

विक्रेता

Registration No.: 5014

Year: 2,016

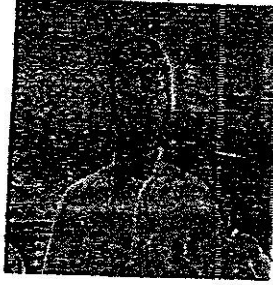
Book No.: 1

0101 मै0 क्रासिंग द्वारा मनोज गौड PAN-AACCC5615Q

बी एल गौड

कडकडूमा दिल्ली

व्यापार/अन्य/स्त्री

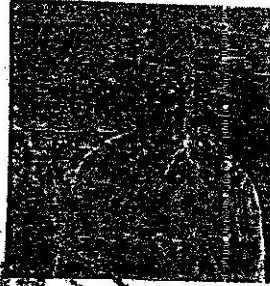


0102 मै0 क्रासिंग द्वारा अशोक चौधरी PAN-AACCC5615Q

हरपाल सिंह

कडकडूमा दिल्ली

व्यापार/अन्य/स्त्री



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).

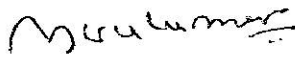
IN FAVOUR OF

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 Assotech Contracts (India) Ltd. now known as Assotech Limited, Crossings Developers Pvt. Ltd., Crossings Promoters Pvt. Ltd., Innovation Promoters Pvt. Ltd. & Panchsheel Promoters 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 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

For Crossings Infrastructure Pvt. Ltd

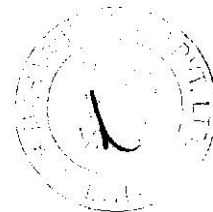

Director


Director

FOR MAHAGUN



Signatory



क्रेता

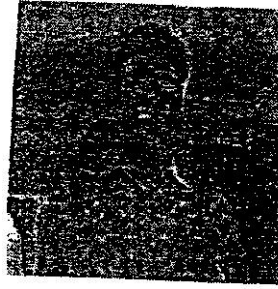
Registration No. : 5014

Year : 2,016

Book No. : 1

0201 मे0महागुन द्वारा राजकुमार अग्रवाल
रामचन्द्र प्रसाद अग्रवाल PAN-AAACM6572A
33एफ पार्श्वनाथ एस्टेट ओमेगा-1 ग्रेटर नोएडा
व्यापार/अन्य/स्त्री

10-1



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 Vendee.

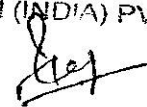
AND WHEREAS as per the authority/powers given by the other constituents of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is entitled to receive the sale consideration on behalf of constituents. Hence hereinafter, for the

of Crossings Infrastructure Pvt. Ltd.


Director


Director

For MAHAGUN (INDIA) PVT. LTD


Authorized Signatory



JAGVIR SINGH
Director
Mahagun
Tehsil Gurgaon



गवाह

Registration No.: 5014

Year: 2016

Book No.: 1

W1 सन्नी PAN

सुन्दर मिश्रा

तहसील क0 गाबाद

व्यापार/अन्य/स्त्री



W2 उमेश आधारकार्ड

परभस

तहसील क0 गाबाद

व्यापार/अन्य/स्त्री

उमेश

