

1660



CHIEF
उत्तर प्रदेश UTTAR PRADESH


547711

BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 0.1200 Hac, (i.e. 1200 Sq. Meter) in part of Khasra Nos. 943, 948, 960, located on undivided and impartible total land of GH Plot No. 6, in the Township known as "Crossings Republik™" (applied for registration of the Trade Mark and subject to approval or change thereof), situated at village Dundahera, Ghaziabad.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For ASSOTECH LIMITED


AUTHORISED SIGNATORY

विक्रय पत्र

600,000.00

5,000.00

20

5,020.00

1,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

मालियत

सोटेक लि0 द्वारा अमित कन्सल

पी0 पी0 गुप्ता पै न-AABCA0909N

AMIG फलैट से0 93 नोएडा

कार्यालय दिनांक 28/11/2007 समय 11:09AM

किया।

आर0 एन0 त्रिपाठी
उप निबन्धक (प्रथम)
गाजियाबाद

28/11/2007

क्रेता

श्री/श्रीमती मे0 एसोटेक लि0 द्वारा अमित कन्सल
पुत्र/पत्नी श्री पी0 पी0 गुप्ता पै न-AABCA0909N
पेशा व्यापार
निवासी 185 AMIG फलैट से0 93 नोएडा

सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

श्री/श्रीमती मे0 एसोटेक लि0 द्वारा अमित कन्सल

पुत्र/पत्नी श्री पी0 पी0 गुप्ता पै न-AABCA0909N

पेशा व्यापार

निवासी 185 AMIG फलैट से0 93 नोएडा

अशोक चौधरी

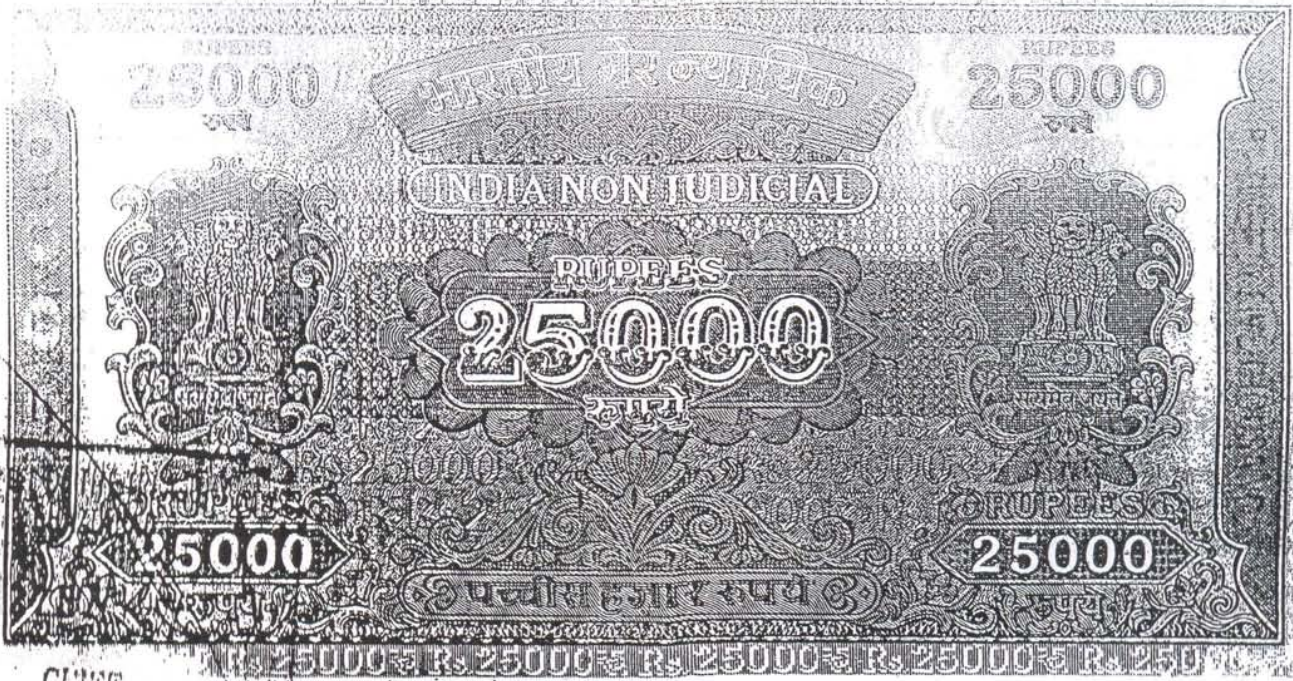
श्री एसोटेक लि0 द्वारा अमित कन्सल

पुत्र/पत्नी श्री पी0 पी0 गुप्ता पै न-AABCA0909N

पेशा व्यापार

निवासी 185 AMIG फलैट से0 93 नोएडा





CHIEF
TREASURER
उत्तर प्रदेश UTTAR PRADESH

547710

(2)

