

JAGVIR SINGH

Journal Writer
Chamber
Tehsil Court, Ghaziabad

Name MANISH KUMAR
Designation Ex. E.
Signature
Stock Holding Corporation of India Ltd.
18/7, Model Town East, Ghaziabad

3873

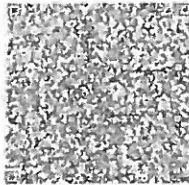


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP62280396683479T
Certificate Issued Date	: 07-Apr-2021 11:36 AM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108687673675343T
Purchased by	: MESSERS POLWELL REAL ESTATES PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: LAND AREA 25293.28 SQ MTR.ON GH PLOT NO.14 CROSSINGS REPUBLIC SITUATED AT DUNDAHERA GHAZIABAD
Consideration Price (Rs.)	:
First Party	: MESSERS CROSSINGS INFRASTRUCTURE PVT LTD
Second Party	: MESSERS POLWELL REAL ESTATES PVT LTD
Stamp Duty Paid By	: MESSERS POLWELL REAL ESTATES PVT LTD
Stamp Duty Amount(Rs.)	: 1,27,39,000 (One Crore Twenty Seven Lakh Thirty Nine Thousand only)



L

Agarwal

Please write or type below this line.

For Crossings Infrastructure Pvt. Ltd.
(w-1)
Director

(w-2)
Director

Auth. Sign/Director

For POLWELL REAL ESTATES PVT. LTD.

For Crossings Infrastructure Pvt. Ltd.

Authorised Signatory

KC 0004083079

Stamping Alert:

- 1. The authenticity of this stamp certificate should be verified at www.shcil.co.in or using e-Stamping Machine App of Stock Holding Corporation of India Ltd.
- 2. The group of checking the legitimacy of the stamp of the certificate.
- 3. In case of any discrepancy, please inform the Corporation Authority.



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BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential

Ward / Paragna :

Mohalla / Village : Dundahera

Description of Property : Land Admeasuring **25293.28 Sq.Mtr.** falling in part of Khasra No. 612 (area 400.00 Sq.Mtr.), Khasra No. 613 (area 864.00 Sq.Mtr.), Khasra No. 614 (area 3160.00 Sq.Mtr.), Khasra No. 615 (area 592.28 Sq.Mtr.), Khasra No. 620 (area 200.00 Sq.Mtr.), Khasra No. 621 (area 1010.00 Sq.Mtr.), Khasra No. 622 (area 510.00 Sq.Mtr.), Khasra No. 623 (area 265.00 Sq.Mtr.), Khasra No. 647 (area 584.00 Sq.Mtr.), Khasra No. 648 (area 2150.00 Sq.Mtr.), Khasra No. 649 (area 1824.00 Sq.Mtr.), Khasra No. 650 (area 437.00 Sq.Mtr.), Khasra No. 651 (area 1827.00 Sq.Mtr.), Khasra No. 652 (area 640.00 Sq.Mtr.), Khasra No. 653 (area 2080.00 Sq.Mtr.), Khasra No. 654 (area 3375.00 Sq.Mtr.), Khasra No. 655 (area 2643.00 Sq.Mtr.), Khasra No. 657 (area 43.00 Sq.Mtr.), Khasra No. 765 (area 17.00 Sq.Mtr.), Khasra No. 766 (area 37.00 Sq.Mtr.), Khasra No. 774 (area 640.00 Sq.Mtr.), Khasra No. 775 (area 1995.00 Sq.Mtr.),

located on GH Plot No. 14 in the Township known as "Crossings Republik" situated at village **Dundahera**, Ghaziabad, U.P.,

Area of Property : 25293.28 sq.mtr.

Sale Consideration : 18,19,82,000/-Rs.

