



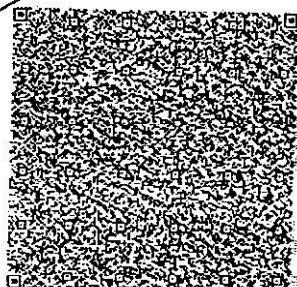
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-UP021196436318690 |
| Certificate Issued Date | : 21-Jun-2016 02:18 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL01025276759313480 |
| Purchased by | : MESSERS MAHAGUN INDIA PVT LTD |
| Description of Document | : Article 23 Conveyance |
| Property Description | : 287 SQ METER LAND IN KHASRA NO-695 ON PLOT NO-GH-3 CROSSINGS REPUBLIK DUNDAHERA GZB |
| Consideration Price (Rs.) | : 31,57,000 (Thirty One Lakh Fifty Seven Thousand 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.) | : 4,62,100 (Four Lakh Sixty Two Thousand One Hundred only) |

13145



Locked By

(Arun Kumar Sharma)
Sub-Registrar
Sadar-Ist, Ghaziabad

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

For Crossings Infrastructure Pvt Ltd.

Director

Director

For MAHAGUN (INDIA) PVT. LTD.

Authorised Signatory



0000501412

Statutory Alert



BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 287 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 : 287 Sq. Meter

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

Sale Consideration : 31,57,000/-

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. 66,01,000/-

Stamp Duty : Rs. 4,62,100/-

Boundaries:

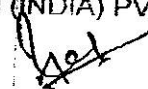
North : Other Group Housing
South : Other Group Housing
East : Aabadi
West : 30 Meter Wide Road

For Crossings Infrastructure Pvt. Ltd.


Director


Director

For MAHAGUN (INDIA) PVT. LTD.


Authorised Signatory



2,157,000.00 / 6,601,000.00

विक्रय पत्र

20,000.00

100

20,100.00

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प्रतिफल

मालिखत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री

श्री0 महागुन द्वारा राजकुमार अग्रवाल PAN-AAACM6572A

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

11:37AM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम

गाजियाबाद

28/7/2016

निष्पादन लेखपत्र वाद सनने व समझने भजन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री श्री0 कासिंग द्वारा मनोज गौड

PAN-AACCC5615Q

पुत्र श्री बी0 एल0 गौड

पेशा व्यापार/अन्य/स्त्री

निवासी कडकडूमा दिल्ली



श्री श्री0 महागुन द्वारा राजकुमार अग्रवाल

PAN-AAACM6572A

पुत्र श्री रामचन्द्र प्रसाद अग्रवाल

पेशा व्यापार/अन्य/स्त्री

निवासी 33एफ पार्श्वनाथ एस्टेट ओमेगा-1 ग्रेटर नोएडा



श्री श्री0 कासिंग द्वारा अशोक चौधरी

PAN-AACCC5615Q

पुत्र श्री हरपाल सिंह

पेशा व्यापार/अन्य/स्त्री

निवासी कडकडूमा दिल्ली



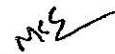
PARTICULAR OF VENDOR

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

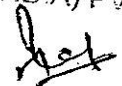
M/s Mahagun (India) Pvt. Ltd., (Pan No- AAACM6572A) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at B-66, First Floor, Vivek Vihar, Delhi-110095, represented through its Authorized Signatory **Mr. Raj Kumar Agrawal** (I.D.No- NDT3670213) S/o Shri Ramchandra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

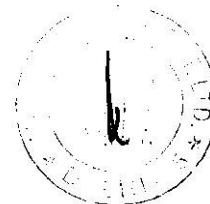
For Crossings Infrastructure Pvt. Ltd.


Director


Director

For MAHAGUN (INDIA) PVT. LTD.


Authorised Signatory



ने निष्पादन स्वीकार किया ।

जिनकी पहचान सन्नी PAN

सुन्दर मिश्रा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

व उमेश आधारकार्ड
परमिस

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम
गाजियाबाद
28/7/2010



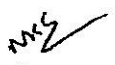
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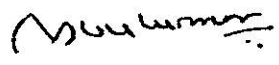
SALE DEED

Total Sale Consideration Rs. 31,57,000/-
Stamp Duty @ 7% Rs. 4,62,100/-

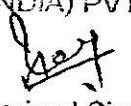
THIS DEED OF SALE is executed at Ghaziabad on this 21st day of June in the year 2016 by **M/s Crossings Infrastructure Pvt. Ltd.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, 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 Paramount Residency Pvt. Ltd. now known as Paramount Propbuild Private Limited through General Attorney **Mr. Manoj Gaur S/o Mr. B.L. Gaur**.

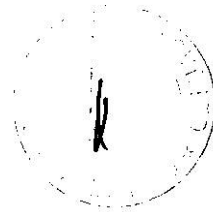
For Crossings Infrastructure Pvt. Ltd.


Director


Director

OF MAHAGUN (INDIA) PVT. LTD.


Authorised Signatory



विक्रेता

Registration No.: 5012

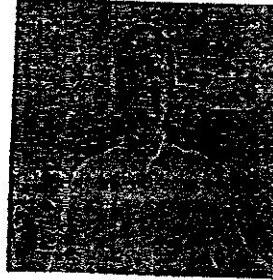
Year: 2,016

Book No.: 1

0101 मै0 क्रासिंग द्वारा मनोज गौड PAN-AACCC5615Q

बी0 एल0 गौड
कडकडूमा दिल्ली
व्यापार/अन्य/स्त्री

MN



0102 मै0 क्रासिंग द्वारा अशोक चौधरी PAN-AACCC5615Q

हरपाल सिंह
कडकडूमा दिल्ली
व्यापार/अन्य/स्त्री

Moukumar



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 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 Dced, 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

For Crossings Infrastructure Pvt. Ltd.

For MAHAGUN (INDIA) PVT. LTD.

Director

Director

Signatory



क्रेता

Registration No. : 5012

Year : 2,016

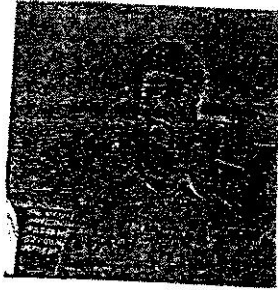
Book No. : 1

0201 मै0 महागुन द्वारा राजकुमार अग्रवाल PAN-AAACM6572A

रामचन्द्र प्रसाद अग्रवाल

33एक पार्श्वनाथ एस्टेट ओमेगा-1 ग्रेटर नोएडा

व्यापार/अन्य/स्त्री



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