



## BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 200 Sq. Meter [falling in part of of Khasra No. 695], located on GH Plot No.3, in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 200 Sq. Meter

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

Sale Consideration : 22,00,000/-

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

Govt. Value : Rs. 46,00,000/-

Stamp Duty : Rs. 3,22,000/-

### Boundaries:

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

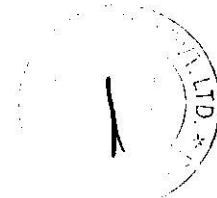
For Crossings Infrastructure Pvt. Ltd.

  
Director

  
Director

For Mahagun India Pvt. Ltd.





2,200,000.00 / 4,600,000.00 विक्रय पत्र 20,000.00 100 20,100.00 40  
प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री मै0 महागुन द्वारा राजकुमार अग्रवाल  
पुत्र श्री रामचन्द्र प्रसाद अग्रवाल  
व्यवसाय व्यापार/अन्य/स्त्री

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

ने यह लेखपत्र इस कार्यालय में दिनांक 28/7/2016 समय 11:46AM  
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम

गाजियाबाद

28/7/2016

निष्पादन लेखपत्र वाद सुनने व समझने मज्जुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता के

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

श्री मै0 महागुन द्वारा राजकुमार अग्रवाल  
पुत्र श्री रामचन्द्र प्रसाद अग्रवाल  
पेशा व्यापार/अन्य/स्त्री  
निवासी 33एफ पार्श्वनाथ एस्टेट ओमेगा-1 ग्रेटर नोएडा



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




**PARTICULAR OF VENDOR**

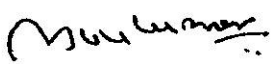
M/s Crossings Infrastructure Pvt. Ltd., (Pan No- AACCC5615Q) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors **Mr. Manoj 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, 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.

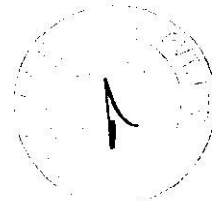
For Crossings Infrastructure Pvt. Ltd.

  
Director

  
Director

For Mahagun India Pvt. Ltd.





ने निष्पादन स्वीकार किया ।

जिनकी पहचान सन्नी PAN

सुन्दर मिश्रा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

व उमेश आधारकार्ड  
परभंस

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रार अधिकारी के हस्ताक्षर

~~उप निबन्धक, प्रथम~~

उप निबन्धक, प्रथम

गाजियाबाद

28/7/2016



# 3 #

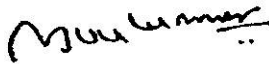
## SALE DEED

Total Sale Consideration Rs. 22,00,000/-  
Stamp Duty @ 7% Rs. 3,22,000/-

**THIS DEED OF SALE** is executed at Ghaziabad on this 21<sup>st</sup> 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 Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited 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. 62 in book no. 4, volume no. 794 at page 170-175 on 28/02/2007 which was duly registered with the

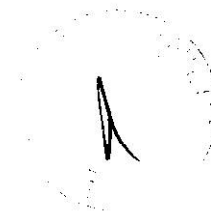
For Crossings Infrastructure Pvt. Ltd.

  
Director

  
Director

For Paramount Residency Pvt. Ltd.

  
Director



विक्रेता

Registration No.: 5015

Year : 2,016

Book No. : 1

0101 मै0 कासिंग द्वारा मनोज गौड PAN-AACCC5615Q

बी एल गौड

कडकडूमा दिल्ली

व्यापार/अन्य/स्त्री

MCW



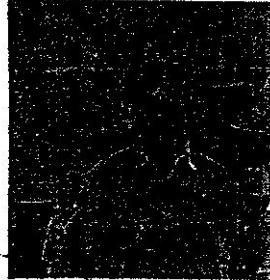
0102 मै0 कासिंग द्वारा अशोक चौधरी PAN-AACCC5615Q

हरपाल सिंह

कडकडूमा दिल्ली

व्यापार/अन्य/स्त्री

MCW



office of Sub-Registrar-I, Ghaziabad., 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 Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited 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

M/s Crossings Infrastructure Pvt. Ltd.

*[Signature]*

*[Signature]*

*[Signature]*

