



उत्तर प्रदेश UTTAR PRADESH

477625

(55)

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

1. That the Vendee has paid to the Vendor a sum of Rs. 9,77,95,500/- (Rupees Nine Crores Seventy Seven Lacs Ninety Five Thousand & Five Hundred only) vide Cheque Nos. 517131 for Rs. 75,00,000/-, 517133 for Rs. 75,00,000/-, 517135 for Rs. 75,00,000/-, 517136 for Rs. 75,00,000/-, 517138 for Rs. 75,00,000/-, 517002 for Rs. 75,00,000/-, 517004 for Rs. 75,00,000/-, 517005 for Rs. 75,00,000/-, 517008 for Rs. 1,00,00,000/-, 517011 for Rs. 1,00,00,000/-, 517015 for Rs. 1,00,00,000/-, 517017 for Rs. 77,95,500/-, all drawn on ICICI Bank, Sector-18, Noida as full & final payment of Sale Consideration for the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

M/S
DIRECTOR

Mum
DIRECTOR

For ASSOTECH LIMITED

Akansh
AUTHORISED SIGNATORY



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2. The receipt of the aforesaid total sale consideration of Rs. 9,77,95,500/- (Rupees Nine Crores Seventy Seven Lacs Ninety Five Thousand & Five Hundred only) the Vendor does hereby admit and acknowledge and the

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MCZ
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

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(57)

Vendor does hereby grant, sell, convey and transfer on ownership basis
unto the Vendee free from all encumbrances the said Site.

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DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

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3. 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

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(Signature)
DIRECTOR

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Vendor has neither given any security or surety for any one on the basis of the said Site nor has the Vendor entered into any Agreement to Sell in

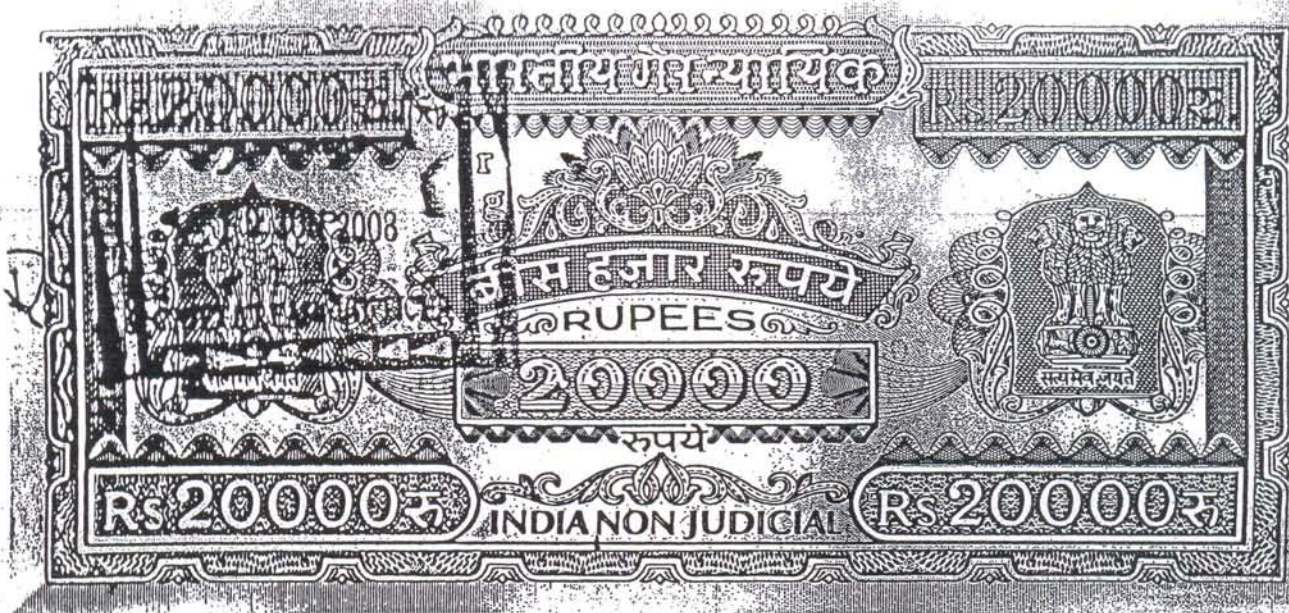
For CROSSINGS INFRASTRUCTURE PVT. LTD.

