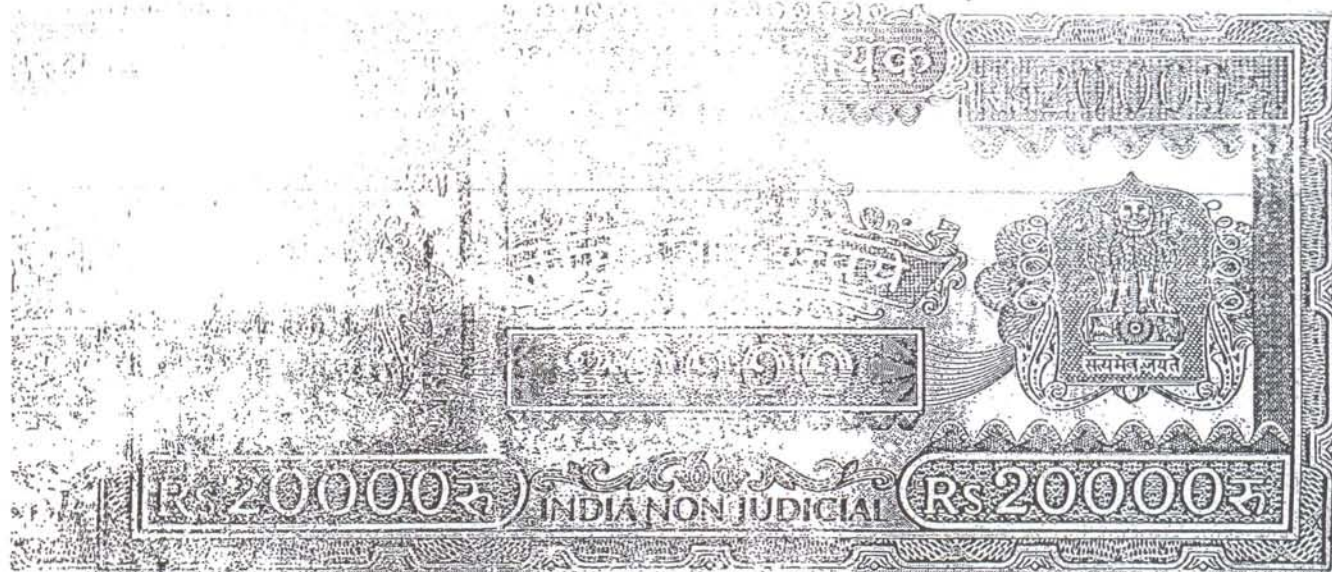




UTTAR PRADESH

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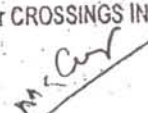


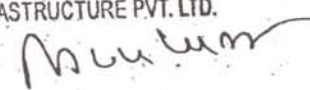
BRIEF PARTICULAR OF SALE DEED

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

Description of Property : 1.7781 Hect, (i.e. 17781 Sq. Meter) in part of Khasra Nos. 943, 948, 960, 963, 964, 968, 969, 970, 971, located on undivided and impartiable 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



क्र. 102 दि. विक्रय पत्र 5,000.00 40 5,040.00 2,000
 97,795,500.00 97,795,500.00 फीस इजिस्ट्री नकल व प्रति शुल्क योग शब्द लंगमंग

प्रतिफल मालियत
 श्री/श्रीमती श्री एसोटेक लि0 द्वारा अमित कंसल
 पुत्र/पत्नी श्री पी0 पी0 गुप्ता PAN-AABCA0909N
 पेशा व्यापार

निवासी 185ए सै-23 नोएडा जि0 गौ0 बु0 नगर
 ग्रन्थार्थ पता
 ने यह लेखपत्र इस कार्यालय दिनांक 12/6/2008 समय 7:11PM
 को निबन्धन हेतु पेश किया।



आर0 एन0 त्रिपाठी

उप निबन्धक (प्रथम)

गाजियाबाद

12/6/2008

निबन्धन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

निवेदा

श्री/श्रीमती श्री एसोटेक लि0 द्वारा अमित कंसल
 पुत्र/पत्नी श्री पी0 एल0 गौड
 PAN-AAACCC5615Q
 पेशा व्यापार
 निवासी 210 अग्रवाल चौबट विकास मार्ग शकरपुर
 दिल्ली, 110044



क्रेता

श्री/श्रीमती श्री एसोटेक लि0 द्वारा अमित कंसल
 पुत्र/पत्नी श्री पी0 पी0 गुप्ता PAN-AABCA0909N
 पेशा व्यापार
 निवासी 185ए सै-23 नोएडा जि0 गौ0 बु0 नगर