Area of Property : 1200 Sq. Meter
Status of Road : 45 Meter Wide
Sale Consideration : 66,00,000/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MKS
DIRECTOR

M. Kumar
DIRECTOR

For ASSOTECH LIMITED

Hansen
AUTHORISED SIGNATORY

64
639

15

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री चन्द्र किशोर सिंह

पुत्र श्री आर डी सिंह

पेशा व्यापार

निवासी 347/15 किराना कालोनी फरीदाबाद

व श्री सुन्दर

पुत्र श्री कर्म सिंह

पेशा नौकरी

निवासी रजापुर गाजियाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



आर० एम० त्रिपाठी
उप निबन्धक (प्रथम)
गाजियाबाद
28/11/2007





उत्तर प्रदेश UTTAR PRADESH

547709

(3)

PARTICULAR OF VENDOR

Manoj Gaur
M/S Akansha
M/s Crossings Infrastructure Pvt. Ltd., (~~Consortium~~) a Consortium through its ~~Joint Venture~~ a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 210-Agarwal Chamber-2nd, 30-31, Veer Savarkar Block, Vikas Marg, Sakarpur, Delhi represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh. (Pan No- AACCC5615Q)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

Manoj Gaur
DIRECTOR

For ASSOTECH LIMITED

Akansha
AUTHORISED SIGNATORY

54/2
689

विक्रेता

Registration No 6660

Year : 2007

Book No. 1

01 मे0 क्रोसिंग इन्फाक्चर द्वारा मनोज गौड

बी0 एल0 गौड पेन न-AACCC5615Q

210 अग्रवाल चे0 विकाश मार्ग सकरपुर दिल्ली

व्यापार



02 अशोक चौधरी

हरिपाल सिंह पेन न-AACCC5615Q

210 अग्रवाल चे0 विकाश मार्ग सकरपुर दिल्ली

व्यापार





PARTICULAR OF VENDEE

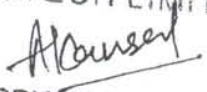
M/s Assotech Ltd. , a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148-F, Pocket-4, Mayur Vihar Phase-I, Delhi, represented through its Authorized Signatory Mr. Amit Kansal S/o Sh. P.P. Gupta R/o-185-A,MIG Flats,Sector-93, Noida-201304 (Pan No- AABCA0909N).