MCS
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

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respect of the said Site with anyone else nor is any court case or

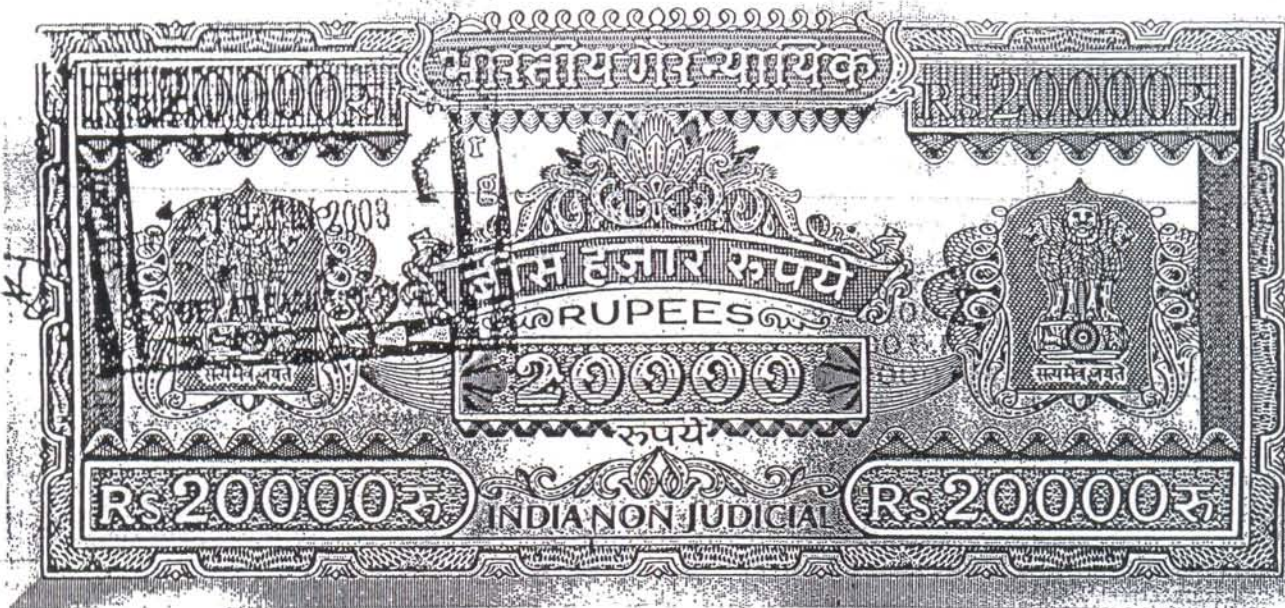
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DIRECTOR

DIRECTOR

For ASSOTECH LIMITED

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arbitration or any other legal proceedings pending at any place in respect of the said Site.

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DIRECTOR

MS

MS

DIRECTOR

For ASSOTECH LIMITED

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4. 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,

