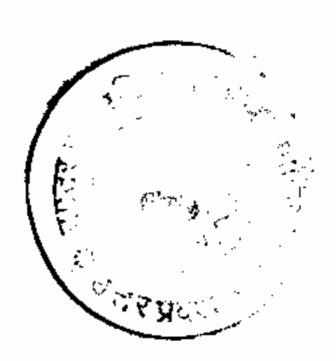
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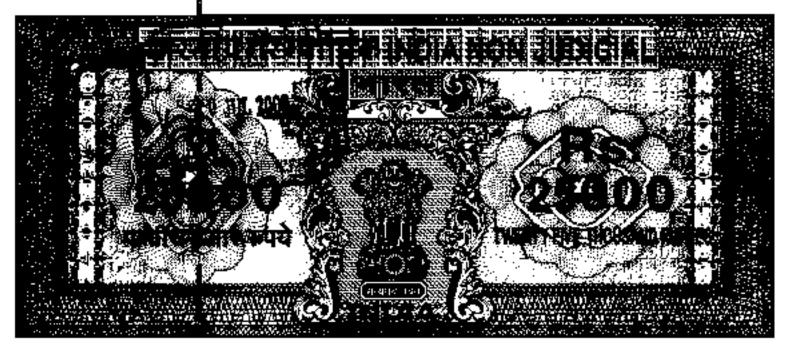
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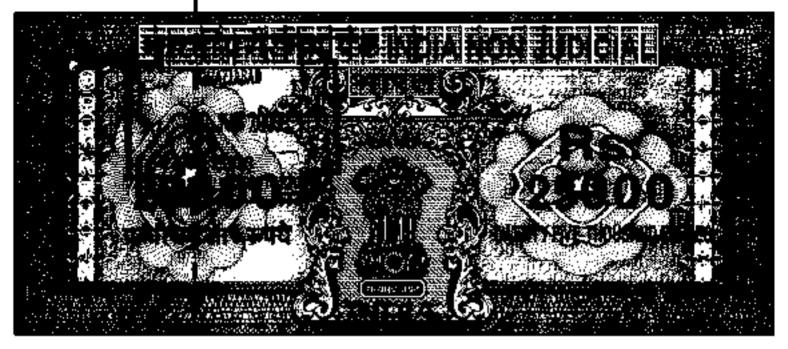
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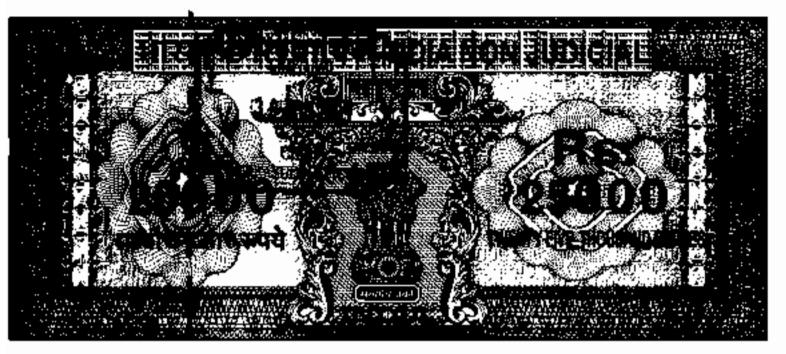
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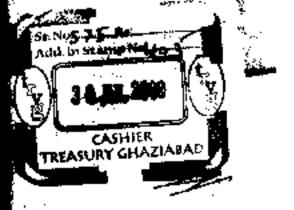
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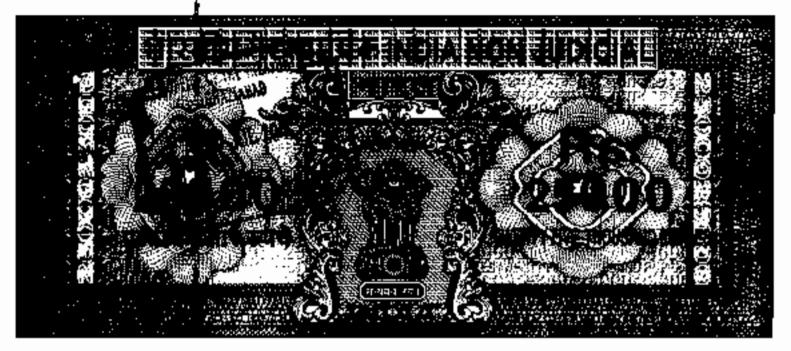
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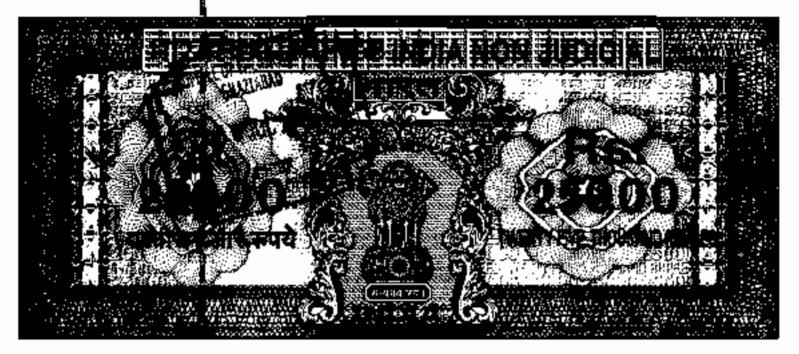
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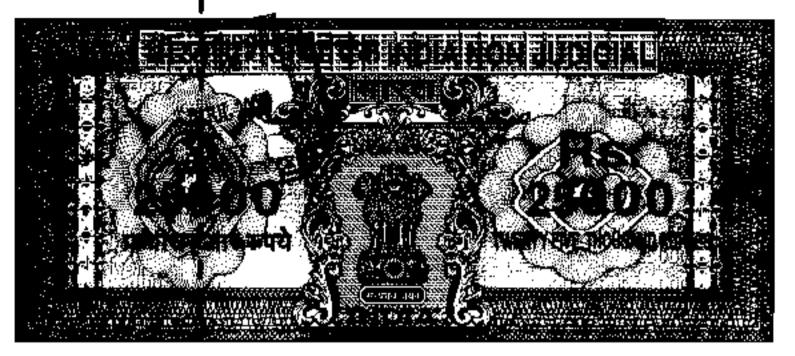
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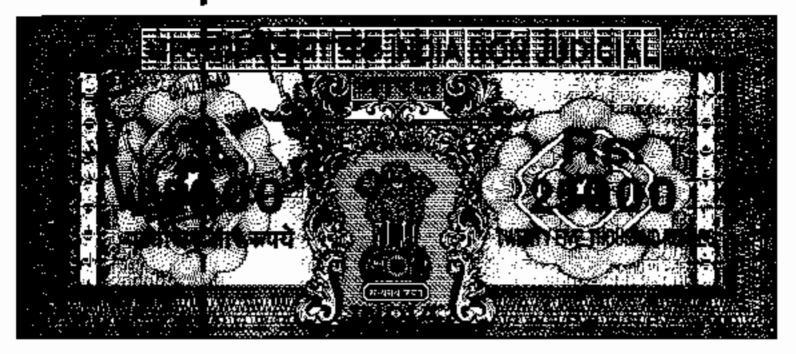
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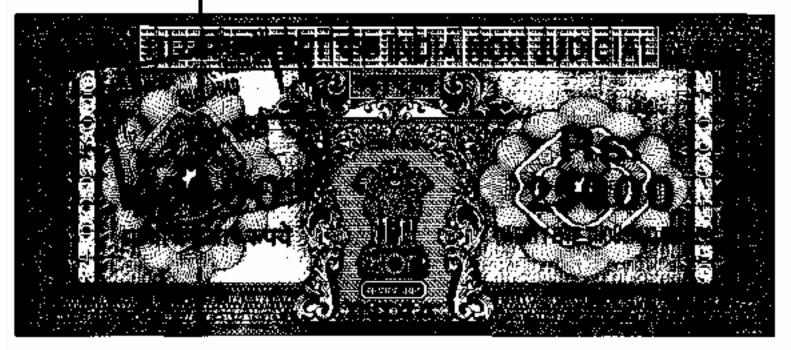
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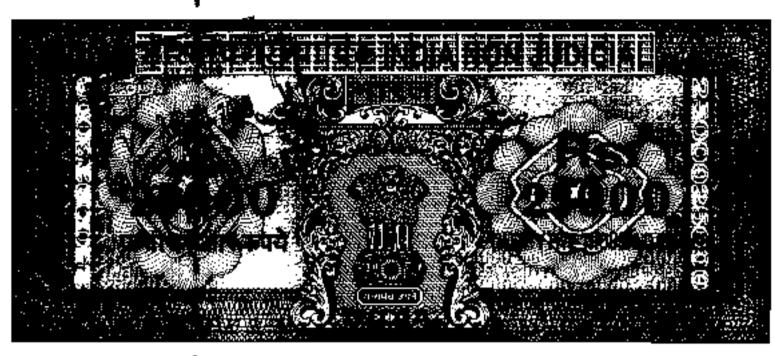
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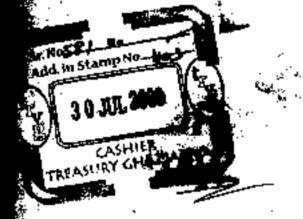
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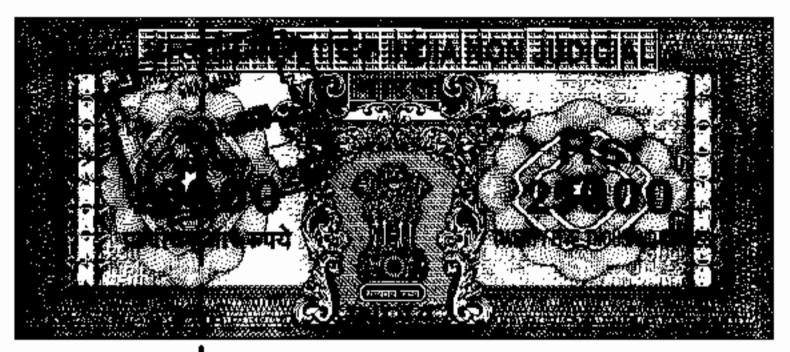
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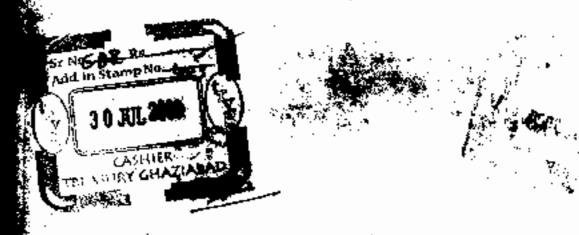
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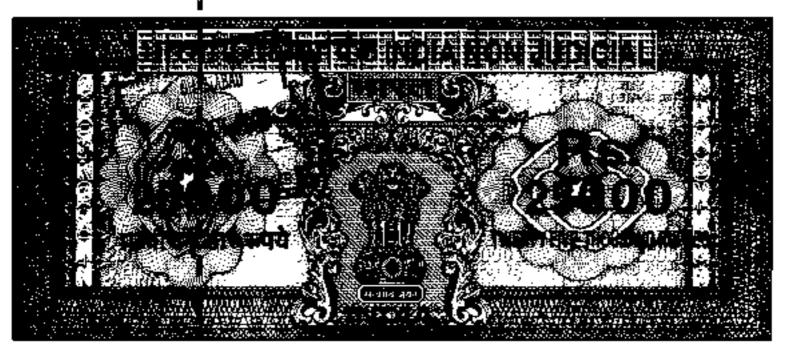
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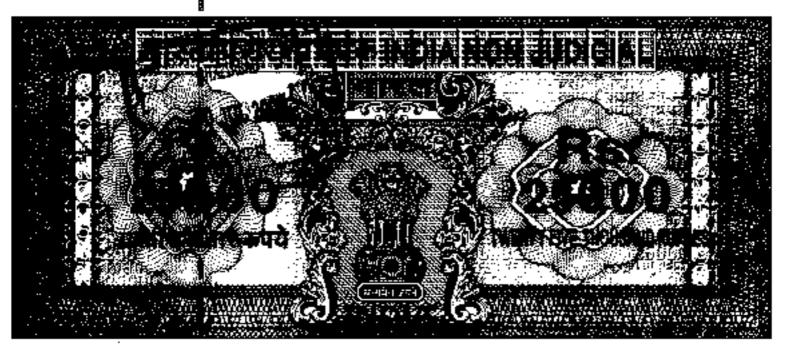
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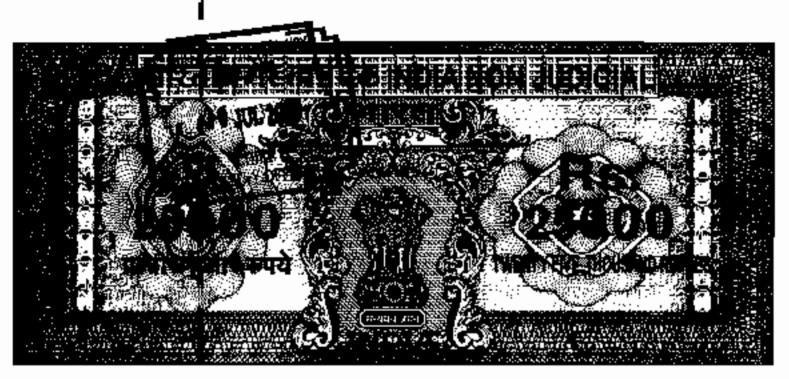
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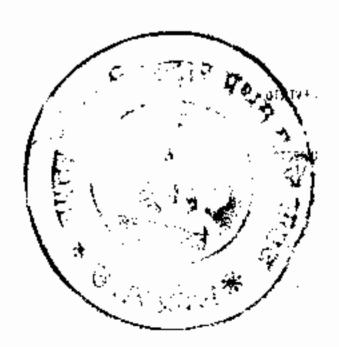
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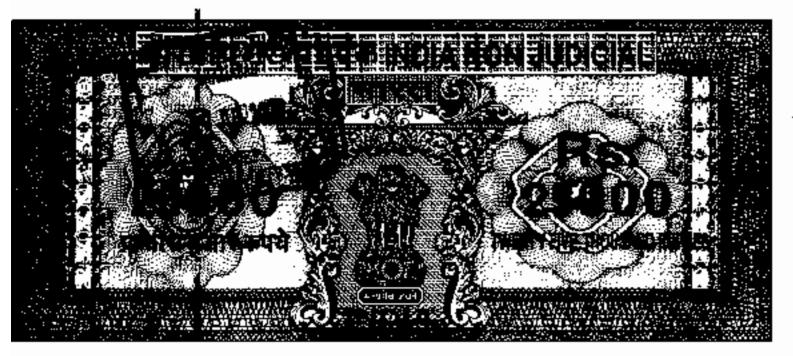
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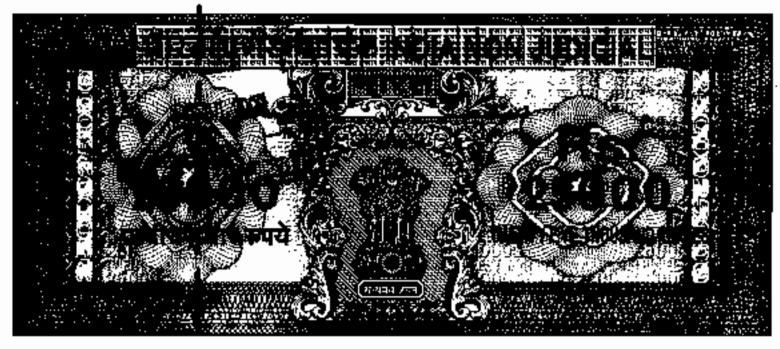
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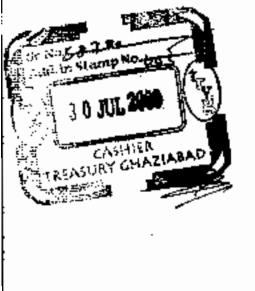
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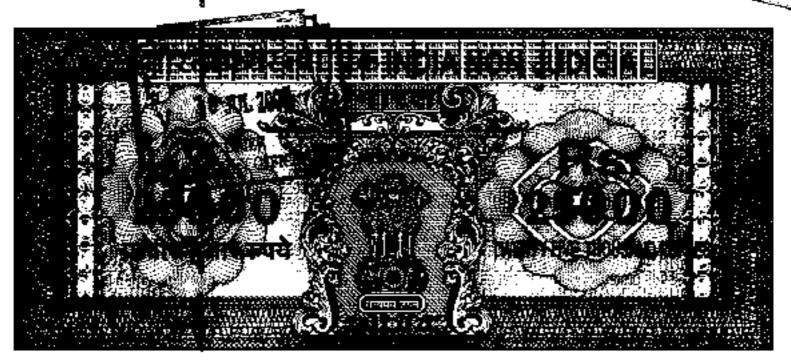
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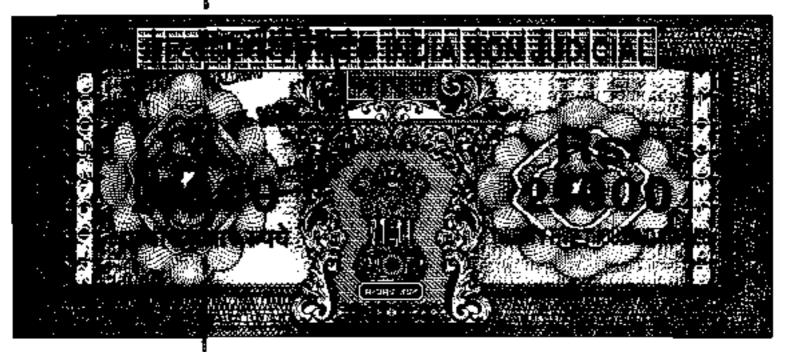
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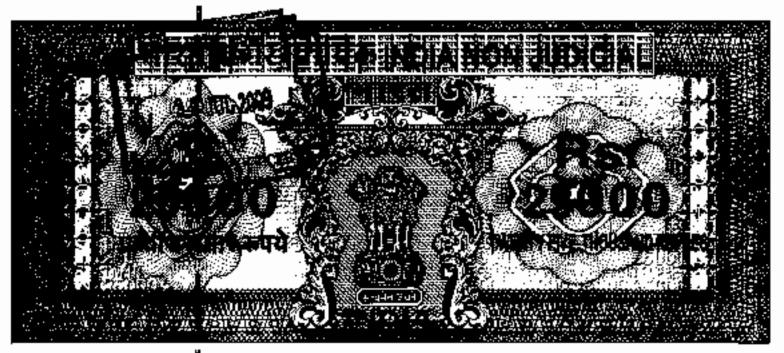
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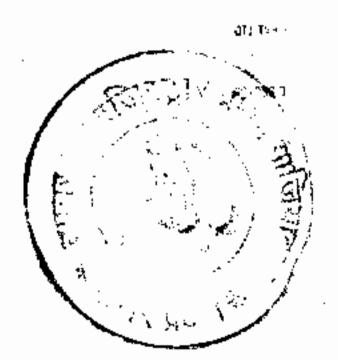
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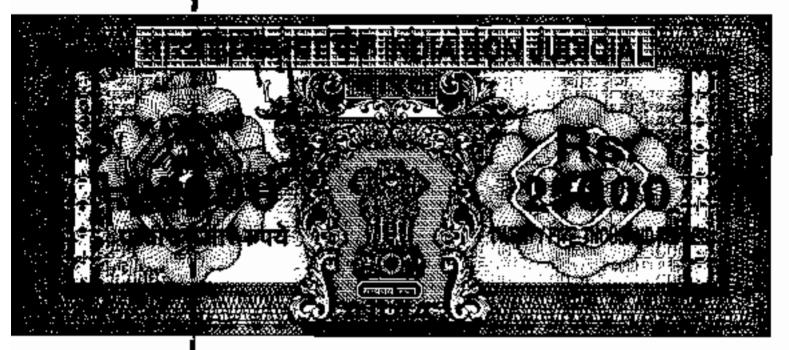
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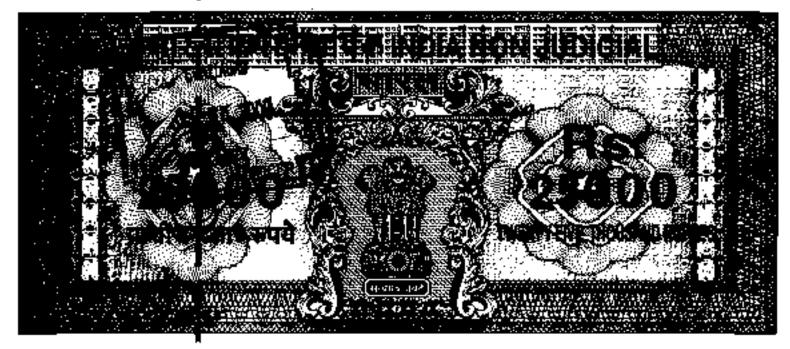
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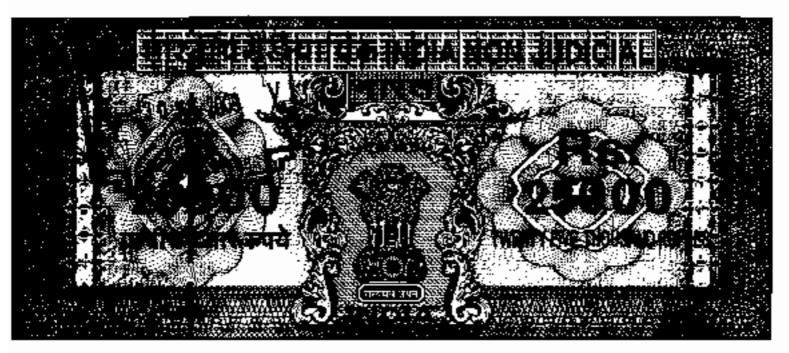
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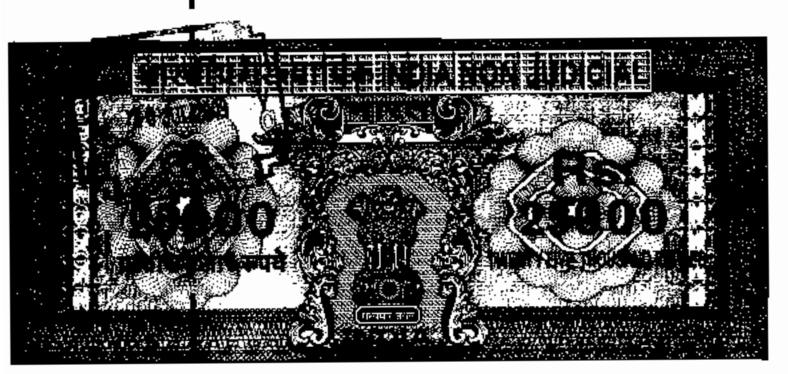
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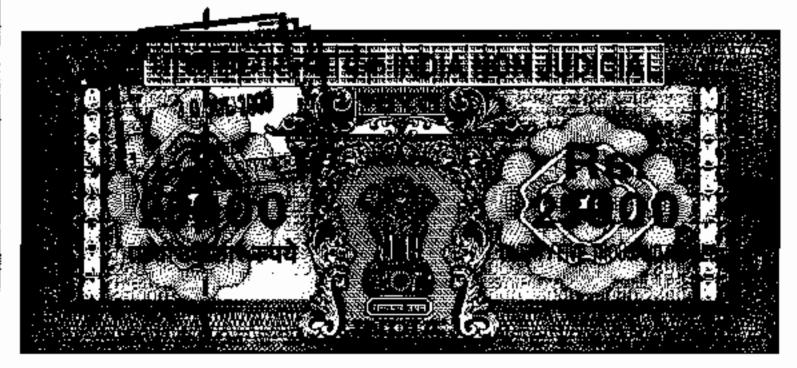
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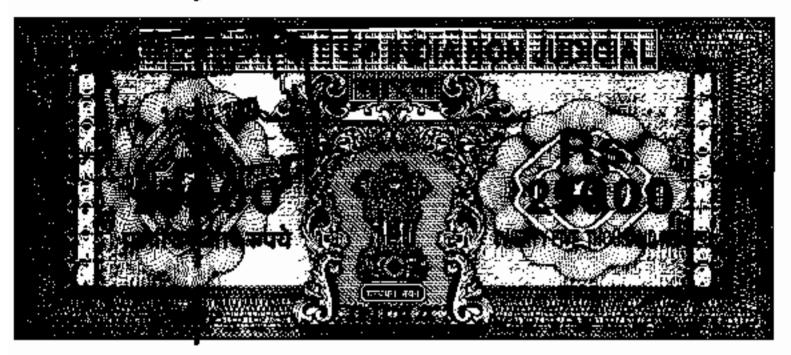
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That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

