

3531



उत्तर प्रदेश UTTAR PRADESH

412776

SALE DEED

Total Sale Consideration (Rs. 7400/-) Rs. 2,00,31,800/-
Stamp Duty (Rs. 11500/-) @ 7% 21,80,000/-

1. Description of the Land :- Residential
2. Ward/Pargana :- Loni
3. Colony/Village :- Dundahera, Ghaziabad
4. Description of Property (House No.) :- Part of Plot No. GH-12
5. Unit of Measurement (Hectare/Sq. Mtrs.) :- Sq. Mtrs
6. Area of Property :- 2707 Sq. Mtrs.
7. Road Status as per Site Plan
8. Type of Property :- Group Housing Residential Plot
9. Consideration Value :- Rs. 2,00,31,800/-
10. Govt Value @ Rs 11,000/- Per Sq. Mtrs Rs 2,97,77,000/-
11. Market Value @ Rs 11,500/- Per Sq. Mtrs Rs 3,11,30,500/-

For Crossings Infrastructure Pvt. Ltd.
[Signature]
Director

For AC OTECH LIMITED
[Signature]
AUTHORISED SIGNATORY



mls Assistant Ldr
A 14/04/2013

विक्रय पत्र

20,031,800.00 / **31,130,500.00** 10,000.00 100 10,100.00 5,000

प्रतिफल सलियत *M. K. Singh*
 श्री श्री 0 एसोटेक द्वारा मिथिलेश कुमार सिन्हा
 पुत्र श्री सन्तोष कुमार सिन्हा

सावराण व्यापार/अन्य/पत्री

नियामी आधी ए-12 से-24 नोएडा

अन्यथा पत्र

वे का लेखक इस कार्यालय में दिनांक 18/4/2013 समय 11:06AM

इसे निबन्धन हेतु पत्र किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

[Signature]
 उप निबन्धक, प्रथम
 गाजियाबाद
 18/4/2013

निम्नानुसार ज्ञापन पत्र मुझे व सन्तोष कुमार व प्राप्त धनराशि स. पुनर्वापसी के लिये
 विधेयता के लिये

श्री 0 एसोटेक द्वारा सन्तोष कुमार
 पुत्र श्री श्री एल गौड
 पेशा व्यापार/अन्य/पत्री
 नियामी 102 कडकदुगा दिल्ली

M. K. Singh



श्री 0 एसोटेक द्वारा मिथिलेश कुमार सिन्हा
 पुत्र श्री सन्तोष कुमार सिन्हा
 पेशा व्यापार/अन्य/पत्री
 नियामी ए-12 से-24 नोएडा

M. K. Singh



श्री 0 एसोटेक द्वारा अशोक चौधरी
 पुत्र श्री हरपाल सिंह
 पेशा व्यापार/अन्य/पत्री
 नियामी 102 कडकदुगा दिल्ली

M. K. Singh





उत्तर प्रदेश UTTAR PRADESH

C 412775

2

Boundaries
East :- As
West :- Per
North :- Site
South :- Plan

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

Mulham
Director

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

४४१

Sr. No.
 Itm.
 Add. in Stamp No.

03 JAN 2013

Office of the Treasury
 Ghazipur

ने निष्पादन स्वीकार किया।

निम्नोक्त पक्षों की जारी जारी सिंह

पुत्र की टी डी सिंह

पिता पञ्चाल

निवासी तहसील कठो गांव

व श्री पञ्चाल सिंह सेन एडवो

पुत्र की

पिता पञ्चाल

निवासी तहसील कठो गांव

ने की।

अपना मत मतदाताओं के विधान सभा के निर्वाचन के लिए पक्षों के।



संज्ञिकरण अधिकारी के हस्ताक्षर


 उप निबन्धक, प्रथम
 गाजियाबाद
 18/4/2013





उत्तर प्रदेश UTTAR PRADESH

C 412774

3

THIS DEED OF SALE is executed at Ghaziabad on this 12th day of April, in the year 2013 by M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



विकेता

Registration No.: 3531

Year: 2013

Book No.: 1

0101 वेड करसिंग द्वारा मनीज गीब

बी एल गीब
102 कलकटुंग दिवली
मजदूर/अन्य/रबी

Handwritten signature



0102 वेड करसिंग द्वारा मनीज गीब

मजदूर/अन्य/रबी
102 कलकटुंग दिवली
मजदूर/अन्य/रबी

Handwritten signature



OFFICE OF THE TREASURY
UNHAZIABAD
भारत गैर न्यायिक INDIA NON JUDICIAL

03 JAN 2013

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412773

4

Singh vide Resolution passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and Assotech Contracts (India) Ltd., New Capital Infrastructure Pvt. Ltd., Crossings Promoters Pvt. Ltd., Panchsheel Promoters Ltd. & Crossings Real Estate Pvt. Ltd. through General Attorney Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide



MANOJ GAUR, ADVOCATE
B.L. Gaur, Advocate, B.L. Gaur, LL.M.
Reg. No. U.P.301755, U.P.5426710
Ch. No. 55, Talat Bazar, Ghaziabad (U.P.)
Mob. 9810152715 / 9711952021

For ASSOTECH LIMITED
Manoj Gaur
AUTHORIZED SIGNATORY

For Crossings Infrastructure Pvt. Ltd.

211

Sr. No. 200

Rs. 200

Add. to Stamp No.

