

6617



उत्तर प्रदेश **UTTAR PRADESH**
TREASURY OFFICE

BRIEF PARTICULAR OF SALE DEED

545323

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

Description of Property : 0.7305 Hac, (i.e. 7305 Sq. Meter) in part of Khasra Nos. 720, 816, 815, 721, 718, 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.

MAN
DIRECTOR

[Signature]
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]
Director

432 13



विक्रेता

Registration No 6617

Year: 2007

Book No. 1

0101 श्री 0 क्रासिंग इन्फोस्ट्रक्चर द्वारा मनोज गौड PAN-AACCC56
श्री 0 एल 0 गौड
210 अग्रवाल श्री 0 श्री सार्वरकर ब्लॉक विकास मार्ग शंकरपुर दिल्ली

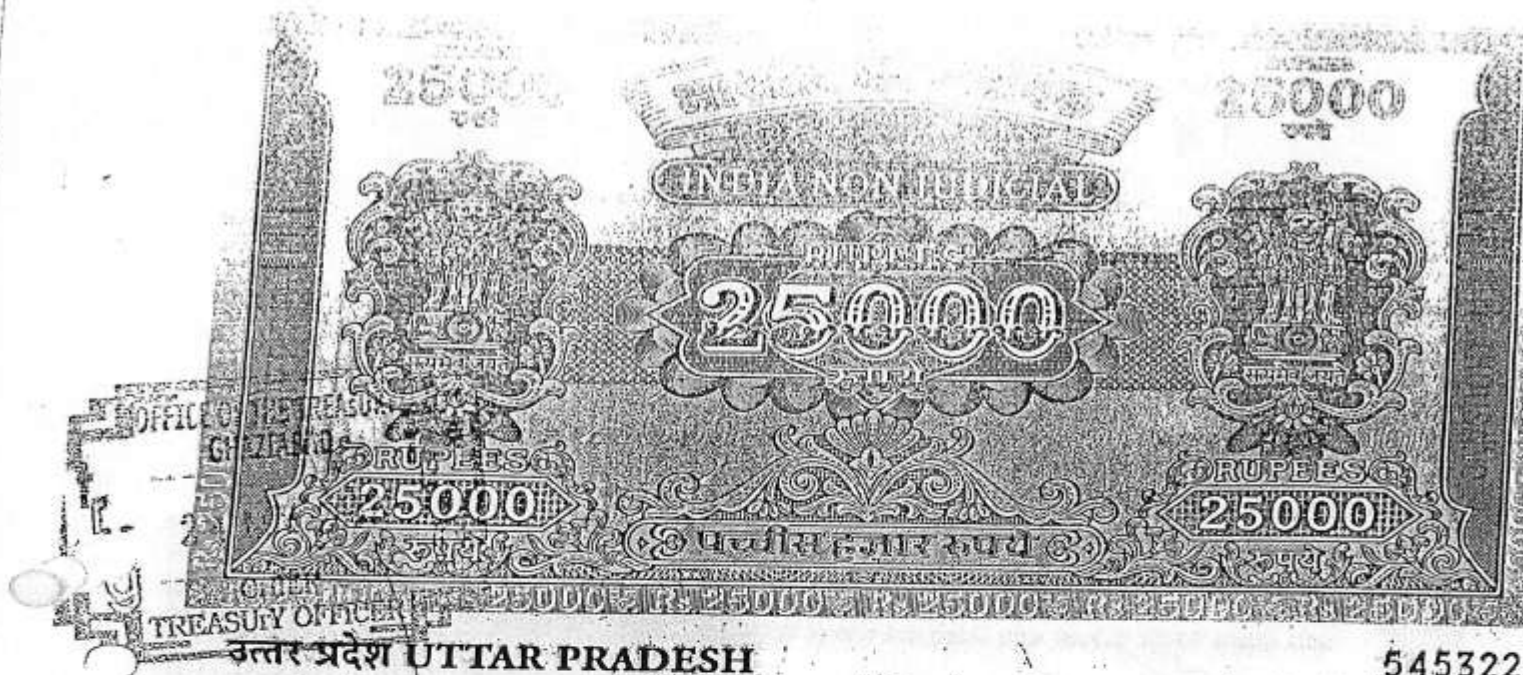
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0102 श्री 0 क्रासिंग इन्फोस्ट्रक्चर द्वारा अशोक चौधरी PAN-AACCC
हरपाल सिंह
210 अग्रवाल श्री 0 श्री सार्वरकर ब्लॉक विकास मार्ग शंकरपुर दिल्ली
नौकरी

