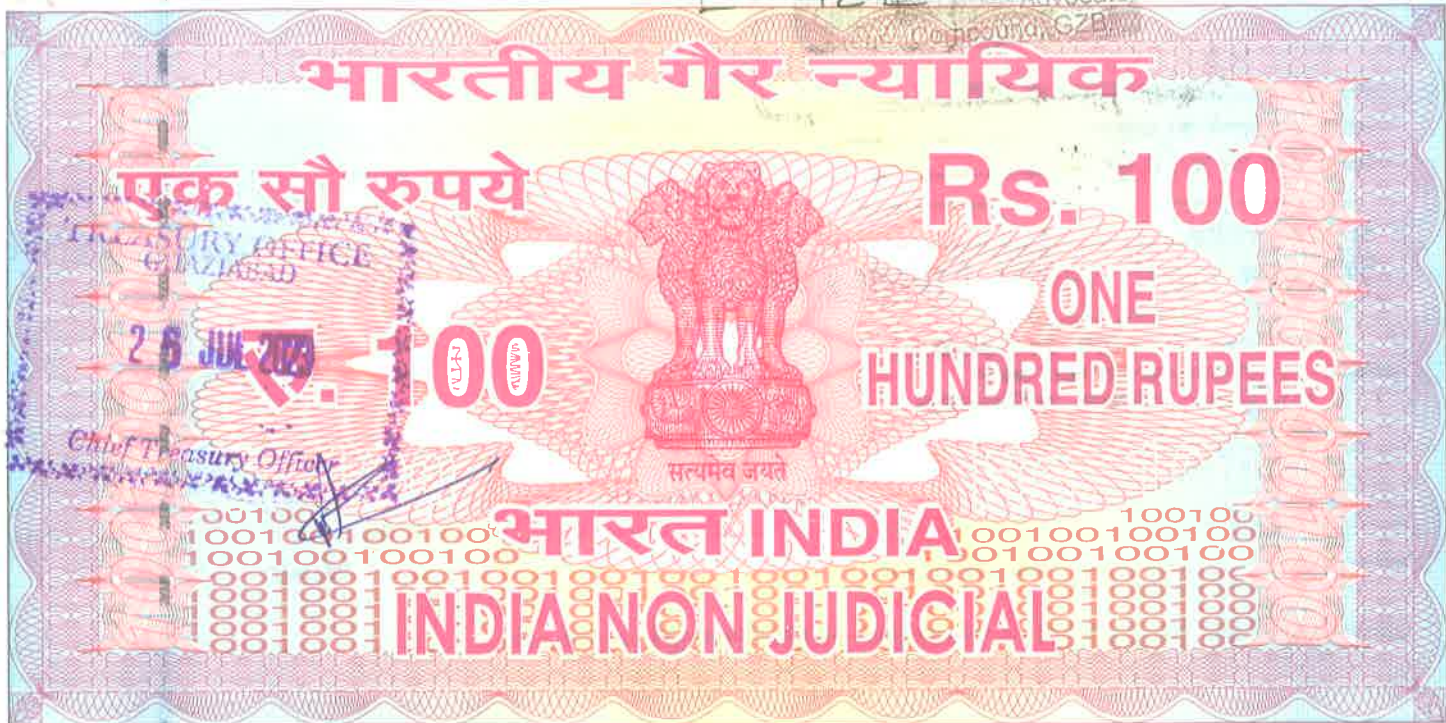


TV-422

RABH VERMA  
Advocate  
Compounding GZB

उत्तर प्रदेश UTTAR PRADESH

FY 600236

**AGREEMENT**

This agreement is made at Ghaziabad on 25<sup>th</sup> day of August, 2023 by  
**BETWEEN**

M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 210-Agarwal Chamber-2", 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 vide Resolution dated-10/09/2021 passed by the Board of Directors of the Company Authorise Mr. Sumit Agarwal S/o Sh. V. K. Agarwal R/o-N-005, Prateek Laurel, Sector-120, Noida, Gautambuddh Nagar (First Party/Licensee), as registered Private Developer and having license from Ghaziabad Development Authority (lead member)

**And**

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 C-153 Preet Vihar, Delhi-92 and Mr. Baldev Kumar Gupta S/o Late Sh. Lachman Das Gupta R/o 29- Engineers Estate, IP. Extension, Delhi-92, authorized vide Resolution dated-15/07/2023 Authorise Mr. Sajal Singla S/o Sh. Kanvi Singla R/o C-153, Block-C, Preet Vihar, Shakar Pur Bramad, Gandhi Nagar, East Delhi, Delhi (Second party/ Developer /Land Owner)

81-8  
2023

क्रम सं० 13 स्टाम्प विक्रेय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की बकाया

सेवाराज त्यागी स्टाम्प विक्रेता

आई.एस. नं०-299

लार्ड रोड्स की अग्रिम 31-03-2024

आवेदन सं०: 2023/03/04/64

जी०डी०एन० परिसर गाजियाबाद

30000 रु० का 0 लि० विन्दास आंगरिका

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 422

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मैसर्स क्रोसिंग इन्फ्रास्ट्रक्चर प्रा लि द्वारा