Stamp Duty : Rs. 1,27,39,000/-

Boundaries of Property

EAST : Other Land

WEST : Other Land

NORTH : Other Land

SOUTH : Road 45 Meter Wide

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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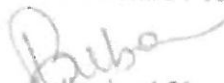
PARTICULAR OF VENDOR

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 through its Authorised Signatory **MR. BIBEK JHA S/O SHRI. GULAB JHA** R/o C-5/15, Gali No.-2, Sadatpur Extn., Karawal Nagar, Delhi-94 duly authorized by the Board of Directors, vide Board Resolution dated 05-06-2021 (Pan No- AACCC5615Q)

PARTICULAR OF VENDEE

M/s POLWELL REAL ESTATES PVT LTD. a company incorporated under the provisions of companies Act, 1956 having its Regd. Office at A-8B, Second Floor, Friends Colony East New Delhi 110065 represented through its Authorised Signatory **Mr. DIWKAR JHA S/o Sh. Hari Ram Jha** (Pan No- AALCP0610R)

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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SALE DEED

Total Sale Consideration Rs. 18,19,82,000/-
Stamp Duty @ 7% 1,27,39,000/-

THIS DEED OF SALE is executed at Ghaziabad on this 10th day of June in the year 2021 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 through its Authorised Signatory **MR. BIBEK JHA S/O SHRI. GULAB JHA** R/o C-5/15, Gali No.-2, Sadatpur Extn., Karawal Nagar, Delhi-94 duly authorized by the Board of Directors, vide Board Resolution dated 05-06-2021 passed by the Board of Directors of the Company, hereinafter referred to as the "*Vendor*" (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns.)

IN FAVOUR OF

M/s POLWELL REAL ESTATES PVT LTD. a company incorporated under the provisions of companies Act, 1956 having its Regd. Office at A-8B, Second Floor, Friends Colony East New Delhi 110065 represented through its Authorised Signatory **Mr. DIWKAR JHA S/o Sh. Hari Ram Jha** vide Resolution dated 05/04/2021 passed by the Board of Directors of the Company hereinafter referred to as the "*Vendee*" of the **Second Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

For Crossings Infrastructure Pvt. Ltd.

Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.

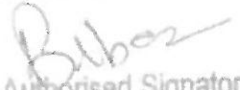
Auth. Sign./Director

JAGU R SINGH
Document Writer
Regd. No. 23
Tehsil Cl. Hind. J. Chowk

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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. now known as Assotech Limited, Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited, Duxron Hills Builder Pvt. Ltd, New Capital Infrastructure Pvt. Ltd, Ambassador Infrastructure Pvt. Ltd., Mahagun Developers Ltd. now known as Mahagun (India) Pvt. Ltd., Crossings Developers Pvt. Ltd., Crossing Real Estate Pvt. Ltd., Manak Buildcon Projects Pvt. Ltd. & Crossings Constructions Pvt. Ltd. (Constituent Company), 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 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.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

JAGVIR SINGH
Dharmaraj
Chamber No. 1111
Tehsil Comp...



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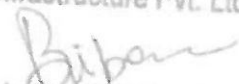
AND WHEREAS the New Capital Infrastructure Pvt. Ltd, Ambassador Infrastructure Pvt. Ltd., Crossings Developers Pvt. Ltd., Crossing Real Estate Pvt. Ltd., & Crossings Constructions Pvt. Ltd., the Constituent Companies of the Consortium, have already been merged into lead party of Consortium/Vendor i.e. Crossings Infrastructure Pvt. Ltd. vide High Court of Delhi Order dated 29/08/2016. So now the Vendor or Crossings Infrastructure Pvt. Ltd has legally right to sell the land belonging to said Constituent Companies as well as has legal right to receive sale consideration on behalf of them.