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(2)

Area of Property : 7305 Sq. Meter
Status of Road : 45 Meter Wide
Sale Consideration : 4,01,77,500/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

Director
DIRECTOR

Director
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

Director
Director

437 13
438



विक्रेता

Registration No. 6617

Year: 2007

Book No.

1

0101 श्री कृष्ण इन्फ्रास्ट्रक्चर द्वारा मनोज गौड PAN-AACCC56

श्री 0 एल 0 गौड

210 अग्रवाल श्री 0 श्री सावरकर ब्लॉक विकास थार्प शकरपुर दिल्ली



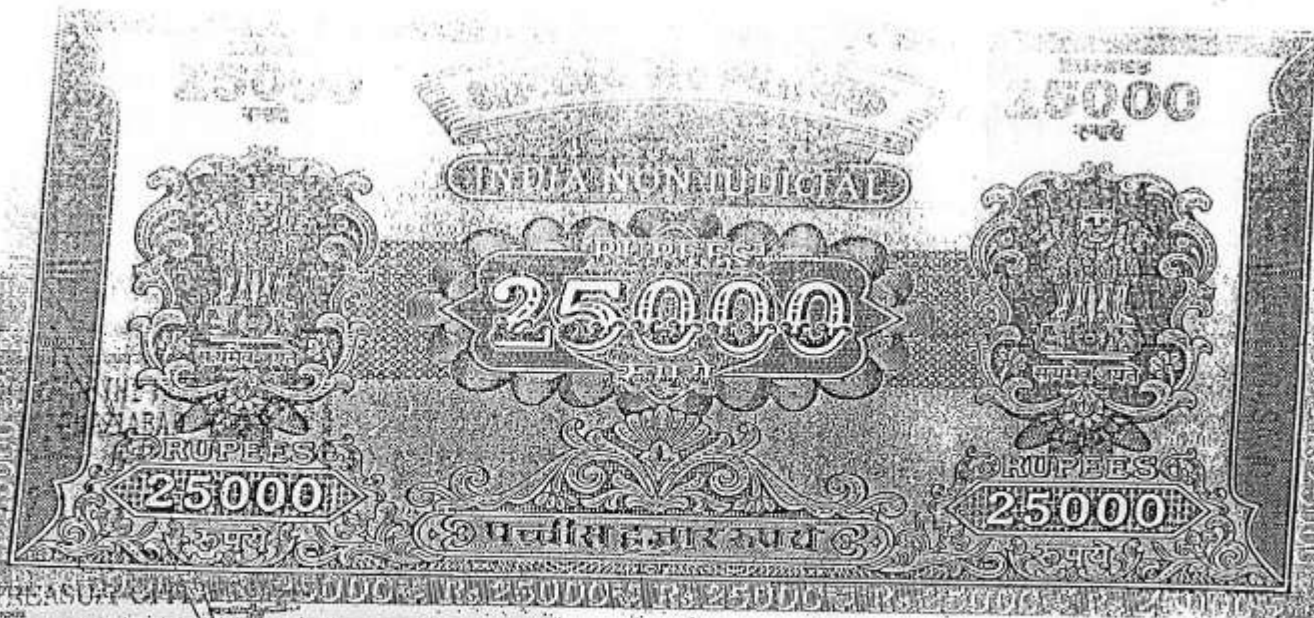
0102 श्री कृष्ण इन्फ्रास्ट्रक्चर द्वारा अशोक प्रीतरी PAN-AACCC

