

BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential
Ward / Paragna :
Mohalla / Village : Dundahera

Description of Property : 0.2850 Hect, (i.e. 2850 Sq. Meter) in part of Khasra Nos. 910, 911, 912, 918, 919, 920, 921, located on undivided and impartiable total land of GH Plot No. 6, 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, Ghaziabad.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director





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विक्रय पत्र . 15,675,000.00/ 5,000.00 40 5,040.00 2,000

प्रतिफल मालिखत श्री/श्रीमती श्री0 कारुण्य इन्फ्रास्ट्रक्चर द्वारा संचालित सिंगला पुत्र / पत्नी श्री एस0 एस0 सिंगला PAN-AABFF5459P



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वैशाखा 116 राजधानी निकुंज94 IP एक्स दिल्ली अस्थापित पता

बने निबन्धन हेतु पैश किया।

ने यह लेखपत्र इस कार्यालय दिनांक 16/5/2008 समय 11:05AM

प्रभादी

उप निबन्धक (प्रथम)

गालियाबाद

16/5/2008

निम्नलिखित लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनगोशिश रु. प्रलेखनधार उक्त

विकला

श्री/श्रीमती श्री0 कारुण्य इन्फ्रास्ट्रक्चर द्वारा मनोज



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पुत्र/पत्नी श्री श्री0 एन0 गौड PAN-AACCC5615Q

वैशाखा 210 अग्रवाल वैद्यक विकास मार्ग शाकपुर

दिल्ली

श्री/श्रीमती श्री0 कारुण्य इन्फ्रास्ट्रक्चर द्वारा अशोक



Handwritten signature and initials.

पुत्र/पत्नी श्री हरपाल सिंह PAN-AACCC5615Q

वैशाखा 210 अग्रवाल वैद्यक विकास मार्ग शाकपुर

दिल्ली

श्री/श्रीमती श्री0 कारुण्य इन्फ्रास्ट्रक्चर द्वारा बलदेव कुमार गुप्ता पुत्र/पत्नी श्री रज लक्ष्मण दास/गुप्ता PAN-AABFF5459P



वैशाखा 29 इन्डो एस्टेट IP एक्स दिल्ली





उत्तर प्रदेश UTTAR PRADESH

(2)

Area of Property : 2850 Sq. Meter
Status of Road : 12 Meter Wide
Sale Consideration : 1,56,75,000/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MK
DIRECTOR

Mou Kumar
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सुन्दर सिंह *Sundar Singh*

पुत्र श्री करम सिंह

पेशा अन्य

निवासी ग्रा0 रजापुर गा0बाद

व श्री सन्नी *Sunny*

पुत्र श्री सुन्दर मिश्रा

पेशा अन्य

निवासी नासरपुर गा0बाद

ने की ।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

प्रभारी
उप निबन्धक (प्रथम)
गाजियाबाद
16/5/2008





502834

(3)

PARTICULAR OF VENDOR

M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 210-Agarwal Chamber-2nd, 30-31, Veer Savarkar Block, Vikas Marg, Sakarpur, Delhi 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 CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure


Director





विक्रेता

Registration No 2544

Year : 2008

Book No. 1

0101 मे0 क्रासिंग इन्फ्रास्ट्रक्चर द्वारा मनोज गौड

वी0 एल0 गौड PAN-AACCC5615Q

210 अग्रवाल चैम्बर विकास मार्ग शकरपुर दिल्ली
व्यापार



0102 मे0 क्रासिंग इन्फ्रास्ट्रक्चर द्वारा अशोक चौधरी

हरपाल सिंह PAN-AACCC5615Q

210 अग्रवाल चैम्बर विकास मार्ग शकरपुर दिल्ली
व्यापार



*



(4)

PARTICULAR OF VENDEE

M/s Forever Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 2nd Park End, 2nd Floor, Vikas Marg, Delhi-92, represented through its Directors Mr. Sanjeev Singla S/o Sh. S.S.Singla R/o 116-Rajdhani Nikunj, 94, I.P. Extension, Delhi-92 and Mr. Baldev Kumar Gupta S/o Late Sh. Lachman Das Gupta R/o 29-Engineers Estate, I.P. Extension, Delhi-92, (Pan No-AABFF5459P).

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR


DIRECTOR





क्रेता

Registration No. 2544

Year : 2008

Book No. I

0201 मै0 फोरएवर इन्फ्रास्टक्चर द्वारा संजीव सिंगला
एस0 एस0 सिंगला PAN-AABFF5459P
116 राजधानी निकुंज94 IP एक्स दिल्ली
व्यापार



0202 मै0 फोरएवर इन्फ्रास्टक्चर द्वारा बलदेव कुमार गुप्ता
स्व लक्ष्मण दास गुप्ता PAN-AABFF5459P
29 इन्जी0 एस्टेट IP एक्स दिल्ली
व्यापार





उत्तर प्रदेश UTTAR PRADESH

(5)

SALE DEED

Total Sale Consideration Rs. 1,56,75,000/-

Stamp Duty @ 10% Rs. 15,67,500/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Forev

DIRECTOR

DIRECTOR

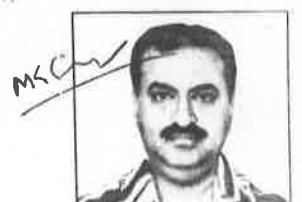
For Forever Infrastructure Pvt Ltd.

Director

Director



Notary Seal
Notary Commission, U.P.





(6)

THIS DEED OF SALE is executed at Ghaziabad on this 6th day of May in the year 2008 by M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 210-Agarwal Chamber-2nd, 30-31, Veer Savarkar Block, Vikas Marg, Sakarpur, Delhi represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MLZ
DIRECTOR

Manoj Gaur
DIRECTOR

For Forever Infrastructure Pvt. Ltd.
[Signature]
Director

[Signature]
Director



[Handwritten signature]





(7)

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 Private Developer and having license from Ghaziabad Development Authority and Gaursons India Ltd., Panchsheel Promoters Ltd., Crossings Promoters Pvt. Ltd., Assotech Contracts (India) Ltd., Supertech Ltd. (Formerly known as Supertech Constructions Pvt. Ltd.), Crossings Real Estate Pvt. Ltd. & Innovation Promoters

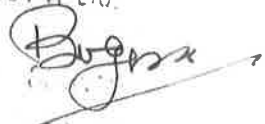
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt Ltd.


DIRECTOR







(8)

Pvt. Ltd. through General Attorneys Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide document serial no. 65, in book no. 4, volume no. 794 at page 188-193 on 28/02/2007, document serial no. 61, in book no. 4, volume no. 794 at page 164-169 on 28/02/2007, document serial no. 44, in book no. 4, volume no. 794 at page 72-76 on 22/02/2007, document serial no. 46, in book no. 4, volume no. 794 at page 82-86 on 22/02/2007, document