03 JAN 2013

Office of The Treasury
Gwalior
(District)

क्रमा

Registration No.: 3531

Year: 2013

Book No.: 1

0201 श्री एसोसिएट द्वारा मिलितेस कुमार सिन्हा
समीक्षित कुमार सिन्हा
ए-12 ई-24 कक्षा
बंगलौर/अन्य/एपी

Mishra





उत्तर प्रदेश UTTAR PRADESH

C 412772

5

document serial no. 46, in book no. 4, volume no. 794 at page 82-86 on 22/02/2007, document serial no. 40 in book no. 4, volume no. 794 at page 52-56 on 22/02/2007, document serial no. 44, in book no. 4, volume no. 794 at page 72-76 on 22/02/2007, document serial no. 61, in book no. 4, volume no. 794 at page 164-169 on 28/02/2007 & document serial no. 295 in book no. 4, volume no. 798 at page 37-42 on 17/12/2007, respectively, which were duly registered with the office of Sub-Registrar-I, Ghaziabad., hereinafter referred to as the "Vendor" of the First Part (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

PAN NO- AACCC 5615Q



For ASSOTECH LIMITED

Mehul Path

AUTHORISED SIGNATORY

RAJ... LOCATE
B.Com. (Hons), U.B. (Hons), M.Com., LL.M.
Roll No. U.P.301798, U.P.842010
Cn. No. 00, Tahsil Sadat, Ghaziabad (U.P.)

912

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

03 JAN 2013 AM 10:01



Handwritten signature and date: 03 JAN 2013



उत्तर प्रदेश UTTAR PRADESH

C 412771

6

INFAVOUR OF

M/s Assotech Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148-F, Pocket-4, Mayur Vihar Phase-I, Delhi, represented vide Board Resolution Dated 18/03/2013 through its Authorized Signatory Mr. Mr. Mithilesh Kumar Sinha S/o Sh. Santosh Kumar Sinha R/o A-12, Sector-24, Noida, hereinafter referred to as the "Vendee" of the Second Part (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

PAN. No. AABCA0909N.

For Crossings Infrastructure Pvt. Ltd.

Director

Director



RAGH. RAJ SINGH, A-120CA,
B-120CA (Phone), LLB (Phone), LLB (Phone), LLB (Phone), LLB (Phone),
Reg. No. UP/2017/06, UP/2017/06
Ch. No. 06, Tatal Satal, Chaudhary,
Mob. 9810188715 / 9711000021

212

Dr. No. _____

Rs. 7.00

Adv. in Comm. No. _____

03 JAN 2003

Office of the Treasury
Gwalior

Dr. No. _____

Rs. _____

Adv. in Comm. No. _____

03 JAN 2003

Office of the Treasury
Gwalior

आदेश नं. १०८८/२००३





उत्तर प्रदेश UTTAR PRADESH

C 412770

2

WHEREAS under the leadership of M/S Crossings Infrastructure Private Limited (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia Assotech Contracts (India) Ltd., New Capital Infrastructure Pvt. Ltd., Crossings Promoters Pvt. Ltd., Panchsheel Promoters Ltd. & Crossings Real Estate Pvt. Ltd. who purchased several pieces of land including the subject matter of this Deed, in Revenue village Dundahera Tehsil and District Ghaziabad under various Sale Deeds duly registered with the office of Sub-Registrar, Ghaziabad with the view to set up and develop

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

authentic
AUTHORISED SIGNATORY

24/9

Sl. No. _____
 Rs. _____
 Date of Stamp No. _____

03 JAN 2019

Office of The Treasury
 Ghazipur

Chatter





उत्तर प्रदेश UTTAR PRADESH

C 412769

thereon an Integrated Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O No. 2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to M/S Crossings Infrastructure Pvt. Ltd. as a Private Developer (P.D.) under category 'A' for the purpose of Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

215

Sr. No. 7-6

Re. Add. in Sample No.

03 JAN 2013

Office of The Treasury
Chandigarh

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412768

9

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

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

916

Sr. No.	006
Add in Stamp (Rs.)	
03 JAN 2013	
Office of the Treasury Gwalior	





उत्तर प्रदेश UTTAR PRADESH

C 412766

10

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

metullesh
AUTHORISED SIGNATORY

810

No. 209

Add. in Stamp No. 209

03 JAN 2013

Office of The Treasury
Gwalior





उत्तर प्रदेश UTTAR PRADESH

C 412767

11

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithilesh
AUTHORISED SIGNATORY

813

Sl. No. 7894

Rs.

Add. in Stamp No.

03 JAN 2013

Office of the Treasury

Stamp





उत्तर प्रदेश UTTAR PRADESH

C 412764

12

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

920

Sr. No. 904

Adm. in Stamp No.

03 JAN 2013

Office of the Treasury
Ghatampur



12/1/2013



उत्तर प्रदेश UTTAR PRADESH

C 412765

13

Attorney in their behalf jointly to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. pertaining to their land in the Township and to present the same before any Registrar/Sub Registrar for registration, get it registered, receive the sale consideration from the Vendee.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

219

Sr. No. _____

Re. 957

Add. to Samp. No. _____

03 JAN 2013

Office of the Treasury
Ghazipur





उत्तर प्रदेश UTTAR PRADESH

C 412763

14

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

21

St. No. 708

Rs. 708

Add in Charge No.

03 JAN 2008

Office of the Treasury
Unalut





उत्तर प्रदेश UTTAR PRADESH

C 412762

15

AND WHEREAS the Lead Party has empowered its Directors Mr. Manoj Gaur and Mr. Ashok Choudhary jointly vide Resolution dated 31/10/2006 and vide registered General Powers of Attorney as document serial no. 47, in book no. 4, volume no. 814 at page 395-408 on 28/03/2010 to execute Sale Deeds and this Deed is being executed by the said Lead Party and also as Attorney of the constituents companies of the Vendor acting through Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

722

St. Am. 1-9

For 1-9

Act. in Court No. 1-9

03 JAN 2013

COURT OF THE DISTRICT JUDGE





उत्तर प्रदेश UTTAR PRADESH

C 412761

16

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

723

For No. 723

For No. 723

Date in Stamp No.

