

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.

AND WHEREAS the Lead Party has empowered its Directors Mr. Manoj Gaur and Mr. Ashok Choudhary jointly vide Resolution dated 31/10/2006 and vide registered General Powers of Attorney as document serial no. 60, in book no. 4, volume no. 794 at page 158-163 on 28/02/2007 to execute Sale Deeds and this Deed is being executed by the said Lead Party and also as Attorney of the constituents companies of the Vendor acting through Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

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 setting up an Integrated Township. The Vendee has seen all the documents of title & other papers, agreements, documents etc. pertaining to the said Township 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.

AND WHEREAS the Vendor has agreed to sell and transfer the land admeasuring 556.00 sq.mtr. or 0.0556 Hect. falling in part of Khasra No. 608 (Area 0.0100 Hect.) Khasra No. 664 (Area 0.0096 Hect.), Khasra No. 666 (Area 0.0230 Hect.) & Khasra No. 669 (Area 0.0130 Hect.) located on GH Plot No. 3 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., 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 kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 1,27,88,000/- (Rupees One Crore Twenty Seven Lac Eighty Eight Thousand only).

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For MAHAGUN (INDIA) PVT. LTD.

Authorised Signatory



JAGVIR SINGH
Document V
Serial NO 2
Tajew (Gurgaon) Ghaziabad





All the construction on the said Site will be carried out as per the Plans duly sanctioned by the Ghaziabad Development Authority. No construction / structure have yet been made on the said Site. The said land is lying vacant.

AND WHEREAS all the parameter of Plans of the said Site to be submitted before the Ghaziabad Development Authority such as FAR, set back, open spaces, green, ground coverage, basement, height etc. will be as per prevailing building bye laws.

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.

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

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.

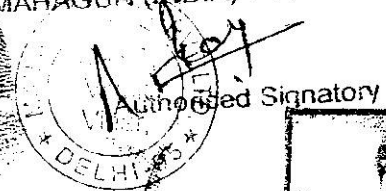
NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 1,26,60,120/- (Rupees One Crore Twenty Six Lac Sixty Thousand One Hundred Twenty only) through RTGS No. CNRBR52016062000651558 dated 20/06/2016

For Crossings Infrastructure Pvt. Ltd.

MAHAGUN (INDIA) PVT. LTD.

M/S
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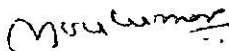
and Rs. 1,27,880/- (Rupees One Lac Twenty Seven Thousand Eight Hundred Eighty only) through TDS Challan Serial No. 03025 dated 20/06/2016 as full & final payment of Sale Consideration for the said Site. The receipt of the aforesaid total sale consideration of Rs. 1,27,88,000/- (Rupees One Crore Twenty Seven Lac Eighty Eight 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.

2. 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 of 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.
3. 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.
4. 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 Township and that they have fully understood all limitations and obligations in respect of it.
5. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levis, Sales Tax, Trade Tax, Labour Cess, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and any additional increased/enhanced development charges of the land of the Township and other charges leviable in future including on the land of the said Site and / or Flats/Apartments thereon imposed by any Local Authorities, State Government,

By Crossings Infrastructure Pvt. Ltd.



Director



Director

For MAHAGUN (INDIA) PVT. LTD



Authorised Signatory