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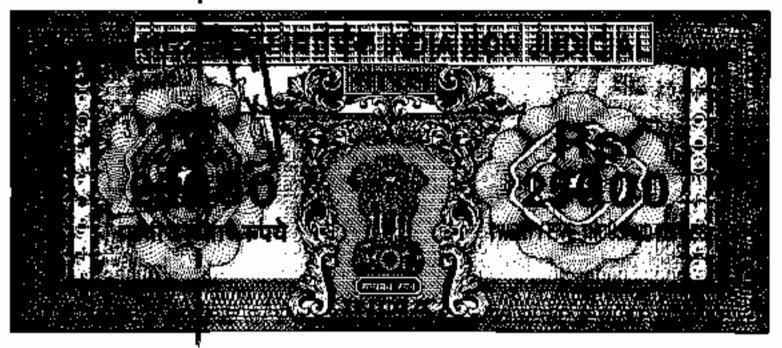
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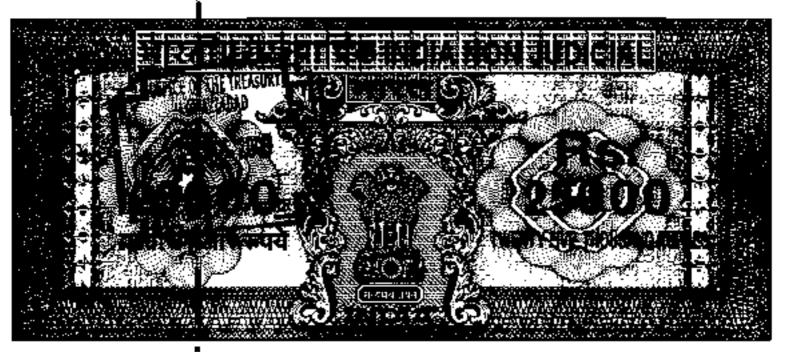
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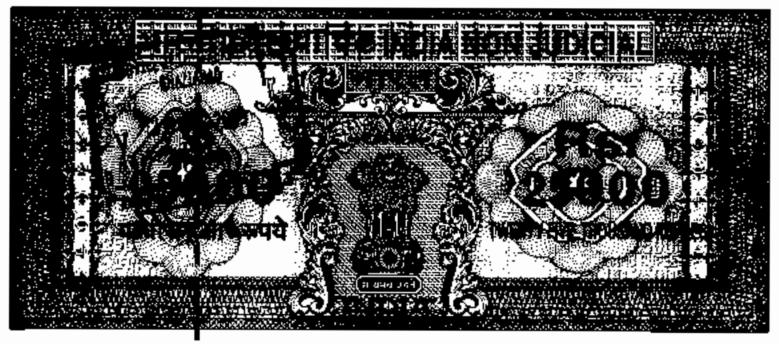
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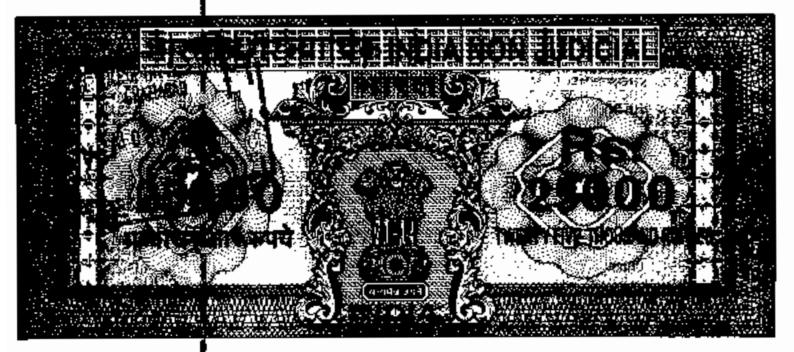
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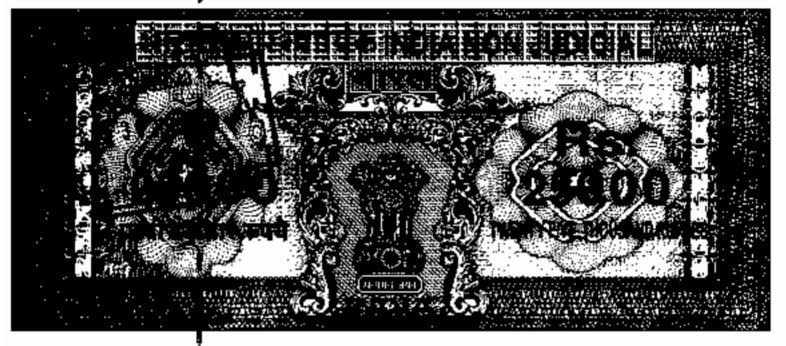
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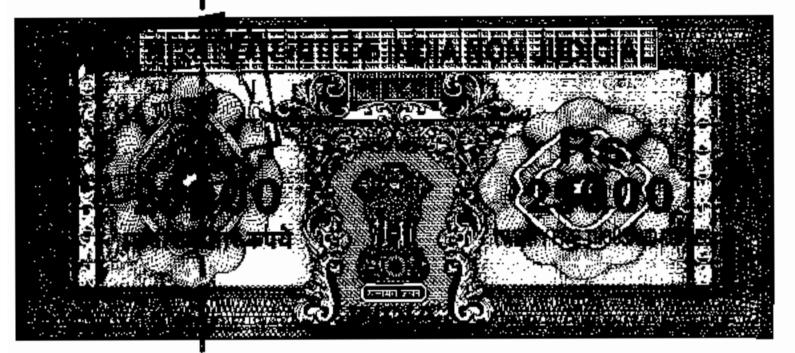
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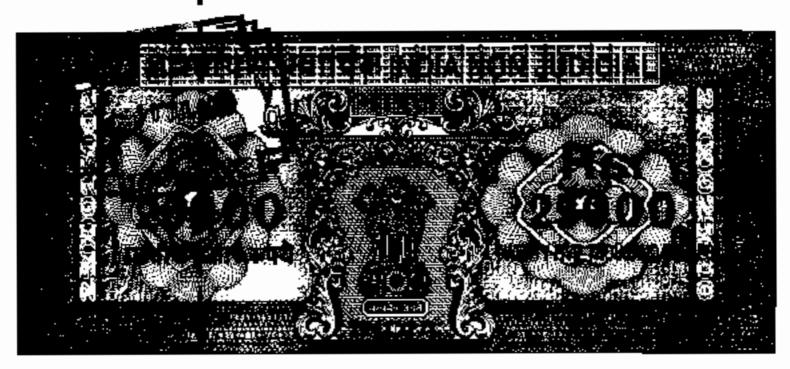
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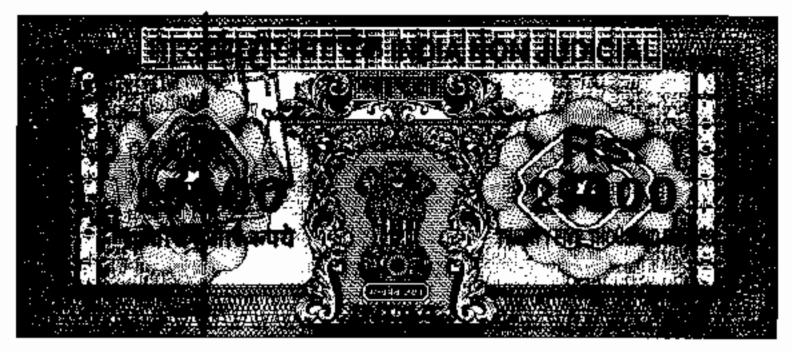
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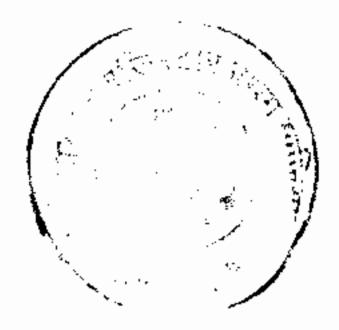
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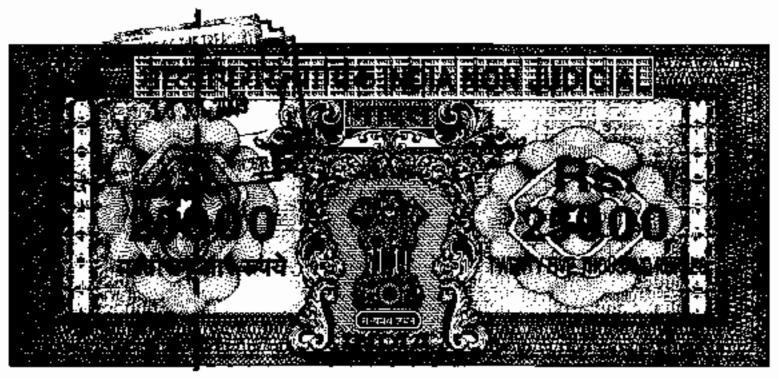
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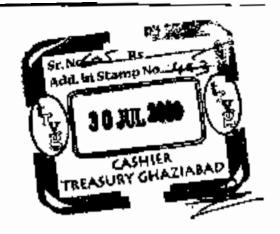
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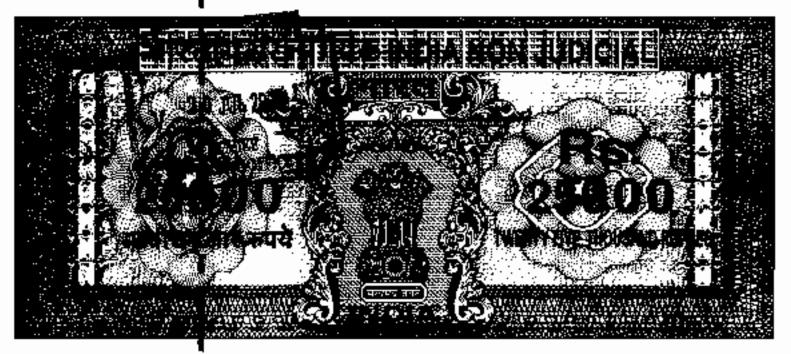
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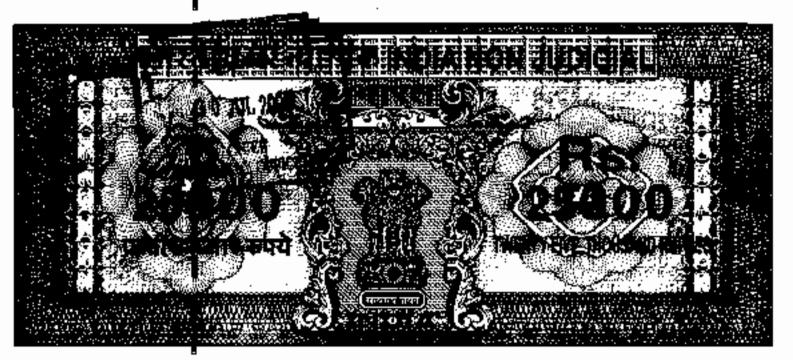
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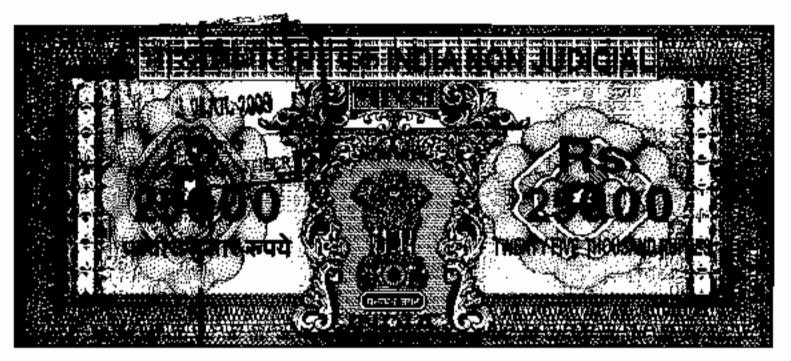
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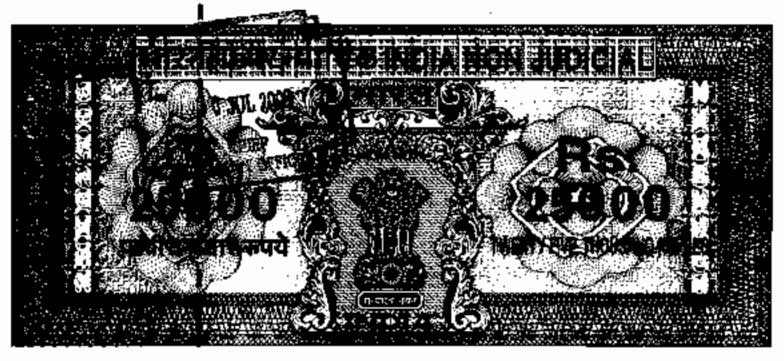
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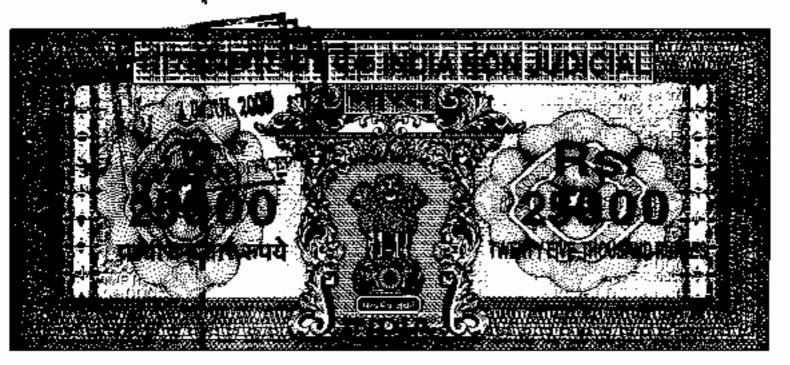