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MKS
DIRECTOR

Manoj Gaur
DIRECTOR

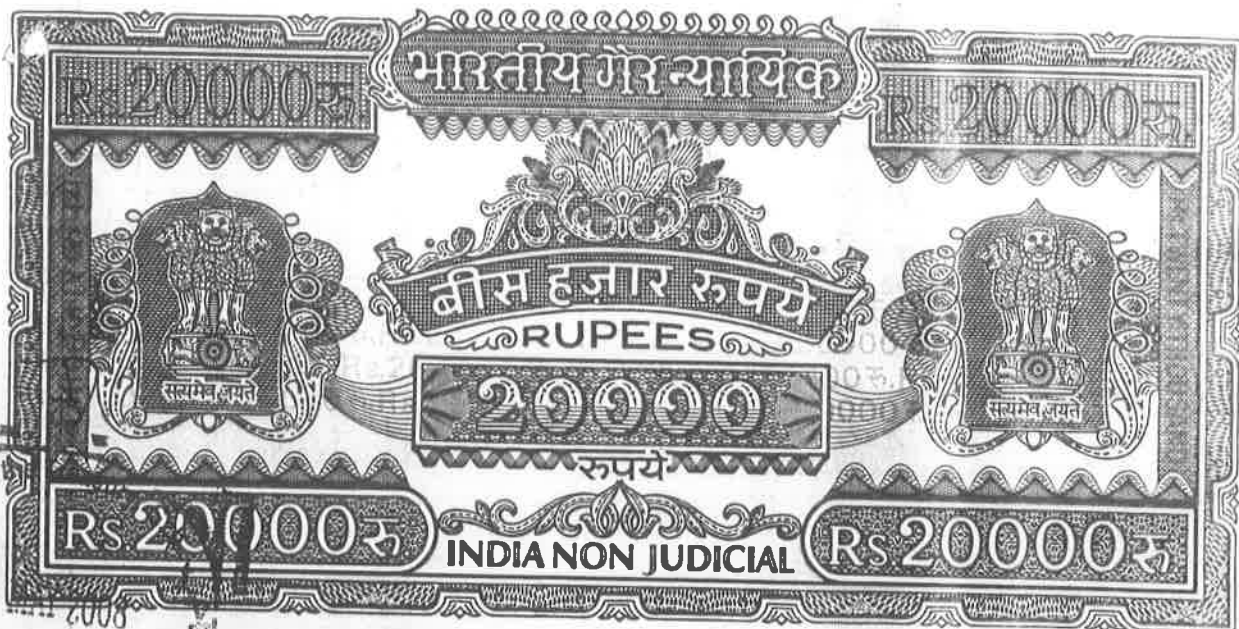
For Forever Infrastructure Pvt. Ltd.

Director
Director



Jeetendra
Tehsil





(9)

serial no. 43, in book no. 4, volume no. 794 at page 67-71 on 22/02/2007, document serial no. 41, in book no. 4, volume no. 794 at page 57-61 on 22/02/2007 & document serial no. 270, in book no. 4, volume no. 797 at page 295-299 on 23/11/2007, which were duly registered with the office of Sub-Registrar-I, Ghaziabad., 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)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

DIRECTOR

Director

Director



उत्तर प्रदेश UTTAR PRADESH

50282

(10)

IN FAVOUR OF

M/s Forever Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 2nd Park End, 2nd Floor, Vikas Marg, Delhi-92, represented through its Directors Mr. Sanjeev Singla S/o Sh. S.S.Singla R/o 116-Rajdhani Nikunj, 94, I.P. Extension, Delhi-92 and Mr. Baldev Kumar Gupta S/o Late Sh. Lachman Das Gupta R/o 29-Engineers Estate, I.P. Extension, Delhi-92, hereinafter referred to as the "Vendee" of the Other Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their executors, administrators, successors and assigns). (PAN No. AABFF5459P)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt Ltd.

DIRECTOR



(11)

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 Gaursons India Ltd., Panchsheel Promoters Ltd., Crossings Promoters Pvt. Ltd., Assotech Contracts (India) Ltd., Supertech Ltd. (Formerly known as Supertech Constructions Pvt. Ltd.), Crossings Real Estate Pvt. Ltd. & Innovation Promoters Pvt. Ltd., who

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MZ
DIRECTOR

M. V. S. M.
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]



5028-5

(12)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

M. S. Kumar
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director



उत्तर प्रदेश UTAR PRADESH

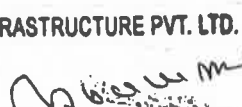
502824

(13)


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.

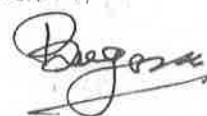
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director





(14)

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.

NKS
DIRECTOR

M. A. Kumar
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director
Director



(15)

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

For Forever Infrastructure Pvt. Ltd.


DIRECTOR


Director


DIRECTOR



(16)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



Office of
10 MAY 2008
उत्तर प्रदेश
CHIEF TREASURY OFFICER

502821

(17)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forevar Infrastructure Pvt. Ltd.

DIRECTOR



50281

(18)

Attorney in their behalf jointly to sign and 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 registration, get it registered, receive the sale consideration from the Vendee.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

[Signature]
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director



50281

(19)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



50281

(20)

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 Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

50281

(21)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



(22)

Sale Deeds and this Deed is being executed by the said Vendor and also as Attorney of the constituents companies of the Vendor acting through the said Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



उत्तर प्रदेश UTTAR PRADESH

50281

(23)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

DIRECTOR

Director



50281

(24)

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 Forever Infrastructure Pvt. Ltd.

Director

Director



502812

(25)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

[Signature]

DIRECTOR

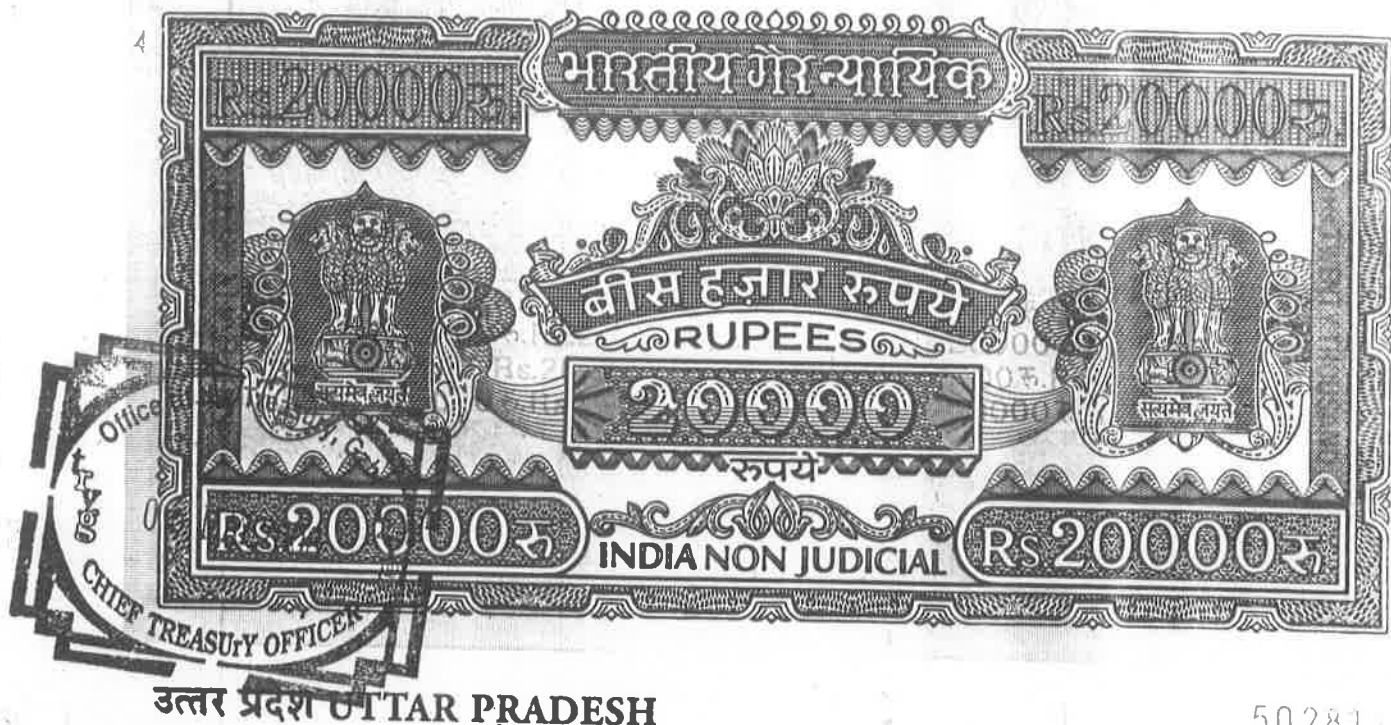
For Forever Infrastructure Pvt. Ltd.