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

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

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

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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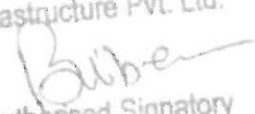
AND WHEREAS as per the authority/powers given by Board Resolution of the constituent of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is entitled to receive the sale consideration on behalf of constituent. Hence hereinafter, for the purposes of payment of sale consideration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

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

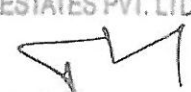
AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms & conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title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

AND WHEREAS the Vendor has developed the land for proposed Residential Sites/Complex along with other adjoining blocks of land/sectors/group housing into the Township known as "Crossings Republik" at Dundahera, Ghaziabad, U.P.

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.

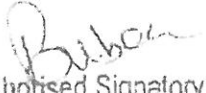

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AND WHEREAS the Vendor has agreed to sell and transfer the part Land Admeasuring 25293.28 Sq.Mtr. falling in part of Khasra No. 612 (area 400.00 Sq.Mtr.), Khasra No. 613 (area 864.00 Sq.Mtr.), Khasra No. 614 (area 3160.00 Sq.Mtr.), Khasra No. 615 (area 592.28 Sq.Mtr.), Khasra No. 620 (area 200.00 Sq.Mtr.), Khasra No. 621 (area 1010.00 Sq.Mtr.), Khasra No. 622 (area 510.00 Sq.Mtr.), Khasra No. 623 (area 256.00 Sq.Mtr.), Khasra No. 647 (area 584.00 Sq.Mtr.), Khasra No. 648 (area 2150.00 Sq.Mtr.), Khasra No. 649 (area 1824.00 Sq.Mtr.), Khasra No. 650 (area 437.00 Sq.Mtr.), Khasra No. 651 (area 1827.00 Sq.Mtr.), Khasra No. 652 (area 640.00 Sq.Mtr.) & Khasra No. 653 (area 2080.00 Sq.Mtr.), Khasra No. 654 (area 3375.00 Sq.Mtr.) & Khasra No. 655 (area 2643.00 Sq.Mtr.), Khasra No. 657 (area 43.00 Sq.Mtr.) & Khasra No. 765 (area 17.00 Sq.Mtr.), Khasra No. 766 (area 37.00 Sq.Mtr.) & Khasra No. 774 (area 640.00 Sq.Mtr.), Khasra No. 775 (area 1995.00 Sq.Mtr.) , located on GH Plot No. 14 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., as shown and marked Red colour in the Site Plan attached hereto (hereinafter referred to as the said Site) with all rights of the said Site to the Vendee for residential use only free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 18,19,82,000/- (Rupees Eighteen Crore Nineteen Lac Eighty Two Thousand only). All the construction on the said Site will be carried out as per the Plans duly sanctioned by the Ghaziabad Development Authority. No construction / structure have yet been made on the said Site. The said land is lying vacant.

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

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POWELL REAL ESTATES PVT. LTD.


Auth Sign/Director

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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.

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

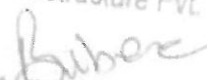
AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Site and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

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

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

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 18,19,82,000/- (Rupees Eighteen Crore Nineteen Lac Eighty Two Thousand only). as full & final payment of Sale Consideration for the said Site, and TDS deposited.

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

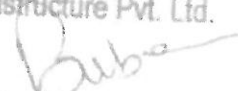
For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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2. The receipt of the aforesaid total sale consideration of Rs. 18,19,82,000/- (Rupees Eighteen Crore Nineteen Lac Eighty Two Thousand only). the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer on ownership basis unto the Vendee free from all encumbrances the said Site.
3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site in favour of any one. The Vendor has neither given any security or surety of the said Site nor entered into any Agreement to Sell of the said Site with anyone nor any court case or arbitration or any other legal proceedings is pending at any place in respect of the said Site.
4. That the Vendor has assured the Vendee that the said Site is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
5. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site in the Township and that they have fully understood all limitations and obligations in respect of it.
6. 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.


Authorised Signatory

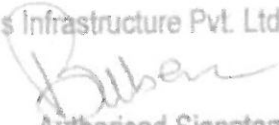
For POLWELL REAL ESTATES PVT. LTD.