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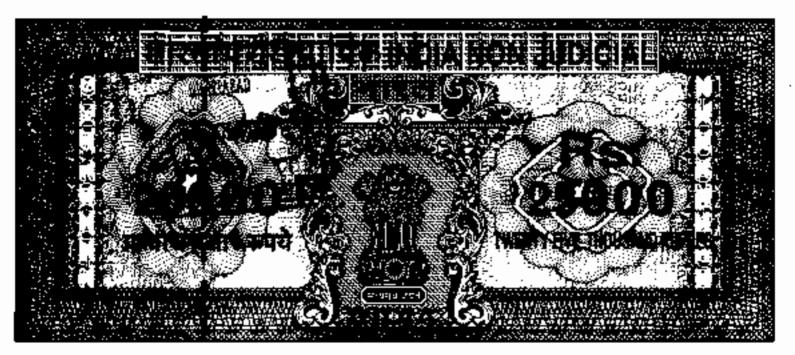
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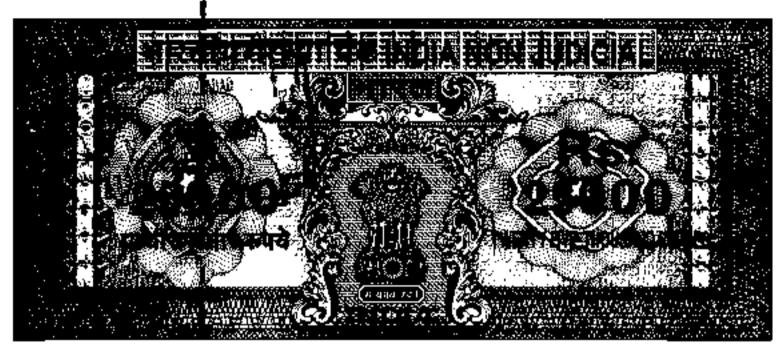
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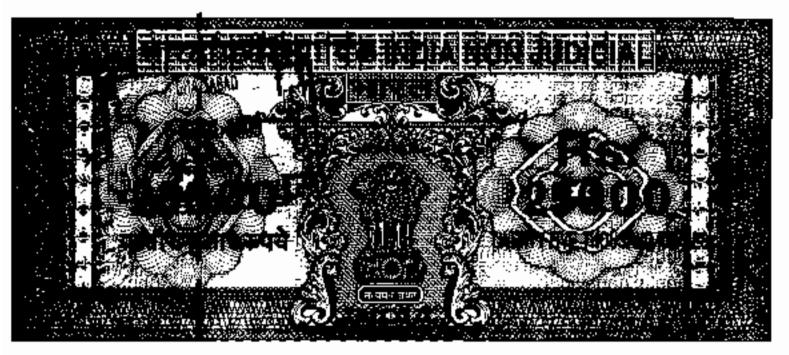
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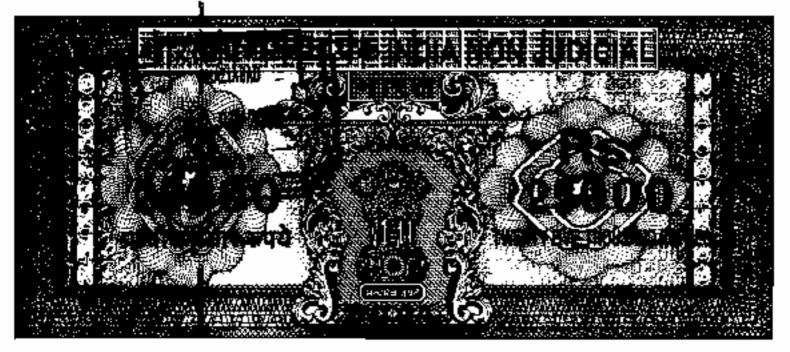
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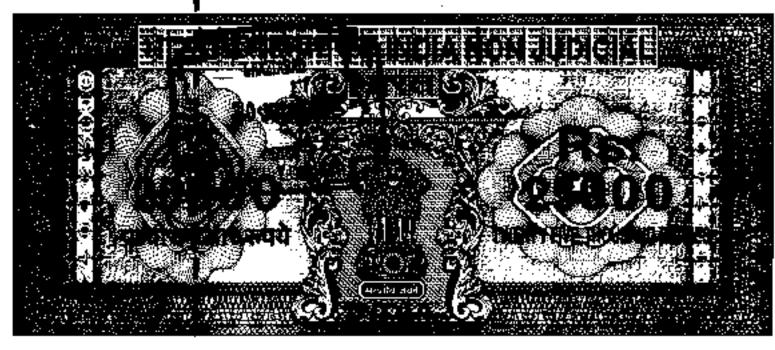
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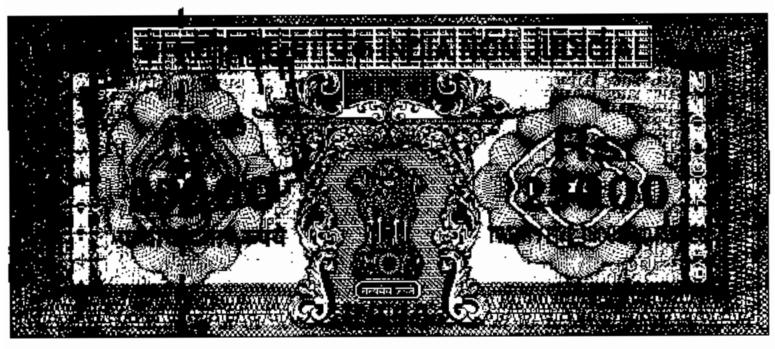
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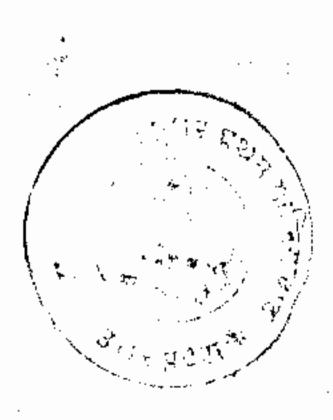
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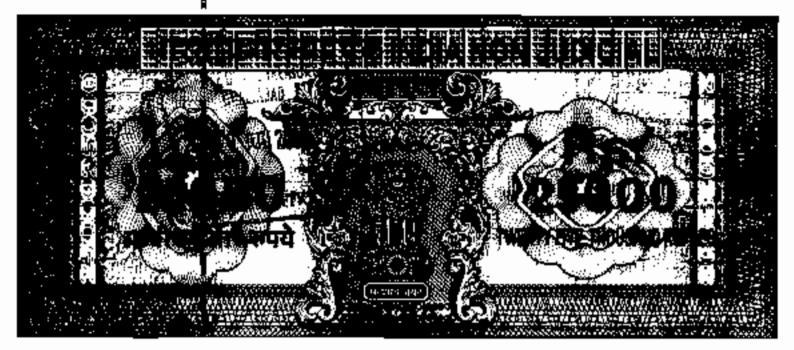
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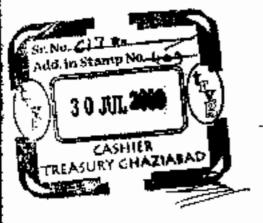
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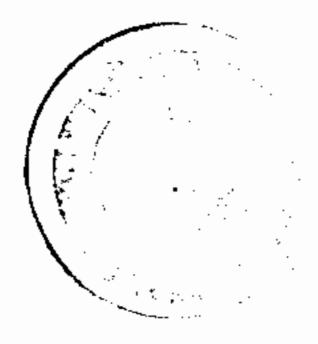
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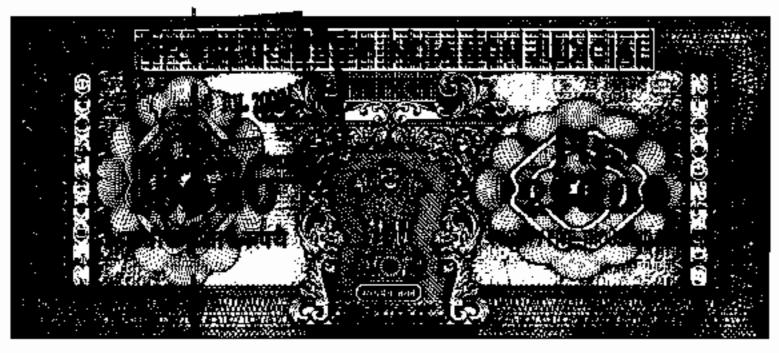
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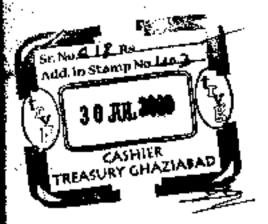
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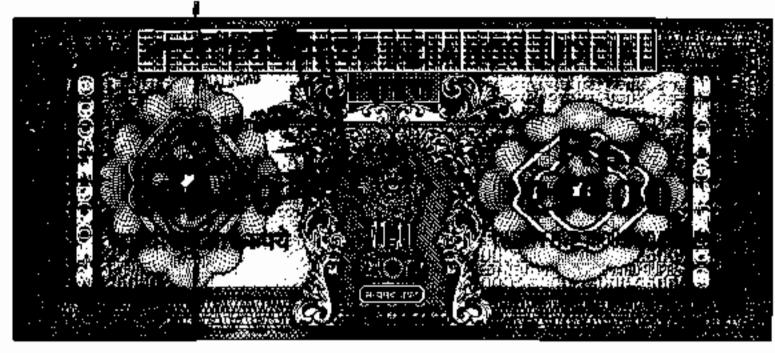
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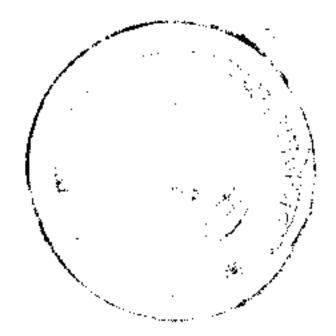
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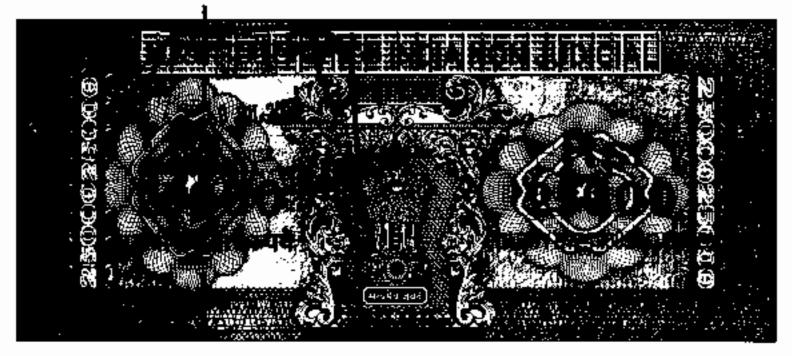
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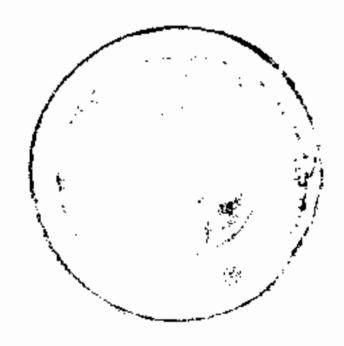
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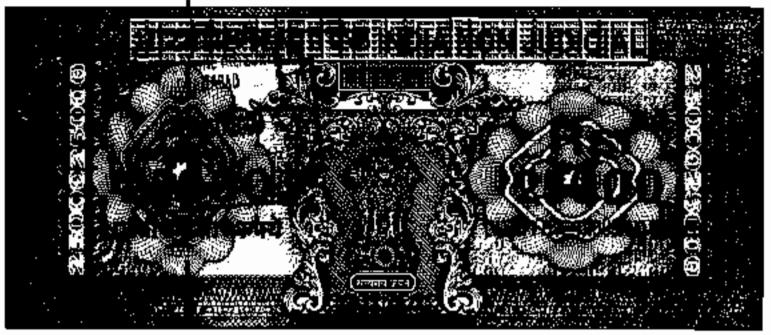
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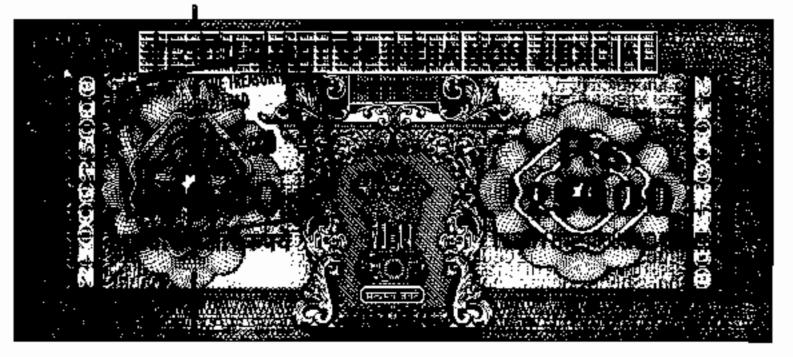
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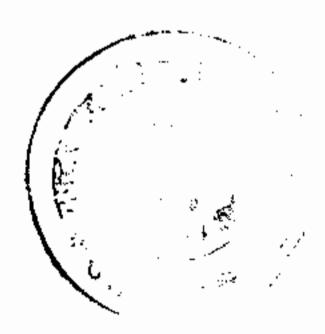
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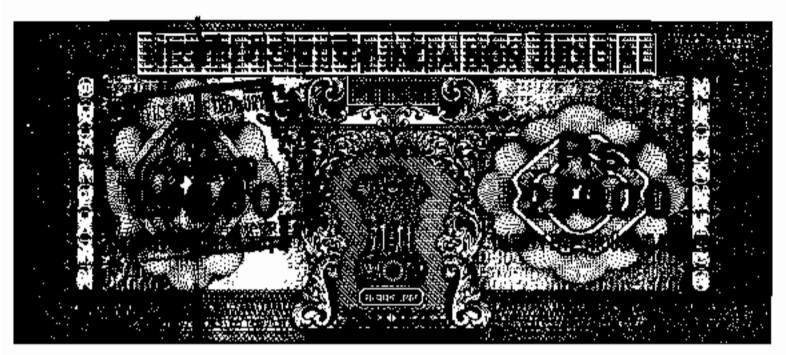
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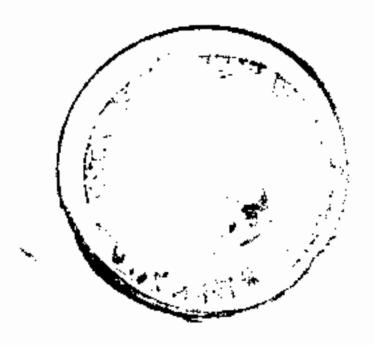
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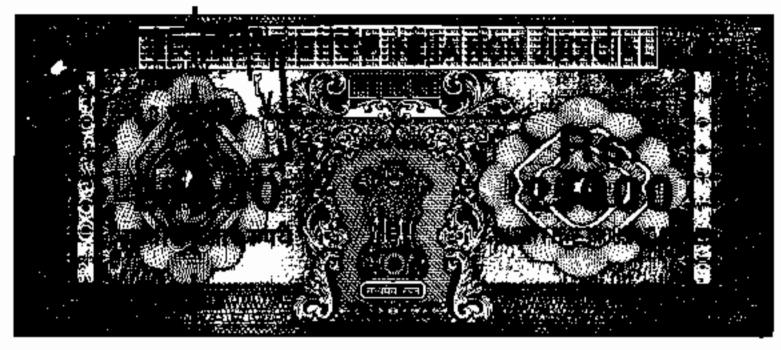
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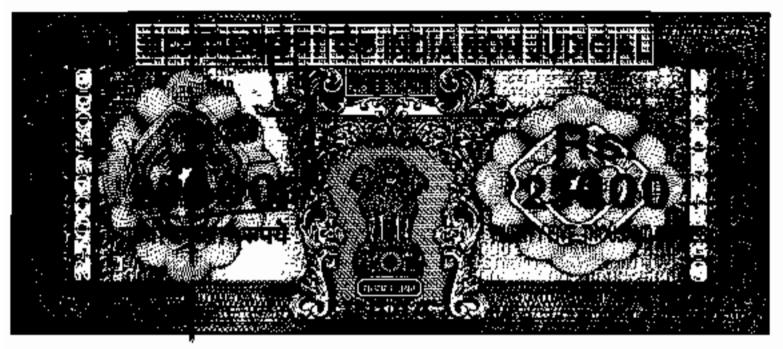
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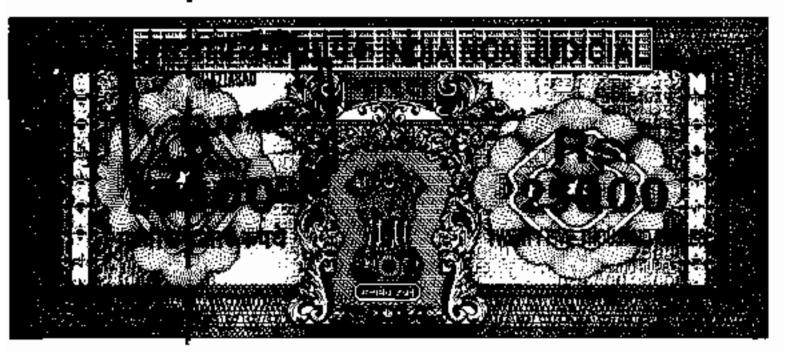
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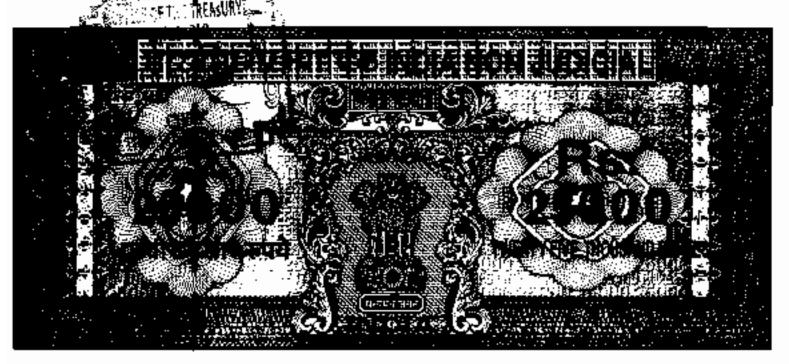
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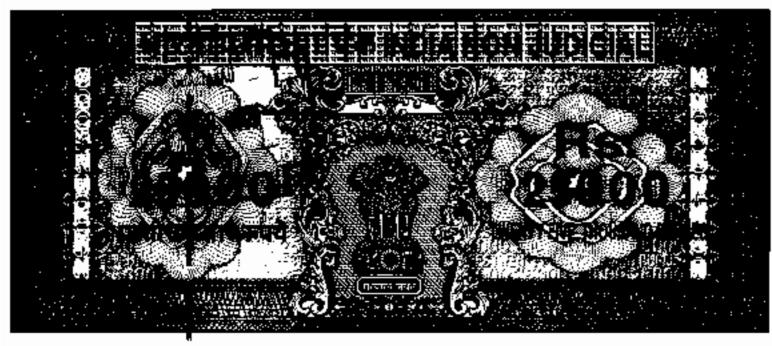
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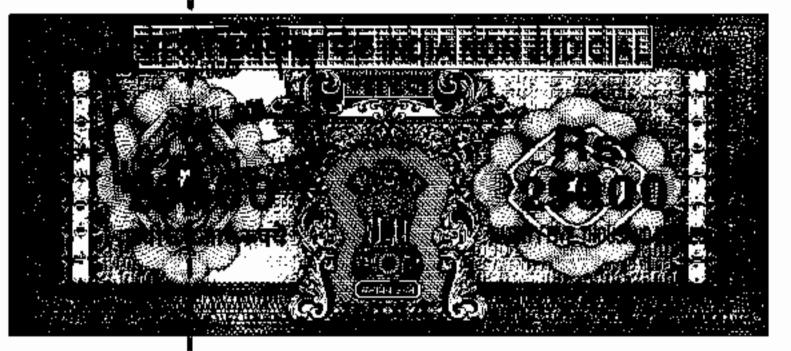
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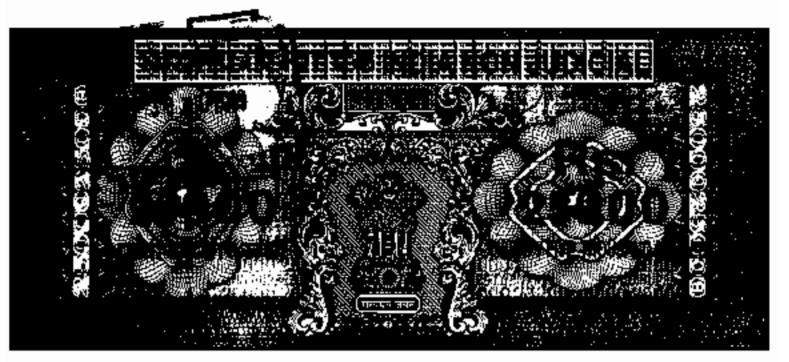