03 JAN 2013

Office of The Minister
Chattahoochee





उत्तर प्रदेश UTTAR PRADESH

C 412760

17

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 Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

294

Sr. No. _____
 Re. 2-2
 Add. in Stamp No. _____

03 JAN 2013

Office of the District
 Collector





उत्तर प्रदेश UTTAR PRADESH

C 412759

18

AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 2707.00 sq.mtr. or 0.2707 Hect. falling in part of Khasra No. 343 (Area 0.0076 Hect.) Khasra No. 624 (Area 0.0570 Hect.) Khasra No. 626 (Area 0.0630 Hect.) Khasra No. 627 (Area 0.0528 Hect.) Khasra No. 628 (Area 0.0273 Hect.) & Khasra No. 633 (Area 0.0630 Hect.) located on GH Plot No. 12 in the Township

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithlesh
AUTHORISED SIGNATORY

D 25
 Sr. No. 247
 Rs.
 Add. in Stamp No.
 03 JAN 2013
 Office of The Treasury
 Ghazipur
 Canteen



10/1/2013



उत्तर प्रदेश UTTAR PRADESH

C 412758

19

known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., as shown and marked in Red colour in the Site Plan attached hereto (hereinafter referred to as the said Site) with all rights of the said Site to the Vendee for residential use only free from all kind of encumbrances, charges and

For Crossings Infrastructure Pvt. Ltd

Director

Director

For ASSOTECH LIMITED

M. H. Shah
AUTHORIZED SIGNATORY

826

Sr. No. 826

Rs. 202

Add. in Stamp No.

03 JAN 2013

Office of the Treasury
Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412757

20

liens etc. for total sale consideration amount of Rs. 2,00,31,800/- (Rupees Two Crore Thirty One Thousand & Eight Hundred only). All the construction on the said Site will be carried out as per the Plans duly sanctioned by the Ghaziabad Development Authority. No construction / structure have yet been made on the said Site. The said land is lying vacant.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithulish

AUTHORIZED SIGNATORY

82)

Sr. No.	127
Rs.	127
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412756

21

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

898

Sr. No.	929
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412755

22

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mr. H. K. Singh
AUTHORISED SIGNATORY

329

Rs. 9.00

Add. Stamps No. _____

03 JAN 2013

Office of The Treasury
Ghaziabad
Cathia





उत्तर प्रदेश UTTAR PRADESH

C 412754

23

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

970

307

03 April 2013

Office of The Secretary
(Bhadrachalam)

Chaitanya

MAHARAJA

MAHARAJA

MAHARAJA





उत्तर प्रदेश UTTAR PRADESH

C 412753

24

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

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Moula
Director

For ASSOTECH LIMITED

Mithi Leshi
AUTHORIZED SIGNATORY

931

Sl. No.	7
Rs.	
Add. in Stamp RM.	
03 JAN 2007	
Office of The Treasurer Gazetted	
/ Class	





उत्तर प्रदेश UTTAR PRADESH

C 412752

25

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

That the Vendee has paid to the Vendor total sale consideration of Rs. 2,00,31,800/- (Rupees Two Crore Thirty One Thousand & Eight Hundred

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSUTECH LIMITED

Mishra/psk
AUTHORISED SIGNATORY

882

Sr. No. 959
Rs.
Add. in Stamp No.
03 JAN 2013
Office of the Treasury
Chandigarh





उत्तर प्रदेश UTTAR PRADESH

C 412751

26

only) as full & final payment of Sale Consideration for the said Site. The receipt of the aforesaid total sale consideration of Rs. 2,00,31,800/- (Rupees Two

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASATECH LIMITED

AUTHORISED SIGNATORY

932

Dr. No.	618
Adm. In Comp. No.	
03 JAN 2013	
Off.	Deputy
Gandhi	





उत्तर प्रदेश UTTAR PRADESH

C 412750

27

Crore Thirty One Thousand & Eight Hundred only) the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer

For Croesings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

974

Sl. No. _____

Rs. _____

Adm. & Insp. No. _____

03 JAN 2010

Office of the Secretary
Shri. _____





उत्तर प्रदेश UTTAR PRADESH

C 412749

28

on ownership basis unto the Vendee free from all encumbrances the said Site.

For Crossings Infrastructure Pvt. Ltd

Director

Director

For AESSOTECH LIMITED

Mishra

AUTHORIZED SIGNATORY

835-

Sr. No.	835
Rs.	
Add. In Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	

पृष्ठ 0

प्रमाणित किया जाता है कि ऊपर उल्लेखित राशि का भुगतान किया गया है।

20/1/2013





उत्तर प्रदेश UTTAR PRADESH

C 412748

29

2. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site in favour of any one. The Vendor

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

035

Dr. No.	
Rs.	766
And in Rupee Rs.	
03 JAN 2013	
Office of The Treasury Glasgow	
CASH	



11
Jan 2013





उत्तर प्रदेश UTTAR PRADESH

C 412746

30

has neither given any security or surety of the said Site nor entered into any Agreement to Sell of the said Site with anyone nor any court case or arbitration

For Crossings Infrastructure Pvt. Ltd

MVF
Director

MVF
Director

For ADGOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

937

Dr. No. 237

And in Stamp No.

03 JAN 2013

Office of The Treasury
Gharibod
Cuttack





उत्तर प्रदेश UTTAR PRADESH

C 412747

31

or any other legal proceedings is pending at any place in respect of the said Site.

3. That the Vendor has assured the Vendee that the said Site is freehold in

For Crossings Infrastructure Pvt. Ltd.

M.S.
Director

M.G. Karm
Director

For ASSOTECH LIMITED

Mitwlesh

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

C 412745

32

nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASHOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

C 412744

33

4. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site in the Township and that they

For Crossings Infrastructure Pvt. Ltd

Director

Director

For AuroTECH LIMITED

Authorized Signatory

AUTHORIZED SIGNATORY

940

St. No. 808
Rs.
App. in Stamp No.
03 JAN 2013
Office of The Treasury
Ghaziabad
Candier





उत्तर प्रदेश UTTAR PRADESH

C 412739

34

have fully understood all limitations and obligations in respect of it.