[Signature]

Director

[Signature]

Director



(26)

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 Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

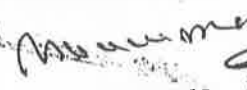
498895

(27)

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, Ghaziabad, U.P.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

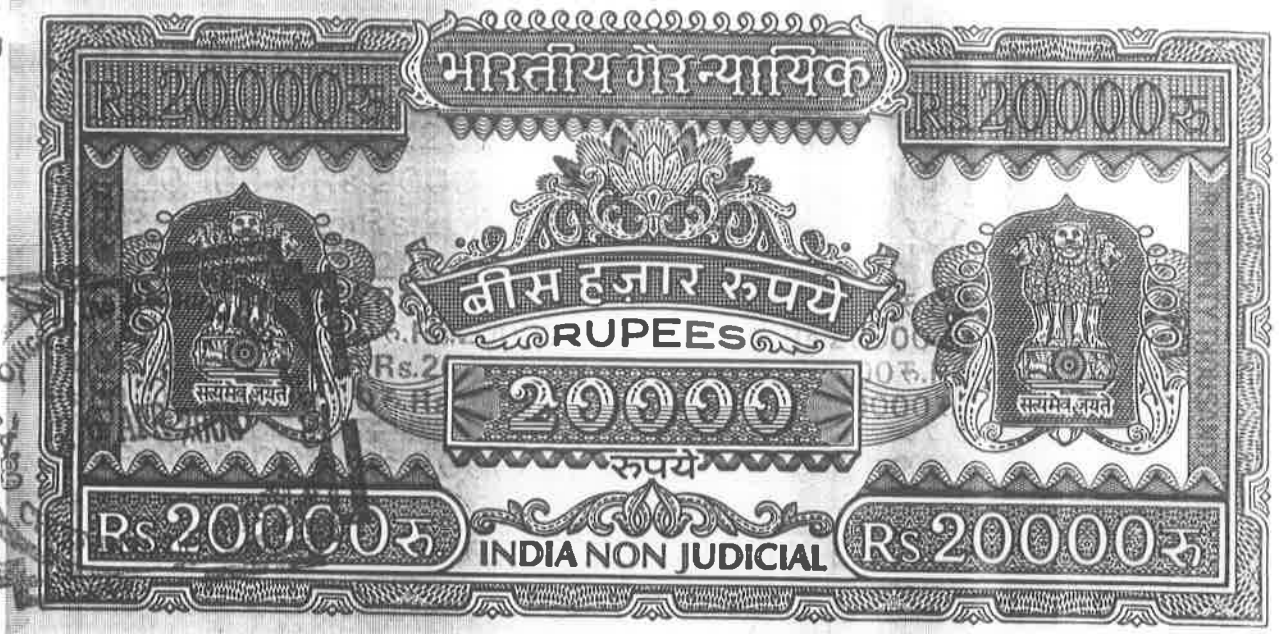

DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

49889

(28)

AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 0.2850 Hect. or 2850 sq.mtr. falling in part of Khasra No. 910 (area 0.0061 Hect.), Khasra No. 911 (area 0.1045 Hect.), Khasra No. 912 (area 0.0150 Hect.), Khasra No. 918 (area 0.0075 Hect.), Khasra No. 919 (area 0.0590 Hect.), Khasra No. 920 (area 0.0034 Hect.) & Khasra No. 921 (area 0.0895 Hect.),

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

498893

(29)

located on undivided and impartiable total Land of GH Plot No. 6 in the Township known as "Crossings Republik™" (applied for registration of the Trade Mark and subject to approval or change thereof), situated at village

For CROSSINGS INFRASTRUCTURE PVT. LTD.

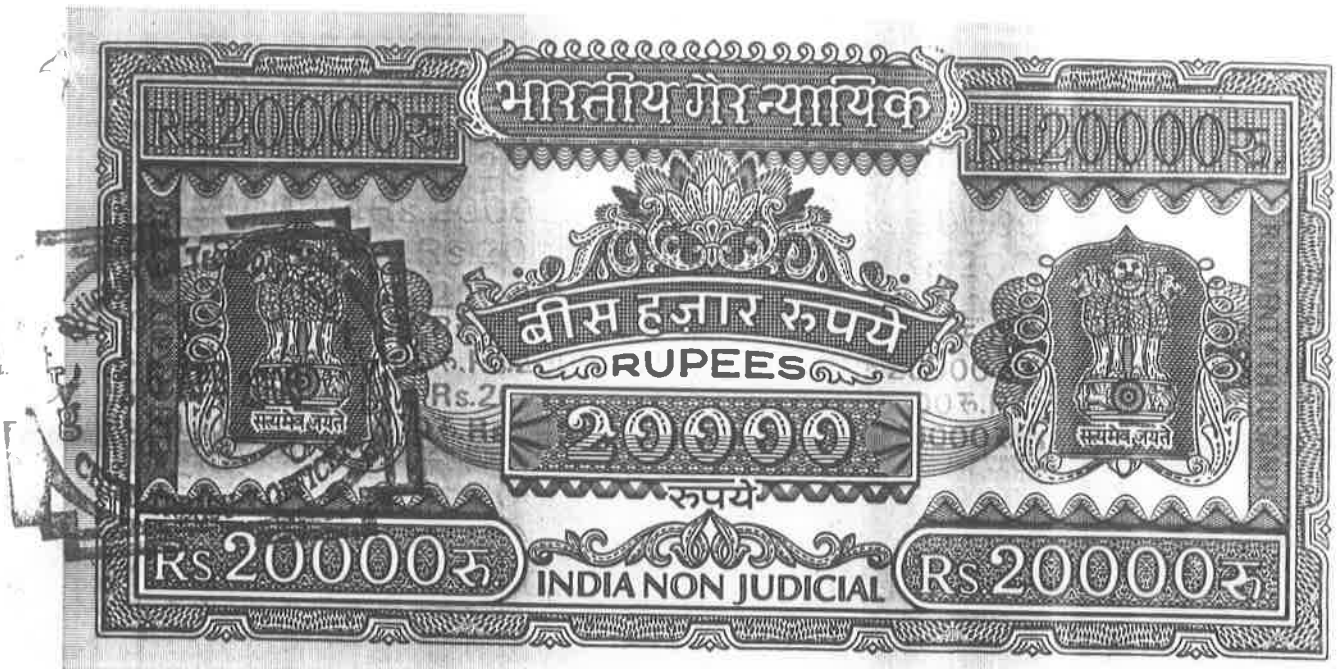
MS
DIRECTOR

Sharma
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director
Director

Director
Director



उत्तर प्रदेश UTTAR PRADESH

498892

(30)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



उत्तर प्रदेश UTTAR PRADESH

498871

(31)

kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 1,56,75,000/- (Rupees One Crore Fifty Six Lacs Seventy Five Thousand only). It will not be treated as sub division and no boundary of any type on all

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

M. S. S. S.
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director
Director

Director
Director



उत्तर प्रदेश UTTAR PRADESH

(32)


or any side of the said Site will be made before or after construction of the Building by the Vendee. The maximum permissible FAR as sanctioned, maximum Ground coverage of 26 %, minimum height of building excluding stilt 42mtr with maximum double basements as per bye laws, park open space as per

For CROSSINGS INFRASTRUCTURE PVT. LTD.

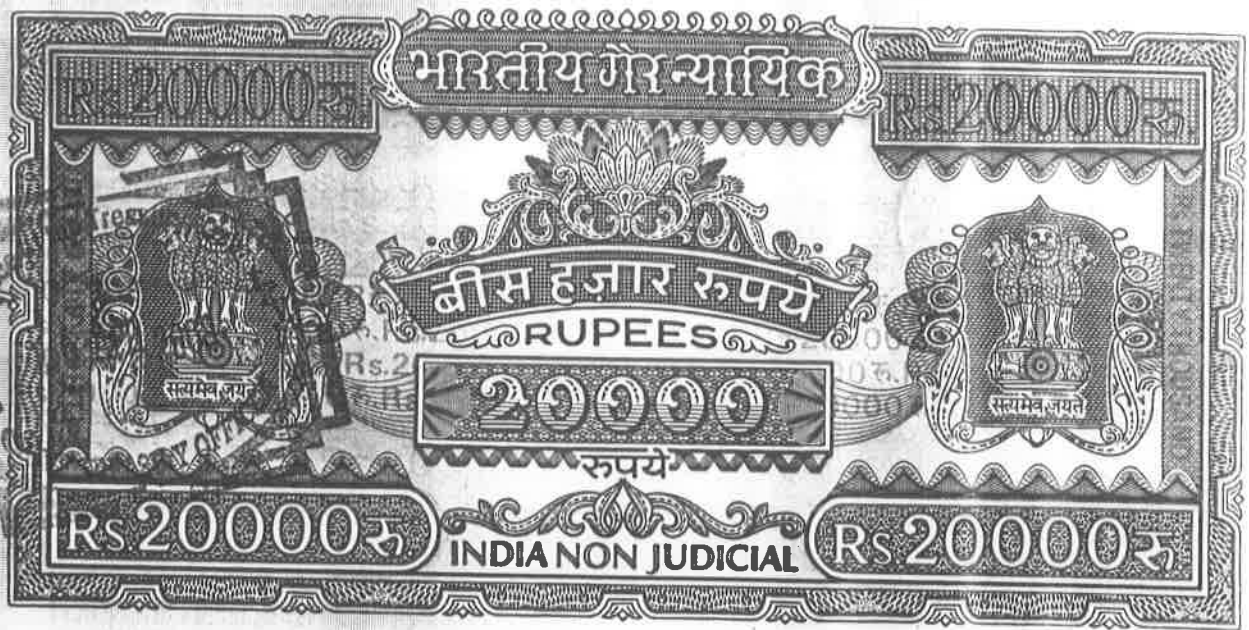

DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

49888

(33)