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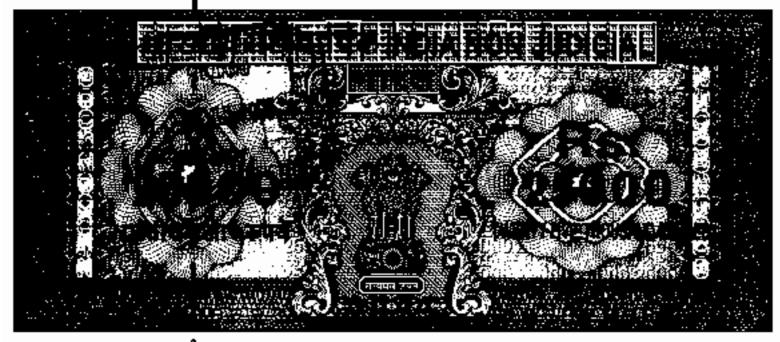
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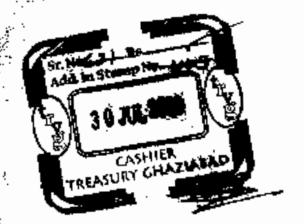
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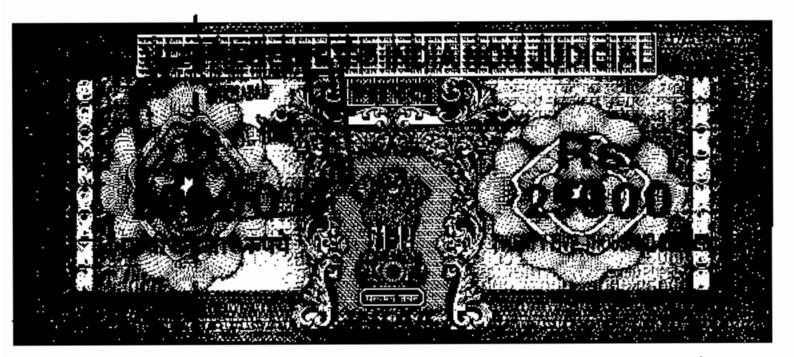
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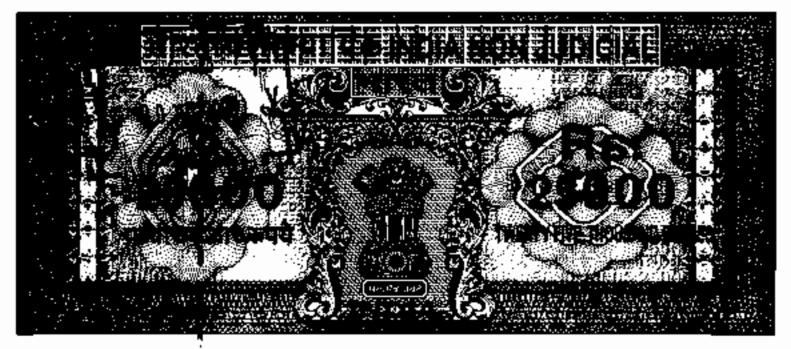
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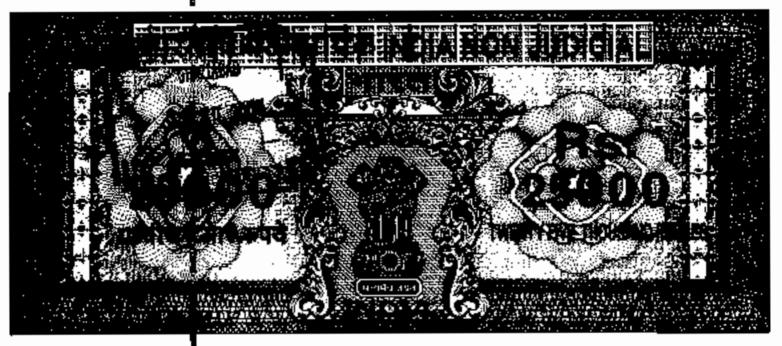
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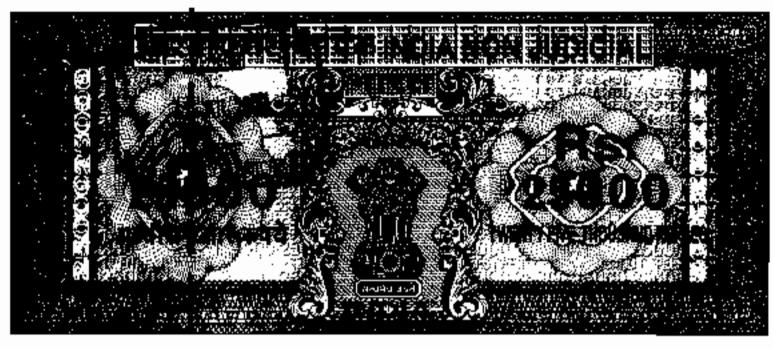
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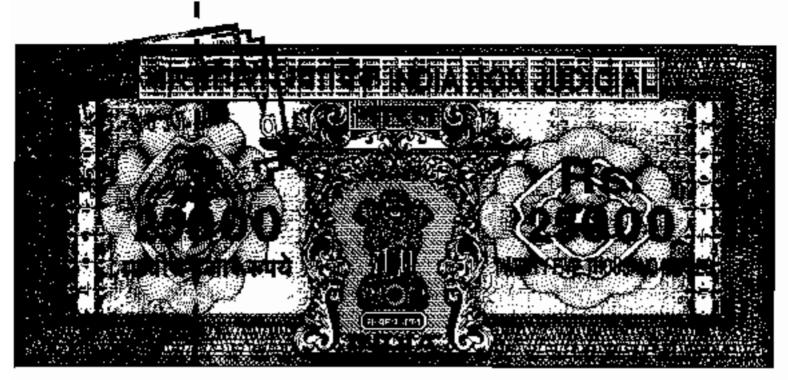
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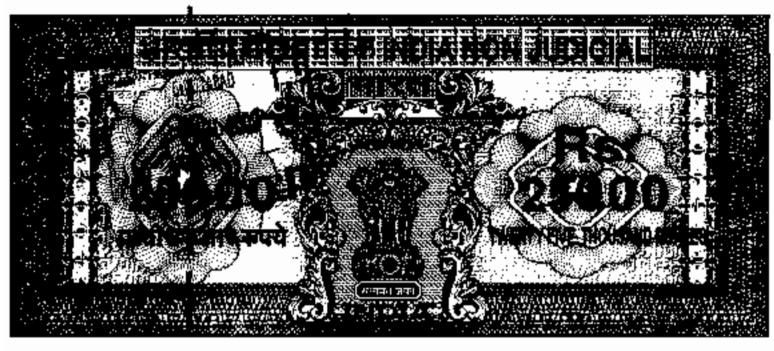
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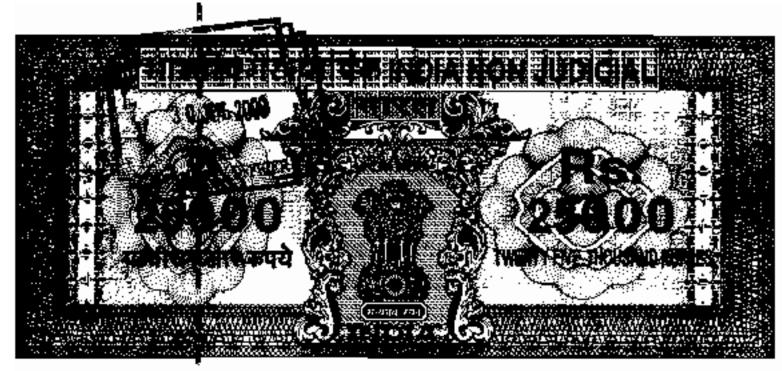
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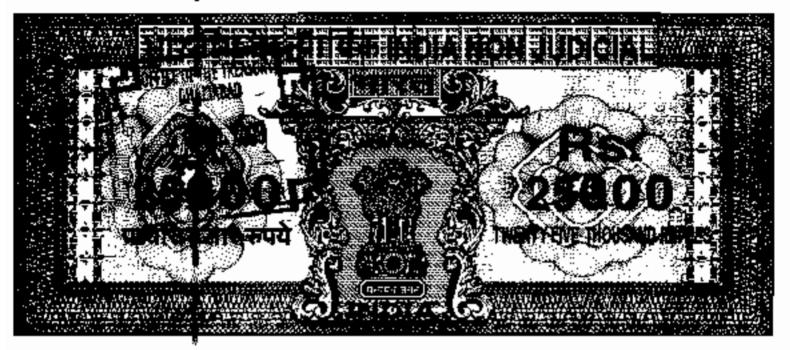
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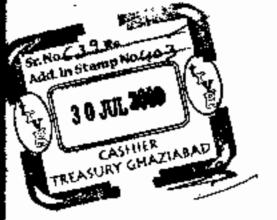
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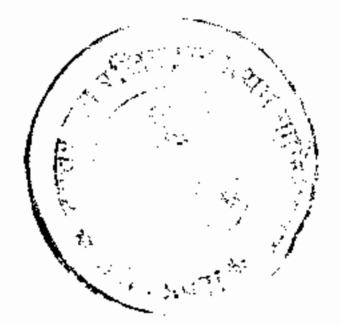
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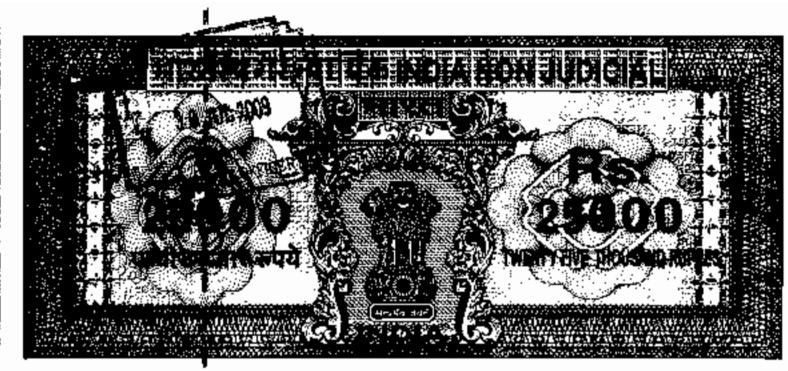
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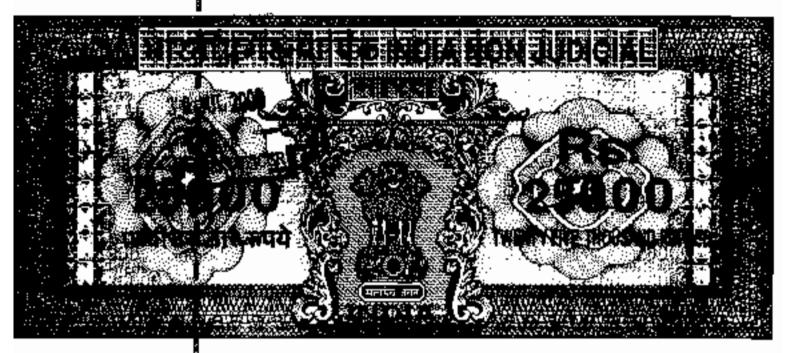
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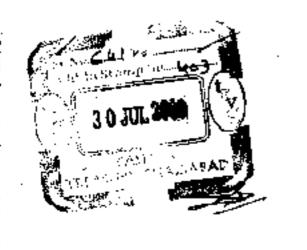
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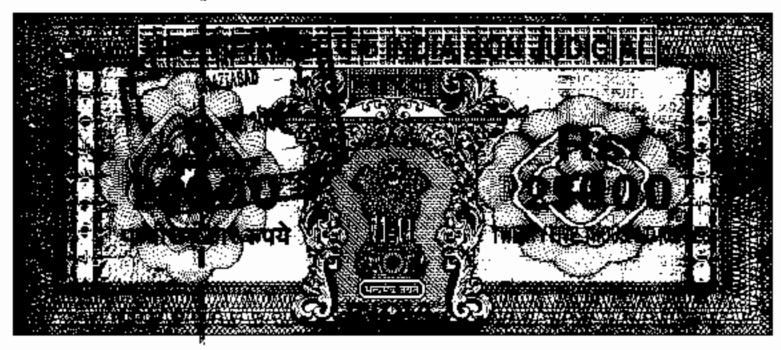
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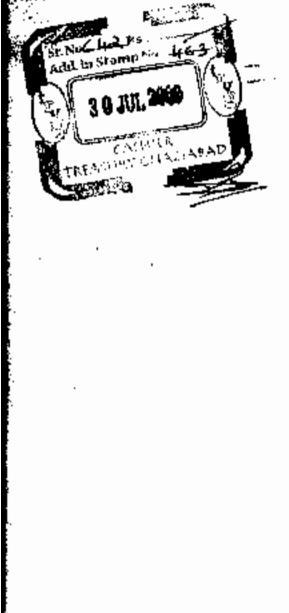
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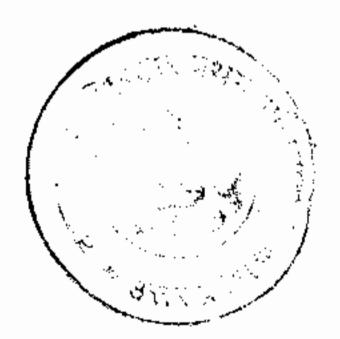
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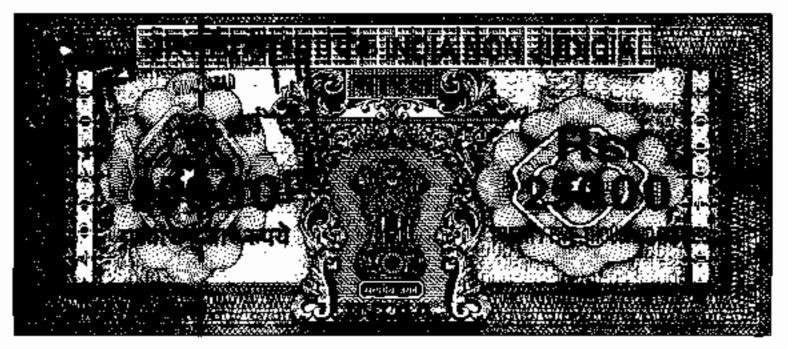
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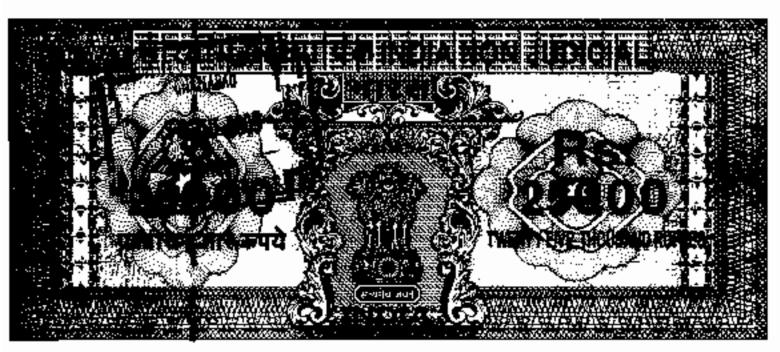
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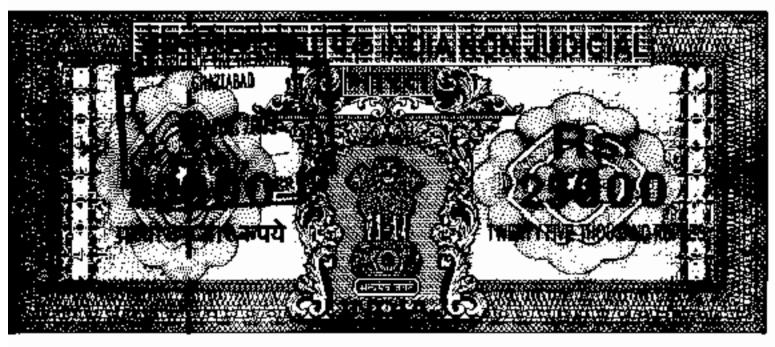
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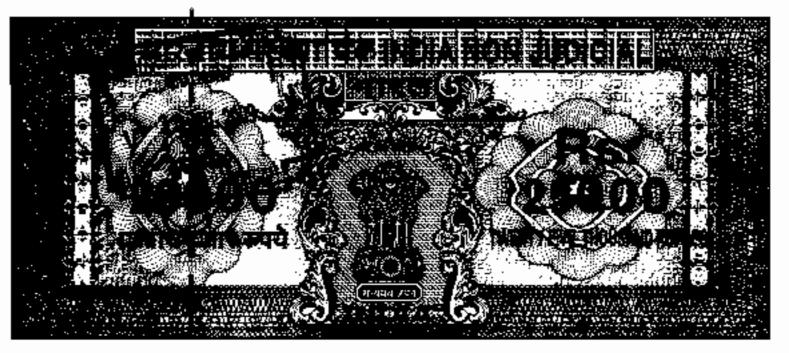
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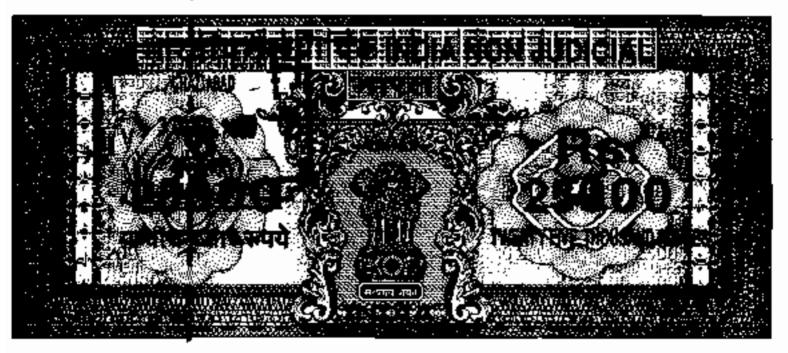
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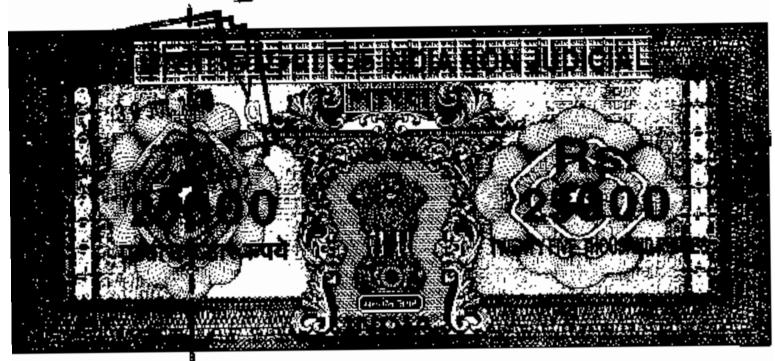
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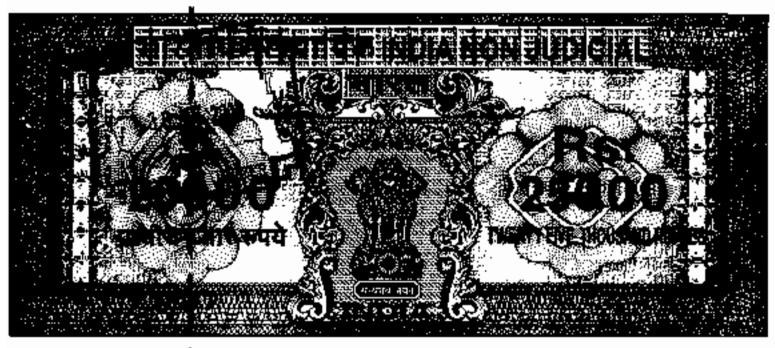
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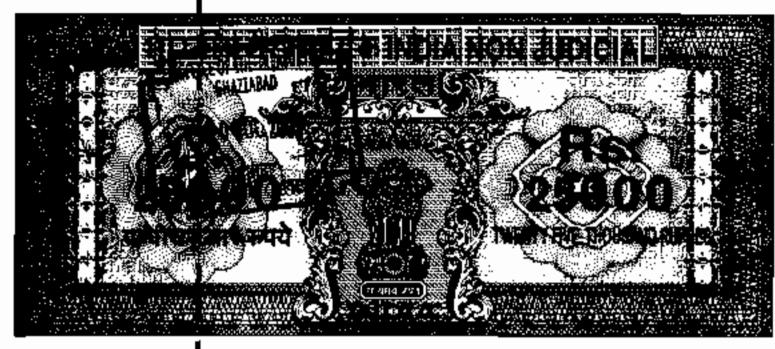
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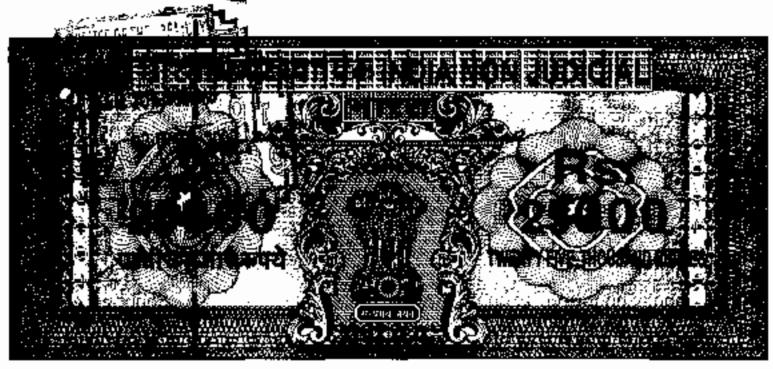