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mishra

AUTHORISED SIGNATORY

745

Sr. No. 745

Advt. in Stamp No.

03 JAN 2013

Office of the Treasury
Chandigarh





उत्तर प्रदेश UTTAR PRADESH

C 412743

35

Tax, Cesses, Levis, Sales Tax, Trade Tax, Labour Cess, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and any additional increased/

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mawlekh

AUTHORISED SIGNATORY

Sr. No. 841
 Rs. 200
 Add. in Stamp No. 200
03 JAN 2013
 Office of The Treasury
 Ghazabad
 District





उत्तर प्रदेश UTTAR PRADESH

C 412738

36

enhanced development charges of the land of the Township and other charges whether levied or leviable now or in future including on the land of the said Site

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

246

Sr. No.
 Rs. 250
 Add. in Stamp No.

03 JAN 2013

Office of the Treasury
 Ghazipur





उत्तर प्रदेश UTTAR PRADESH

C 412742

37

and / or Flats/Apartments thereon imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable

For Crossings Infrastructure Pvt. Ltd.

MCE
Director

Murugan
Director

For ASSOTECH LIMITED

Muthuloh
AUTHORISED SIGNATORY

272

Sr. No. 607

Re.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412737

38

and be paid by the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA.

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mitlesh

AUTHORISED SIGNATORY

247

Sr. No.

Rs. 239

Add. In Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412736

39

6. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

9M2

Dr. No. 208

And in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad





40

any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved,

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mr. Anil Kumar

AUTHORISED SIGNATORY

44.7

In No. _____
 Rs. 0.25
 And an Stamp No. _____

03 JAN 2013

Office of the Primary
 Chestman





उत्तर प्रदेश UTTAR PRADESH

C 412735

41

unauthorized construction, violation of fire norms and any other rule, regulations, bye-laws, Act or breach of any term & condition of the Performance Agreement

For Crossings Infrastructure Pvt. Ltd.

MSE
Director

Moukesh
Director

For ASSOTECH LIMITED

Moukesh

AUTHORISED SIGNATORY

249

Dr. No. _____

No. 254

Add. in Stamp No. _____

03 JAN 2003

Office of The Treasury
Ghandhara

Control





उत्तर प्रदेश UTTAR PRADESH

C 412734

42

and any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

9/2

Dr. No. 507
 Re. 507
 And. Dr. Serial No. 507

03 JAN 2013

Office of The District
 Collector





उत्तर प्रदेश UTTAR PRADESH

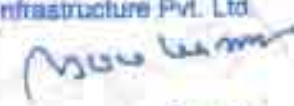
C 412740

43

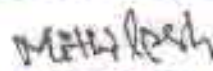
indemnified and harmless against any loss, damages, claims etc. if any hindrance/ loss is caused due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.

For Crossings Infrastructure Pvt. Ltd.


Director


Director

For ASSOTECH LIMITED


AUTHORIZED SIGNATORY

244

Sr. No. 257

Rs. 1000

Add. in Stamp No. 1

03 JAN 2013

Office of The Treasury
Ghazipur



Handwritten signature



उत्तर प्रदेश UTTAR PRADESH

C 412729

44

7. That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total sale consideration of the said Site subject, however

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY

Sr. No. 955
 Rs. 207
 Add. In Stamp No.

03 JAN 2013

Office of The Treasury
 Ghaziabad
 Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412733

45

to the stipulations and covenants herein contained, for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Murum
Director

For ASSOTECH LIMITED

Murum
AUTHORISED SIGNATORY

257

Sl. No. _____

Rs. 92.4

Add. in Stamp No. _____

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412728

46

8. That so far the said Site for construction it is clarified that the Vendee shall have to construct the residential Units/Flats/Apartments and use the same for

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

M. H. J. K.

AUTHORISED SIGNATORY

256

No. 2-4

Add. in Stamp No.

03 JAN 2013

Office of the District
Collector





उत्तर प्रदेश UTTAR PRADESH

C 412732

47

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

For Crossings Infrastructure Pvt. Ltd.

MS
Director

MS
Director

For ASSOTECH LIMITED

MS
AUTHORISED SIGNATORY



452

At No. 207

Add in Stamp No.

03 JAN 2013

Office of the Treasury
Shahjahanpur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412727

48

9. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approval of DPR and orders, directions, notifications passed/issued

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Particulars

AUTHORISED SIGNATORY

957

Sr. No. 2896

Rs. _____

Add. in Stamp No. _____

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412726

49

by the Ghaziabad Development Authority/Local Authority/State Government/
Central Government from time to time and the same shall be binding and applicable

For Crossings Infrastructure Pvt. Ltd.

Director

[Signature]

Director

For ASSOTECH LIMITED

[Signature]

AUTHORISED SIGNATORY



857

Sr. No. 857

Rd. 857

Add. in Stamp No. 857

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412731

50

upon the Vendee and their Allottees/Flat Buyers / Subsequent Transferees / Residential Welfare Association (RWA).

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

753
 Sr. No. 709
 Rs. 709
 Add. in Stamp No. 709
03 JAN 2013
 Office of The Treasury
 Ghaziabad
 Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412725

51

10. That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed

For Crossings Infrastructure Pvt. Ltd.

MC S
Director

M. S. Kumar
Director

For ASSOTECH LIMITED

Mithlesh
AUTHORISED SIGNATORY



Sr. No. 707
 Rs. 107
 Add. in Stamp No. 107
03 JAN 2013
 Office of The Treasury
 Ghazipur
 Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412730

22

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,

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

254

227

03 JAN 2013

Office of The Treasury
Ghaziabad
Cantonment





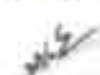
उत्तर प्रदेश UTTAR PRADESH

C 412724

53

maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like

For Crossings Infrastructure Pvt. Ltd.