approved DPR , Set Backs & number of total Units to be constructed thereon 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 INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



उत्तर प्रदेश UTTAR PRADESH

4988

(34)

AND WHEREAS the maximum permissible 3.26 FAR is given on the said Site as sanctioned by the Ghaziabad Development Authority in accordance with the bye laws of the Integrated Township Policy.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

498887

(35)

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.

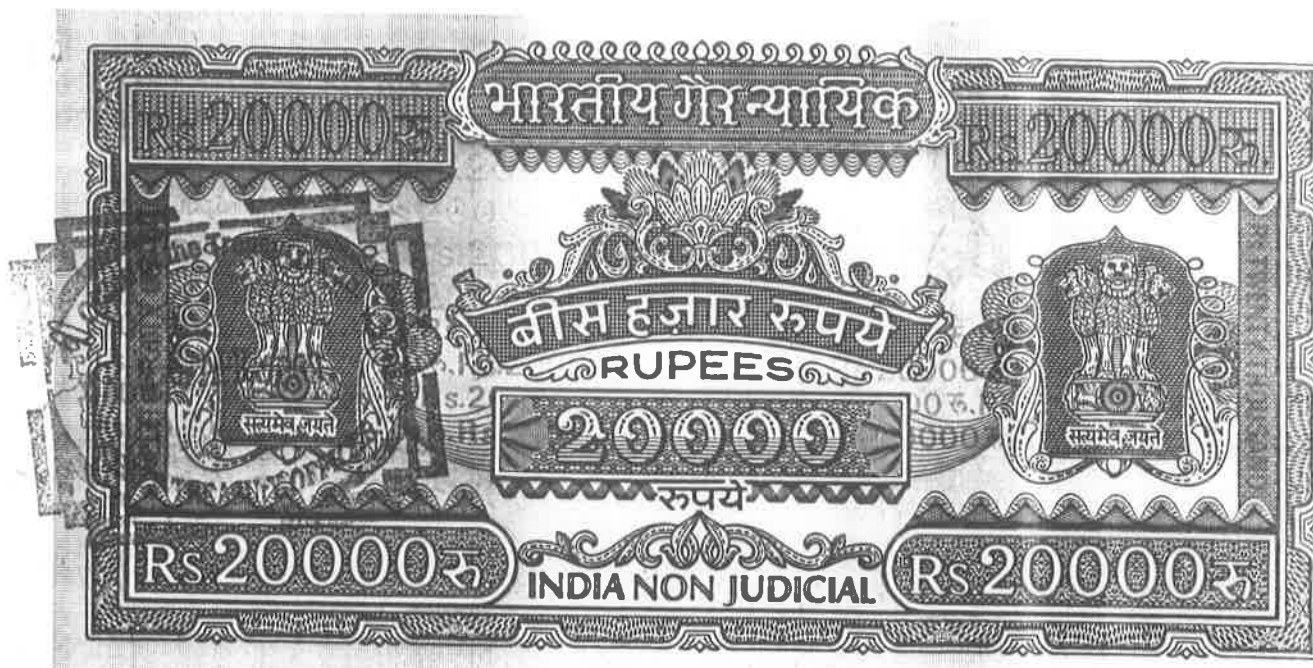
MS
DIRECTOR

[Signature]
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

498816

(36)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

498885

(37)

Site and free from all kind of encumbrances and has full right, power and authority to sell and transfer the said Site.

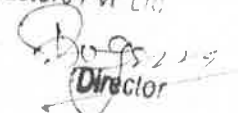
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt Ltd


Director


Director



उत्तर प्रदेश UTTAR PRADESH

4988/4

(38)

AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Site

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S

DIRECTOR

M. S. Kumar

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



उत्तर प्रदेश UTTAR PRADESH

498883

(39)

and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



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498812

(40)

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.

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DIRECTOR

DIRECTOR

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Director

Director



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4988/1

(41)

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

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 1,56,75,000/- (Rupees One Crore Fifty Six Lacs Seventy Five Thousand only) as full & final payment of Sale Consideration for the said Site, the details of which are given below.

Cheque/DD/Pay Order No.	Date	Amount (in Rs.)	Drawn On
158651	08/03/08	1,00,00,000/-	Indian Overseas Bank, Mandawali Fazalpur, Delhi-92
158662	29/04/08	56,75,000/-	Indian Overseas Bank, Mandawali Fazalpur, Delhi-92

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

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Director

Director



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4988

(42)

2. The receipt of the aforesaid total sale consideration of Rs. 1,56,75,000/- (Rupees One Crore Fifty Six Lacs Seventy Five 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MZ
DIRECTOR

No

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

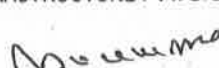
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3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site in favour of any one. The Vendor has neither given any security or surety for any one on the basis of

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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(44)

the said Site nor entered into any Agreement to Sell of the said Site with anyone nor any court case or arbitration or any other legal proceedings is pending at any place in respect of the said Site.

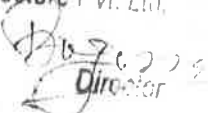
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH


498877

(45)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.



DIRECTOR



DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

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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 said Township and that they have fully understood all limitations and obligations in respect of it.

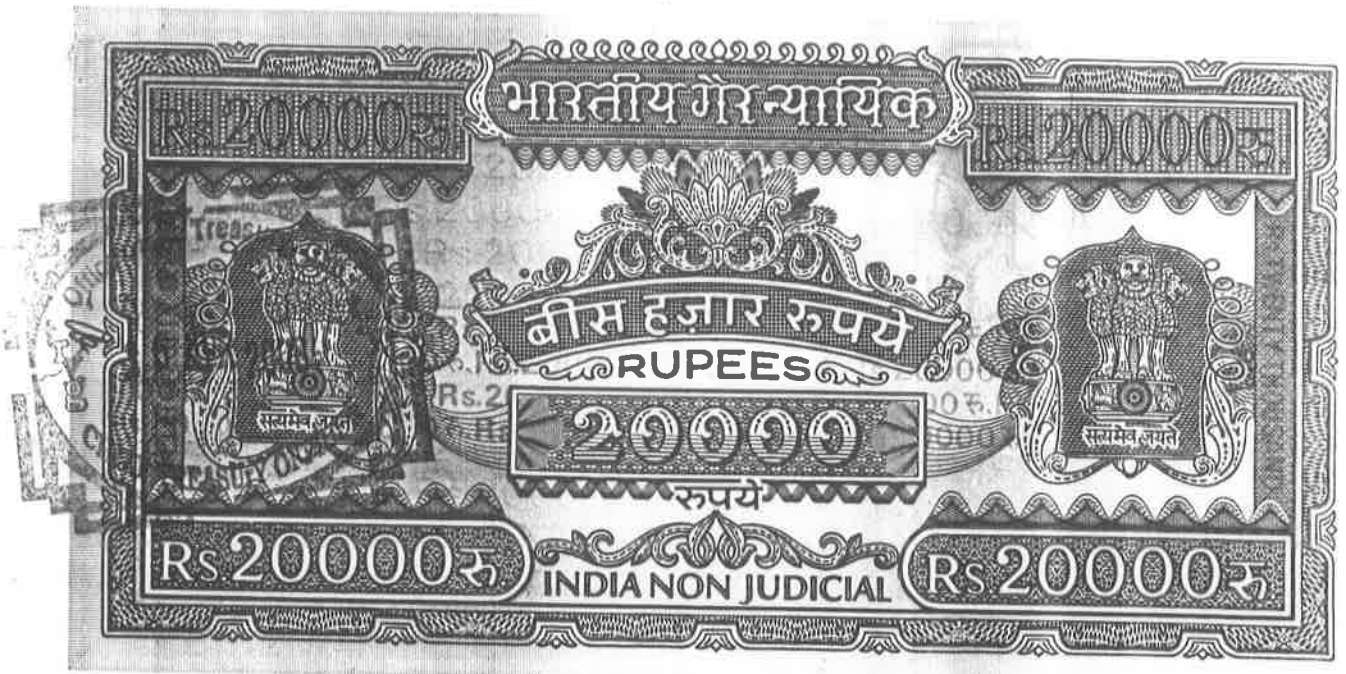
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

