



सत्यमेव जयते

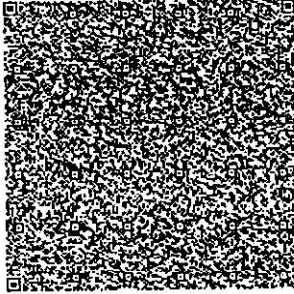
INDIA NON JUDICIAL

Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP021213638765230
Certificate Issued Date	: 22-Jun-2016 11:09 AM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL01025283220791900
Purchased by	: MESSERS MAHAGUN INDIA PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: 1320.97 SQ METER LAND IN KHASRA NO-670,677,695,698,699 AND702 ON PLOT NO.GH-3 CROSSINGS REPUBLIK GZB
Consideration Price (Rs.)	: 3,03,82,310 (Three Crore Three Lakh Eighty Two Thousand Three Hundred And Ten only)
First Party	: MESSERS CROSSINGS INFRASTRUCTURE PVT LTD
Second Party	: MESSERS MAHAGUN INDIA PVT LTD
Stamp Duty Paid By	: MESSERS MAHAGUN INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 21,26,800 (Twenty One Lakh Twenty Six Thousand Eight Hundred only)



Locked By

(Arun Kumar Sharma)
Sub-Registrar
Sadar-1st, Ghaziabad

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

For Crossings Infrastructure Pvt. Ltd.

Director

Director

For MAHAGUN (INDIA) PVT. LTD

Authorised Signatory



0000501416

Statutory Alert:

1. The authenticity of this Stamp Certificate shall be verified on the website renders it by e-stamp.
2. The stamp of e-stamp is the evidence of the stamp.
3. The stamp of e-stamp is the evidence of the stamp.





उत्तर प्रदेश UTTAR PRADESH

DC 737017

BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 1320.97 Sq. Meter [falling in part of of Khasra Nos. 670, 677, 695, 698, 699, 702], located on GH Plot No.3, in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 1320.97 Sq. Meter

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

Sale Consideration : 3,03,82,310/-

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. 21,26,900/-

For Crossings Infrastructure Pvt. Ltd

Director

Director

For MAHAGUN... PRIVATE LTD

Director

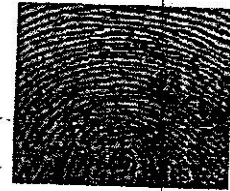


महाराष्ट्र सरकार
राज्य सरकार
राज्य सरकार

महाराष्ट्र सरकार
राज्य सरकार

अनिल कुमार
राज्य सरकार
राज्य सरकार
राज्य सरकार

विक्रय पत्र
30,382,310.00 / 30,382,310.00
प्रतिफल मालियत
श्री श्री महागुन इडिया प्रा0 लि0 द्वारा राज कुमार अग्रवाल
पुत्र श्री रामचन्द्र प्रसाद अग्रवाल AAACM6572A
व्यवसाय व्यापार/अन्य/स्त्री
निवासी स्थायी 33एफ-पार्श्वनाथ स्टेट अमेबा-1 ग्रेटर नोएडा
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 28/7/2016 समय 11:40AM
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

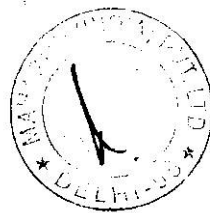
श्री श्री0 क्रासिंग इन्फ्रा0 प्रा0 लि0 द्वारा मनोज गौड
पुत्र श्री बी0 एल0 गौड AACCC5615Q
पेशा व्यापार/अन्य/स्त्री
निवासी युनिट न0-102 प्लॉट न0-14 कम्युनिटी
सेन्टर कडकडडूमा दिल्ली



श्री श्री0 महागुन इडिया प्रा0 लि0 द्वारा राज कुमार
अग्रवाल
पुत्र श्री रामचन्द्र प्रसाद अग्रवाल AAACM6572A
पेशा व्यापार/अन्य/स्त्री
निवासी 33एफ-पार्श्वनाथ स्टेट अमेबा-1 ग्रेटर नोएडा