Director


Director

For ASSOTECH LIMITED


AUTHORISED SIGNATORY

Dr. No. 5837
Re:
Add. in Stamp Act
03 JAN 2013
Office of the Secretary
Ministry of Revenue
Government of India





उत्तर प्रदेश UTTAR PRADESH

C 412723

54

services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations

For Crossings Infrastructure Pvt. Ltd

ms
Director

[Signature]
Director

For ASSOTECH LIMITED

Manish
AUTHORISED SIGNATORY

74

Sl. No. 8096
Date 03 JAN 2013
Office of the Treasury
Collector





उत्तर प्रदेश UTTAR PRADESH

22

C 412722

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

55

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

For ASSOTECH LIMITED

For Crossings Infrastructure Pvt. Ltd:

Director

Director

AUTHORISED SIGNATORY

862

Sr. No.	862
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	
Cashier	





उत्तर प्रदेश UTTAR PRADESH

C 412738

56

the Allotment Letters, Agreements to Sell /Flat Buyer Agreements and Sale Deeds
etc. to be executed by the Vendee in favour of their Allottees/Flat Buyers/

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Moula
Director

For ASSOTECH LIMITED

Metalosh
AUTHORISED SIGNATORY

576

Sl. No.	7.7
And in Stamp No.	
03 JAN 2013	
Office of the Treasury Ghaziabad	





उत्तर प्रदेश UTTAR PRADESH

C 412707

57

subsequent transferees and the same shall be binding on them jointly and severally.

11. That the building elevation, external colour, scheme, landscaping and other exteriors shall be as per architecture controls approved by the Vendor. Fire NOC,

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

277

Sr. No. 257

Rs. 257

Add. in Stamp No. 257

03 JAN 2013

Office of The Treasury
Ghaziabad

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412721

58

bank guarantee, undertaking, affidavit, bond etc. required by the Ghaziabad Development Authority and/or any authority/department and/or the Vendor in

For ASSOTECH LIMITED

For Crossings Infrastructure Pvt. Ltd.

Director

Director

Mitlesh
AUTHORIZED SIGNATORY

267

Gr No.	
Rs.	9.28
Advt. In Stamp	

03 JAN 2013

Office of the Treasury
Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

C 412706

59

respect of the said Site shall be given by the Vendee at their own cost & expenses.

12. That all services like sewer, storm water drainage, electrical, water, etc.

For Crossings Infrastructure Pvt. Ltd.

MSI
Director

Director

For ASSOTECH LIMITED

Mithal Singh
AUTHORISED SIGNATORY

879

Dr. No.	879
Ra.	
Add in Stamp No.	
03 JAN 2013	
Office of The Treasury Ghaziabad	





उत्तर प्रदेश UTTAR PRADESH

C 412720

60

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/

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mithlesh

AUTHORISED SIGNATORY

267

Dr. No. _____
 Rs. _____
 Add. In Stamp etc. _____

03 JAN 2017

Office of The Treasurer
 Chhatarpur





उत्तर प्रदेश UTTAR PRADESH

C 412705

61

Flat Buyers) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the prevailing rate of the Government /

For Crossings Infrastructure Pvt. Ltd.

MCS
Director

Moukesh
Director

For ASSOTECH LIMITED

Mithalash
AUTHORISED SIGNATORY

679

Sl. No.	
Rs.	202
add. in Sansa No.	
03 JAN 2013	
Office of the Treasury Ghazipur Cantonment	





उत्तर प्रदेश UTTAR PRADESH

C 412719

62

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/

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

20

To No. _____
 Fr. _____
 Add. in Stamp No. _____

03 JAN 2013

Office of The Treasury
 Ghazipur

Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412718

63

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

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

966

Sl. No. 707

Rs. 100

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Ghaziabad
Uttar Pradesh





उत्तर प्रदेश UTTAR PRADESH

C 412704

64

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

Sc. No. 940
 Pa. 307
 Add. to Stamp No. 1
08 JAN 2013
 Office of the Treasury
 District
 Cashier





उत्तर प्रदेश UTTAR PRADESH

C 412717

65

14. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed

For Crossings Infrastructure Pvt. Ltd.

Director

M. S. M. S.

Director

For ASSOTECH LIMITED

M. S. M. S.
AUTHORISED SIGNATORY





उत्तर प्रदेश UTTAR PRADESH

C 412703

66

on the said Site. The rule/regulation and any provision of Law for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/

For Crossings Infrastructure Pvt. Ltd.

ms
Director

Mouham
Director

For ASSOTECH LIMITED

Mitlesh
AUTHORISED SIGNATORY

974

Sc. No. _____

Pa. 922

Adm. in Stamp No. _____

03 JAN 2013

Office of the Secretary
Government of India





उत्तर प्रदेश UTTAR PRADESH

C 412716

67

Subsequent Transferees/RWA.

15. That the Vendee shall be solely responsible for the specifications, material,

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

360

To No. _____

Rs. 3.00

Post to Bonga Pore

03 JAN 2013

Office of The Company
Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

C 412702

68

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

For Crossings Infrastructure Pvt. Ltd

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY





उत्तर प्रदेश UTTAR PRADESH

C 412715

69

16. The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/Flat Buyers or between the Vendee and any other Agency etc. involved in the connection with

For Crossings Infrastructure Pvt. Ltd.