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For ASSOTECH LIMITED


AUTHORISED SIGNATORY

642
639

क्रेता

Registration No. 6660

Year: 2007

Book No. 1

01 श्री एसोटेक लि0 द्वारा अभित कन्सल

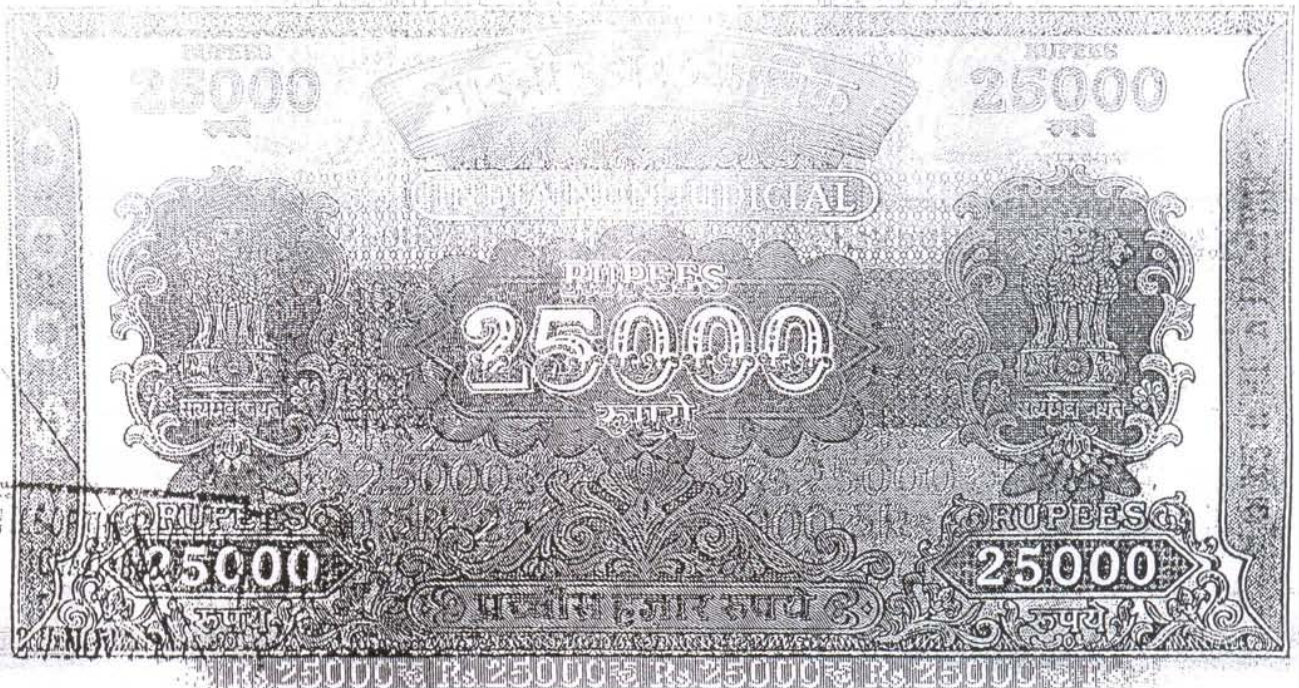
पी0 पी0 गुप्ता पैन न-AABCA0909N

185 AMIG फ्लैट सी0 93 नोएडा

व्यापार

Kansal





उत्तर प्रदेश UTTAR PRADESH

547707

(5)

SALE DEED

Total Sale Consideration Rs. 66,00,000/-

Stamp Duty @ 10% 6,60,000/-

THIS DEED OF SALE is executed at Ghaziabad on this 27th day of Nov. in the year 2007 by M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 210-Agarwal Chamber-2nd, 30-31, Veer Savarkar Block, Vikas Marg, Sakarpur, Delhi 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 dated 31/10/2006 passed by the Board of Directors of the Company, as registered Private

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

Manoj Gaur
DIRECTOR

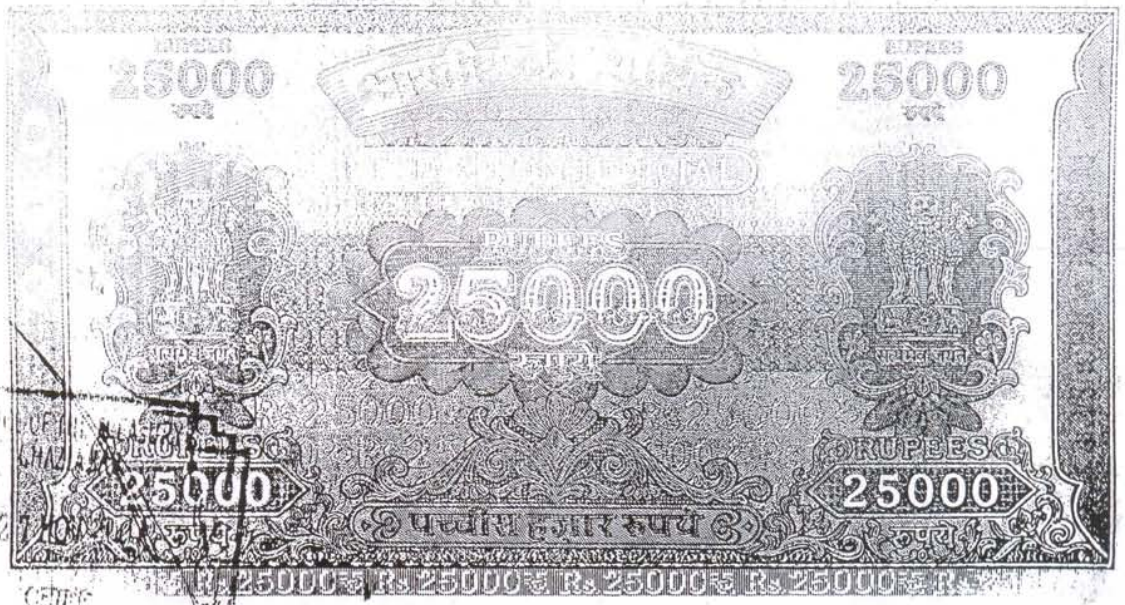
For ASSOTECH LIMITED

Alansy
AUTHORISED SIGNATORY

Jagdeep Singh

11/11/2007

Total 11/11/2007



उत्तर प्रदेश UTTAR PRADESH

547706

(6)