सुमित अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि

पुत्र श्री विरेन्द्र अग्रवाल

व्यवसाय : अन्य

निवासी: रजि० 210 अग्रवाल चैम्बर-2-30-31 वीर सावरकर ब्लाक विकास मार्ग शकरपुर दिल्ली



श्री, मैसर्स क्रोसिंग इन्फ्रास्ट्रक्चर प्रा लि द्वारा

सुमित अग्रवाल अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 25/08/2023 एवं 03:55:16

PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुख्य अधिकारी

उप निबंधक : सदर द्वितीय

गाजियाबाद

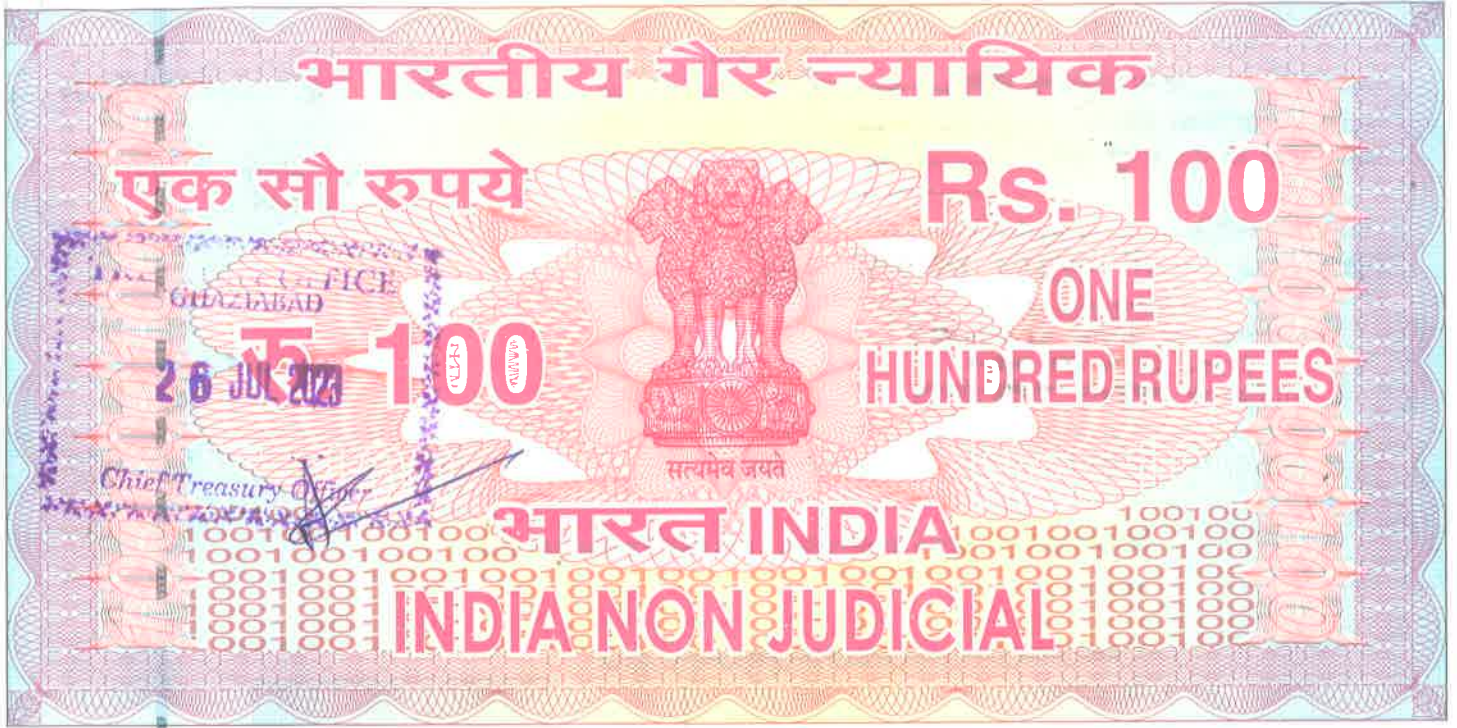
25/08/2023

भीम रतन

निबंधक लिपिक

25/08/2023





उत्तर प्रदेश UTTAR PRADESH

FY 600237

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., Crossings Real Estate Pvt. Ltd. & Innovation Promoters Pvt. Ltd. and others 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.

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

AND WHEREAS the First 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.

81-8  
2083

कम सं० 14  
स्टाम्प विक्रेता की तिथि 4/8/23  
स्टाम्प का दस्तावेज का प्रयोजन  
स्टाम्प केला का नाम व पूरा पता

स्टाम्प की अवधि 100/-

सेवाराज रथानी स्टाम्प विक्रेता 81/8

निष्पादन सं०: 2023/0739066496  
नॉटरीस की अधि 31-03-2024  
विक्रय कर का स्थान  
सीओडीएन परिसर गाजियाबाद

उपका ग्रामिण विकास मार्ग  
- दिल्ली

बही सं०: 4

रजिस्ट्रेशन सं०: 422

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री मैसर्स क्रोसिंग इन्फ्रास्ट्रक्चर प्रा लि के द्वारा सुमित अग्रवाल, पुत्र श्री  
विरेन्द्र अग्रवाल  
निवासी: रजि0 210 अग्रवाल चैम्बर-2-30-31 वीर सावरकर ब्लॉक विकास  
मार्ग शकरपुर दिल्ली  
व्यवसाय: अन्य  
द्वितीय पक्ष: 1