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7. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax/GST, 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 other charges whether levied or leviable now or in future including on the land of the said Site and / or Flats/Apartments thereon imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA/Apartment Owner Association(AOA).
8. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of fire norms and any other rule, regulations, bye-laws, Act or 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 indemnify 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.


Authorised Signatory

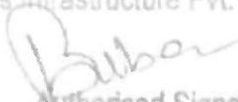
For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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9. 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.
10. 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.
12. That so far the said Site for construction it is clarified that the Vendee shall have to construct the residential Units/Flats/Apartments and use the same for residential purposes only. No other activity shall be permitted in the dwelling Units/ Flats/Apartments to be constructed thereon.

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory

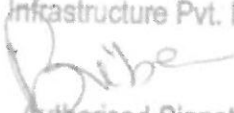
For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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13. 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)/Apartment Owner Association (AOA).
14. That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA/ Apartment Owner Association (AOA) shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) such charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell /Flat Buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/Flat Buyers/subsequent transferees and the same shall be binding on them jointly and severally.

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory

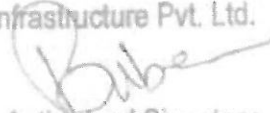
For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

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15. That the building elevation, external colour, scheme, landscaping and other exteriors shall be as per architecture controls approved by the Vendor. Fire NOC, bank guarantee, undertaking, affidavit, bond etc. required by the Ghaziabad Development Authority and/or any authority/department and/or the Vendor in respect of the said Site shall be given by the Vendee at their own cost & expenses.
16. That all services like sewer, storm water drainage, electrical, water, etc. shall be provided up to the boundary of the said Site by the Vendor (after completion and at the time of possession of the flats/apartments to their Allottees/Flat Buyers) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the prevailing rate of the Government /Local Authority and such connection charges as demanded by the Vendor or its nominated agency shall be paid by the Vendee and/or their Allottees/Flat Buyers/subsequent transferees/RWA/ Apartment Owner Association (AOA) to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.
17. It is recorded that the Vendor has delivered the possession of the said Site to the Vendee.

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

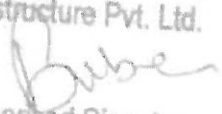
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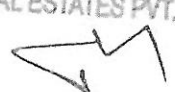
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18. That the parking shall be provided by the Vendee to their Allottees/Buyers/ Subsequent Transferees as per the plans sanctioned by the Ghaziabad Development Authority in the form of basement Parking/surface Parking of the building to be constructed on the said Site.
19. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed on the said Site. The rule/regulation and any provision of Law for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA/ Apartment Owner Association (AOA).
20. The Vendee shall be entitled to execute the Conveyance/Sale Deed in favour of their Allottees/Buyers only after obtaining the Occupancy Certificate of the building on the said Site from the Ghaziabad Development Authority.
21. 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/AOA. The Vendor shall not be liable and responsible for the same.
22. 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,

For Crossings Infrastructure Pvt. Ltd.