MS
Director

Moulaam
Director

For ASSOTECH LIMITED

Moulaam
AUTHORISED SIGNATORY

967

St. No. 207

Add. to Stamp No. /

03 JAN 2013

Office of the Secretary
Gazetted

Centre





उत्तर प्रदेश UTTAR PRADESH

C 412714

70

said Site or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

For Crossings Infrastructure Pvt. Ltd

Director

[Signature]

Director

For ASSOTECH LIMITED

[Signature]
AUTHORIZED SIGNATORY

850

Ex. No. 709

Re. Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Gharuwal

Office





उत्तर प्रदेश UTTAR PRADESH

C 412713

71

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

For Crossings Infrastructure Pvt. Ltd.

Director

Moukesh

Director

For ASSOTECH LIMITED

Mahesh

AUTHORISED SIGNATORY

Sr. No. 251
 No. 7-4
 Amt. in Stamp No.
03 JAN 2013
 Office of The Treasury
 Ghazipur
 C.D. No.





उत्तर प्रदेश UTTAR PRADESH

C 412712

72

18. That the Vendee hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

872

Sr. No.	789
Rs.	
Add. in Stamp No.	
03 JAN 2013	
Office of the Secretary Chamber of Commerce	



Handwritten signature or text in Hindi script.



उत्तर प्रदेश UTTAR PRADESH

C 412711

71

the law of the land/flats/Apartments and applicable rule, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

For Crossings Infrastructure Pvt. Ltd.

Director

[Signature]

Director

For ASSOTECH LIMITED

[Signature]
AUTHORIZED SIGNATORY

372

Sl. No. 307

Re. 307

Acc. No. 307

03 JAN 2013

OFFICE OF THE TENDRER

Sl. No. 307

Re. 307

Acc. No. 307

03 JAN 2013

OFFICE OF THE TENDRER



307



उत्तर प्रदेश UTTAR PRADESH

C 412710

74

19. The Vendee agrees to comply with all obligation under the Performance Agreement executed between Vendor and Vendee and also undertakes to

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

AUTHORIZED SIGNATORY

576

Dr. No. *809*

No. *809*

Add. to Stamp No.

03 JAN 1980

Office of the Treasury
Glasgow
Scotland





उत्तर प्रदेश UTTAR PRADESH

C 412709

75

incorporate all required terms & conditions of the Performance Agreement and this Deed in Allotment Letters, Flat Buyers Agreements, Agreements to Sell

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

M. K. Singh
AUTHORISED SIGNATORY

877

Sl. No. 217

Adm. Stamp No. 03 JAN 2013

Office of the Treasury
Ghazipur





उत्तर प्रदेश UTTAR PRADESH

C 412701

76

and Sale Deeds to be issued/executed in favour of their Flat Buyers and Subsequent Transferees and the same shall be binding on the Vendee and Vendee's Allottees/

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mukul
AUTHORISED SIGNATORY

Sr. No. 1264
 Rs. 728
 Add. in Stamp Rs.
 03 JAN 2013
 Office of The Treasury
 Ghazipur



ATTESTED
[Signature]
 03 JAN 2013



उत्तर प्रदेश UTTAR PRADESH

C 412700

77

Flat Buyers/Subsequent Transferee/Residential Welfare Association (RWA) jointly and severely.

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

Mithulesh
AUTHORISED SIGNATORY

Director

Sr. No. 207
 Rs. 25.00
 Add. in Stamp No.
03 JAN 2013
 Office of The Treasury
 Ghazabad
 Cashier



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

C 412699

78

20. The Vendee agrees and undertakes to incorporate all the terms & conditions

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

Sr. No. 807
 Rs. 200
 Add. in Stamp No.
 03 JAN 2013
 Office of the Treasury
 Ghazabad
 Gurdaspur



भारतीय गैर न्यायिक INDIA NON JUDICIAL

THE TREASURY
GHAZIABAD

03 JAN 2013

₹ 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412698

79

79

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

Mukul Singh
AUTHORISED SIGNATORY

886

Sl. No.

Re. 807

Add. in Stamp No.

03 JAN 2013

Office of the Treasury
Ghaziabad

Capital



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GHANSHYAM

03 JAN 2013

रु
25000

भारत



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

Chief

पच्चीस हजार रुपये

उत्तर प्रदेश UTTAR PRADESH

C 412697

80

their Flat Buyers and Subsequent Transferees and the same shall be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferee/Residential

For Crossings Infrastructure Pvt. Ltd

Director

For ASSOTECH LIMITED

AUTHORISED SIGNATORY

887

Sr. No. 887

Rs. 800

Add. to Stamp No.

03 JAN 2013

Office of the Treasury
Ghaziabad

Cashier



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

03 JAN 2013

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 412696

81

Welfare Association (RWA) jointly and severely.

For Crossings Infrastructure Pvt. Ltd.

Director

For ASSOTECH LIMITED

MAHILASH
AUTHORISED SIGNATORY

898

Sr. No. 898
 Rs. 20
 Add. in Stamp Rs. 20

03.11.2013

Office of the Treasury
 Ghazipur
 C.P.



10/11/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु

03 JAN 2013

25000

Chief Treasurer

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 412695

82

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

For Crossings Infrastructure Pvt. Ltd.

Director

[Signature]

Director

For ASSOTECH LIMITED

[Signature]

AUTHORISED SIGNATORY

St. No. 97
Rs. 70/-
Add. in Stamp 10/-
03 JAN 2013
Office of The Treasury
Ghazipur
1/1/13



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 412694

83

this Sale Deed shall be paid by the Vendee alone and Vendor is not liable to pay

For ASSOTECH LIMITED

For Crossings Infrastructure Pvt. Ltd.

Director

Director

AUTHORISED SIGNATORY

No. 710
 Rs. 789
 Add. in Stamp (in)
 03 JAN 2013
 Office of The Treasury
 Ghazipur
 C.A. 11111



भारतीय गैर न्यायिक INDIA NON JUDICIAL

GRAZIALE

03 JAN 2019

रु
25000

Chief T... पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412693

84

any part thereon. The Stamp Duty Paid was adjudicated by Assitant Collector

For Crossings infrastructure Pvt. Ltd.