श्री श्री0 क्रासिंग इन्फ्रा0 प्रा0 लि0 द्वारा अशोक
चौधरी
पुत्र श्री हरपाल सिंह ADPPC3756K
पेशा व्यापार/अन्य/स्त्री
निवासी युनिट न0-102 प्लॉट न0-14 कम्युनिटी
सेन्टर कडकडडूमा दिल्ली



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Boundaries:

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

PARTICULAR OF VENDOR

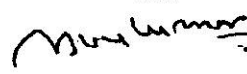
M/s Crossings Infrastructure Pvt. Ltd., (Pan No- AACCC5615Q) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors **Mr. Manoj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

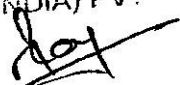
M/s Mahagun (India) Pvt. Ltd., (Pan No- AAACM6572A) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivek Vihar, Delhi-110095, represented through its Authorized Signatory **Mr. Raj Kumar Agrawal** (I.D.No- NDT3670213) S/o Shri Ramchandra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

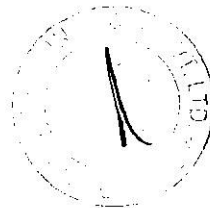
For Crossings Infrastructure Pvt. Ltd.


Director


Director

For M. MAHAGUN (INDIA) PV.


Authorised Sign.



ने निष्पादन स्वीकार किया ।

जिनकी पहचान सन्नी पैन कार्ड

सुन्दर मिश्रा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील कम्पा0 गा0बाद

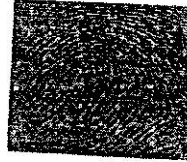
व उमेश आधार कार्ड
परमेश गौड़

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील कम्पा0 गा0 बाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
गाजियाबाद
28/7/2016



SALE DEED

Total Sale Consideration Rs. 3,03,82,310/-
Stamp Duty @ 7% Rs.21,26,900/-

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 Crossings Real Estate Pvt. Ltd., Panchsheel Promoters Ltd., Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited, Duxton Hills Builder Pvt. Ltd., New Capital Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd. & Manak Buildcon Projects Pvt. 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. 41 in book no. 4, volume no. 794 at page 57-61 on 22/02/2007, document serial no. 61 in book no. 4, volume no. 794 at page 164-169 on 28/02/2007, document serial no. 62 in book no. 4, volume no. 794 at page 170-175 on 28/02/2007, document serial no. 58 in book no. 4, volume no. 794 at page 146-151 on 28/02/2007, document serial no. 40, in book no. 4, volume no. 794 at page 52-56 on 22/02/2007, document serial no. 38, in book no. 4, volume no. 794 at page 42-46 on 22/02/2007 & document serial no. 58 in book no. 4, volume no. 823 at page 267-278 on 03/03/2011

For Crossings Infrastructure Pvt. Ltd.

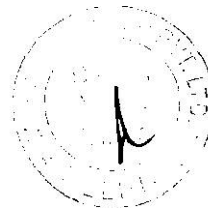
ms

Manoj Gaur

For MAHAGUN (INDIA) PVT. LTD.

Asht

Authorised Signatory



विक्रेता

Registration No.: 5013

Year: 2,016

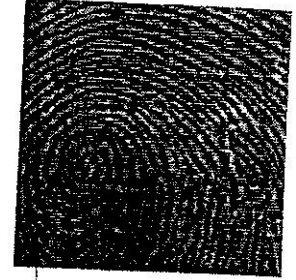
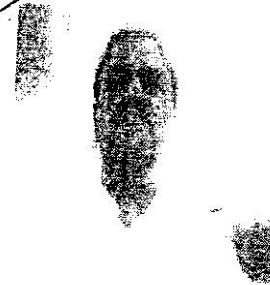
Book No.: 1

0101 मै0 क्रौसिंग इन्फा0 प्रा0 लि0 द्वारा मनोज गौड

बी0 एल0 गौड AACCC5615Q

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

MKV



0102 मै0 क्रौसिंग इन्फा0 प्रा0 लि0 द्वारा अशोक चौधरी

हरपाल सिंह ADPPC3756K

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

ADPPC3756K