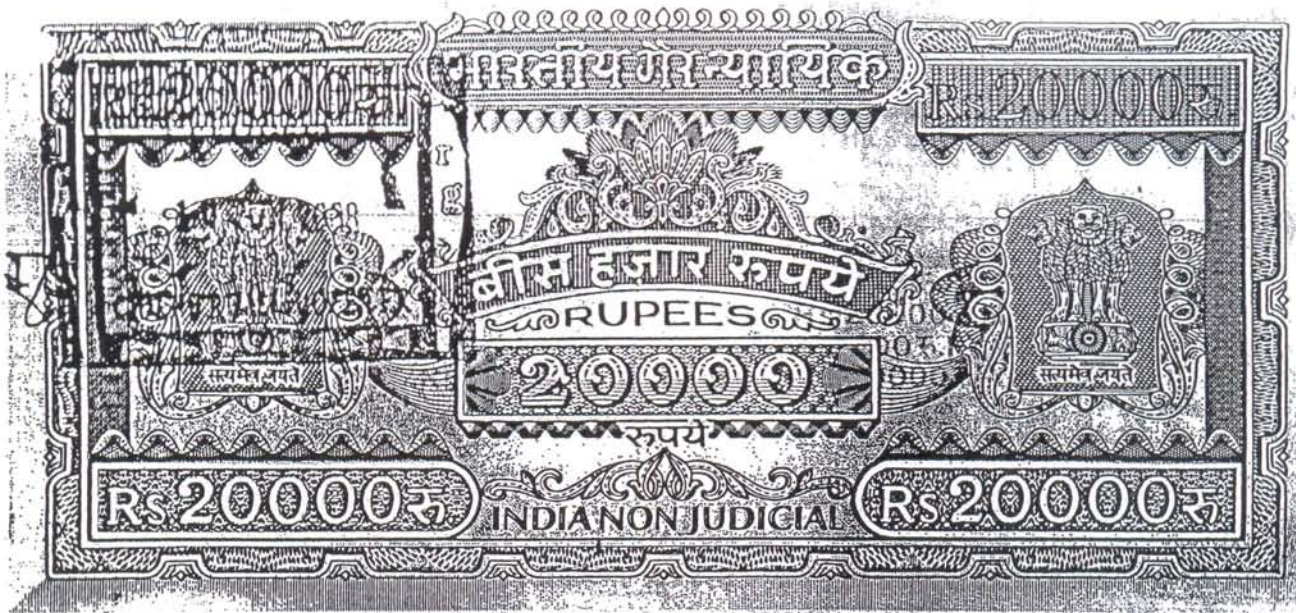
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DIRECTOR


DIRECTOR

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litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same

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DIRECTOR

Murum
DIRECTOR

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5. 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 said Township

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DIRECTOR

DIRECTOR

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and that they have fully understood all limitations and obligations in respect of it.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MEZ
DIRECTOR

M. M. M.
DIRECTOR

For ASSOTECH LIMITED

A. K. S.
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6. The Vendor will not be liable and responsible for any unapproved &

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MS
DIRECTOR

Amur
DIRECTOR

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unauthorized construction to be made on the said Site or in any other manner whatsoever by the Vendee, if any.

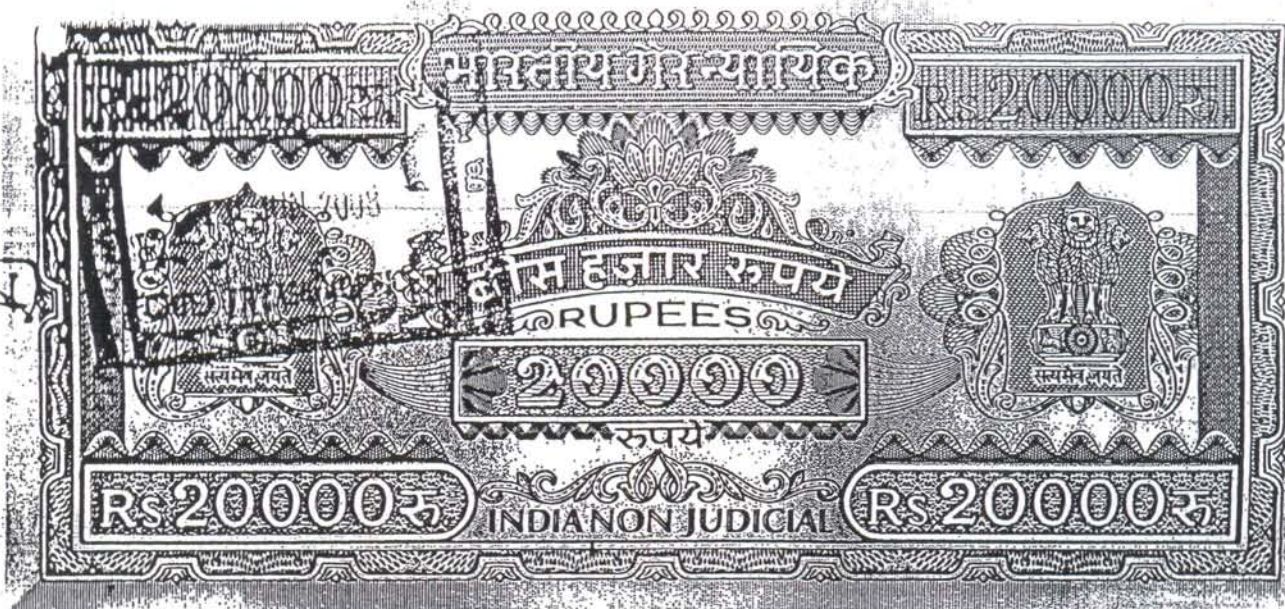
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MCS
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
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7. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levis, Sales Tax, Trade Tax, Metro Cess, VAT, ESI,