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(47)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

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Director



उत्तर प्रदेश UTTAR PRADESH

498874

(48)

7. 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 any

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DIRECTOR

DIRECTOR

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Director

Director



उत्तर प्रदेश UTTAR PRADESH

4988/3

(49)

additional increased/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 and / or Flats/Apartments thereon

For
For CROSSINGS INFRASTRUCTURE PVT. LTD.

MZ
DIRECTOR

Moummy
DIRECTOR

For Forever Infrastructure Pvt. Ltd.
Director
Director



उत्तर प्रदेश UTTAR PRADESH

4988/2

(50)

imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For Forever

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



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(51)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

For Forever Infrastructure Pvt. Ltd.

DIRECTOR

DIRECTOR .

Director

Director



उत्तर प्रदेश UTTAR PRADESH

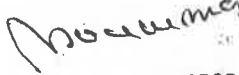
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(52)

Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act or breach of any term & condition of the

For CROSSINGS INFRASTRUCTURE PVT. LTD. For Forever Infrastructure Pvt. Ltd.


DIRECTOR


DIRECTOR


Director



उत्तर प्रदेश UTTAR PRADESH

(53)

Performance Agreement and any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site or construction thereon. The Vendee hereby agrees and

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DIRECTOR

M. Kumar
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



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(54)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

[Signature]

DIRECTOR

[Signature]

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]

Director

[Signature]
Director




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(55)

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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

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Director



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(56)

10. That the Vendee shall also be bound to construct earthquake resistant building as per I.S. code.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



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(57)

11. The provision for rain water harvesting is mandatory to be carried out by the Vendee.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

M/S
DIRECTOR

For Fore & Infrastructure

[Signature]
Director

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(58)


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.

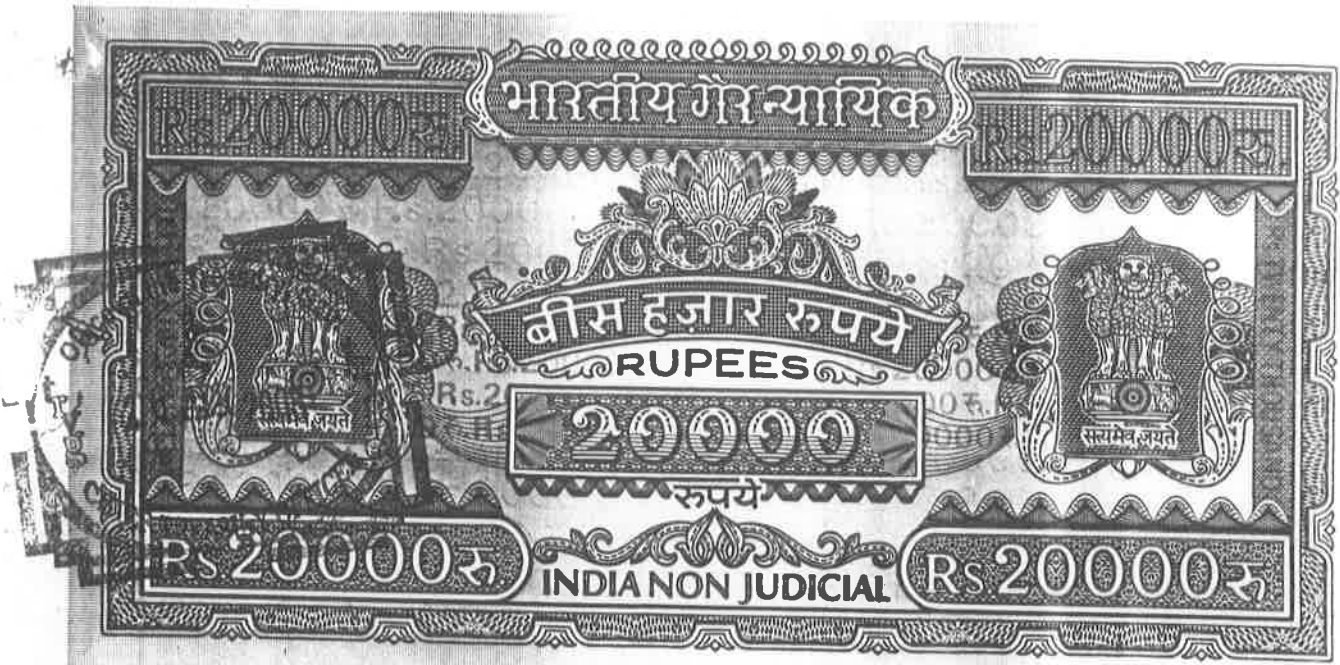
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For For



उत्तर प्रदेश UTTAR PRADESH

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(59)

13. The Vendee shall not be allowed to sub divide or amalgamate 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 INFRASTRUCTURE PVT. LTD.

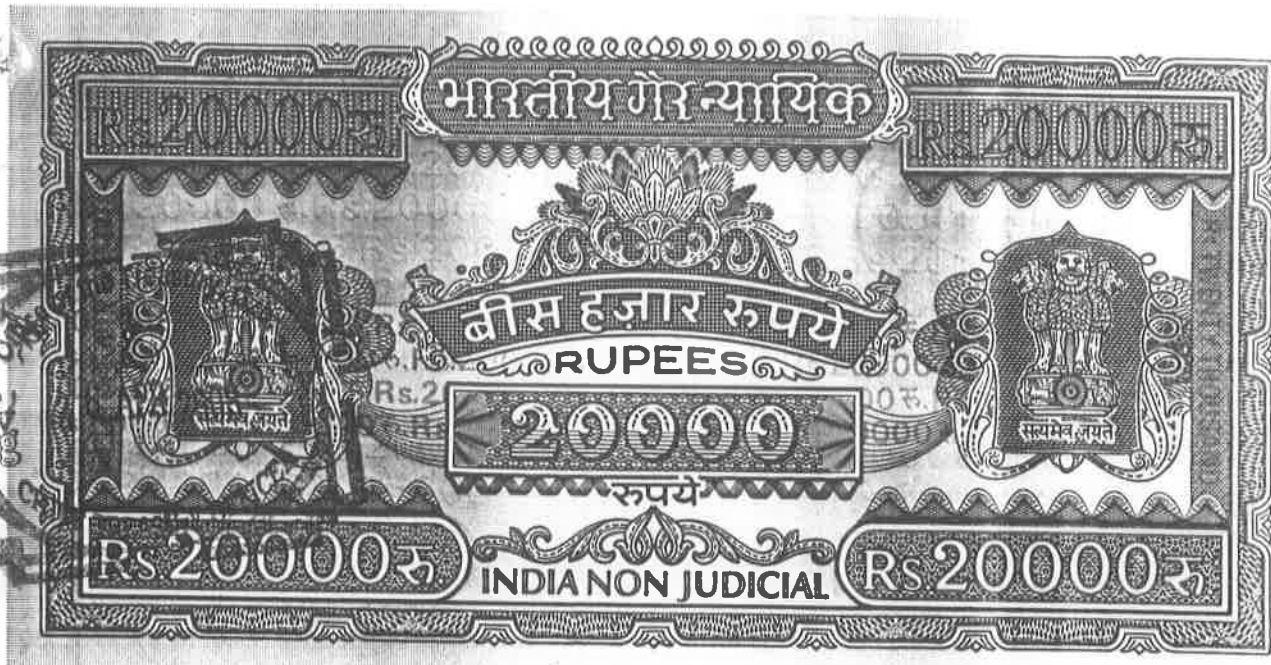
DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director



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(60)

14. 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

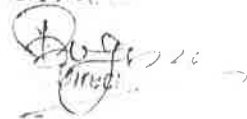
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



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(61)

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.