श्री मैसर्स फारएवर इन्फ्रास्ट्रक्चर प्रा लि के द्वारा सजल सिंगला, पुत्र श्रीमती  
कन्वी सिंगला  
निवासी: सैकिण्ड पार्क एण्ड सैकिण्ड फ्लोर विकास मार्ग दिल्ली  
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री विरेन्द्र, पुत्र श्री अनेकपाल  
निवासी: चे0 नं0 18 तह0 कम्पा0 गा0बाद  
व्यवसाय: अन्य  
पहचानकर्ता: 2



श्री चेतन्य सिंगला, पुत्र श्रीमती कन्वी सिंग  
निवासी: सी-153 ब्लॉक सी प्रीत विहार शकरपुर दिल्ली  
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

मुख्य अधिकारी  
उप निबंधक: सहायक द्वितीय  
गाजियाबाद  
25/08/2023

भीम रतन  
निबंधक लिपिक गाजियाबाद  
25/08/2023

प्रिंट करें





उत्तर प्रदेश UTTAR PRADESH

FY 600238

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

WHEREAS the aforesaid nominees/associate companies/constituents vide their Board Resolutions have duly empowered Mr. Manoj Gaur and Mr. Ashok Chaudhary Directors of the FIRST PARTY and also executed General Powers of Attorney in their favor jointly to sign and execute Agreements to Sell, Sale Deeds and any other deeds, agreements & documents etc. pertaining to their land in the said Township and as such the First Party is authorized to develop the land or /and construction thereon in any manner in the said Township.



ERMA  
Advocate  
Ghaziabad, GZB

81-8  
2023

15

क्रम सं०..... स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

५० फोर एचए

श्री ० श्री ० विकास मारी - दिल्ली

स्टाम्प की धनराशि.....

सेवाराम त्यागी स्टाम्प विक्रेता ४०३

लाईसेन्स नं०-298

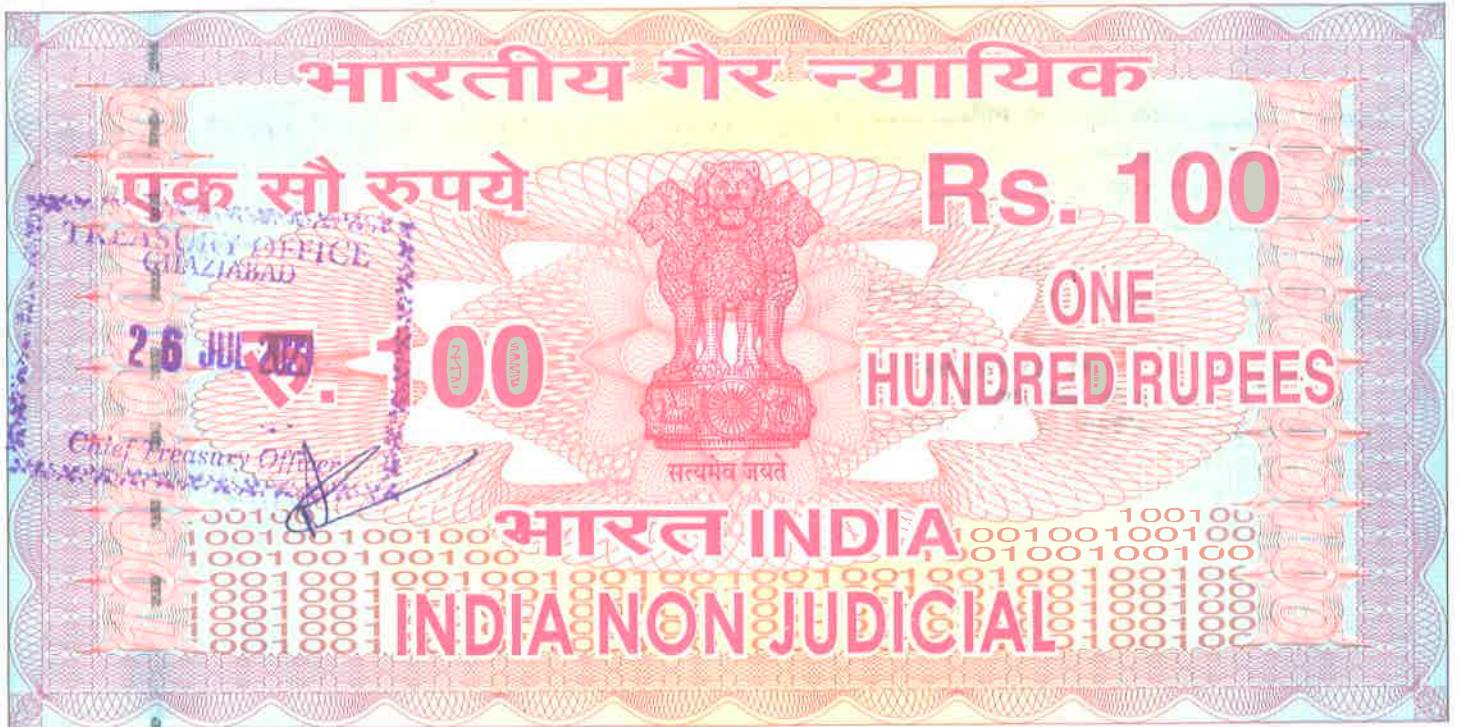
लाईसेन्स की अंतिम तिथि 31-03-20 24

विक्रय करने का स्थान

जी०डी०एन० परिसर गाजियाबाद







उत्तर प्रदेश UTTAR PRADESH

FY 600239

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

AND WHEREAS the SECOND PARTY has seen all the documents of titles & other relevant papers/agreements/documents etc. pertaining to the aforesaid Township and has fully satisfied himself/itself about the right title & interest of the FIRST PARTY in respect of the same.