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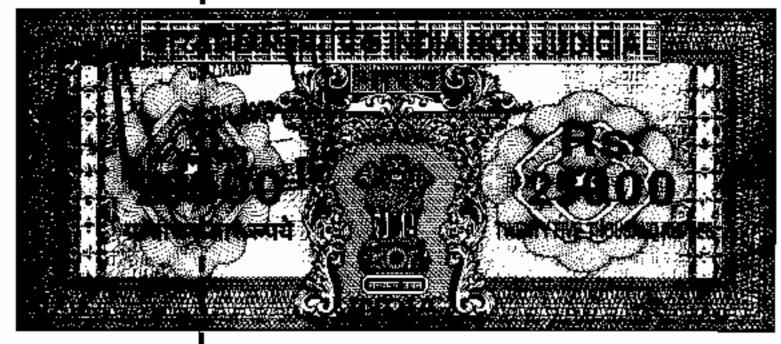
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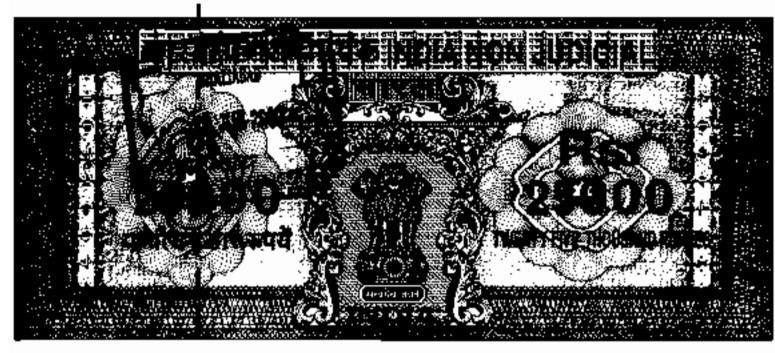
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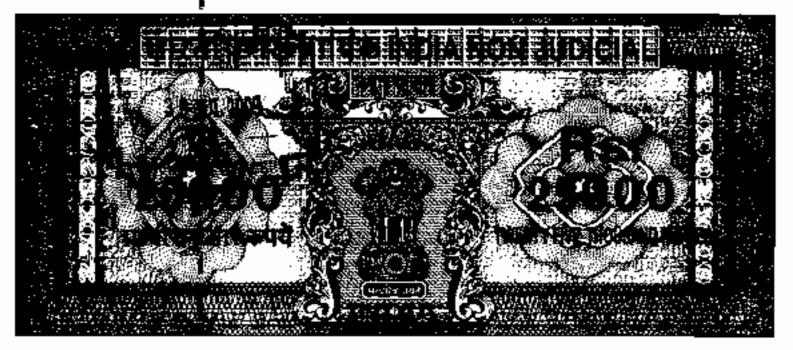
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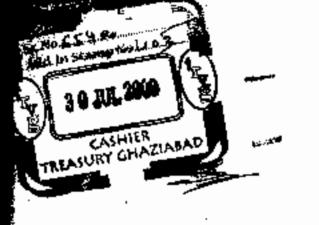
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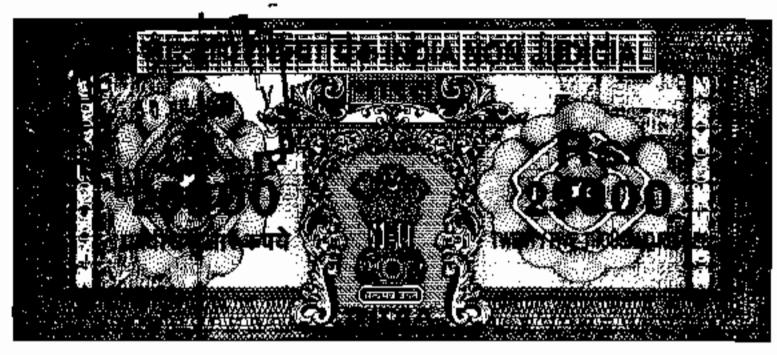
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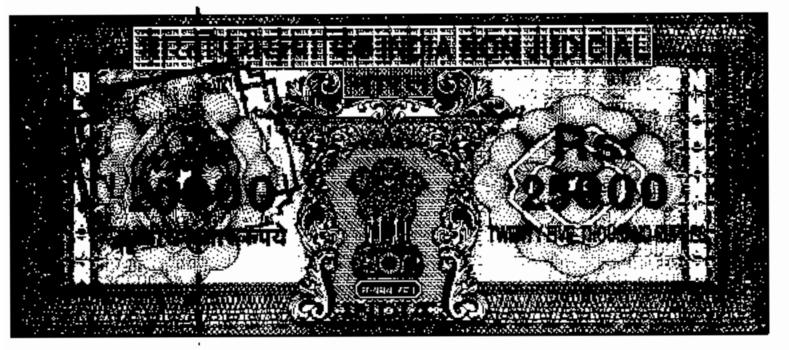
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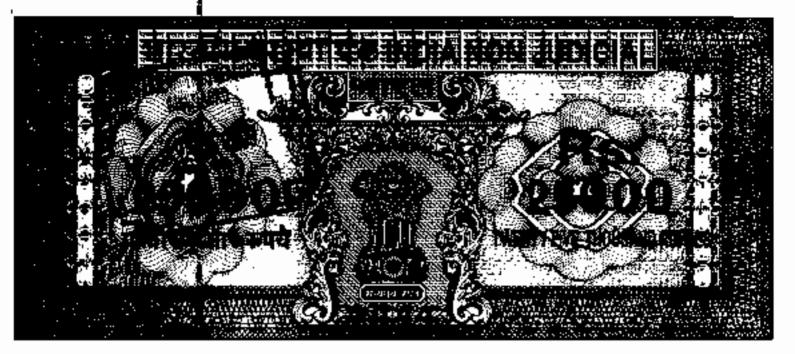
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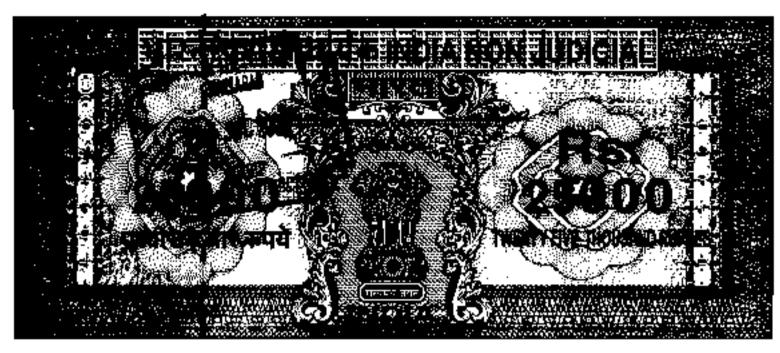
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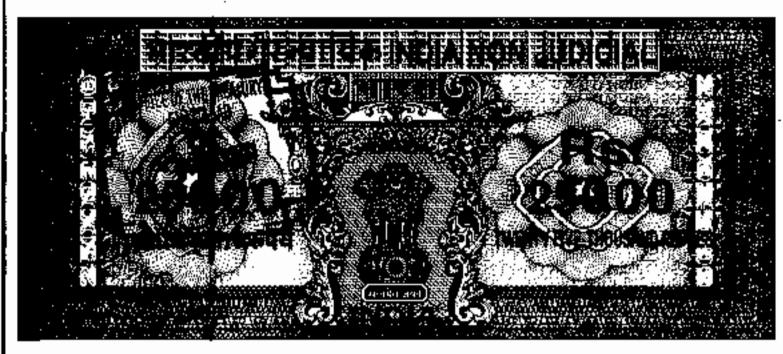
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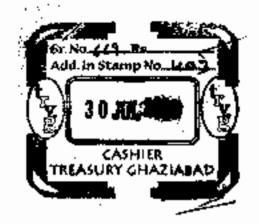
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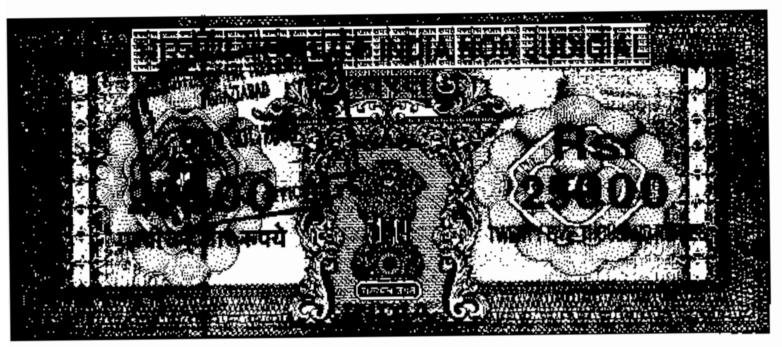
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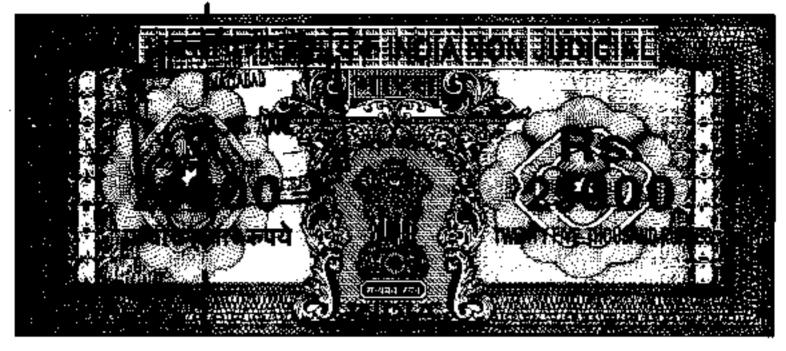
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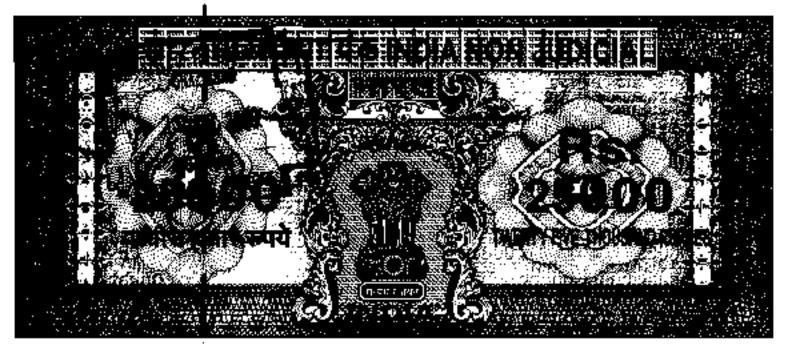
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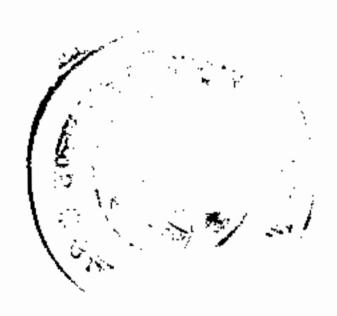
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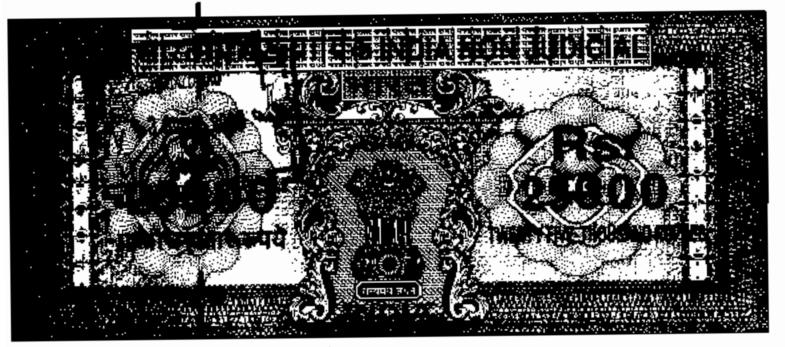
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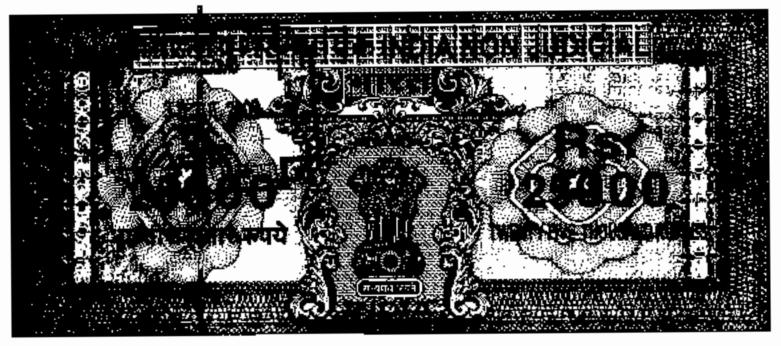
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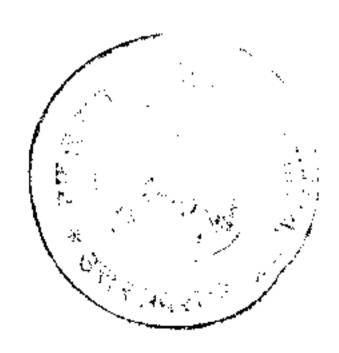
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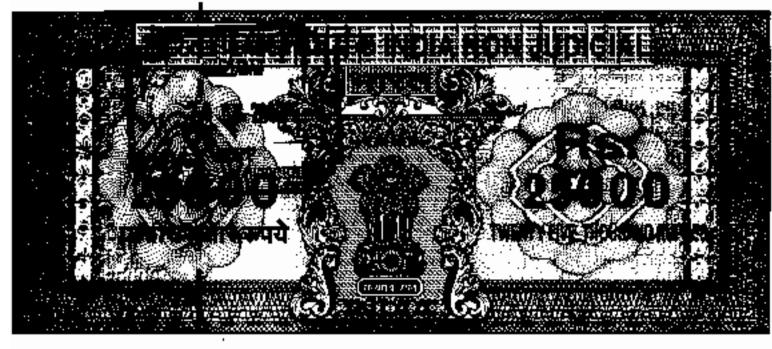
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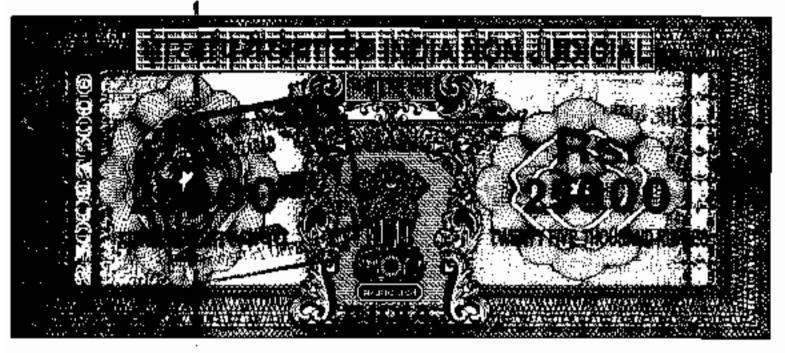
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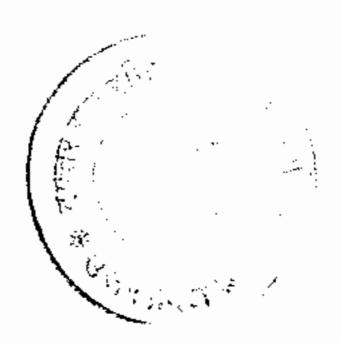
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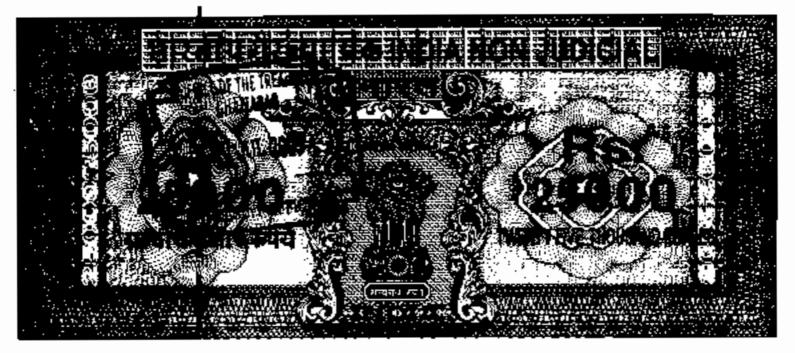
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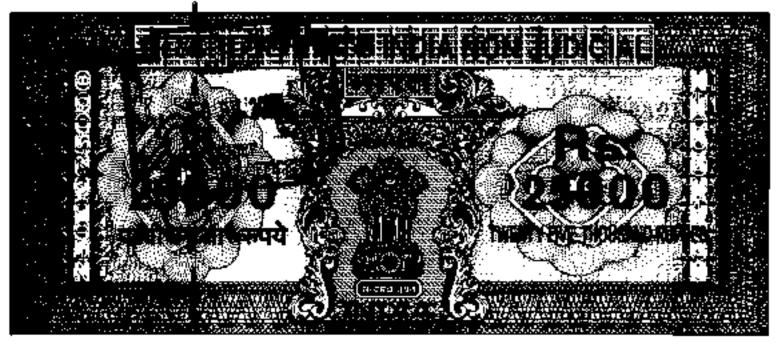
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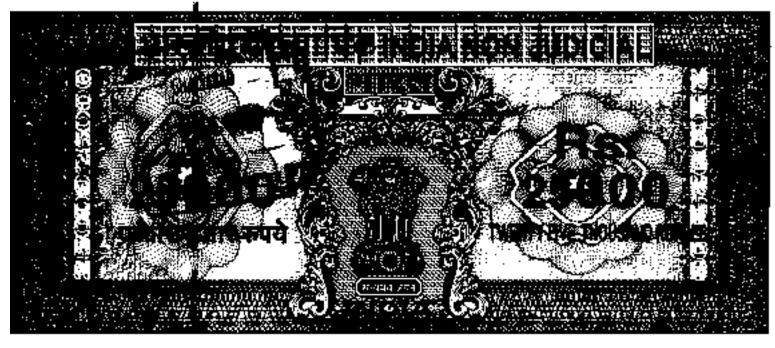
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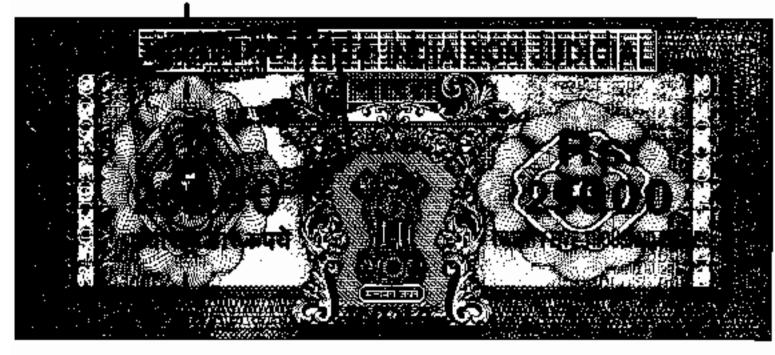
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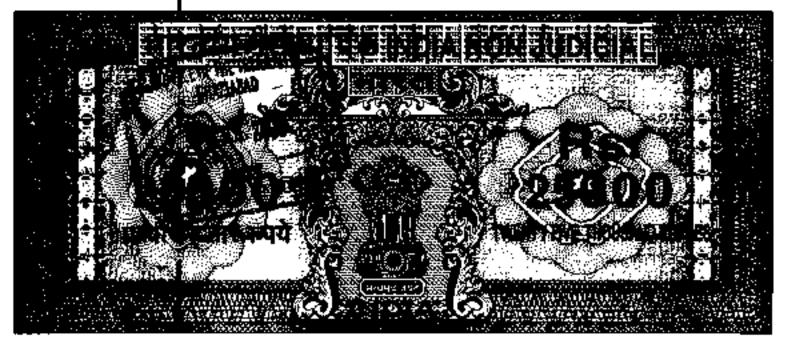
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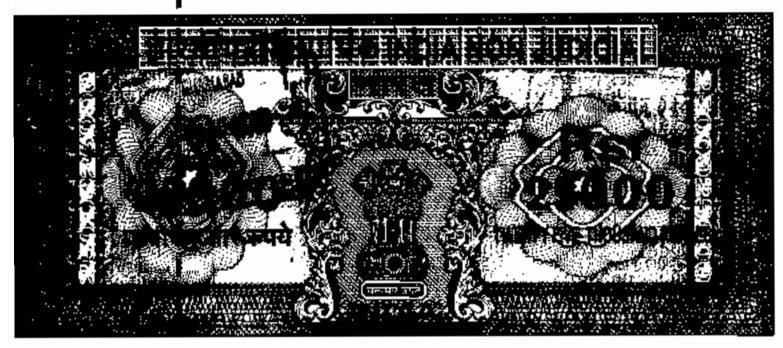
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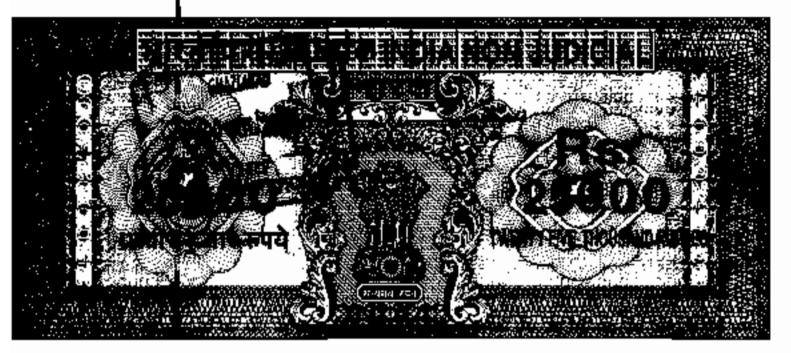
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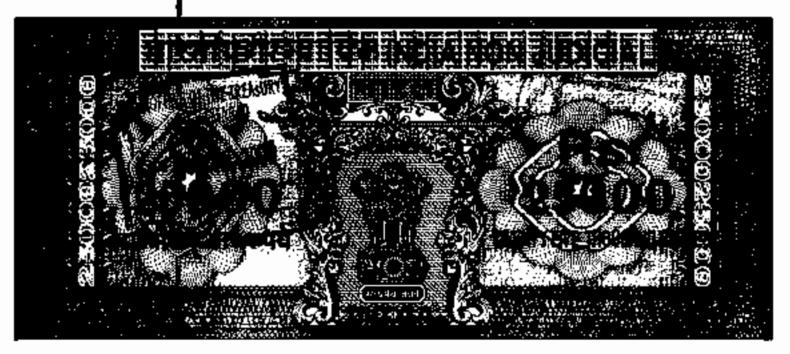