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MCS
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

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PF and taxes of all and any kind by whatever name called and
development charges of the land of the Township and other charges

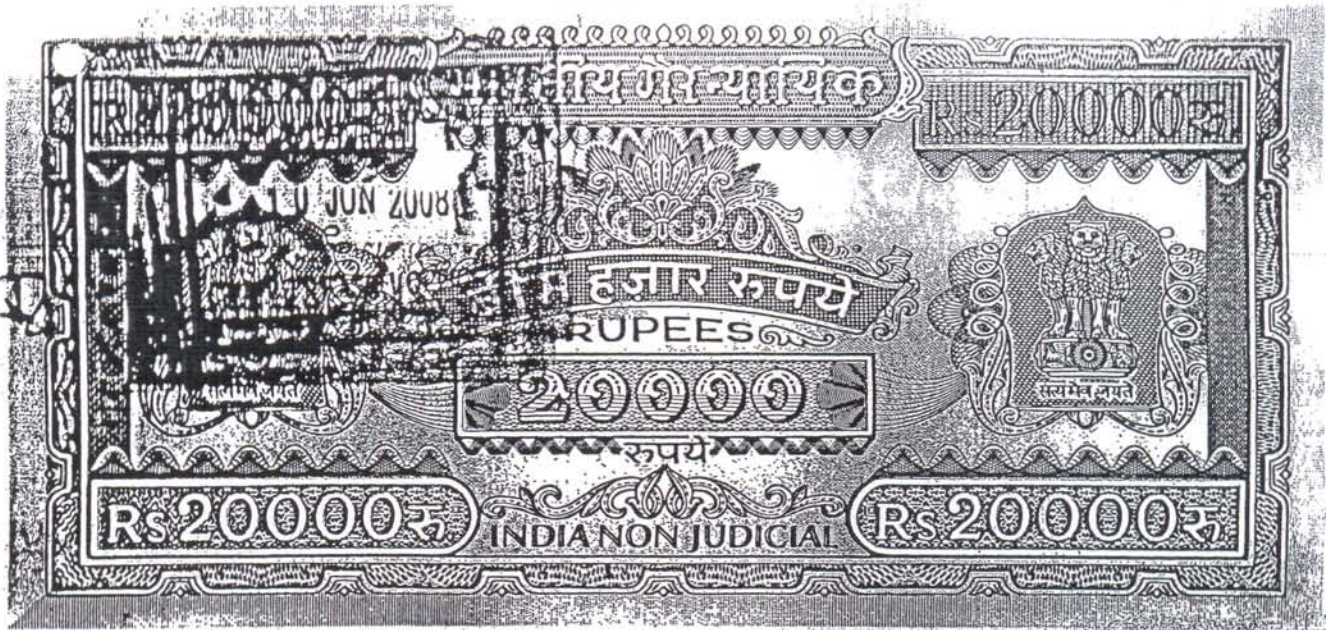
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MCS
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
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whether levied or leviable now or in future including the said Site and / or
Flats/Apartments thereon imposed by any Local Authorities, State

For CROSSINGS INFRASTRUCTURE PVT. LTD.

NKS
DIRECTOR

Adhwa m
DIRECTOR

For ASSOTECH LIMITED

Adhwa m
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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/RWA.

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M.S.
DIRECTOR

[Signature]
DIRECTOR

For ASSOTECH LIMITED

[Signature]
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8. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from

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DIRECTOR


DIRECTOR

For ASSOTECH LIMITED


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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

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DIRECTOR

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approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act or any tax liability or for any act of omission

For CROSSINGS INFRASTRUCTURE PVT. LTD.

MS
DIRECTOR

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DIRECTOR

For ASSOTECH LIMITED

Akansa
AUTHORISED SIGNATORY