[Signature]

DIRECTOR

[Signature]

DIRECTOR

For Forever Infrastructure Pvt.

[Signature]

Director

[Signature]



उत्तर प्रदेश UTTAR PRADESH

498821

(62)

15. 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

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DIRECTOR

DIRECTOR

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Director

Director



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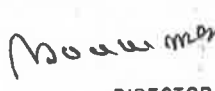
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(63)

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

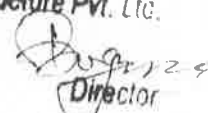
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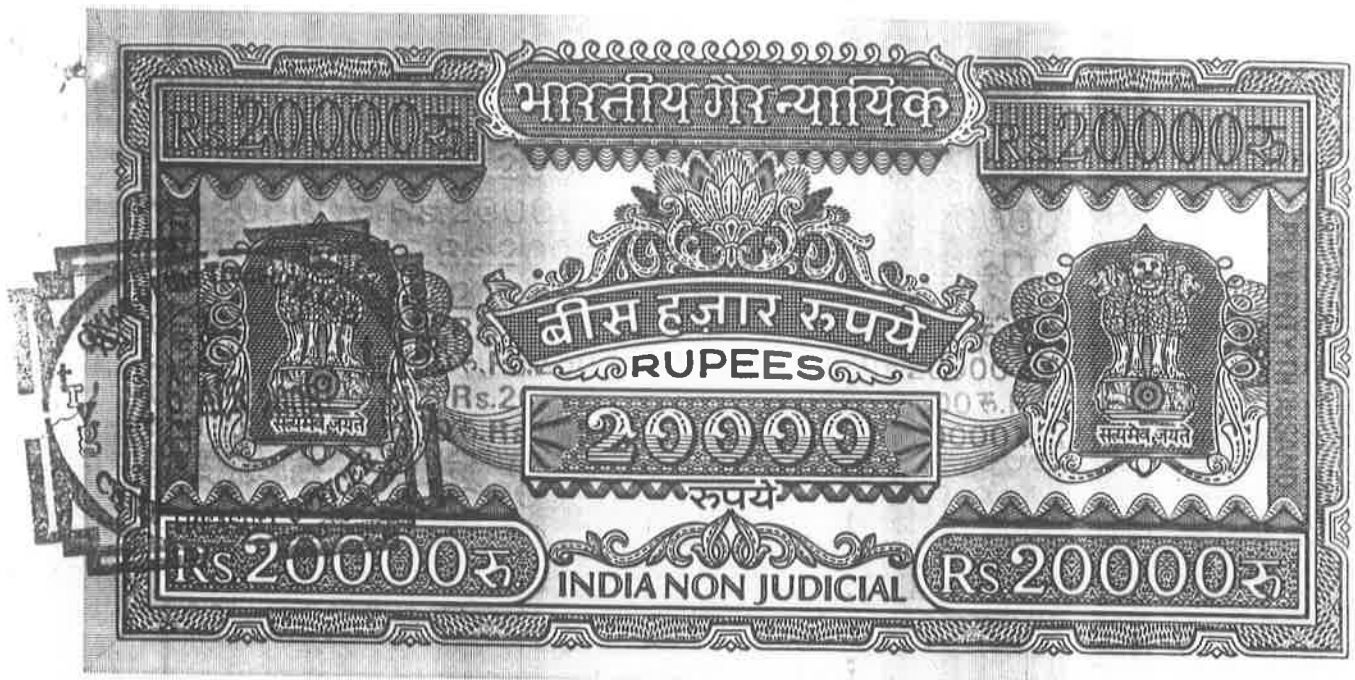

DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

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(64)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

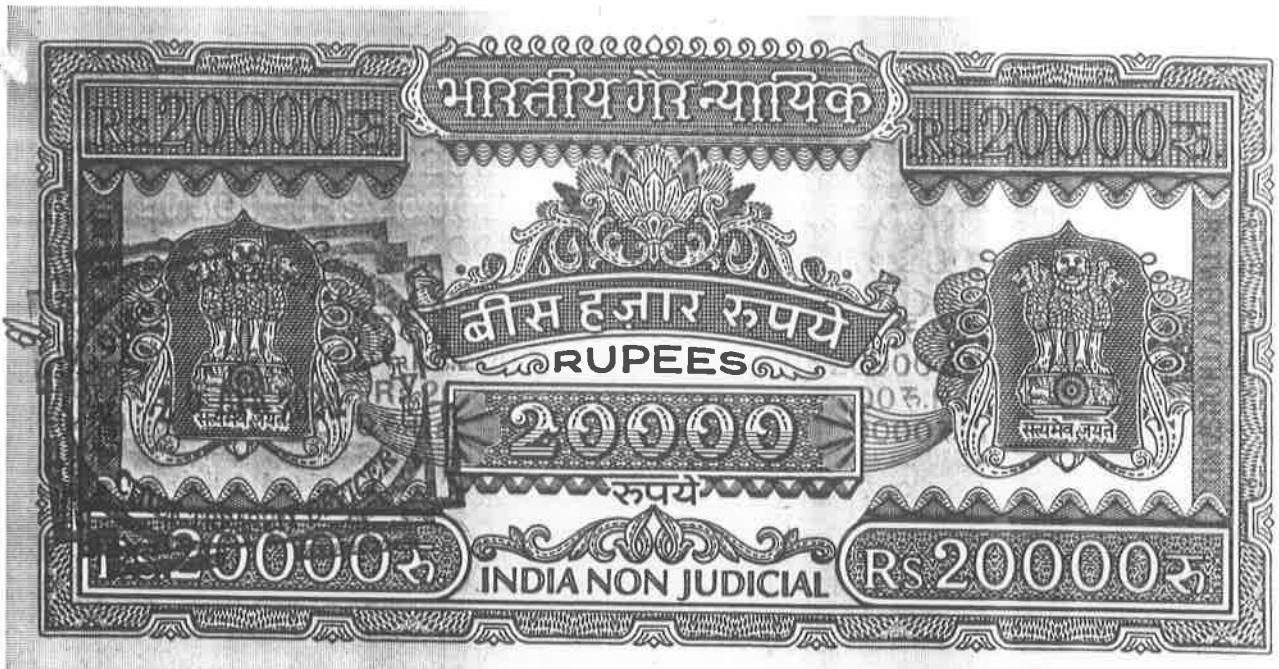

DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

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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