हरपाल सिंह

210 अग्रवाल श्री 0 श्री सावरकर ब्लॉक विकास थार्प शकरपुर दिल्ली

नौकरी





उत्तर प्रदेश UTTAR PRADESH

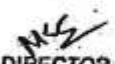
(3)

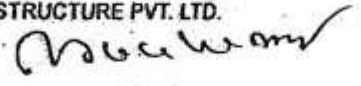
545321

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

M/s Panchsheel Buildtech Pvt. Ltd.


Director

4348 8
134

क्रेता

Registration No. 6617

Year: 2007

Book No. 1

0201. 40 पंचशील बिल्डिंग प्रॉ 10 लि0 द्वारा अनुज कुमार PAN-AAE

राजवीर सिंह

195ए मोडल टाउन ईस्ट गा0बाद

बीकानेर

[Handwritten signature]





उत्तर प्रदेश **UTTAR PRADESH**

(4)

545320

PARTICULAR OF VENDEE

M/s Panchsheel Buildtech Pvt. Ltd. , a Company incorporated under the provisions of Companies Act, 1956 having its corporate office at Plot No.-6, Sector-14, Kaushambi, Ghaziabad, represented through its Director Mr. Anuj Kumar S/o Sh. Rajbeer Singh R/o 195-A East Model Town, Ghaziabad, (Pan No- AAACP3492N).

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M.S.
DIRECTOR

M. S. Anuj
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]
Director

4348 8
134

मेता

Registration No. 6617

Year: 2007

Book No. 1

मै० पंचशील बिजुटेक प्रा० लि० द्वारा अनुज कुमार PAN-AAE

राजवीर सिंह

195ए बाडल टाउन ईस्ट गा०बाद

नीकरी





उत्तर प्रदेश UTTAR PRADESH

(5)

SALE DEED

Total Sale Consideration Rs.4,01,77,500/-

Stamp Duty @ 10% 40,18,000/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

[Signature]
DIRECTOR

[Signature]
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]
Director

Jayveer Singh
Writer
Ghaziabad





545318

उत्तर प्रदेश UTTAR PRADESH

(6)

THIS DEED OF SALE is executed at Ghaziabad on this 23rd day of Nov. in the year 2007 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 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 Crossings Constructions Pvt. Ltd., Crossings Promoters Pvt. Ltd., Surya Merchants Ltd., Assotech Contracts (India) Ltd. & Paramount Residency Pvt. Ltd., through General Attorneys Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary

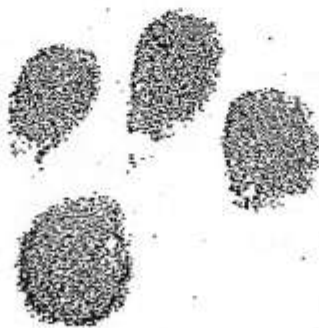
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

[Signature]
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]



Jagveer Singh
Loc: Ghaziabad
Tehsil C





उत्तर प्रदेश UTTAR PRADESH

545317

(7)

