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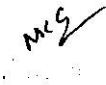
which were duly registered with the office of Sub-Registrar-I, Ghaziabad., hereinafter referred to as the "**Vendor**" of the **First Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

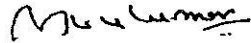
IN FAVOUR OF

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 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. 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

For Crossings Infrastructure Pvt. Ltd





For MAHAGUN (INDIA) PVT. LTD


Authorised signatory



क्रेता

Registration No. : 5013

Year : 2,016

Book No. : 1

0201 मै0 महागुन इडिया प्रा0 लि0 द्वारा राज कुमार अग्रवाल

रामचन्द्र प्रसाद अग्रवाल AAACM6572A

33एफ-पार्श्वनाथ स्टेट अगेबा-1 ग्रेटर नोएडा

व्यापार/अन्य/स्त्री

राम



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 Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

AND WHEREAS the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition imposed by the Ghaziabad Development Authority.

AND WHEREAS the Detailed Project Report (D.P.R.)/Revised Detailed Project Report of the said Township of the Vendor has been sanctioned/approved by the Ghaziabad Development Authority.

AND WHEREAS the nominees/associate/constituents companies vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary Directors of the Lead Party and also executed General Powers of Attorney in their behalf jointly to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. pertaining to their land in the Township and to present the same before any Registrar/Sub Registrar for registration, get it registered, receive the sale consideration from the Verdee.

M/S Crossings Infrastructure Pvt. Ltd.

For MAHAGUN (INDIA) PVT. LTD.

M/S

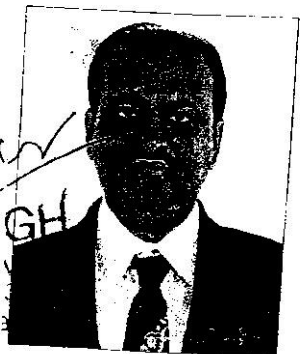
M/S

And or his signature



JAGVIR

Ch. S. Tehsil Court



गवाह

Registration No.: 5013

Year: 2016

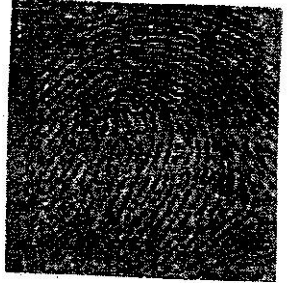
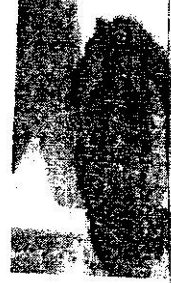
Book No.: 1

W1 सन्नी पैन कार्ड

सुन्दर मिश्रा

तहसील कम्पा0 गा0बाद

व्यापार/अन्य/स्त्री

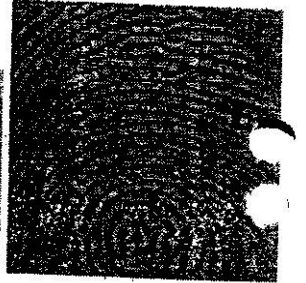
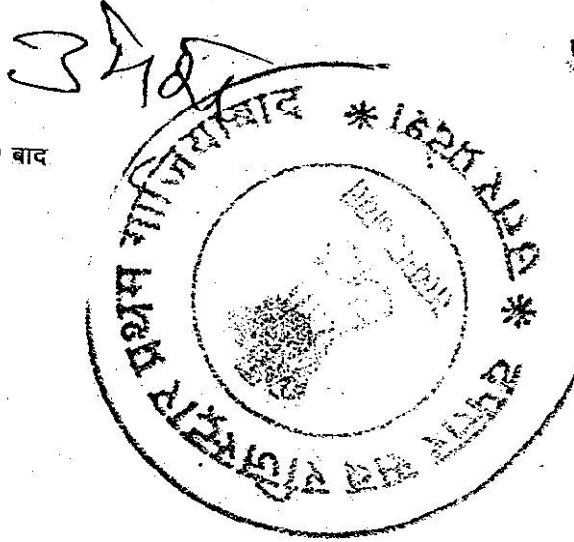


W2 उमेश आधार कार्ड

परभंस गौड

तहसील कम्पा0 गा0 बाद

व्यापार/अन्य/स्त्री



AND WHEREAS as per the authority/powers given by the other constituents of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is entitled to receive the sale consideration on behalf of constituents. Hence hereinafter, for the 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.

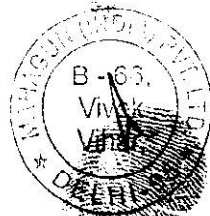
AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreements including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title & 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 1320.97 sq.mtr. or 0.132097 Hect.** falling in part of Khasra No. 670 (Area 0.025280 Hect.), Khasra No. 677 (Area 0.0252 Hect.), Khasra No. 695 (Area 0.0113 Hect.), Khasra No. 698 (Area 0.0261 Hect.), Khasra No. 699 (Area 0.0092 Hect.) & Khasra No. 702 (Area 0.035017 Hect.) located on GH Plot No. 3 in the **Township known as "Crossings Republik"** situated at village **Dumrahera, Ghaziabad, U.P.**, as shown and marked in Red colour in the Site Plan attached hereto (hereinafter referred to as the said Site) with

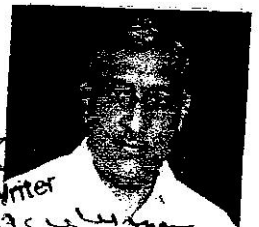
For Crossings Infrastructure Pvt. Ltd.

For MAHAGUN INDIA PVT. LTD.

Authorised Signatory



JAGVIR SINGH
Joint Writer
Chamber No. 235
Tonsil Complex, Ghaziabad





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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. 3,03,82,310.- (Rupees Three Crore Three Lac Eighty Two Thousand Three Hundred & Ten only). 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.

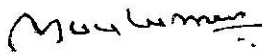
AND WHEREAS the said land/site is approved by the Ghaziabad Development Authority but the same is not in the colony developed by the Ghaziabad Development Authority.

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.

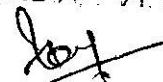
AND WHEREAS the Vendor has decided to sell the said Site to the Vendee absolutely and forever and the Vendee has agreed to purchase the same on following terms and conditions.

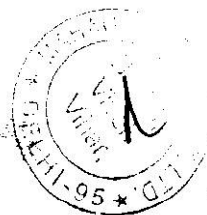
For Crossings Infrastructure Pvt. Ltd.


Director


Director

For MAHAGUN (INDIA) PVT. LTD.


Authoriser Signatory



JAGVIR SINGH
ent Writer
No 3
Tehsil

