



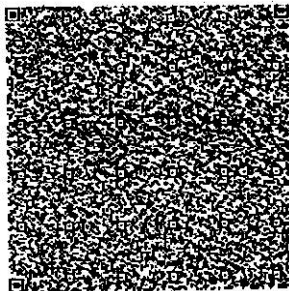
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-UP021196134356010 |
| Certificate Issued Date | : 21-Jun-2016 02:17 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP- GZB |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL01025276604793000 |
| Purchased by | : MESSERS MAHAGUN INDIA PVT LTD |
| Description of Document | : Article 23 Conveyance |
| Property Description | : 359.56 SQ METER LAND IN KHASRA NO-706 ON PLOT NO- GH-3 CROSSINGS REPUBLIK DUNDAHERA GZB |
| Consideration Price (Rs.) | : 82,69,880 (Eighty Two Lakh Sixty Nine Thousand Eight Hundred And Eighty only) |
| First Party | : MESSERS CROSSINGS INFRASTRUCTURE PVT LTD AND OTHER |
| Second Party | : MESSERS MAHAGUN INDIA PVT LTD |
| Stamp Duty Paid By | : MESSERS MAHAGUN INDIA PVT LTD |
| Stamp Duty Amount(Rs.) | : 5,79,000 (Five Lakh Seventy Nine Thousand only) |



Locked By

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

-----Please write or type below this line-----

For Crossings Infrastructure Pvt. Ltd.

Director

Director

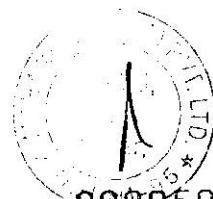
For CROSSINGS REAL ESTATE PVT. LTD.

DIRECTOR

DIRECTOR

For MAHAGUN (INDIA) PVT LTD.

Authorized Signatory



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Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.e-stamp.gov.in. Any discrepancy in the details in this Certificate will be available on the website renders it invalid.
2. The purchaser should check the authenticity of the document at the time of purchase.
3. The stamp duty is payable on the purchase price of the property.



FOR CROSSING OF ESTATE BUT LTD

DIRECTOR

DIRECTOR

BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 359.56 Sq. Meter [falling in part of of Khasra No. 706], located on GH Plot No.3, in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 359.56 Sq. Meter

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

Sale Consideration : 82,69,880/-

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. 5,79,000/-

Boundaries:

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

For Crossings Infrastructure Pvt. Ltd.

For CROSSINGS REAL ESTATE PVT. LTD.

Director

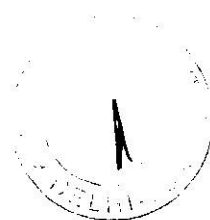
Director

DIRECTOR

DIRECTOR

For MAHAGUN (INDIA) PVT. LTD.

Authorised Signatory



8,269,880.00 / 8,269,880.00

विक्रय पत्र

20,000.00

120

20,120.00

42

प्रतिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री मै0 महागुन इडिया प्रा0 लि0 द्वारा राज कुमार अग्रवाल

पुत्र श्री रामचन्द्र प्रसाद अग्रवाल AAA0M6572A

व्यवसाय व्यापार/अन्य/स्त्री

निवासी स्थायी 33एफ-पार्श्वनाथ स्टेट ओमेगा-1 ग्रेटर नोएडा

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 28/7/2016 समय 11:48AM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम

गाजियाबाद

28/7/2016

निष्पादन लेखपत्र वाब गुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्ता

विक्रेता

क्रेता

श्री मै0 क्रीसिंग इन्फ्रा0 प्रा0 लि0 द्वारा मनोज गौड

पुत्र श्री बी0 एल0 गौड ADPPC3756K

पेशा व्यापार/अन्य/स्त्री

निवासी युनिट न0-102 प्लॉट न0-14 कम्युनिटी

सेन्टर कडकडडूमा दिल्ली



श्री मै0 महागुन इडिया प्रा0 लि0 द्वारा राज कुमार

अग्रवाल

पुत्र श्री रामचन्द्र प्रसाद अग्रवाल AAACM6572A

पेशा व्यापार/अन्य/स्त्री

निवासी 33एफ-पार्श्वनाथ स्टेट ओमेगा-1 ग्रेटर नोएडा



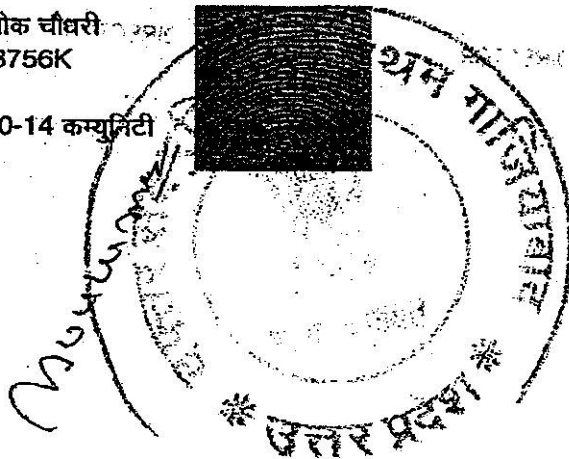
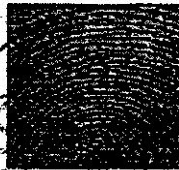
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पुत्र श्री हरपाल सिंह ADPPC3756K