*Arvind*

*[Signature]*



SAURABH VERMA  
Advocate  
Compound, GZB.

81-8  
2083

16

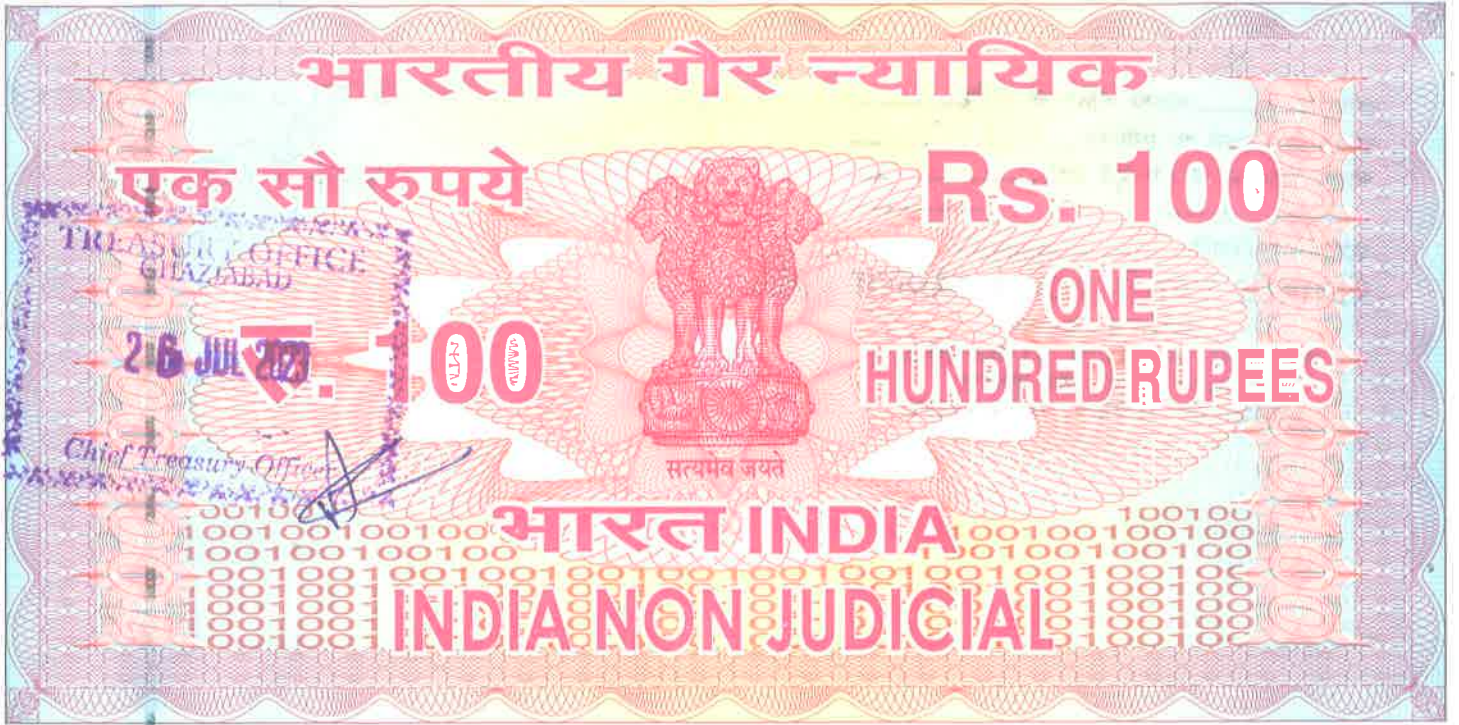
क्रम सं०.....स्टाम्प विक्रय की तिथि..... फा २ २०८२  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रेता का नाम व पूरा पता.....

शुद्ध ० पा ० कि० विचारत मार्ग  
दिना

स्टाम्प की दर.....  
सेवाराम त्यागी स्टाम्प विक्रेता २०८२  
लाइसेन्स नं०-२९९  
लाइसेन्स की अवधि ३१-०३-२०८५  
विक्रय करने का स्थान  
जी०डी०एन० परिसर गाजियाबाद







उत्तर प्रदेश **UTTAR PRADESH**

**FY 600240**

AND WHEREAS Sale Deed has also been executed & registered between the FIRST PARTY and the SECOND PARTY in the office of Sub-Registrar-I, Ghaziabad in Book No. 1 Volume No. 7372 Page 317 to 500 Document No.2544 Dated-16/05/2008 in respect of the land admeasuring 0.2850 Hect. or 2850 sq.mtr. (Block H1), located on undivided and impartiable total Land of GH Plot No. 6 in the Township known as "Crossings Republik TM" (applied for registration of the Trade Mark and subject to approval or change thereof), situated at village Dundahera, Ghaziabad, U.P., for the proposed Tower(s) as shown and marked in Red color in the Site Plan attached hereto (hereinafter referred to as the said Site) for residential use only. It will not be treated as sub division and no boundary of any type on all or any side of the said Site will be made/constructed before or after construction of the building by the SECOND PARTY.