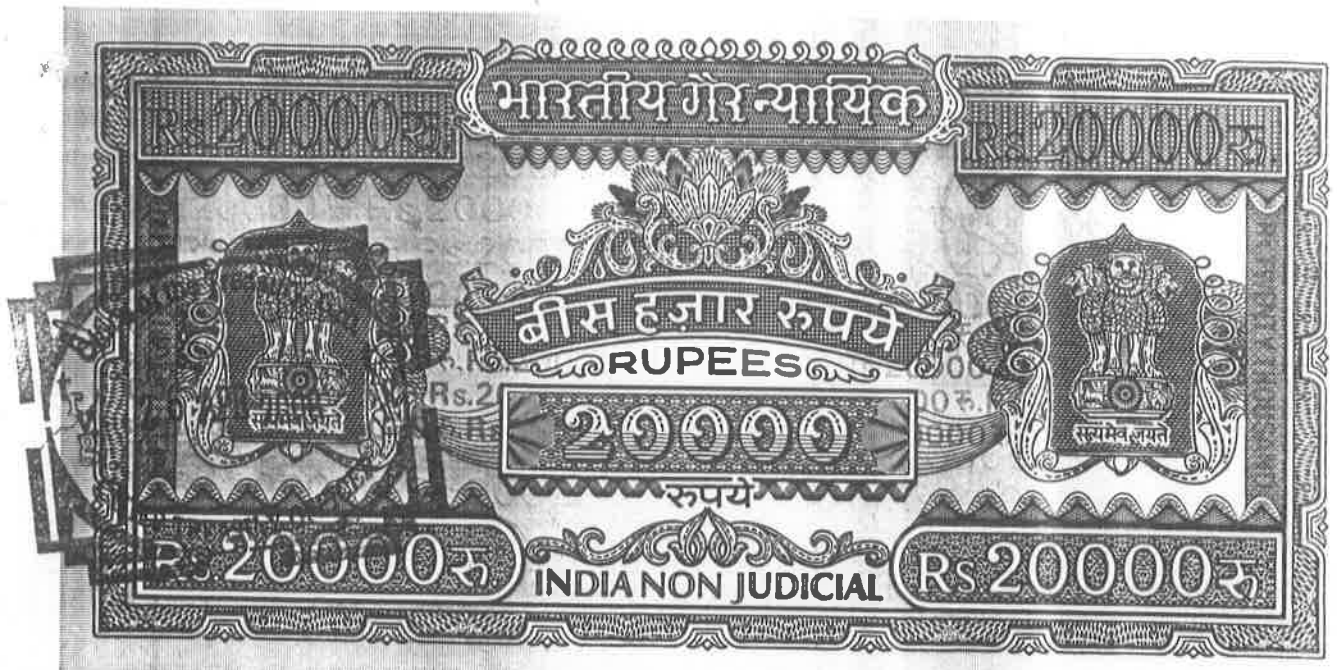
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forey Infrastructure Pvt. Ltd.

Director



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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.

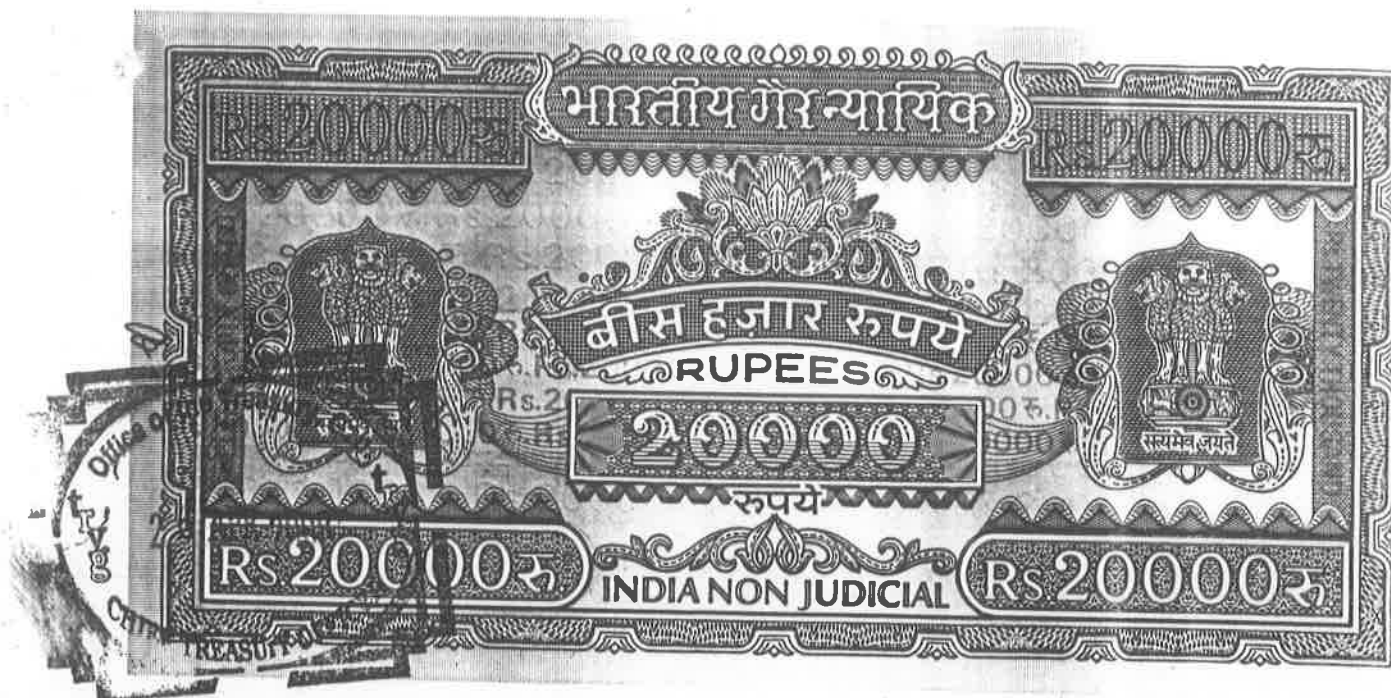
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure


Director



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(67)

16. 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 Vendee to

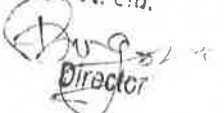
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

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Director


Director



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498815

(68)


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.

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DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt.


Director



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4988

(69)

17. 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.


DIRECTOR


DIRECTOR

For Forever Infrastructure


Director



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498813

(70)

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 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


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH

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(71)

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

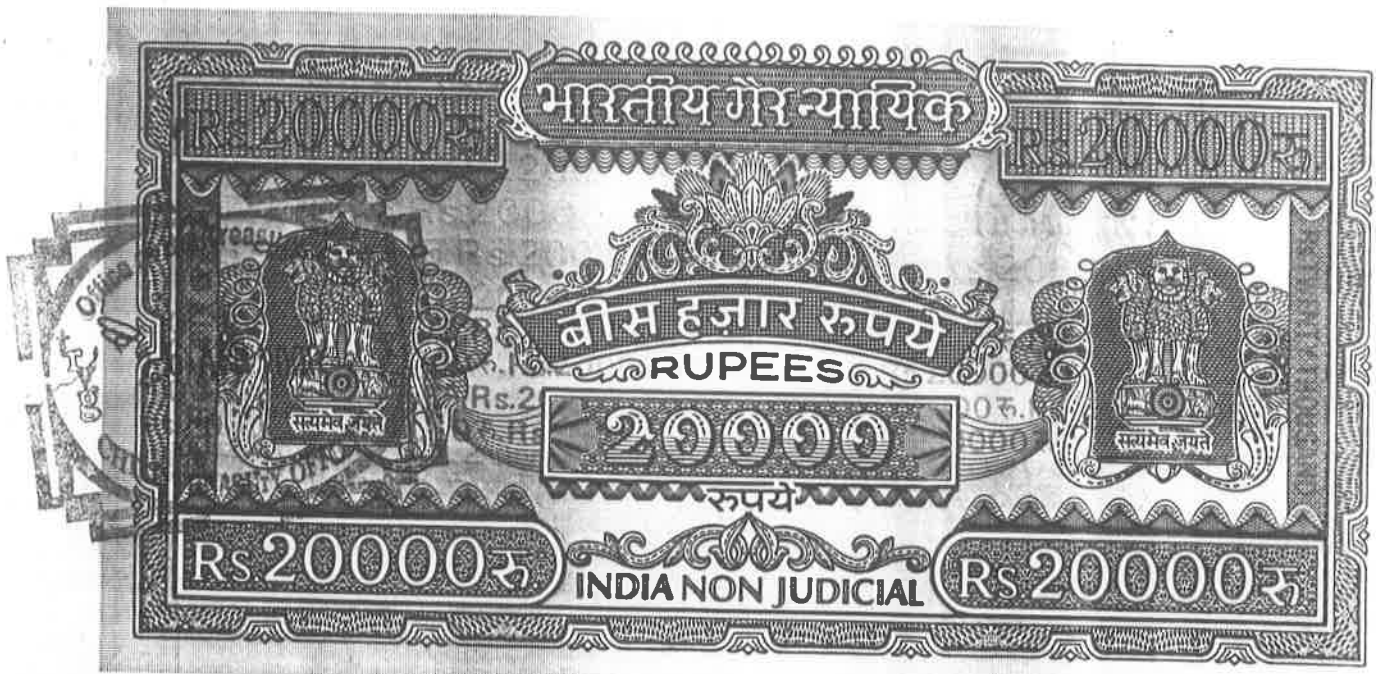
For CROSSINGS INFRASTRUCTURE PVT. LTD.