श्री/श्रीमती श्री एसोटेक लि0 द्वारा अमित कंसल
 चौधरी
 पुत्र/पत्नी श्री हरपाल सिंह
 PAN-AAACCC5615Q
 पेशा व्यापार
 निवासी 210 अग्रवाल चौबट विकास मार्ग शकरपुर
 दिल्ली





उत्तर प्रदेश UTTAR PRADESH

477678

(2)

Area of Property : 17781 Sq. Meter
Status of Road : 45 Meter Wide
Sale Consideration : 9,77,95,500/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

McS
DIRECTOR

Mu um
DIRECTOR

For ASSOTECH LIMITED

Akansa
AUTHORISED SIGNATORY



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सुन्दर सिंह

पुत्र श्री करम सिंह

पेशा अन्य

निवासी गा0 रजापुर गा0बाद

व श्री श्री0 के0 सिंह

पुत्र श्री आर0 डी0 सिंह

पेशा अन्य

निवासी ए-347/15 कृष्णा कालोनी करिदाबाद हरियाणा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



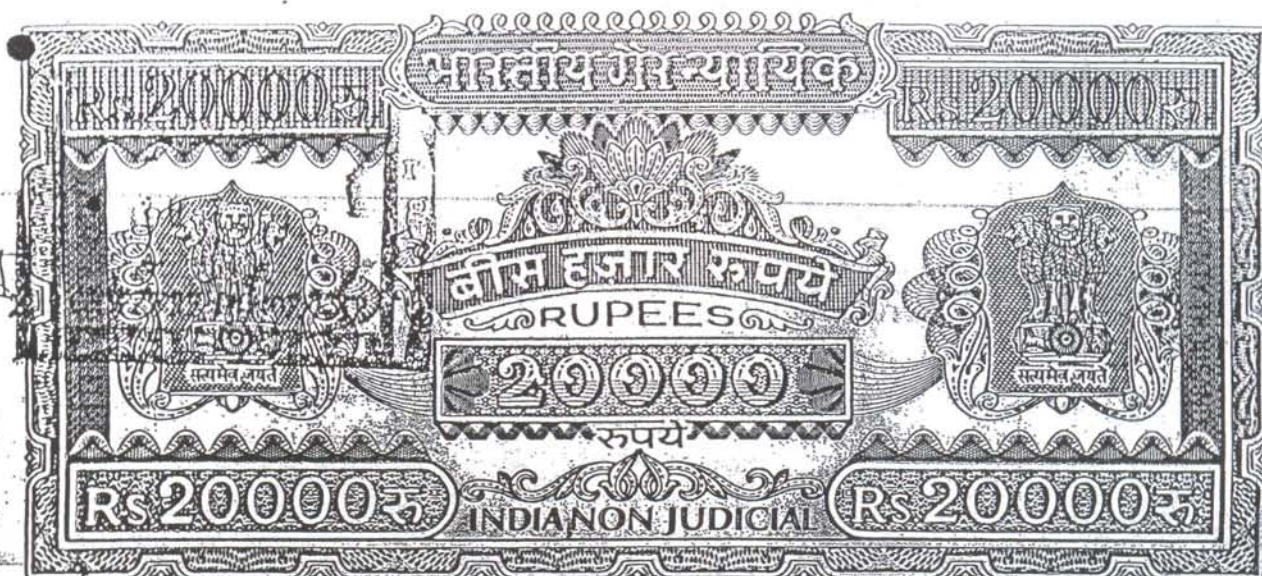
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उप निबन्धक (प्रथम)
गाजियाबाद
12/6/2008

12/6/2008

12/6/2008

12/6/2008





उत्तर प्रदेश UTTAR PRADESH

477677

(3)

PARTICULAR OF VENDOR

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. (Pan No- AACCC5615Q)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

Manoj Gaur
DIRECTOR

For ASSOTECH LIMITED

Akash
AUTHORISED SIGNATORY



विक्रेता

Registration No. 3423

Year: 2008

Book No. 1

101. मेड क्रॉसिंग इनफ्रास्ट्रक्चर मनोज गौड

बी एलओ गौड PAN-AACCC5615Q

210 अग्रवाल चेंबर विकास मार्ग शंकरपुर दिल्ली
व्यापार

MCC



0102. मेड क्रॉसिंग इनफ्रास्ट्रक्चर अशोक चौधरी

हरपाल सिंह PAN-AACCC5615Q

210 अग्रवाल चेंबर विकास मार्ग शंकरपुर दिल्ली
व्यापार

Am



FOR AUTHORITY

FOR AUTHORITY





उत्तर प्रदेश UTTAR PRADESH

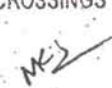
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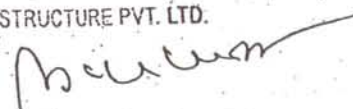
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PARTICULAR OF VENDEE