Now this agreement & its terms and conditions are witness as under:-

*Arjunit*

*Saya*







उत्तर प्रदेश UTTAR PRADESH

FY 600241

1. The FIRST PARTY has already given all rights to the second party for construction, development, any government registrations, RERA registration, etc. of group housing on the above said plot. The Second Party after completion the entire construction/development of the said site, will finally submit completion drawings along with required documents to obtain the completion certificate to Ghaziabad development authority through The FIRST PARTY and The FIRST PARTY (sanctioned map owner) will assist in getting the Completion certificate, occupancy certificate, etc. at cost & expenses of second Party.

2. That the Project shall operate under the name and style of "FOREVER INFRASTRUCTURE PVT. LTD." as developer and "PRABHAT HEIGHTS" as project title. Further M/s Forever Infrastructure Pvt. Ltd. is solely authorized for RERA registration, construction, all liabilities & Legal boundations regarding the project proposed on the said land.

3. That the SECOND PARTY will be liable to get any kind of no objection certificate from any department(s)/ Authority at their cost & expenses for getting completion certificate from GDA as well to get registered in UPRERA

*Arkhimik*

*[Signature]*

21-8

2023

18

कम से 0..... स्टाम्प विक्रेता की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

40 लाख रुबर

30000 पाठ लिख विचार मंच  
दिनांक

स्टाम्प की कतार.....

सेवाराम त्यागी स्टाम्प विक्रेता 844

आईसेक्स नं-299

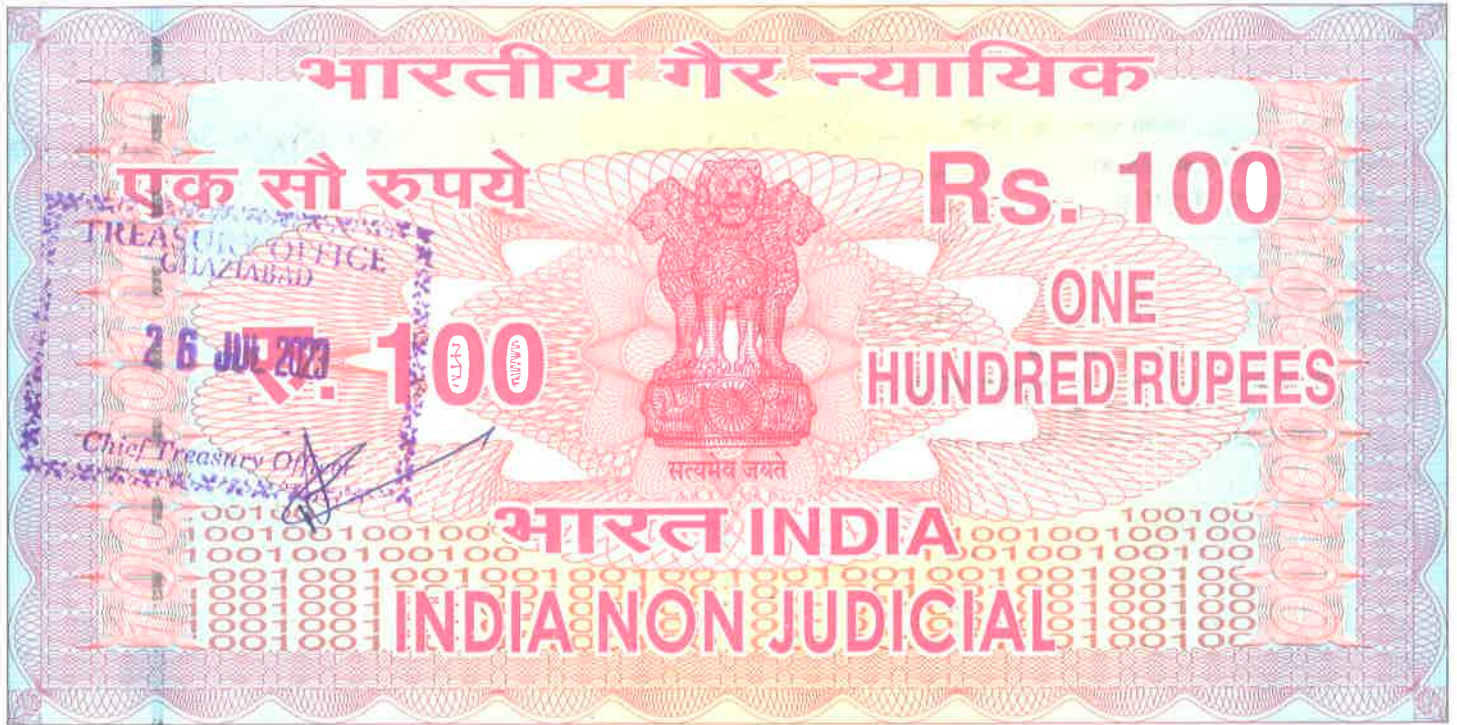
आईसेक्स की अवधि 31-03-2024

विक्रय करने का स्थान

जी0डी0ए0 परिसर गाजियाबाद







उत्तर प्रदेश UTTAR PRADESH

FY 600242

4. That the SECOND PARTY will liable to deposit such charges as demanded by the FIRST PARTY to provide various services like sewer & drainage, water, ganga water, electricity etc, and maintenance thereof up to the boundary of the project being developed by the SECOND PARTY in the township

5. That both the parties shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm of person without obtaining the prior written permission from the members of the other party.