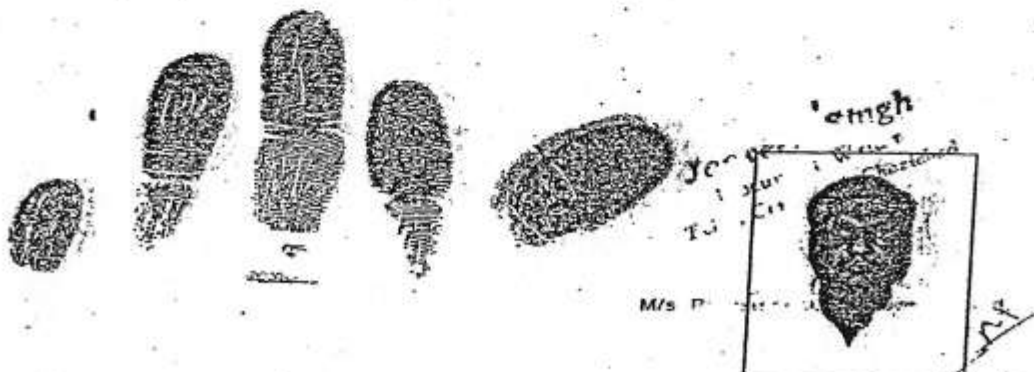
S/o Mr. Harpal Singh vide document serial no. 30, in book no. 4, volume no. 794 at page 42-46 on 22/02/2007, document serial no. 44, in book no. 4, volume no. 794 at page 72-76 on 22/02/2007, document serial no. 45, in book no. 4, volume no. 794 at page 77-81 on 22/02/2007, document serial no. 46, in book no. 4, volume no. 794 at page 82-86 on 22/02/2007 & document serial no. 62, in book no. 4, volume no. 794 at page 170-175 on 22/02/2007 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

DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

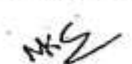
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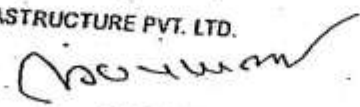
(8)

IN FAVOUR OF

M/s Panchsheel Buildtech Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its corporate office at Plot No.-6, Sector-14, Kaushambi, Ghaziabad, represented through its Director Mr. Anuj Kumar S/o Sh. Rajbeer Singh R/o 195-A East Model Town, Ghaziabad, 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).

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


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M/s. Panchsheel Buildtech Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

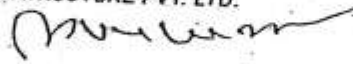
(9)

545315

WHEREAS under the leadership of M/S Crossing Infrastructure Private Limited
(hereinafter referred to as the Lead Party), a Consortium was formed by registered

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

M/s. Parashree Buildtech Pvt. Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

(11)

545313

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

[Signature]
DIRECTOR

M/s. Parag Buildtech Pvt. Ltd.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

545312

(12)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

[Signature]

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]

Director



उत्तर प्रदेश UTTAR PRADESH

545308

(16)

Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

Murman
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.

[Signature]



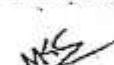
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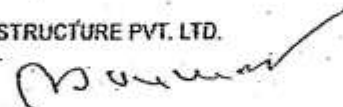
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545307

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

M/s. Pa ch-sheel Buildtech Pvt. Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

545306

(18)

