



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

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 3,00,78,486/- (Rupees Three Crore Seventy Eight Thousand Four Hundred & Eighty Six only) through RTGS No. HDFCR52016062079888213 dated 20/06/2016 and Rs. 3,03,824/- (Rupees Three Lac Three Thousand Eight Hundred Twenty Four only) through TDS Challan Serial No. 03133 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. 3,03,82,310/- (Rupees Three Crore Three Lac Eighty Two Thousand Three Hundred & Ten 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.

For Crossings Infrastructure Pvt. Ltd.

MLG
Director

M. K. Sharma

For MAHAGUN (INDIA) PVT. LTD.

Key

Authorized Signatory





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, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/Association of Apartment Owners.
6. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of fire norms and any other rule, regulations, bye-laws, Act and any tax, cess etc. liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is caused due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.
7. That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total sale consideration of the said Site subject, however to the stipulations and covenants herein contained, for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.
8. That so far the said Site for construction it is clarified that the Vendee shall have to construct the residential Units/Flats/Apartments and use the same for

For Crossings Infrastructure Pvt. Ltd.

M/S

(Signature)

For MAHAGUN (INDIA) PVT. LTD.

(Signature)
Authorised Signatory