6. The agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provision of the agreement and he said laws the latter shall prevail.

7. Both the parties agree to settle amicably all disputes arising out of concerning this agreement. In the event of the member failing to amicably resolve any dispute, the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.

*Arbitrator*

*Agal*

21-8  
2023

19

क्रम सं०.....स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

40 दोर शकर

इन्फा प्रोपर्टी विक्रेता को  
देनी

स्टाम्प की धनराशि.....

सेवाराम त्यागी स्टाम्प विक्रेता 800

आईसेन्स नं०-29

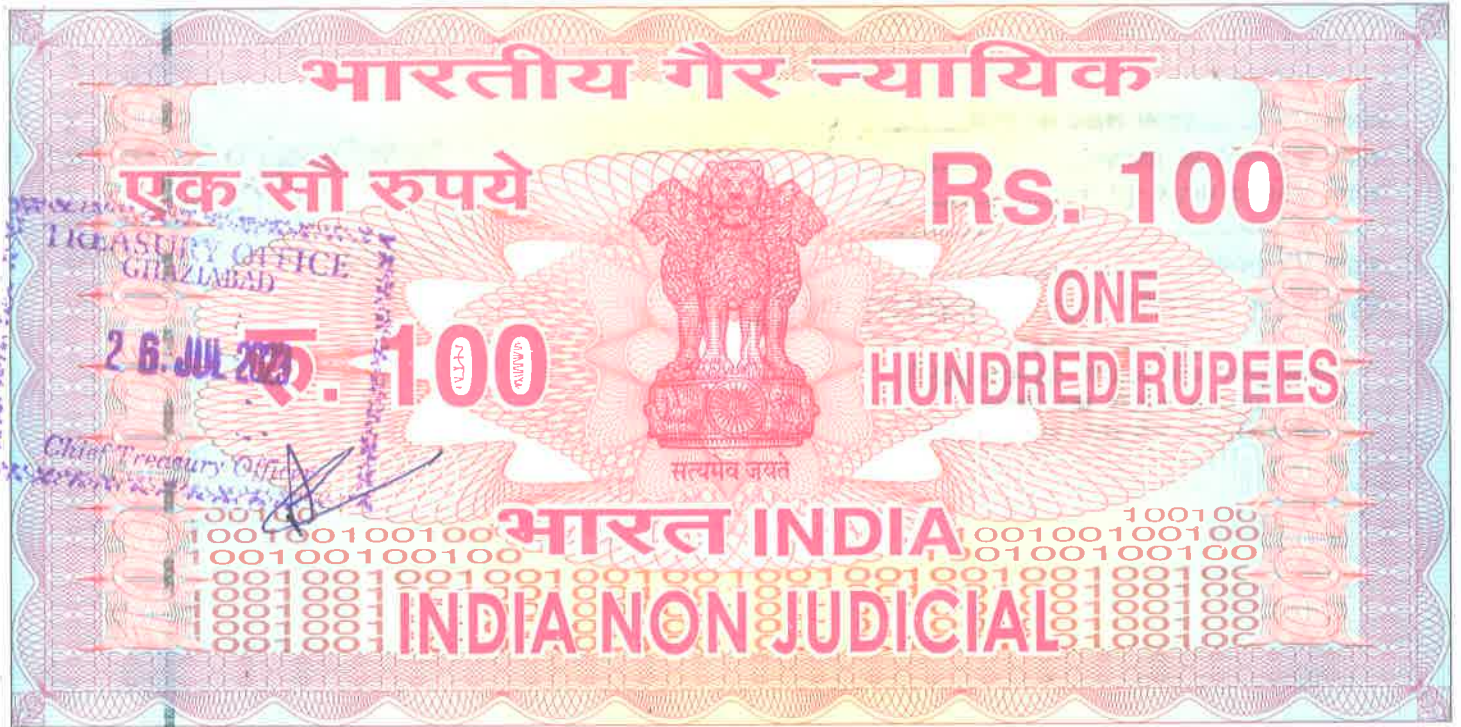
आईसेन्स की अवधि 31-03-2024

विक्रय करने का स्थान

जी०डी०एन परिसर गाजियाबाद







उत्तर प्रदेश UTTAR PRADESH

FY 600243

8. The wavier of any member of any breach of any terms of this agreement shall not prevent the subsequent enforcement of that terms and shall not deemed to be wavier of any subsequent breach.

9. The both the parties shall be under obligation of not disclosing any information or terms of any of this agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the agreement shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.