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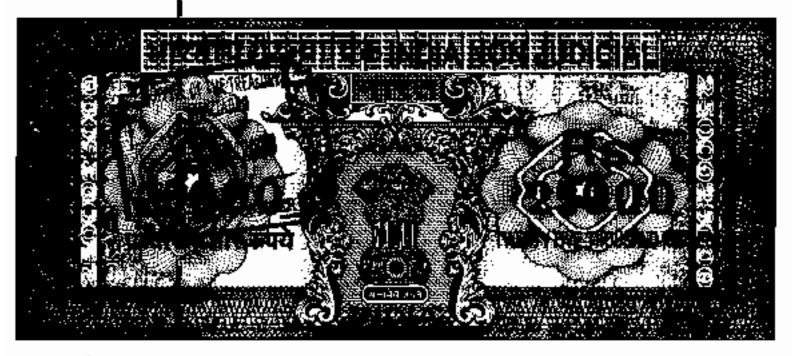
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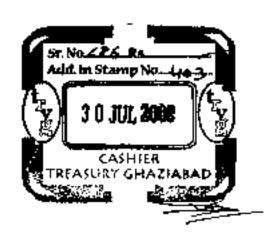
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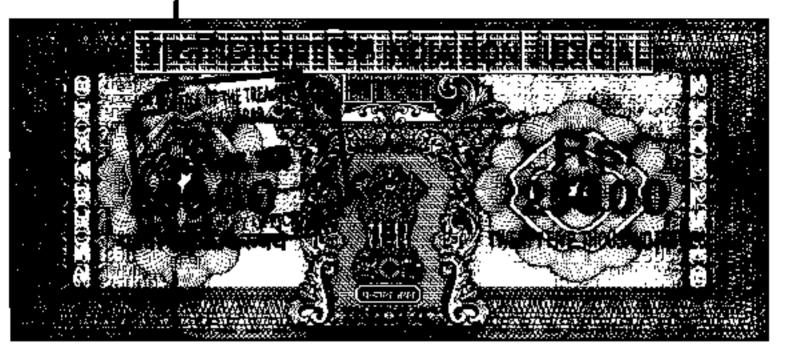
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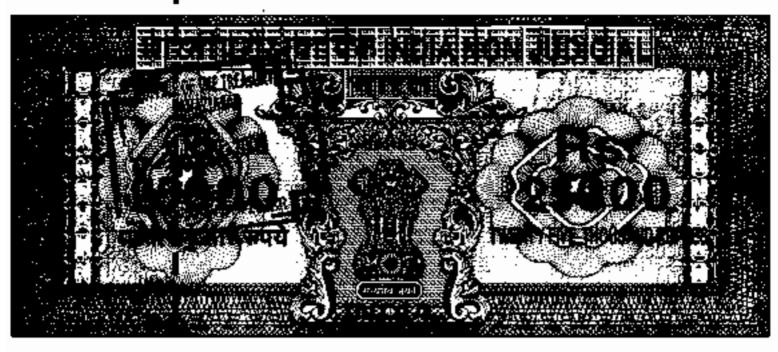
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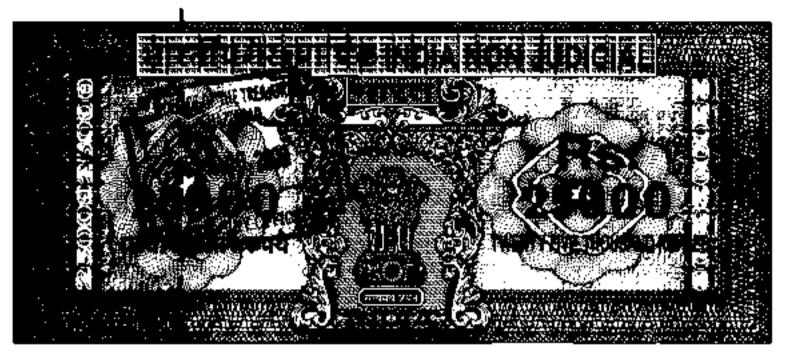
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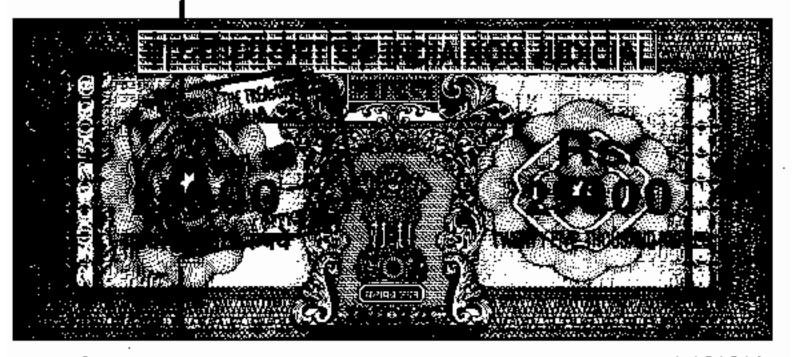
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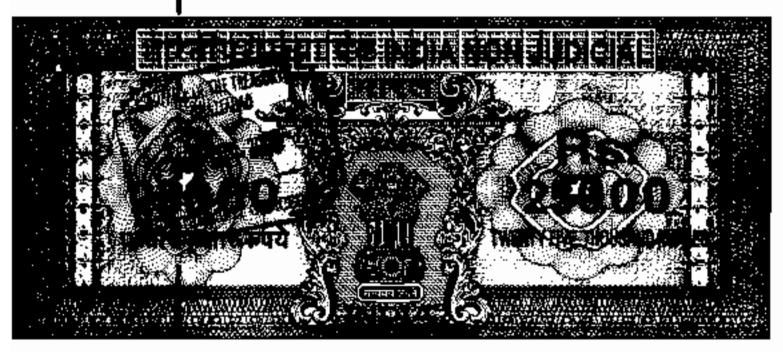
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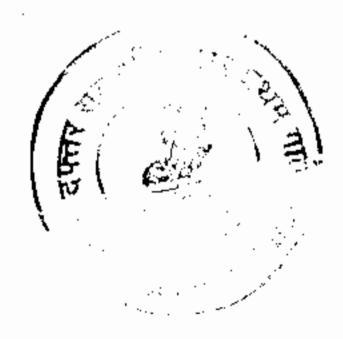
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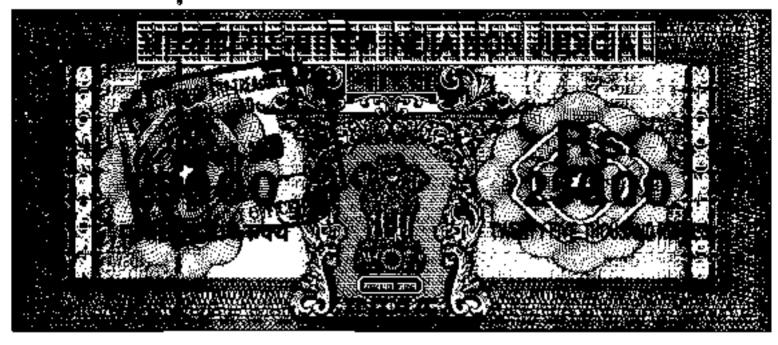
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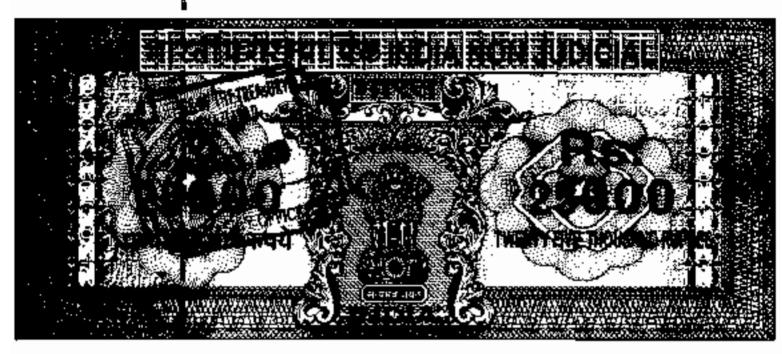
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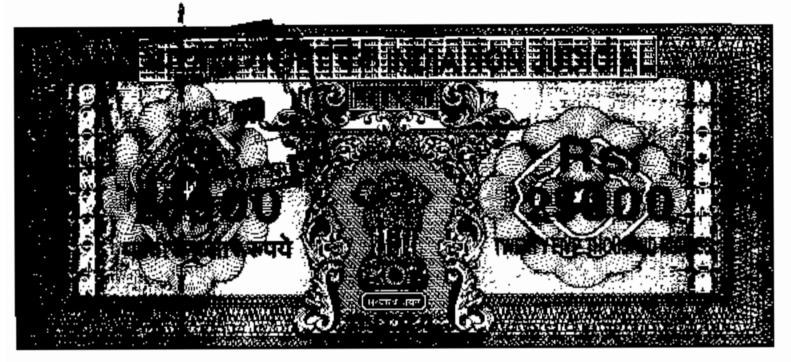
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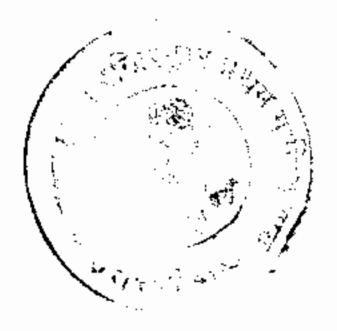
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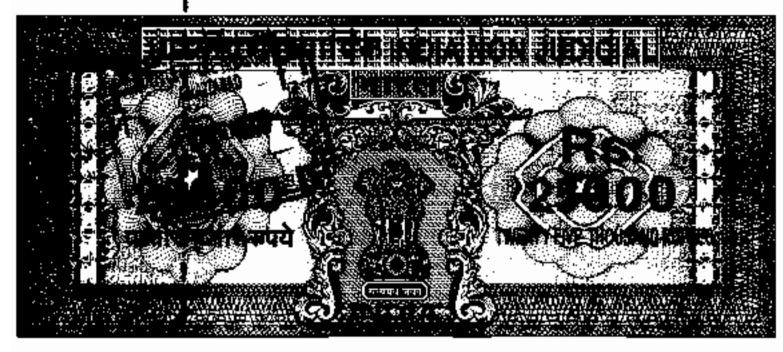
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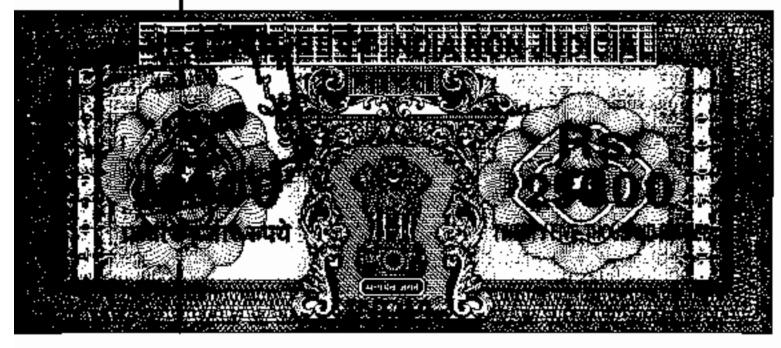
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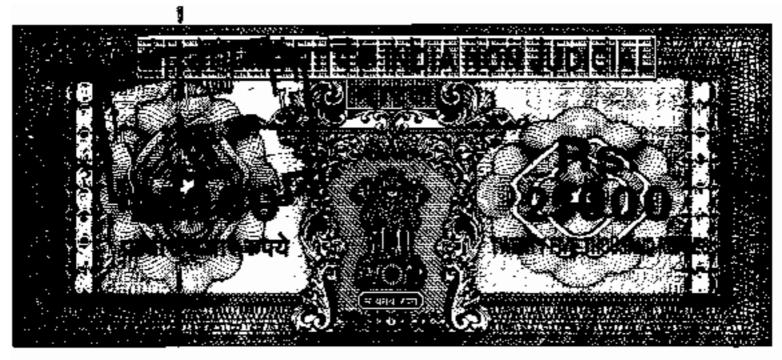
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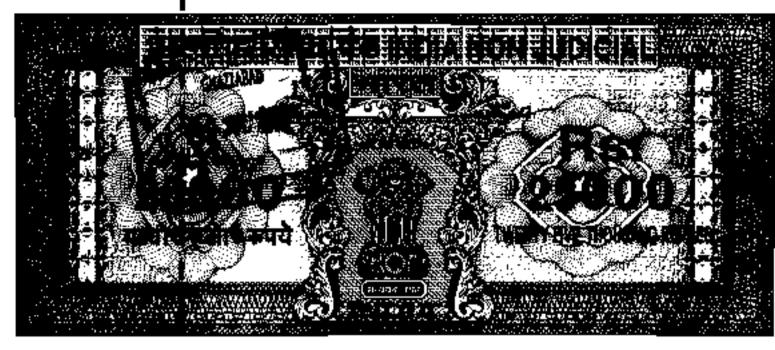
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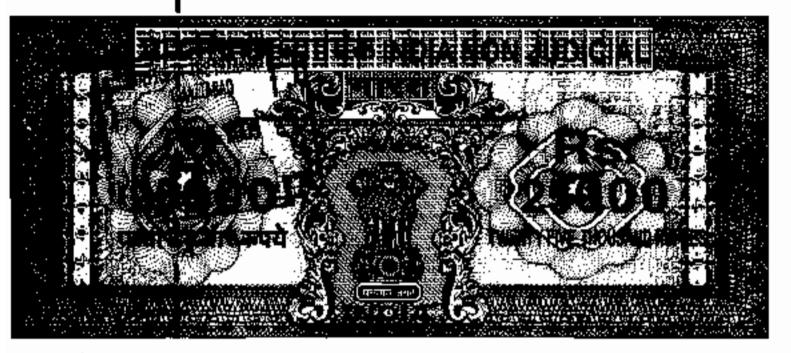
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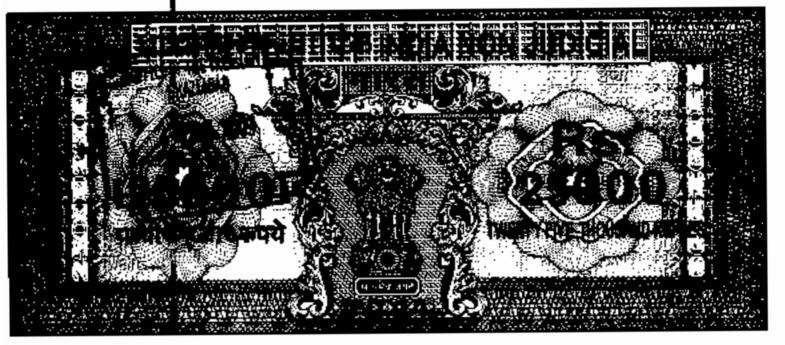
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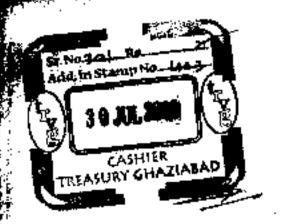
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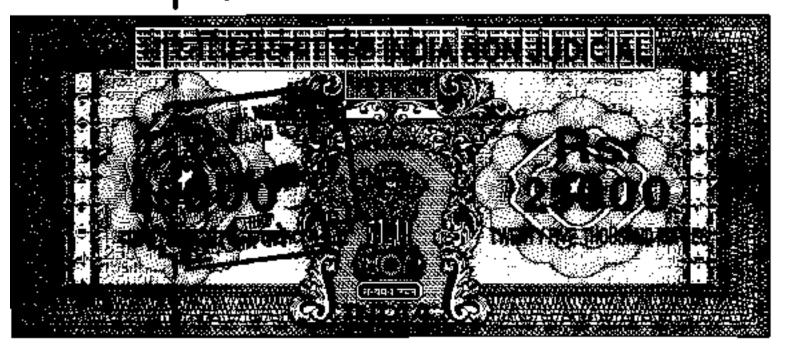
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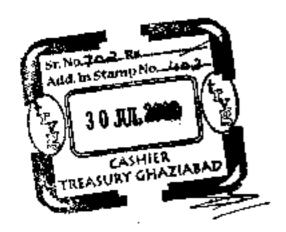
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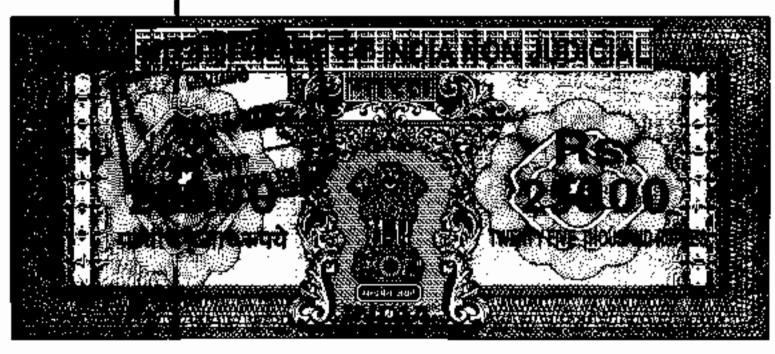
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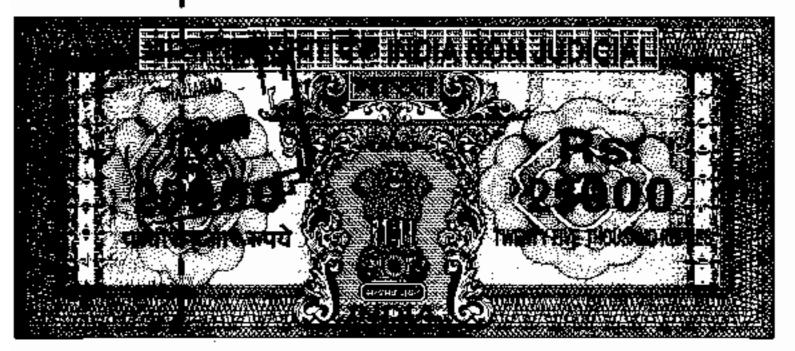
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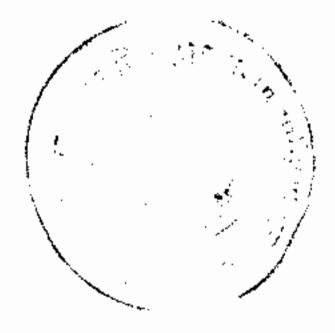
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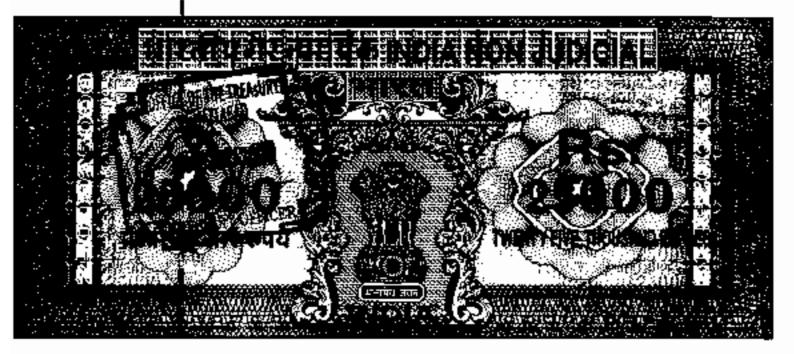
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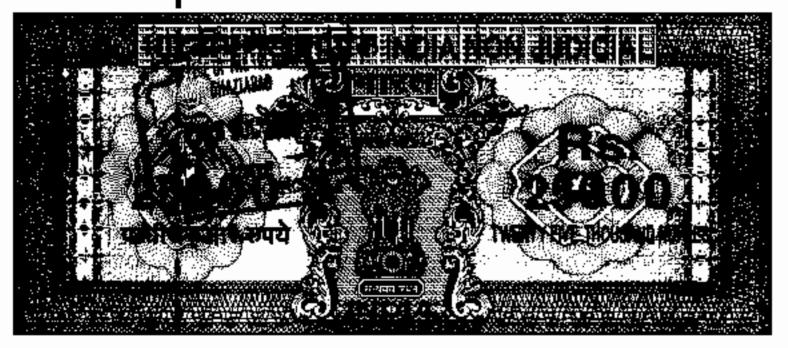
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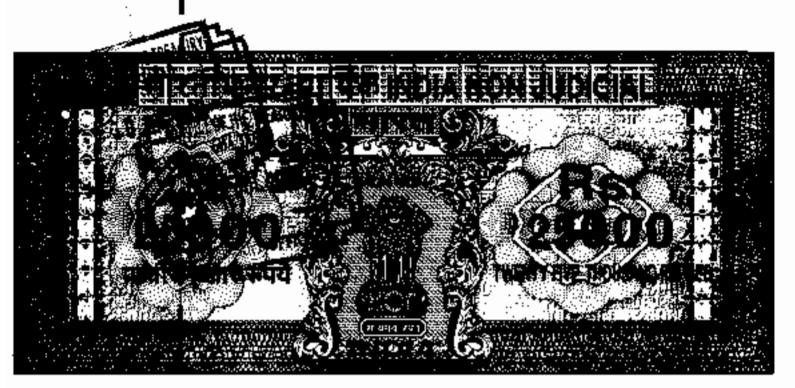