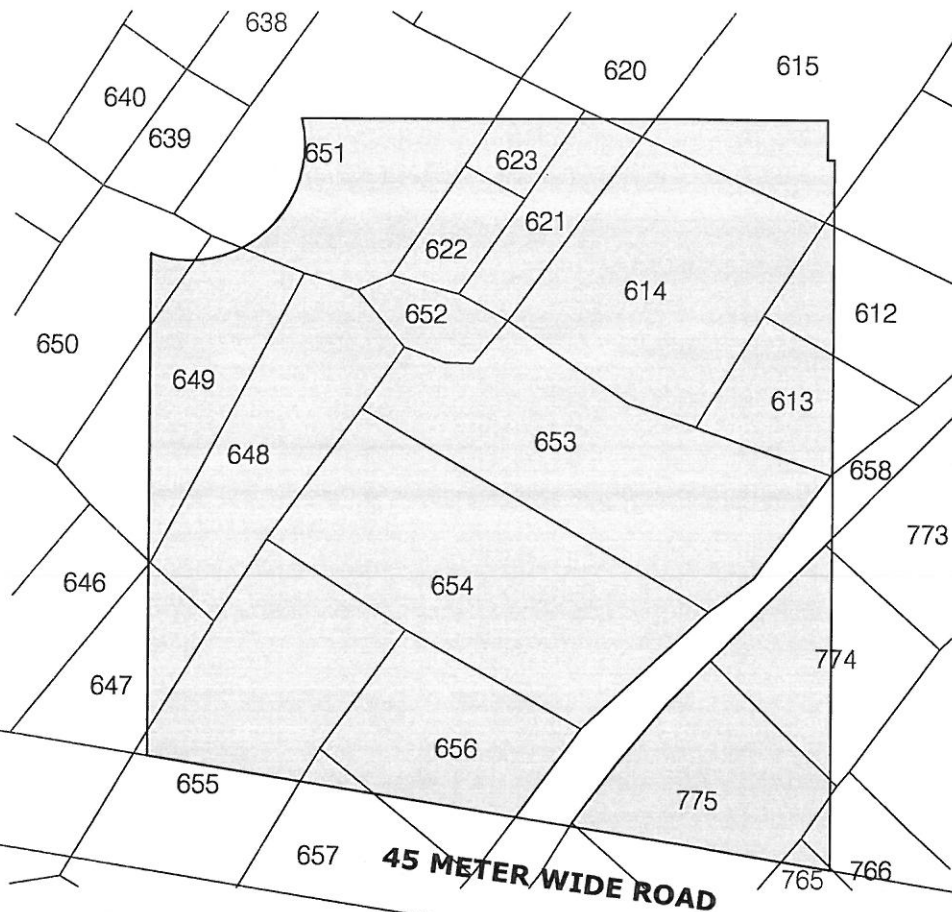

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For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

SITE PLAN

LAND ADMEASURING 25293.28 SQ.MT. LOCATED ON UNDIVIDED AND IMPARTIABLE OF GH PLOT-14 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.

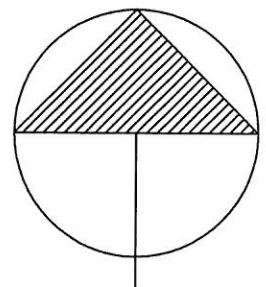


For Crossings Infrastructure Pvt. Ltd.

Buba
Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.

[Signature]
Auth. Sign./Director



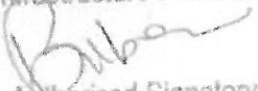
NORTH

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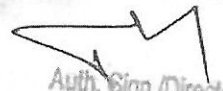
salaries, perks, claims, damages, contract etc. or for any other person or agency.