10. The FIRST PARTY will not be liable for any kind of dispute apart from completion and occupancy certificate between the SECOND PARTY and its allottee(s), buyer(s), contractor(s), agency(ies), AOA, RWA, UPRERA, court(s), Tribunal(s), consumer Forum(s), GDA, GNN and any other government department(s) and also will not be liable to compensate anyone and if due to any reason whatsoever if the FIRST PARTY compensate anyone then the SECOND PARTY reimburse it immediately.

21-8

2023

90

क्रम सं०.....स्टाम्प विक्रेता की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धारता.....

सेवाराज त्यागी स्टाम्प विक्रेता क्षमि

गार्डसेल्स नं०-292

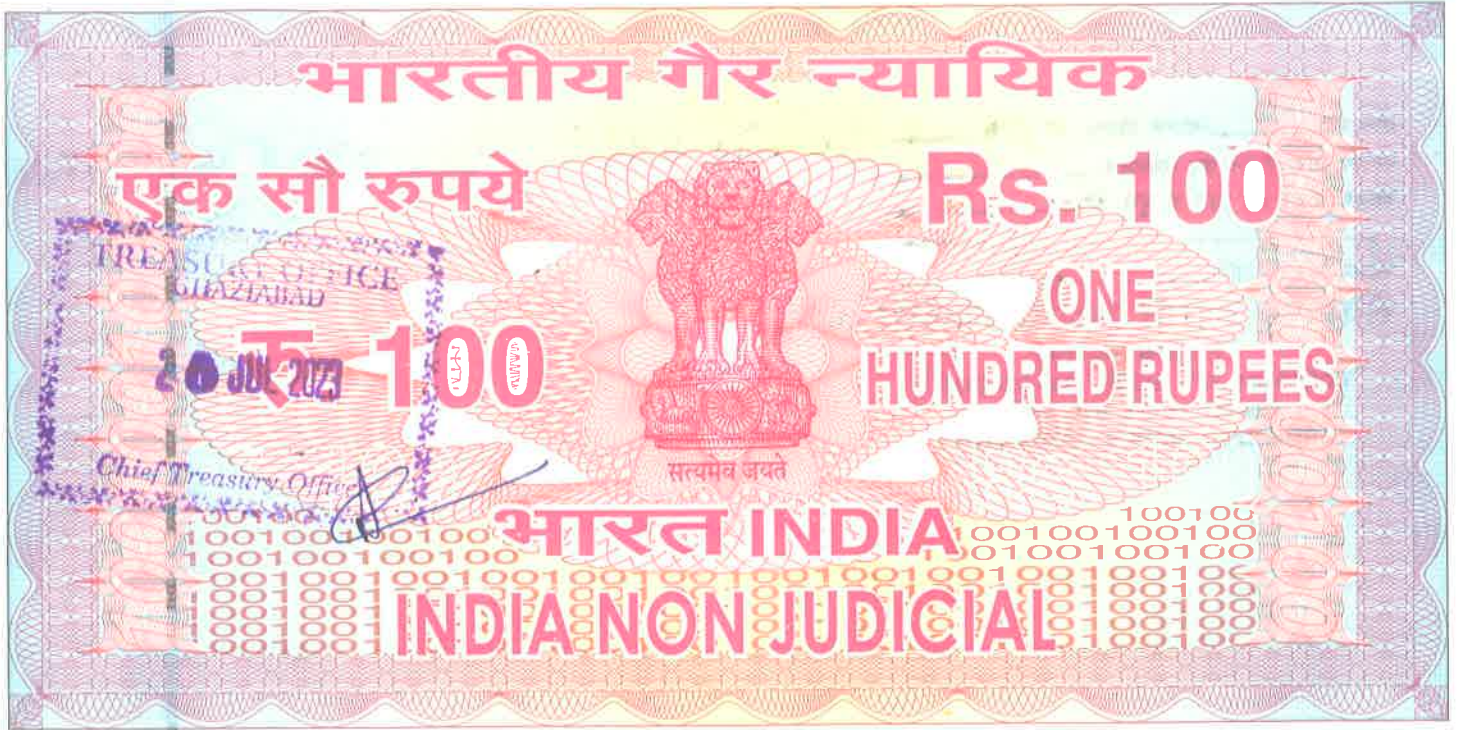
लाईसेन्स की अवधि 31-03-2024

विक्रय करने का स्थान

जी०डी०एन परिसर गाजियाबाद







उत्तर प्रदेश UTTAR PRADESH

FY 600244

11. Any notice required pursuant to this agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the agreement.

12. The terms and conditions of the agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the both the parties.

13. The agreement shall be valid and enforceable till the completion of the given project.

In witness whereof, the member have executed this agreement on this 25th day of August, 2023 and have caused this agreement to be signed on their behalf in the manner set below:



21-8  
2023

21

क्रम सं०..... स्टाम्प विक्रय की तिथि..... ५० मार्च २०२३  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रेता का नाम व पूरा पता.....