Director

Director

For ASSOTECH LIMITED

matwlesh
AUTHORISED SIGNATORY

Sr. No. 94
Rs. 200
Add. In Stamp No. 1
03 JAN 2013
Office of The Treasury
Ghaziabad
Ghaziabad



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

REVENUE
GHAZIABAD

03 JAN 2013

रु.

25000

पच्चीस हजार रुपये



INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 412692

85

Stamp, Ghaziabad vide his order No 332 dated 10/04/2013 passed under Section 31 of Indian Stamp Act.

For Crossings Infrastructure Pvt. Ltd

Director

[Signature]

Director

For ASSOTECH LIMITED

[Signature]

AUTHORISED SIGNATORY

Sr. No. 242
 Rs. 600
 Add. in Stamp No. 03 JAN 2013
 Office of The Treasury
 Ghaziabad
 Cashier



12/01/2013



उत्तर प्रदेश UTTAR PRADESH

C 412665

86

22. That the High Court of Allahabad and the Courts subordinate to it at

For Crossings Infrastructure Pvt. Ltd.

MS
Director

[Signature]
Director

For ASSOTECH LIMITED

MSH/peh
AUTHORISED SIGNATORY

989

Sr. No. 109

Rs.

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Glasgow





उत्तर प्रदेश UTTAR PRADESH

503003

87

Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For Crossings Infrastructure Pvt. Ltd

Director

Director

For ASSOTECH LIMITED

M. S. Lohani
AUTHORISED SIGNATORY

1003

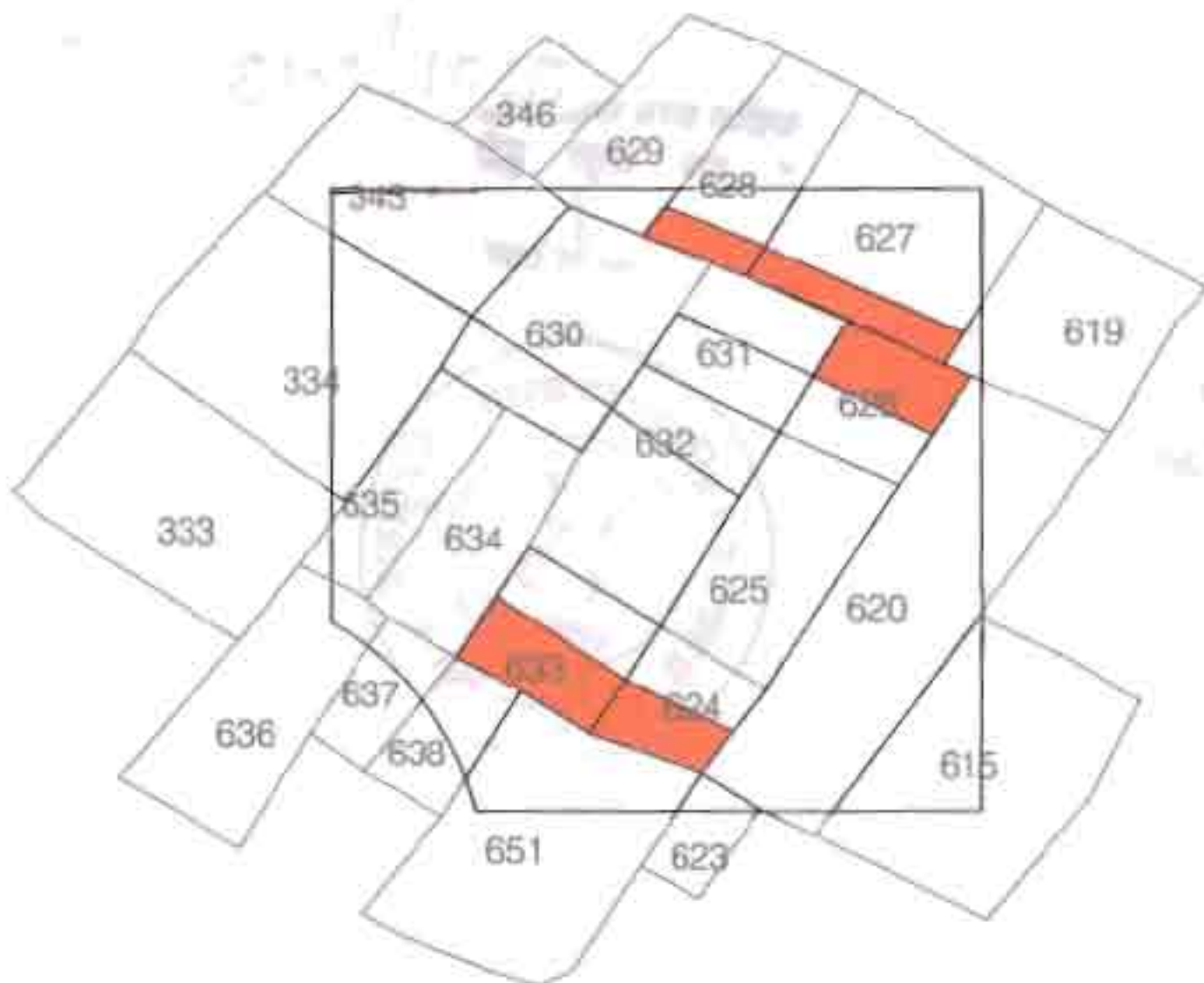
Sl. No.	957
Re.	
Add. to Stamp No.	
03 JAN 2020	
Office of the Treasury	
Ghaziabad	
Collector	

1003



SITE PLAN

LAND ADMEASURING 2707 SQ.MT. LOCATED ON GH PLOT-12 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.