Developer and having license from Ghaziabad Development Authority and Amazon Infrastructure Pvt. Ltd. & Crossings Promoters Pvt. Ltd., through General Attorneys Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide document serial no. 39, in book no. 4, volume no. 794 at page 47-51 on 22/02/2007 & document serial no. 44, in book no. 4, volume no. 794 at page 72-76 on 22/02/2007, which were duly registered with the office of Sub-Registrar-I, Ghaziabad., hereinafter referred to as the "Vendor" (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

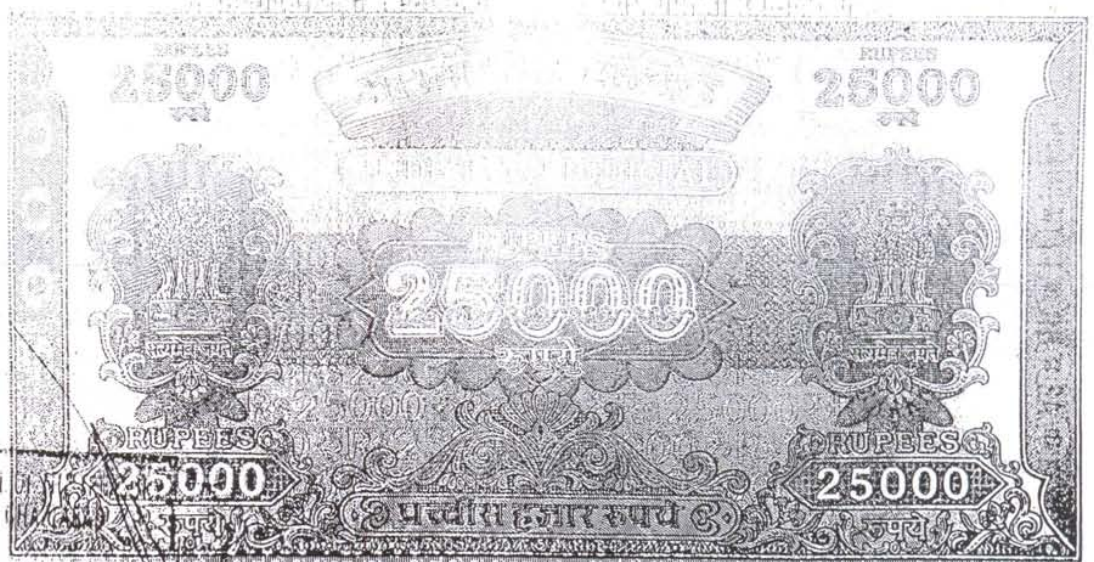
Manoj Gaur
DIRECTOR

For ASSOTECH INFRA

Manoj Gaur
AUTHORISED SIGNATORY



Jagveer Singh
Document
Tehsil Court, Ghaziabad



27 NOV

उत्तर प्रदेश UTTAR PRADESH

547705

CHIEF

TREASURY OFFER

(7)

IN FAVOUR OF

M/s Assotech Ltd. , a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148-F, Pocket-4, Mayur Vihar Phase-I, Delhi, represented through its Authorized Signatory Mr. Amit Kansal S/o Sh. P.P. Gupta R/o 185-A, MIG Flats, Sector-93, Noida-201304, hereinafter referred to as the "Vendee" of the Other Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their executors, administrators, successors and assigns).

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MK
DIRECTOR

Mohammed
DIRECTOR

For ASSOTECH LIMITED

Amit Kansal
AUTHORISED SIGNATORY



Jagveer Singh
Document
Tamil Compo





उत्तर प्रदेश UTTAR PRADESH

547704

(8)

WHEREAS under the leadership of M/S Crossing Infrastructure Private Limited (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia Amazon Infrastructure Pvt. Ltd. & Crossings Promoters 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 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

M/S
DIRECTOR

For ASSOTECH LIMITED

Assotech
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547703

(9)

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.) of the said Township of the Vendor has been sanctioned by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547702

(10)

AND WHEREAS the aforesaid nominees/associate companies/constituents 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 said 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, Crossing 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. Crossing Infrastructure Pvt. Ltd. by virtue of the powers conferred in relation thereto.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



CHHATTAR प्रदेश CHHATTAR PRADESH
SEALARY OFFICER

(11)

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 the said Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

AND WHEREAS the Vendor is authorized to develop and sell the land and/or construction thereon in any manner in the said Township.