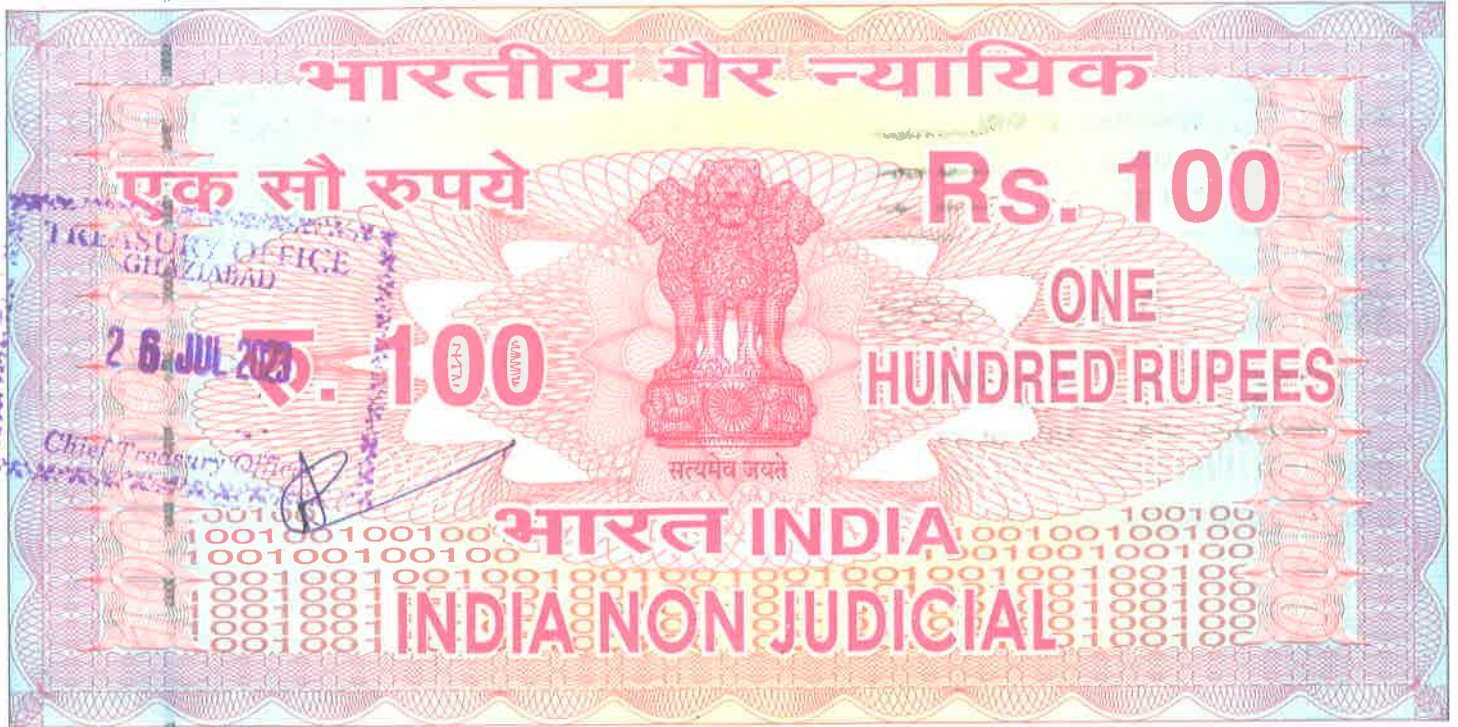
उब्धु ० पु ० मि ० विकास भाव  
- १६०००

स्टाम्प की अवधि..... १००/.....  
सेवाराय त्यागी स्टाम्प विक्रेता १००/३

लाइसेन्स सं०-२९९  
लाइसेन्स की अवधि ३१-०३-२०२५  
विक्रय करने का स्थान  
जी०डी०एन परिसर गाजियाबाद







उत्तर प्रदेश UTTAR PRADESH

FY 600245

*[Signature]*

For CROSSINGS INFRASTRUCTURE PVT. LTD

*[Signature]*

For FOREVER INFRASTRUCTURE PVT. LTD.

Witnesses

1- Virendra S/o Sh. Anek Pal  
R/o-Chamber No-18, Tehsil Compound

*[Signature]*

2- Chaitanya Singla S/o Shri Kanvi Singla  
R/o- C-153, Block-C, Preet Vihar, Shakar Pur Bramad,  
Gandhi Nagar, East Delhi, Delhi

*[Signature]*

*[Signature]*  
VERMA  
Advocate  
GZB

क्रम सं० 29 स्टाम्प विक्रय की तिथि ५० फोर एप्रिल  
 स्टाम्प क्रय करने का प्रयोजन.....  
 स्टाम्प क्रेता का नाम व पूरा पता.....

20410 हा० 1100 बिजाराय मार्ग  
 दिल्ली

स्टाम्प की बिलबिलि.....  
 सेवायाम लारी स्टाम्प विक्रेता 884  
 आवेदन सं०: 202300739066496  
 लाइसेंस सं०-29 9  
 लाइसेंस की अवधि 31-03-2024  
 विक्रय करने का स्थान  
 जी०डी०एन० परिसर गाजियाबाद

बही संख्या 4 जिल्द संख्या 1653 के पृष्ठ 59 से 82 तक क्रमांक 422 पर दिनांक  
 25/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रिंट करें

मुखराम सिंह  
 उप निबंधक : सदर द्वितीय  
 गाजियाबाद  
 25/08/2023