



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP021195958145140

21-Jun-2016 02:15 PM

SHCIL (FI) upshcil01/ GHAZIABAD/ UP-GZB

SUBIN-UPUPSHCIL01025277195290550

MESSERS MAHAGUN INDIA PVT LTD

Article 23 Conveyance

556 SQ METER LAND IN KHASRA NO-608,664,666 AND 669 ON
PLOT NO- GH-3 CROSSINGS REPUBLIC DUNDAHERA GZB

1,27,88,000

(One Crore Twenty Seven Lakh Eighty Eight Thousand only)

MESSERS CROSSINGS INFRASTRUCTURE PVT LTD

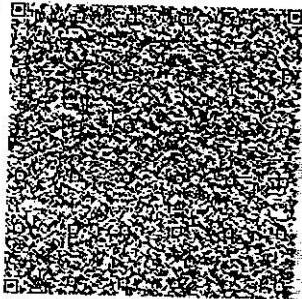
MESSERS MAHAGUN INDIA PVT LTD

MESSERS MAHAGUN INDIA PVT LTD

8,95,200

(Eight Lakh Ninety Five Thousand Two Hundred only)

13744



Locked By

(Arun Kumar Sharma)
Sub-Registrar
Sadar-Ist, Ghaziabad

Please write or type below this line

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For MAHAGUN (INDIA) PVT. LTD.

Authorised Signatory



0000501410

Statutory Alert:

1. The authenticity of this Stamp Certificate is maintained by the Government of India, Ministry of Revenue, Department of Registration, and the Government of Uttar Pradesh, Department of Registration. It is not valid for any other purpose.



BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 556 Sq. Meter [falling in part of of Khasra Nos. 608, 664, 666, 669], located on GH Plot No.3, in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 556 Sq. Meter

Status of Road : 30 Meter Wide, the above land is not situated on two side road and not park facing.

Sale Consideration : 1,27,88,000/-

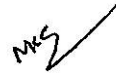
Govt. Circle Rate : Rs. 23,000/-per Sq. Meter & the said land is situated 800 mtrs. away from the N.H-24

Stamp Duty : Rs. 8,95,200/-

Boundaries:

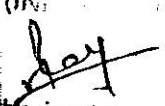
North : Other Group Housing
South : Other Group Housing
East : Aabadi
West : 30 Meter Wide Road

For Crossings Infrastructure Pvt. Ltd.


Director


Director

WAH/SON (IN)


Authorised Signatory



12.788.000.00 / 12,788,000.00 विक्रय पत्र 20,000.00 100 20,100.00 40
 प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री मै0महागुन द्वारा राजकुमार अग्रवाल
 पुत्र श्री रामचन्द्र प्रसाद अग्रवाल PAN-AAACM6572A
 व्यवसाय व्यापार/अन्य/स्त्री

निवासी स्थायी 33एफ पार्श्वनाथ एस्टेट ओमिंगा-1 ग्रेटर नोएडा
 अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 28/7/2016 समय 11:42AM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
 गाजियाबाद
 28/7/2016

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

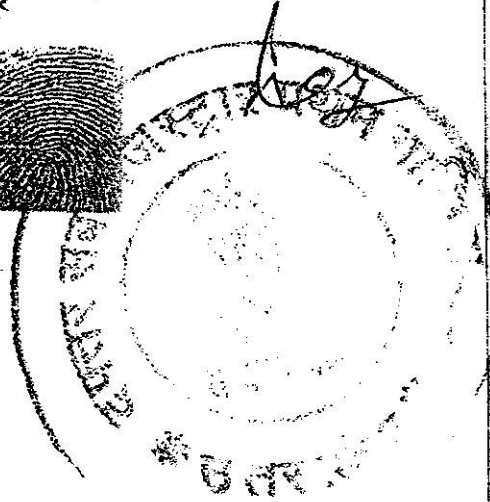
श्री मै0 क्रासिंग द्वारा मनोज गौड
 PAN-AACCC5615Q
 पुत्र श्री बी एल गौड
 पेशा व्यापार/अन्य/स्त्री
 निवासी कडकडूमा दिल्ली



श्री मै0महागुन द्वारा राजकुमार अग्रवाल
 पुत्र श्री रामचन्द्र प्रसाद अग्रवाल
 PAN-AAACM6572A
 पेशा व्यापार/अन्य/स्त्री
 निवासी 33एफ पार्श्वनाथ एस्टेट ओमिंगा-1 ग्रेटर नोएडा



श्री मै0 क्रासिंग द्वारा अशोक चौधरी
 PAN-AACCC5615Q
 पुत्र श्री हरपाल सिंह
 पेशा व्यापार/अन्य/स्त्री
 निवासी कडकडूमा दिल्ली



2

PARTICULAR OF VENDOR

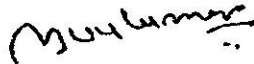
M/s Crossings Infrastructure Pvt. Ltd., (Pan No- AACCC5615Q) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur (Pan No- AARPG9253A) S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary (Pan No- ADPPC3756K) S/o Mr. Harpal Singh.

PARTICULAR OF VENDEE

M/s Mahagun (India) Pvt. Ltd., (Pan No- AAACM6572A) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivck Vihar, Delhi-110095, represented through its Authorized Signatory Mr. Raj Kumar Agrawal (I.D.No- NDT3670213) S/o Shri Ramchandra Prasad Agrawal R/o 33F-Parsavnath Estate, Omega-1, Greater Noida.

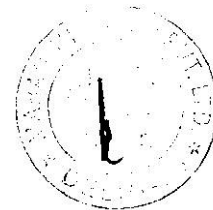
For Crossings Infrastructure Pvt. Ltd


Director


Director

For MAHAGUN (INDIA) PVT. LTD.


Authorized Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान सन्नी PAN

सुन्दर मिश्रा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

व उमेश आधारकार्ड
परमस

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

उपनिबन्धक, प्रथम
गाजियाबाद
28/7/2016



3

SALE DEED

Total Sale Consideration Rs. 1,27,88,000/-
Stamp Duty @ 7% Rs. 8,95,200/-

THIS DEED OF SALE is executed at Ghaziabad on this 21st day of June in the year 2016 by **M/s Crossings Infrastructure Pvt. Ltd.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors **Mr. Manoj Gaur S/o Mr. B.L. Gaur** and **Mr. Ashok Chaudhary S/o Mr. Harpal Singh** vide Resolution passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and Assotech Contracts (India) Ltd. now known as Assotech Limited, Crossings Developers Pvt. Ltd., Crossings Promoters Pvt. Ltd., Innovation Promoters Pvt. Ltd. & Panchsheel Promoters Ltd. through General Attorney **Mr. Manoj Gaur S/o Mr. B.L. Gaur** and **Mr. Ashok Chaudhary S/o Mr. Harpal Singh** vide document serial no. 46 in book no. 4, volume no. 794 at page 82-86 on 22/02/2007, document serial no. 47, in book no. 4, volume no. 794 at page 87-91 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. 270 in book no. 4, volume no. 797 at page 295-299 on 23/11/2007 & document serial no. 61 in book no. 4, volume no. 794 at page 164-169 on 28/02/2007 which were duly registered

For Crossings Infrastructure Pvt. Ltd.

M/S
Director

Manoj Gaur
Director

For MAHAGUN (INDIA) PVT. LTD

[Signature]
Authorised Signatory