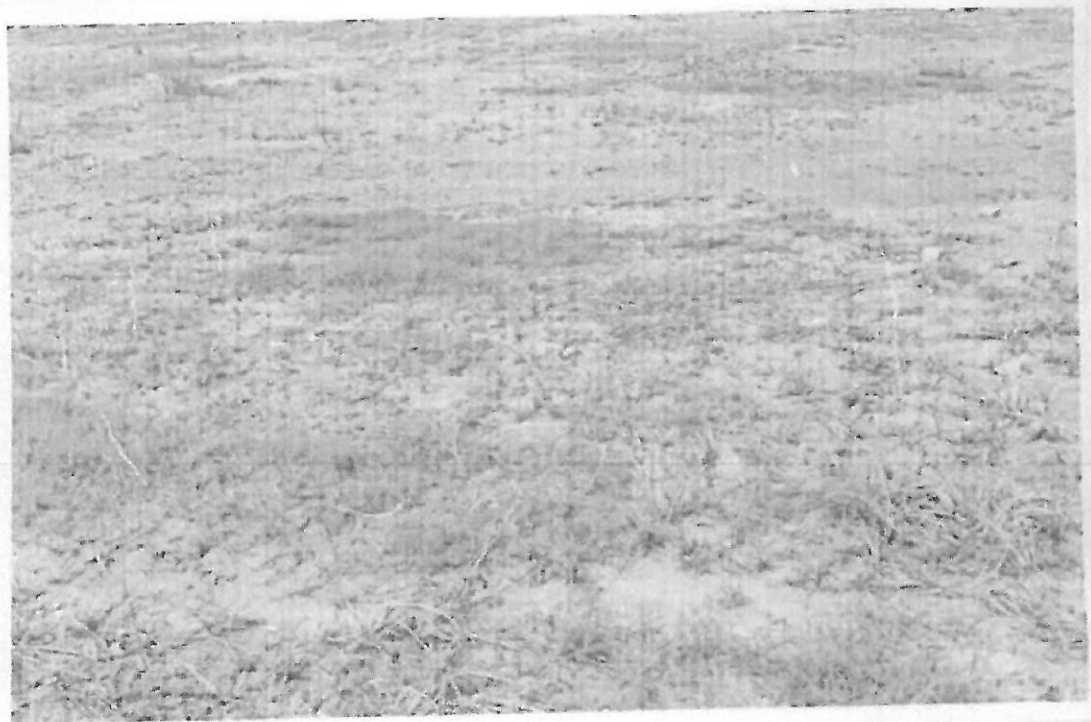
23. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site and in the area within the said Site.
24. The Vendee agrees and confirms that all the obligations arising this Deed in respect of the said Site and Flats/Apartments to be constructed thereon shall equally be applicable and enforceable against any and all Allottee(s), Buyers, Subsequent Transferees/AOA as the said obligations go with the Allottee(s), Buyers, Subsequent Transferees/AOA 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.
25. 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 this Deed and complete the same. In case the Vendee fails to perform all or any of the aforesaid terms & conditions, the Vendor shall be entitled to proceed against the Vendee and/or Allottee(s), Buyers, Subsequent Transferees/AOA and seek all such remedies against the Vendee and/or their Allottee(s), Buyers, Subsequent Transferees/AOA as available to the Vendor according to law.

For Crossings Infrastructure Pvt. Ltd.


Authorized Signatory

For POLWELL REAL ESTATES PVT. LTD.

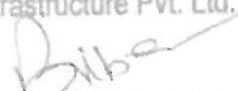

Auth. Sign./Director



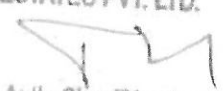
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26. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed, in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Allottee(s), Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottee(s), Buyers, Subsequent Transferee jointly and severally.
27. That the expenses towards payment of stamp duty, stamp deficiency, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.
28. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For Crossings Infrastructure Pvt. Ltd.


Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.


Auth. Sign./Director

JAGVIR SINGH
Document Writer
Chamber No. 25
Tehsil Compounding, Ghaziabad



JAGVIR SINGH
Document Writer
Chamber No. 25
Tehsil Compounding, Ghaziabad



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

For Crossings Infrastructure Pvt. Ltd.

VENDOR

Authorised Signatory

For POLWELL REAL ESTATES PVT. LTD.

Auth. Sign./Director **VENDEE**

WITNESSES :

1. Mr. Manoj Gaur S/o Mr. B. L. Gaur R/o Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92
2. Mr. Ashok Chaudhary S/o Late Shri. Harpal Singh R/o H-169, Sec-63, Noida,
3. Mr. Santosh Das S/o Shri. Lachchi Das R/o 328, Gali No.-8, Sen Vihar, Dundahera, Ghaziabad,
4. Mr. Sunny Kumar S/o Mr. Sunder Mishra R/o Village Mavai, Vijay Nagar, Ghaziabad,

Drafted By :-

JAGVIR SINGH
22, Old Jagwari
Jawal, Jagwari, Writer
Chamber No. 23
Tahsil Jagwari, District