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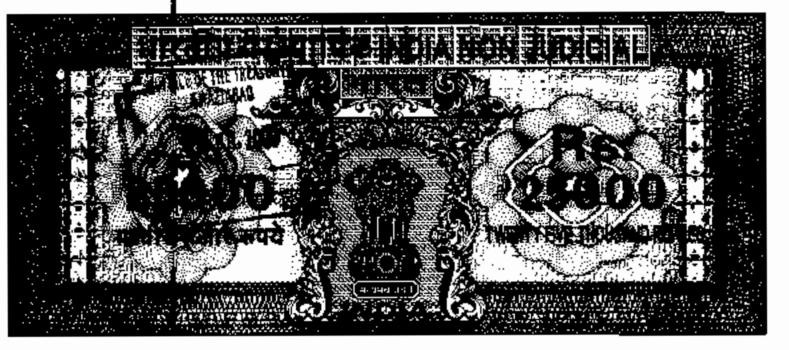
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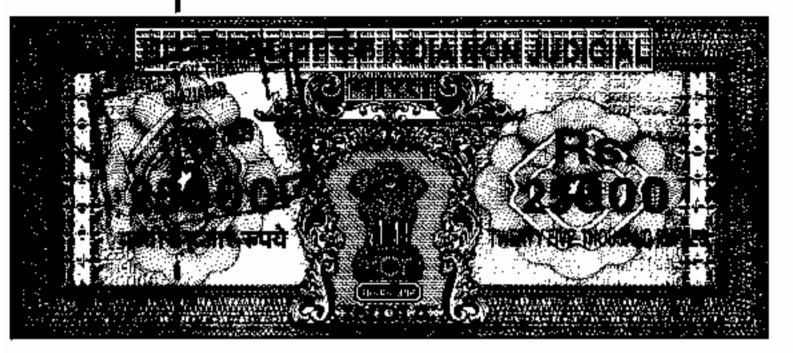
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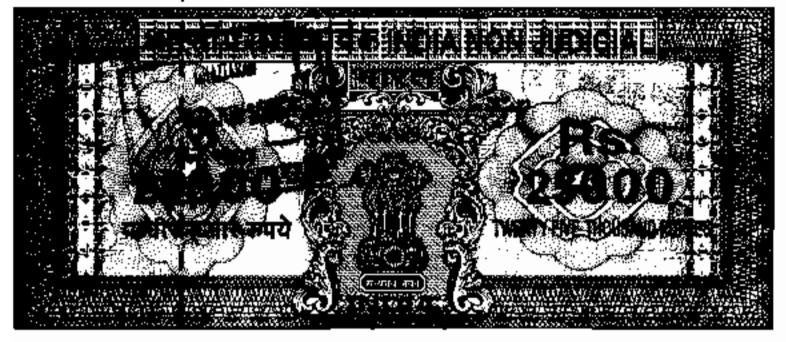
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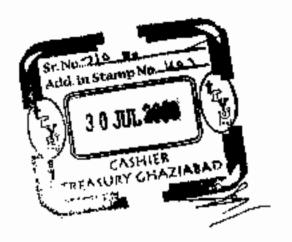
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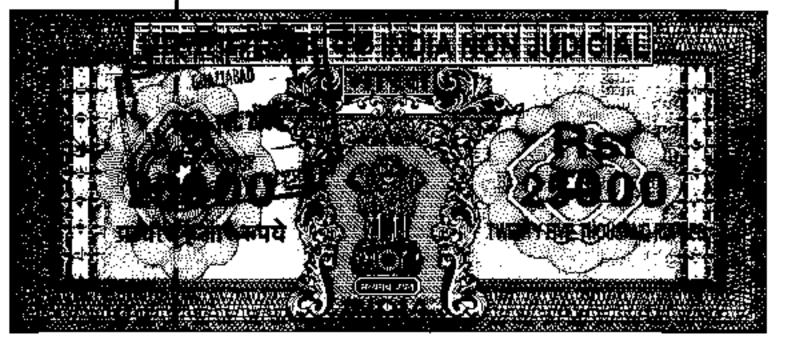
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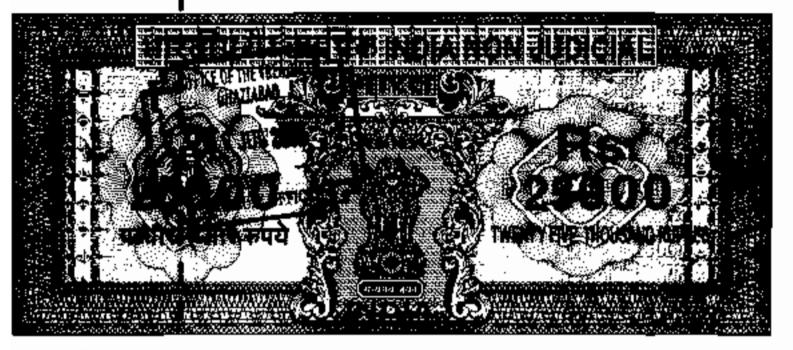
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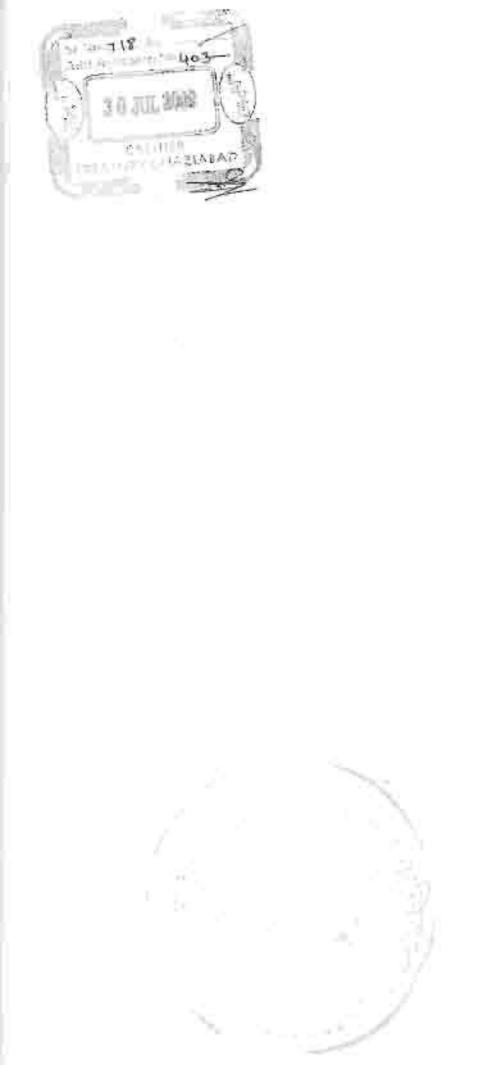
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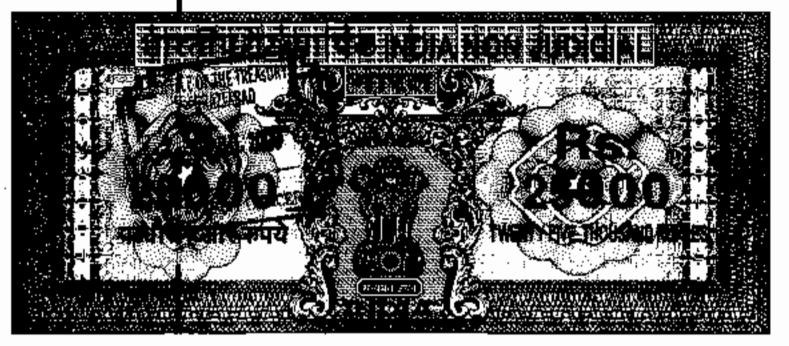
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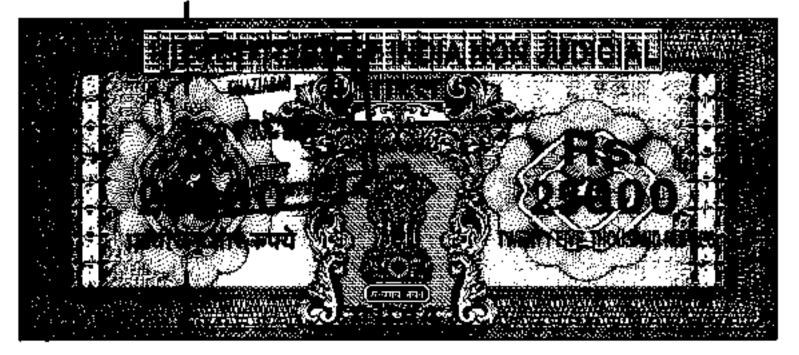
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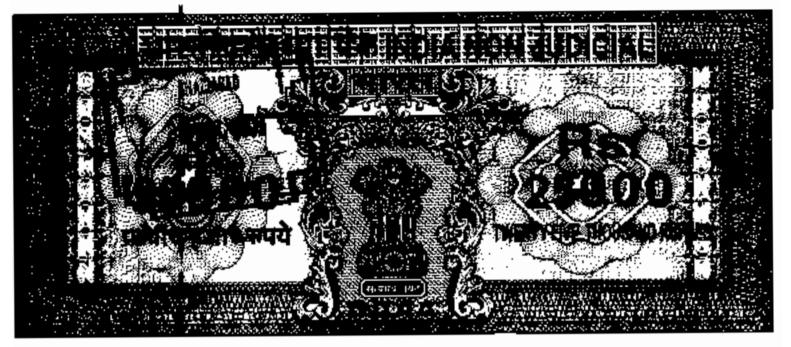
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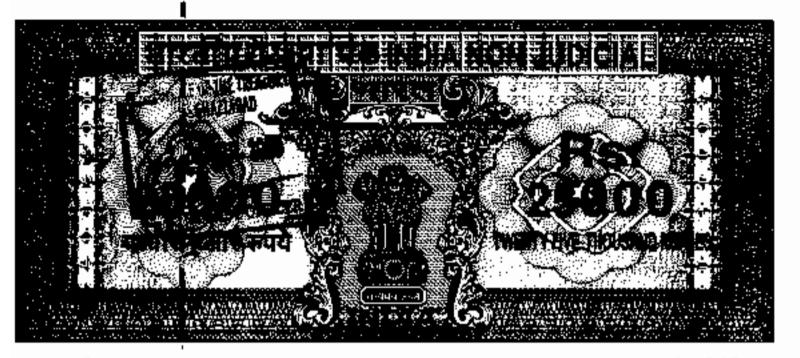
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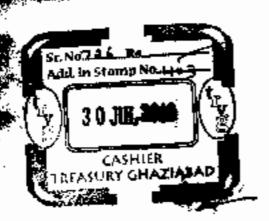
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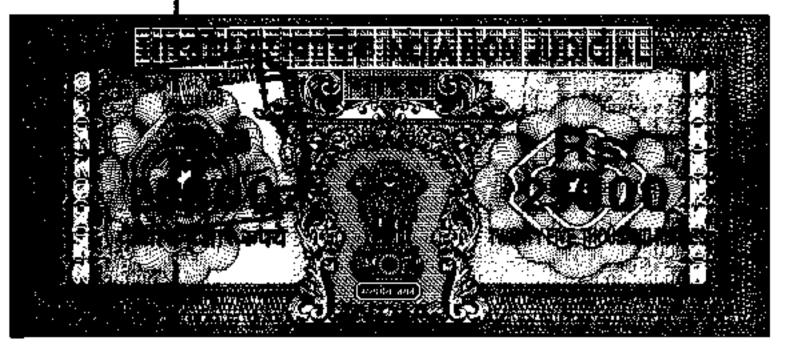
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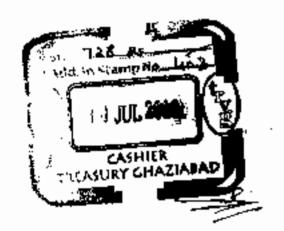
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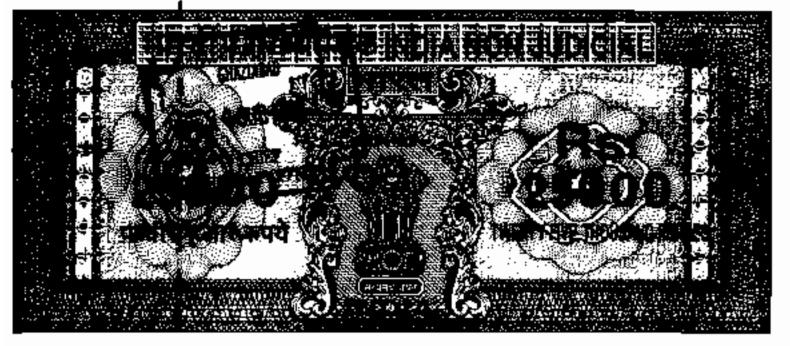
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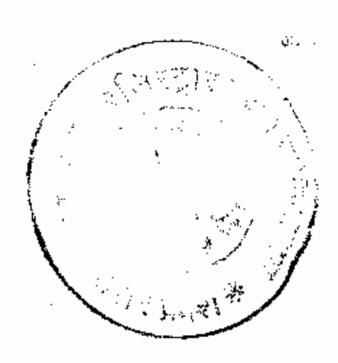
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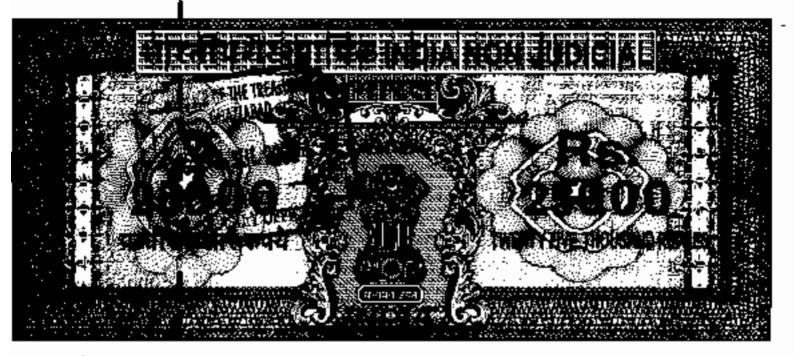
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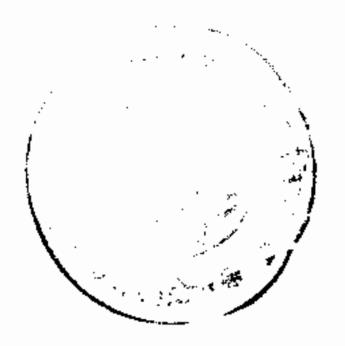
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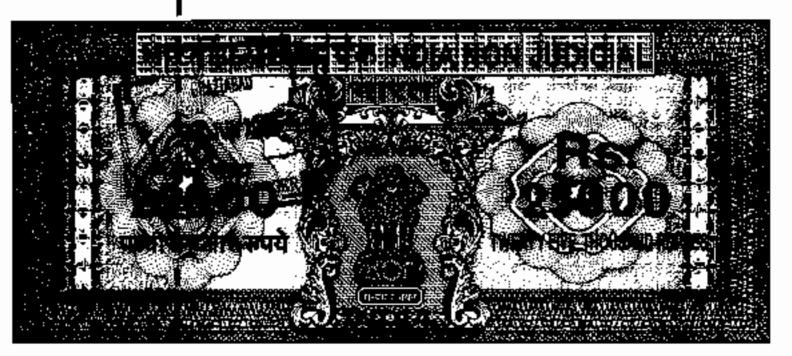
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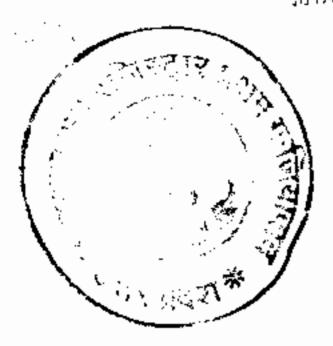
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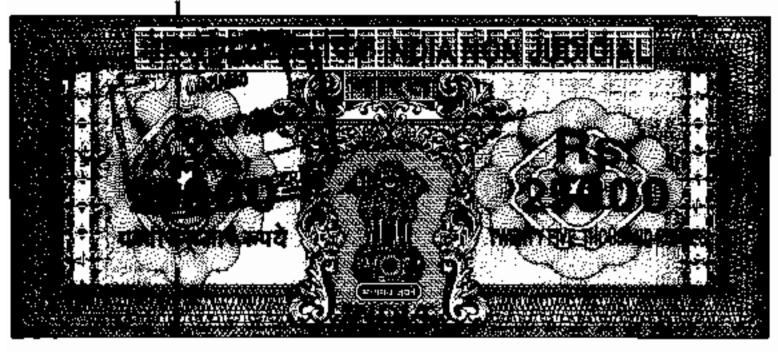
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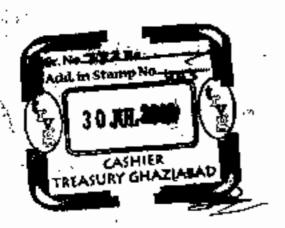
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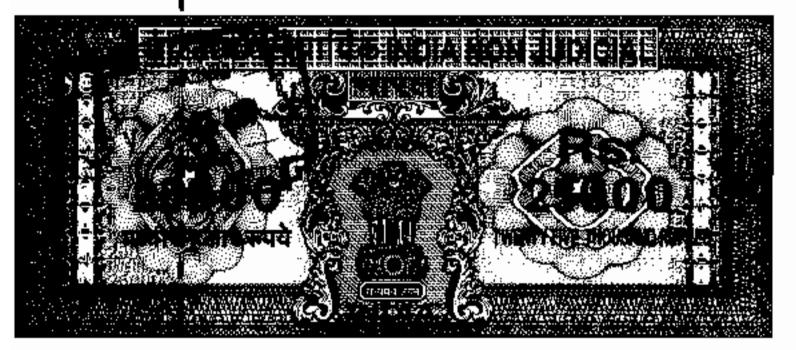
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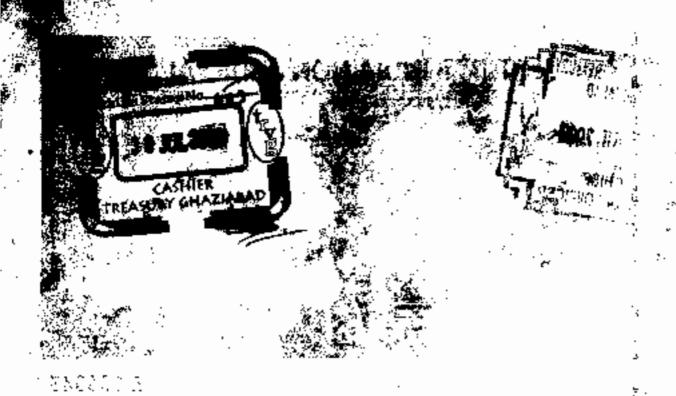
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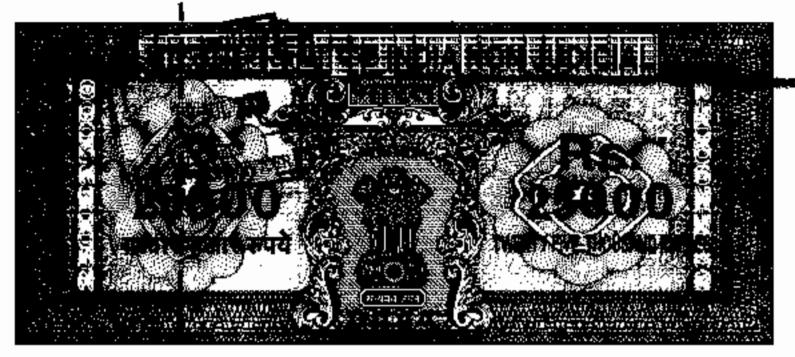