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

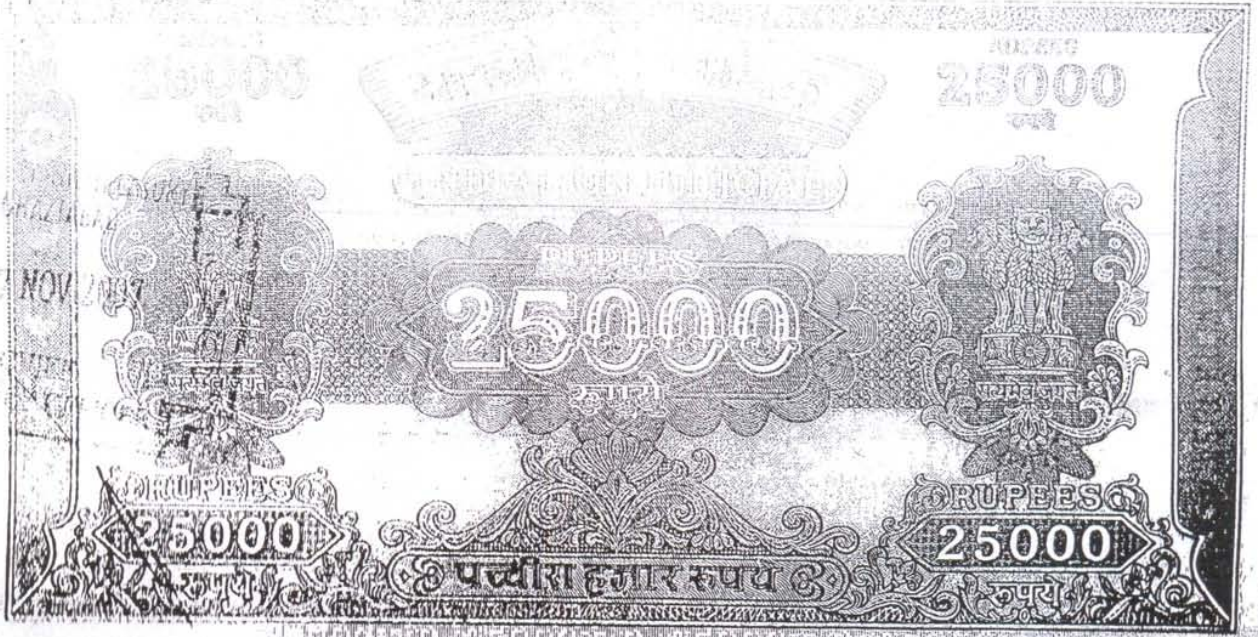
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

548000

(12)

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 developed the land for proposed Tower(s) Sites alongwith other adjoining blocks of land/sectors into the Township known as "Crossings Republik™" at Dundahera, Ghaziabad, U.P.

AND WHEREAS the Vendor has agreed to sell and transfer land admeasuring 0.1200 Hect. or 1200 sq.mtr. falling in part of Khasra No. 943 (area 0.0500 Hect.), Khasra No. 948 (area 0.0400 Hect.) & Khasra No. 960 (area 0.0300 Hect.), located on undivided and impartible total Land of GH Plot No. 6 in the Township known as "Crossings Republik™" (applied for registration of

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547999

(13)

the Trade Mark and subject to approval or change thereof), situated at village Dundahera, Ghaziabad, U.P., for the proposed Tower(s) as shown and marked in Green colour in the Site Plan attached hereto (hereinafter referred to as the said Site) with 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. 66,00,000/- (Rupees Sixty Six Lacs only). It will not be treated as sub division and no boundary of any type on all or any side of the said Site will be made before or after construction of the building by the Vendee. All the construction on the said Site will be carried out as per the Plans sanctioned by the Ghaziabad Development Authority. No construction/structure has yet been made on the said Site. The said land is lying vacant.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547998

(14)

AND WHEREAS the maximum permissible FAR is given on the said Site as sanctioned by the Ghaziabad Development Authority in accordance with the bye laws of the Integrated Township Policy.

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 and has full right, power and authority to sell and transfer the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MLZ
DIRECTOR

Muhammad
DIRECTOR

For ASSOTECH LIMITED

Alameer
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547997

(15)

AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Site and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

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

For GROSSBELL RESTRUCTURE PVT. LTD.

MKS
DIRECTOR

Moumou
DIRECTOR

For ASSOTECH LIMITED

A. K. Sanyal
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

547996

(16)

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

1. That prior to signing of this Deed the Vendee has paid to the Vendor a sum of Rs. 35,00,000/- (Rupees Thirty Five Lacs only) the details of which are given below.

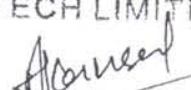
Cheque/DD/Pay Order No.	Date	Amount (in Rs.)	Drawn On
289996	11/07/07	35,00,000/-	The Karur Vysya Bank Ltd, Noida.

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For ASSOTECH LIMITED


AUTHORISED SIGNATORY