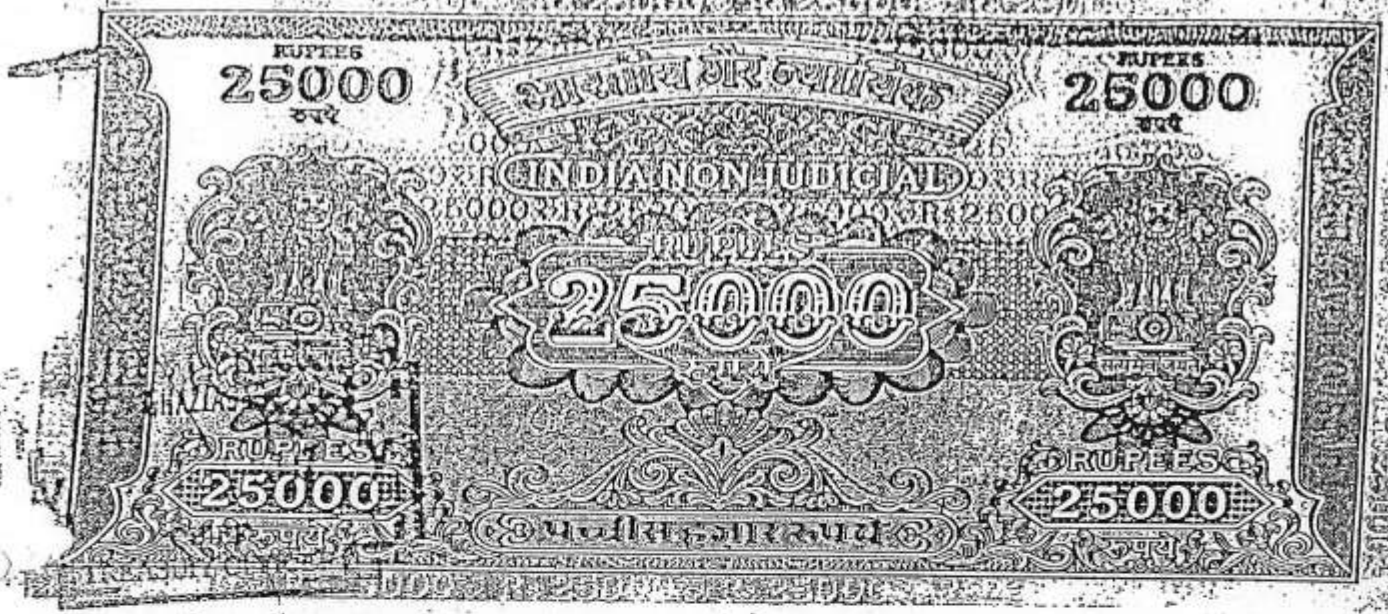
License and any other condition imposed by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

M/S
DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.
M/S
Director



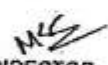
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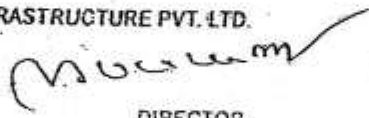
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545305

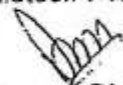
AND WHEREAS the Detailed Project Report (D.P.R.) of the said Township of

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.


Director



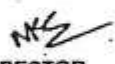
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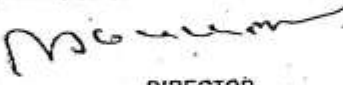
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(20)

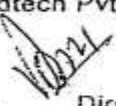
the Vendor has been sanctioned by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR