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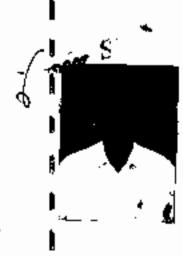
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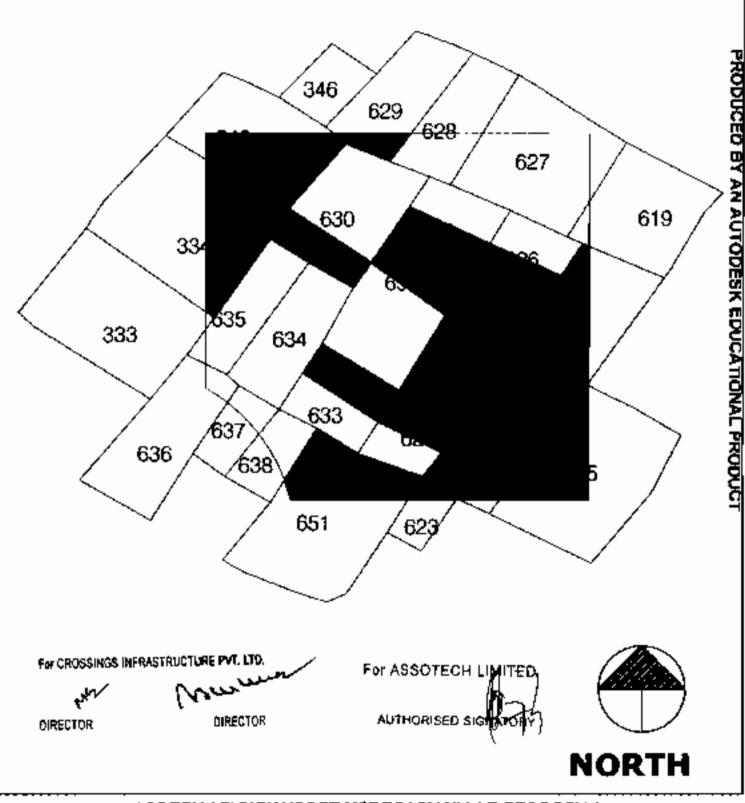




SITE PLAN

LAND ADMEASURING 14825 <u>SQ.MT.</u> LOCATED ON UNDIVIDED AND IMPARTIABLE OF GH PLOT-12 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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TANGER DESIGNATION

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For $\mathcal{G}(0)$ (and the $n_{\mathrm{pos}} \sim 10$ RE PVI. LTD

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IN WINNESS WHEREOF, the Vendor and Vendec have signed and executed this Sale Deed on the day, month and year first above written in the presence of the

llowing witnesses. Rectam Sings 4 Sh. Ramprosed Sight A H. No. 7, Adarsh Nagari I, Nandyrum, confo (U.P.)

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNA

VENDEE

For CROSSINGS INFRASTRUCTURE PVT. LTD.

WITNESSES:

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I rafted by :- JAGVEER SHOII Document Writer Tehsil & Distt Ghaziabad .



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आज दिनांक <u>07/08/2009</u>

वडीसं <u>I</u> जिल्हमं <u>7987</u>

प्रष्ट सं $\underline{1}$ + से $\underline{670}$ पर कर्मांक $\underline{3110}$

रजिस्ट्रीकृत किया गया 📗

एरक के सिंह

उप√निबन्धक (प्रथम) ्

गाजिया**राद**

7/8/2009