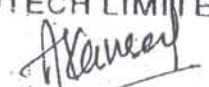
M/s Assotech Ltd. , a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148-F, Pocket-4, Mayur Vihar Phase-I, Delhi, represented through its Authorized Signatory Mr. Amit Kansal S/o Sh. P.P. Gupta R/o 185-A, MIG Flats, Sector-93, Noida-201304, (Pan No- AABCA0909N).

For CROSSINGS INFRASTRUCTURE PVT. LTD.


DIRECTOR


DIRECTOR

For ASSOTECH LIMITED


AUTHORISED SIGNATORY



क्रेता

Registration No. 3423

Year: 2008

Book No.

201 मी० एसोटेक लि० द्वारा अभित कसल
पी० पी० गुप्ता PAN-AABCA0909N
मि० 23 नोएडा लि० पी० बु० नगर
व्यापार

Atansul





उत्तर प्रदेश UTTAR PRADESH

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(5)

SALE DEED

Total Sale Consideration Rs. 9,77,95,500/-

Stamp Duty @ 10% 97,79,750/-

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
AUTHORISED SIGNATORY





उत्तर प्रदेश UTTAR PRADESH

477674

(6)

THIS DEED OF SALE is executed at Ghaziabad on this 12th day of June in the year 2008 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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

McZ
DIRECTOR

McZ
DIRECTOR

For ASSOTECH LIMITED

Avanish
AUTHORISED SIGNATORY



Jagdeep
Docu.e
Tehsil Co. 10





उत्तर प्रदेश UTTAR PRADESH

477673

(7)

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.

MLZ
DIRECTOR

Manoj Gaur
DIRECTOR

For ASSOTECH LIMITED

Alcaus
AUTHORISED SIGNATORY





उत्तर प्रदेश UTTAR PRADESH

477672

(8)

Developer and having license from Ghaziabad Development Authority and Amazon Infrastructure Pvt. Ltd., Manak Buildcon Projects Pvt. Ltd., Surya Merchants Ltd., Crossings Promoters Pvt. Ltd., New Capital Infrastructure Pvt. Ltd. & Gaursons India Ltd. through General Attorneys Mr. Manoj Gaur S/o Mr.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477671

(9)

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, vide document serial no. 21, in book no. 4, volume no. 798 at page 359-370 on 31/01/2008, vide document serial no. 45, in book no. 4, volume no. 794 at page 77-81 on 22/02/2007, document serial no. 44, in book no. 4, volume no. 794 at

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MCS
DIRECTOR

Mu Wane
DIRECTOR

For ASSOTECH LIMITED

Akansa
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477670

(10)

page 72-76 on 22/02/2007, vide document serial no. 40, in book no. 4, volume no. 794 at page 52-56 on 22/02/2007 & vide document serial no. 65, in book no. 4, volume no. 794 at page 188-193 on 28/02/2007, which were duly registered with

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MEZ
DIRECTOR

Manu
DIRECTOR

For ASSOTECH LIMITED

Akash
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477669

(11)

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.

MCZ
DIRECTOR

Muume
DIRECTOR

For ASSOTECH LIMITED

Aransel
AUTHORISED SIGNATORY



UTTAR PRADESH

477668

(12)

IN FAVOUR OF

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 "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.

DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477667

(13)

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 Amazon Infrastructure Pvt. Ltd., Manak Buildcon Projects Pvt. Ltd., Surya Merchants Ltd., Crossings Promoters Pvt. Ltd., New Capital Infrastructure Pvt. Ltd. & Gaursons India Ltd.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

Dr. Umma
DIRECTOR

For ASSOTECH LIMITED

Akash
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477666

(14)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MCS
DIRECTOR

Muume
DIRECTOR

For ASSOTECH LIMITED

Akansha
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477665

(15)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MCS
DIRECTOR

Pravir me
DIRECTOR

For ASSOTECH LIMITED

Aravind
AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

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(16)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For ASSOCIATED LIMITED

AUTHORIZED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

477663

(17)

purpose of Land Assembly, Infrastructure Development and Construction Works
for Housing Scheme within the Ghaziabad Planning Area.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MCS
DIRECTOR

Murume
DIRECTOR

For ACSOTECH LIMITED

Arcusa
AUTHORISED SIGNATORY