For ASSOTECH LIMITED

ASSOTECH
AUTHORISED SIGNATORY



NORTH

For Crossings Infrastructure Pvt. Ltd.

ACS
Director

Mouham
Director

2010 10 10



2017 年 12 月 31 日

PART OF PLOT NO - GH-12

AREA OF PROPERTY - 2707 SQ. Mtrs.



For Crossings Infrastructure Pvt. Ltd.

MS
Director

Mullam
Director

For ASSOTECH LIMITED

Mishra
AUTHORISED SIGNATORY

भारतीय न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY

दस हजार रुपये

03 JAN 2003

रु.

Chief Treasury

10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

503002

R.R.S.

88

RAGHU RAJ SINGH, ADVOCATE

B-Block, Hotel, L.L.B. Hotel, M. Cook, L.L.B.

Regd. No. U.P.3017708, U.P.5428710

City No. 88, Tarai Sadak, Ghazipur (U.P.)

Mobile: 0010152715 / 971152715

WITNESSES:

1200001128 / 0128010107 / 009
1200000000 / 0000000000 / 0000000000
0102000000 / 0000000000 / 0000000000
RAGHU RAJ SINGH, ADVOCATE



समर्थन सिंह चौधरी (सहचर)

अध्यक्ष समर्थन वार एम्प्लोयर्स

सं. सं. 88 राष्ट्रीय समर्थन संस्थान

For ASSOTECH LIMITED

Mishra

AUTHORIZED SIGNATORY

For Crossings Infrastructure Pvt. Ltd

Director

Director

910

Dr. No. 102

Rs. 102

Add. in Stamp No.

03 JAN 2013

Office of The Treasury
Gwalior

Cashier

जारी दिनांक 18/04/2013 को
 खरीद सं. 1 जिला सं. 10962
 पृष्ठ सं. 169 से 348 पर कुल सं. 3531
 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


 उप निबंधक, प्रथम
 गाजियाबाद
 18/4/2013



9

2079/2018



उत्तर प्रदेश UTTAR PRADESH

503001

89

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

For Crossings Infrastructure Pvt. Ltd.

[Signature]
Director
VENDOR

[Signature]
Director
VENDOR

For ASSOTECH LIMITED

[Signature]
VENDEE
AUTHORIZED SIGNATORY

Drafted by - Raghu Raj Singh/Ghanshyam Singh Sainger, Advocate, 68, Tehsil Compound, Ghaziabad.

[Signature]

RAGHU RAJ SINGH, ADVOCATE
B.Com. (Hons), LL.B. (Hons), M.Com., LL.M.
Reg. No. U.P.2017/38, U.P.5435/10
Ch. No. 68, Tehsil Compound, Ghaziabad (U.P.)
Mob. 9810152712 / 9711085321



धारा 32, भारतीय स्टाम्प अधिनियम का प्रमाणन

धारा 31, भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्राविधानों के अन्तर्गत मै0 एसोटेक लिमिटेड द्वारा अधिकृत हस्ताक्षरी मिथलेश कुमार सिन्हा ए-12 सेक्टर-24 नौएडा (गौतमबुद्धनगर) द्वारा प्रस्तुत आलेख में वर्णित सम्पत्ति कौंसिंग रिपब्लिक ग्राम डूण्डाहैडा परगना लोनी तहसील व जिला गाजियाबाद स्थित ग्रुप हाउसिंग प्लॉट संख्या-12 क्षेत्रफल 2707 वर्ग मीटर के सम्बन्ध में आवश्यक विधिक कार्यवाही करने के उपरांत, उपरोक्त वर्णित सम्पत्ति की कुल बाजारी कीमत, सहायक आयुक्त स्टाम्प/कलेक्टर स्टाम्प, गाजियाबाद के आदेश संख्या 332/10.04.2013 द्वारा रु0 3,11,30,500- अवधारित की गई थी जिस पर धारा 17 संपटित अनुच्छेद 23 अनुसूची 1-ख, भारतीय स्टाम्प अधिनियम, 1899 तथा उत्तर प्रदेश स्टाम्प (सम्पत्ति का मूल्यांकन) नियमावली, 1997 के सुसंगत प्राविधानों के अन्तर्गत रु0 21,79,170/-का स्टाम्प शुल्क देय पाया गया था, जिसे इस लेखपत्र पर विधि पूर्वक पूर्ण अदा कर दिया गया है अतएव यह लेखपत्र यथाविधि स्टाम्पित है।

दिनांक 17-04-2013

सहायक आयुक्त स्टाम्प
/ कलेक्टर स्टाम्प,
गाजियाबाद।



प्रस्तुतकर्ता अवश्य प्राप्ति द्वारा रखा जाने वाला।

उप निबंधक कार्यालय

कम नं० 8426

राजिधान

लेख या प्राप्ति पर प्रस्तुत करने का दिनांक

18-Apr-2013

प्रस्तुतकर्ता या प्राप्ति का नाम

मैड एसोर्टेड द्वारा मिबिलेश कुमार सिन्हा

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

20,031,800. / 31,130,500.00

1. रजिस्ट्रार शुल्क 10,000.0
2. प्रतिनिधिकरण शुल्क 100
3. निरीक्षण या नमूना शुल्क
4. मुख्यालय के अधिप्राप्ति कारण के लिए शुल्क
5. कपीकरण शुल्क
6. विविध
7. यात्रिका भत्ता

1 से 6 तक का योग

10,100.0

शुल्क जमा करने का दिनांक

18-Apr-2013

दिनांक जब लेख प्रतिनिधि या नमूना प्रमाण पर

वापस करने के लिए तैयार किया

18-Apr-2013

रजिस्ट्रार अधिकारी के हस्ताक्षर

Sub-Registrar-4
Gwalior