पेशा व्यापार/अन्य/स्त्री

निवासी युनिट न0-102 प्लॉट न0-14 कम्युनिटी

सेन्टर कडकडडूमा दिल्ली



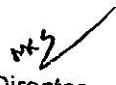
PARTICULAR OF VENDOR

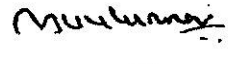
M/s Crossings Infrastructure Pvt. Ltd. (Pan No- AACCC5615Q) & M/s Crossings Real Estate Pvt. Ltd. (Pan No- AACCC9198E) Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 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, Vivek 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. ~~For~~ CROSSINGS REAL ESTATE PVT LTD.

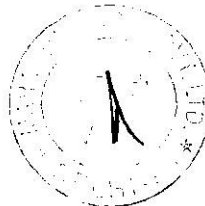

Director


Director DIRECTOR


DIRECTOR

For MAHAGUN (INDIA) PVT. LTD.


Authorised Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान सन्नी पैन कार्ड

सुन्दर मिश्रा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील कम्प0 गा0 बाद

व उमेश आधार कार्ड

परमेश गौड

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील कम्प0 गा0 बाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक, प्रथम

गाजियाबाद

28/7/2016



3

SALE DEED

Total Sale Consideration Rs. 82,69,880/-
Stamp Duty @ 7% Rs. 5,79,000/-

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.** having its CIN U45203DL2005PTC134505, 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 dated 18/02/2013 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and M/s Crossings Real Estate Pvt. Ltd. having its CIN U70101DL2006PTC148957, 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 authorized vide Resolution dated 18/02/2013 passed by Board of Directors of the

For Crossings Infrastructure Pvt. Ltd. For CROSSINGS REAL ESTATE PVT. LTD.



Director

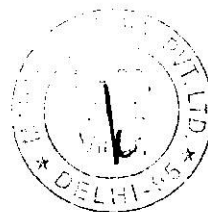

Director



DIRECTOR

For M/s Crossings Infrastructure Pvt. Ltd. (INDIA) PVT. LTD.


Authorized Signatory



विक्रेता

Registration No.: 5016

Year : 2,016

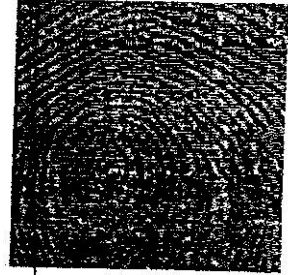
Book No. : 1

0101 मै0 कौसिंग इन्फा0 प्रा0 लि0 द्वारा मनोज गौड

बी0 एल0 गौड ADPPC3756K

युनिट न0-102 प्लॉट न0-14 कम्युनिटी सेंटर कडकडहूमा दिल्ली
व्यापार/अन्य/स्त्री

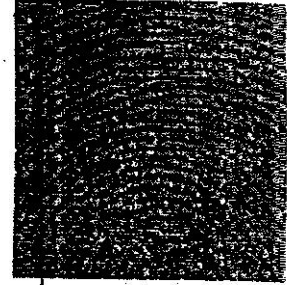
M/S



0102 मै0 कौसिंग इन्फा0 द्वारा अशोक चौधरी

हरपाल सिंह ADPPC3756K

युनिट न0-102 प्लॉट न0-14 कम्युनिटी सेंटर कडकडहूमा दिल्ली
व्यापार/अन्य/स्त्री



Company, hereinafter referred to as the "Vendor" of the **First Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

IN FAVOUR OF

M/s Mahagun (India) Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivek Vihar, Delhi-110095, represented through its Authorized Signatory Mr. Raj Kumar Agrawal S/o Shri Ramchandra Prasad Agrawal R/o 33F-Parsavnath Estate, Omega-1, Greater Noida vide Resolution dated 08/04/2016 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 thereof include his/her/their executors, administrators, successors and assigns). (PAN No.:- AAACM6572A)

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 Crossings Real Estate 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

For Crossings Infrastructure Pvt. Ltd.

Director

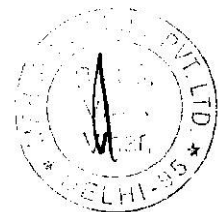
Director

DIRECTOR

DIRECTOR

For MAHAGUN (INDIA) PVT. LTD.

Authorized Signatory



क्रेता

Registration No. : 5016

Year : 2,016

Book No. : 1

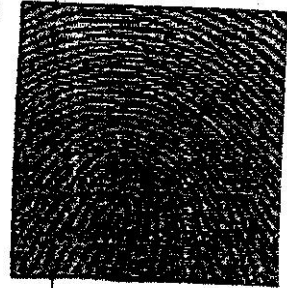
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रामचन्द्र प्रसाद अग्रवाल AAACM0572A

33एफ-पार्श्वनाथ स्टेट ओमेगा-1 ग्रेटर नोएडा

व्यापार/अन्य/स्त्री

[Handwritten signature]



4/1/2016