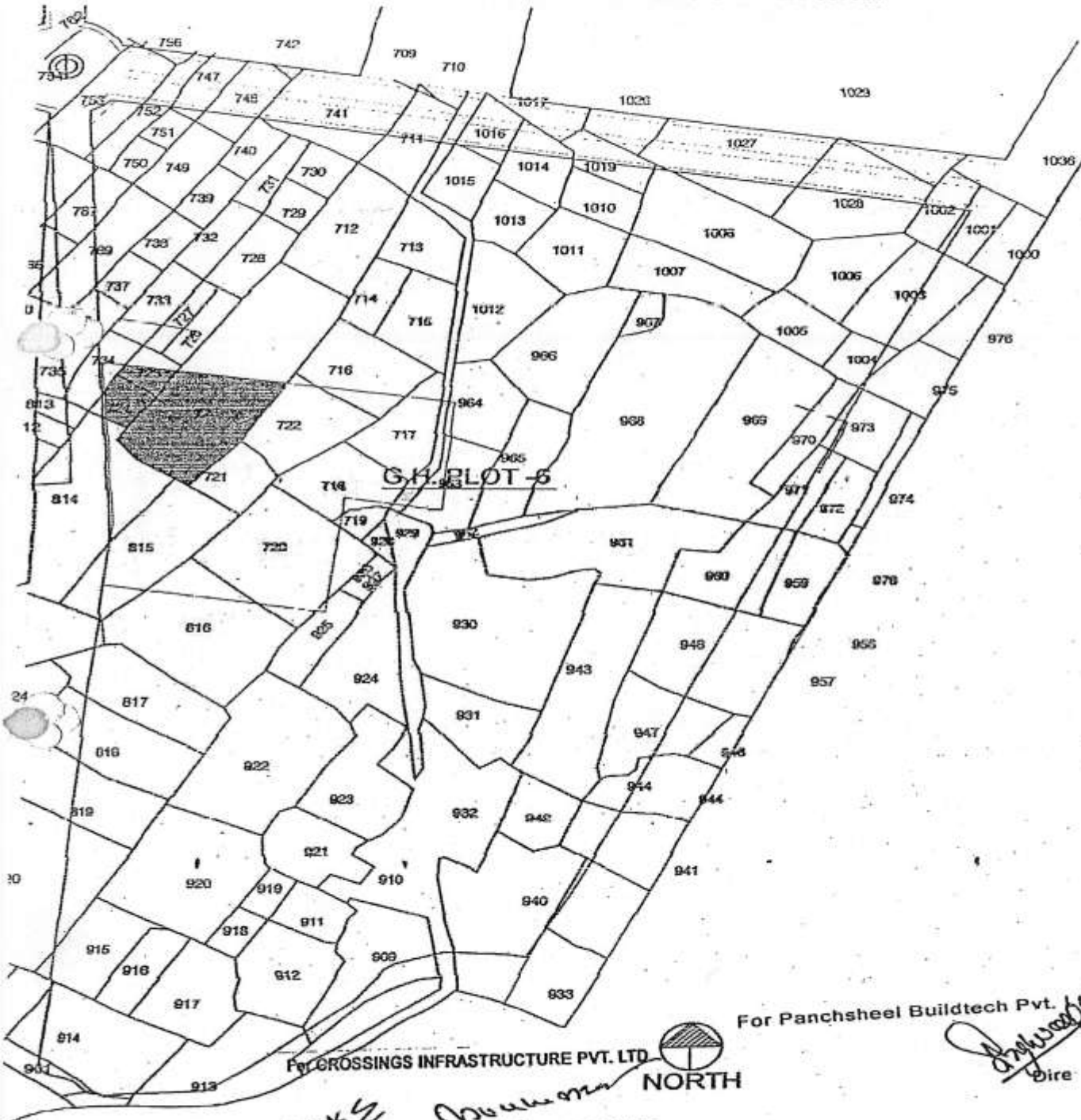

DIRECTOR

M/s. Panchsheel Buildtech Pvt. Ltd.


Director

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
SITE PLAN

LAND MEASURING 7500 Sq. METRE LOCATED ON
UNDIVIDED AND IMPARTIBLE OF CH. PLOT 06 IN THE
TOWNSHIP KNOWN AS CROSSINGS REPUBLIC SITUATED IN
DUNDAHERA, GHAZIABAD U.P. AS SHOWN IN RED COLOUR



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

For Panchsheel Buildtech Pvt. Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.



DIRECTOR

DIRECTOR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



उत्तर प्रदेश UTTAR PRADESH

C 528536

(166)

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.

VENDOR

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/s. Panchsheel Buldtech Pvt. Ltd.

DIRECTOR

DIRECTOR

Director

VENDEE

WITNESSES :

1. Jshwan Singh Jyous S/o Sh. Khemchand Jyous
Vellore - Dundahere Ecob.
2. Sunjay
Munir HOS 42nd Ave
2014/11/10/11/11

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

Jagveer Singh
162
Doc
Tehsil C... Chaztabad

149/147

U-171

गोड 4-वर्गीय निरक्षर 2110 कि०

1000
उपनिवेश

आर० एन० प्रिपारी

लाइसेंस नं० 32

नईरोस की अगस्त 2007

कमर नं० 25, गाम्जियाबाद, गाजियाबाद

आज दिनांक 23/11/2007 को

वही सं 1 जिल्द सं 7142

पृष्ठ सं 253 से 420 पर क्रमांक 6617

रजिस्ट्रीकृत किया गया।

आर० एन० प्रिपारी

उप निबन्धक (प्रथम)

गाम्जियाबाद

23/11/2007