MLZ
DIRECTOR

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DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director
Director



उत्तर प्रदेश UTTAR PRADESH

498811

(72)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

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DIRECTOR

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DIRECTOR

For Forever Infrastructure Pvt Ltd

Director

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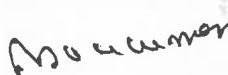
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20. The Vendee shall be entitled to execute the Conveyance/Sale Deed in favour of their Flat Buyers only after obtaining the Occupancy Certificate of the building on the said Site from the Ghaziabad Development Authority.

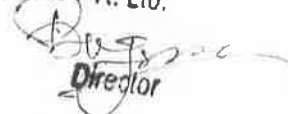
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

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Director


Director



उत्तर प्रदेश UTTAR PRADESH

49880

(74)

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

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DIRECTOR

DIRECTOR

Director

Director



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498808

(75)

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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DIRECTOR

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

498807

(76)

22. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc.

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DIRECTOR

For Forever Infrastructure Pvt. Ltd.

DIRECTOR

Director

Director



उत्तर प्रदेश UTTAR PRADESH

E 432702

(77)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



उत्तर प्रदेश UTTAR PRADESH


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

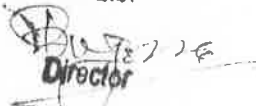
For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director


Director



उत्तर प्रदेश UTTAR PRADESH

E 43704

(79)

23. 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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DIRECTOR

Director

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Director

Director



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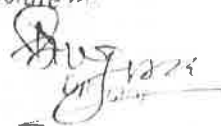
24. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site and in the area within the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR


Director


Director



उत्तर प्रदेश UTTAR PRADESH

E 432 38

(81)

25. The Vendee agrees and confirms that all the obligations arising under Performance Agreement executed between the Vendor and Vendee and 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), 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.

NK2
DIRECTOR

M. S. M.
DIRECTOR

For Forever Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

E 432479

(82)

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

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DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director


Director



उत्तर प्रदेश UTTAR PRADESH

E 428672

(83)

27. 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

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

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Director


Director



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E 428580

(84)

Vendee fails to perform all or any of the aforesaid terms & conditions, the Vendor shall be entitled to proceed against the Vendee and/or Allottees/Flat Buyers/Subsequent Transferees/RWA and seek all such remedies against the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA as available to the Vendor according to law.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

E 428581

(85)

28. That the Vendor and the Vendee shall be bound by all terms & 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 internal part of this Sale Deed.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR


Director



उत्तर प्रदेश UTTAR PRADESH

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29. The Vendee agrees and undertakes to incorporate all the terms & conditions of the Performance Agreement and this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director


Director



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(87)

be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferee/Residential Welfare Association (RWA) jointly and severally.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

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Director

Director



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(88)

30. That the expenses towards payment of stamp duty, 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

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Director


Director



उत्तर प्रदेश UTTAR PRADESH

B 197999

(89)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For Forever Infrastructure Pvt. Ltd.

Director

Director

Jagdeep Singh

Tehsil



Jagdeep Singh
ment W.
Tehsil and Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

B 198000

(90)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

VENDOR

For Forever Infrastructure Pvt. Ltd.

Director

Director

VENDEE

WITNESSES :

1. सुन्दरशिव ड० कश्यप शिखर
R/o बानापुर गांव
2. सुनील कुमार ड० श्री सुन्दर प्रिया
R/o नासिरपुर गांव

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

Doc
Tehsil C
Ghaziabad



For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For Forever Infrastructure Pvt. Ltd.


Director

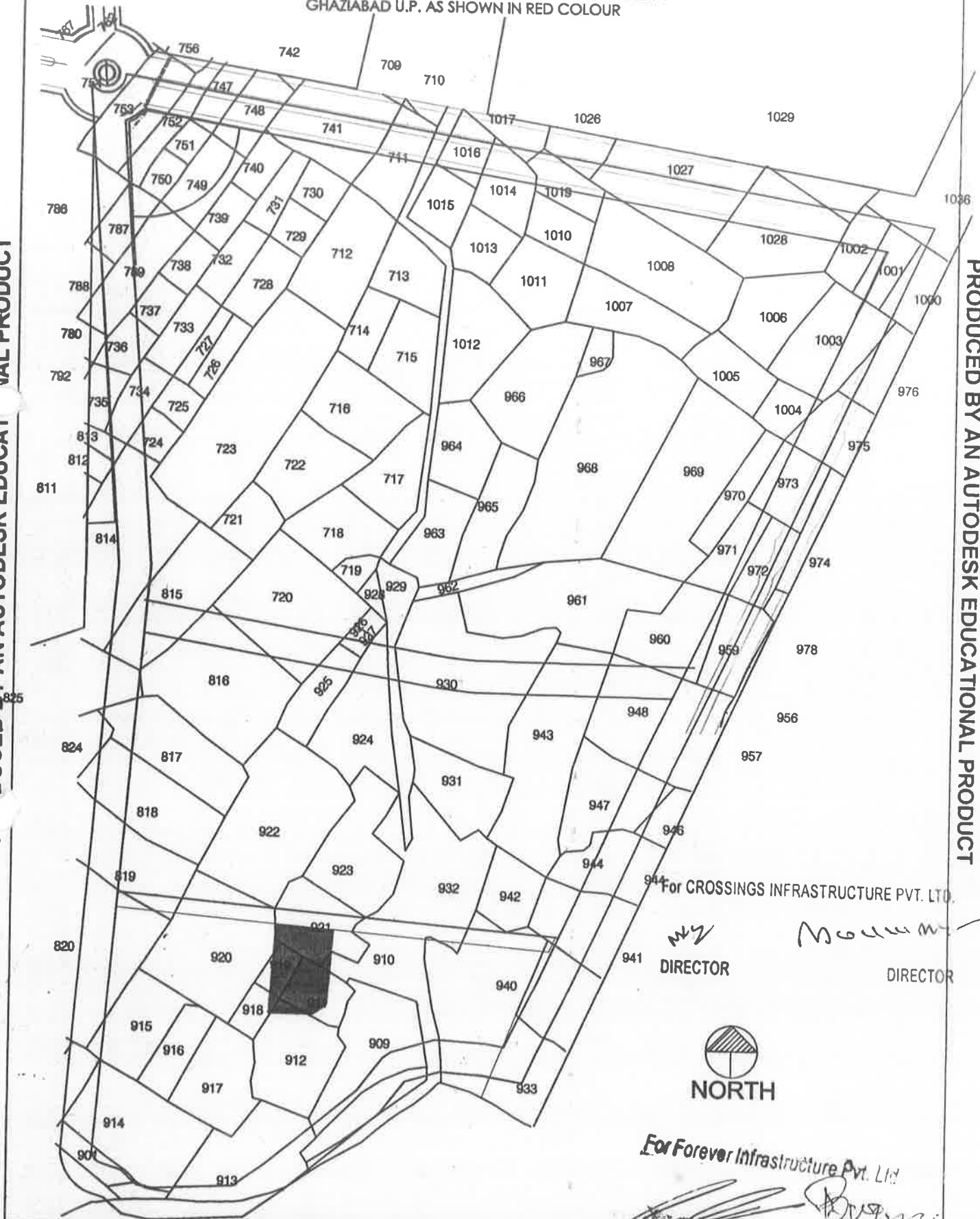

Director

SITE PLAN

LAND ADMEASURING 2850 METRE LOCATED ON UNDIVIDED
AND IMPARTIABLE OF GH PLOT-06 IN THE TOWNSHIP KNOWN
AS CROSSINGS REPUBLIK SITUATED IN DUNDARA
GHAZIABAD U.P. AS SHOWN IN RED COLOUR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR



For Forever Infrastructure Pvt. Ltd.

Director