



उत्तर प्रदेश UTTAR PRADESH

BRIEF PARTICULAR OF SALE DEED

801456

Name of property : Residential  
 Ward / Pargana :  
 Mohalla / Village : Dundahera

Description of Property : 0.2850 Hect. (i.e. 2850 Sq. Meter) in part of Khasra Nos. 922, 921, 919, 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.

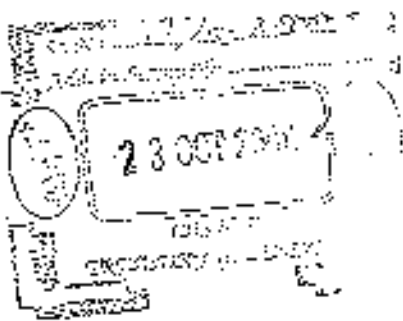
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
 PROMOTERS PRIVATE LIMITED

(DIRECTOR)



10/12 230057900 230057900

230057900 230057900  
विवाद पत्र 3,000.00 60 1,060.00 3,000  
पत्र विवाद नकल व प्रति मुक्त वगैरे

पंजीकृत  
श्री श्रीमती 40 एन.एन. इन्फोर्मा इन्फार्मेटिक्स प्रा. लि.  
पुणे, महाराष्ट्र  
पत्र नं. 230057900  
पत्र नं. 230057900  
पत्र नं. 230057900  
पत्र नं. 230057900

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श्री श्रीमती 40 सिंह  
पुणे निवासी (प्राथम)  
पत्र नं. 230057900

विवाद पत्र नकल व प्रति मुक्त वगैरे

पत्र नं. 230057900  
श्री श्रीमती 40 एन.एन. इन्फोर्मा इन्फार्मेटिक्स प्रा. लि.  
पुणे, महाराष्ट्र  
पत्र नं. 230057900  
पत्र नं. 230057900  
पत्र नं. 230057900  
पत्र नं. 230057900



श्री श्रीमती 40 सिंह  
पुणे निवासी (प्राथम)  
पत्र नं. 230057900  
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पत्र नं. 230057900  
श्री श्रीमती 40 एन.एन. इन्फोर्मा इन्फार्मेटिक्स प्रा. लि.  
पुणे, महाराष्ट्र  
पत्र नं. 230057900  
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पत्र नं. 230057900  
पत्र नं. 230057900





भारत प्रदेश UTTAR PRADESH

801456

(2)

Area of Property : 2850 Sq. Meter  
 Status of Road : 12 Meter Wide  
 Site Consideration : 228,00,000/-  
 Govt circle Rate : Rs 2000/- per Sq. Meter & the land is situated 200 mtrs away from the N.E. 20+.

For CROSSINGS INFRASTRUCTURE PVT. LTD

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
 PROMOTERS PRIVATE LIMITED

(DIRECTOR)

23 OCT 2008

स. प्रमाणित कीजिए कि :-

हैलमो गजपत श्री आनंद वीर सिन्हा  
 पुत्र श्री वीर एम. विना  
 निवा पल्लवा



दिनांक 12/5/08 लखीमपुर गुरुनगराह  
 स. श्री श्री कुमार  
 पुत्र श्री गुनर सिन्हा



निवा गजियाबाद गजियाबाद

आनंद वीर सिन्हा  
 अप निदेशक (प्रथम)  
 गजियाबाद  
 6/11/2008

क्यापुनः नर गजियाबाद के निवास गजियाबाद निवासी नर है।





उत्तर प्रदेश UTTAR PRADESH

861454

(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-2<sup>nd</sup>, 30-31, Veer Savarkar Block, Vikas Marg, Sakapur, 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 GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
*D. L. M.*  
(DIRECTOR)

भारतीय न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये

Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

801457

(4)

PARTICULAR OF VENDEE

M/s Global India Infra Promoters Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Laxmanpuri, Bhoor, Butandshahr, U.P. represented through its Director Mr. Zahid Ali S/o Sh. Abid Ali R/o A 95, Swasth Vihar, Delhi-92, (Pan No. AADCG2153Q).

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

Zahid Ali  
(DIRECTOR)

મેન્તા

Registration No.

6028

Year:

2003

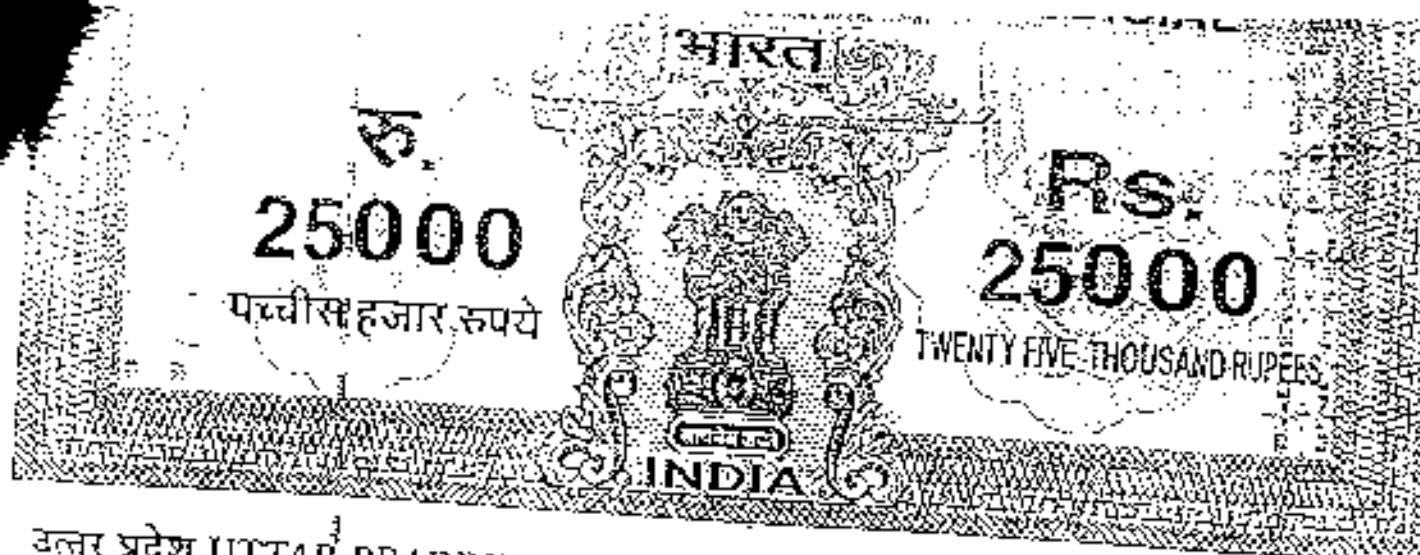
Book No.

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૧૭ દર્શન.૪ કુરિડયા કુવાલમોરલ્સ ડાસ આરિદ અલી  
સહી નંબર ૧૨૧૧ ૧૪૦૭૭૨૧૭૭૭  
સહી નંબર ૧૨૧૧ ૧૪૦૭૭૨૧૭૭૭

*Om/Al*





उत्तर प्रदेश UTTAR PRADESH

801452

(5)

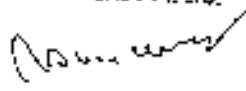
### SALE DEED

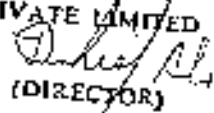
Total Sale Consideration Rs. ~~2,28,00,000/-~~

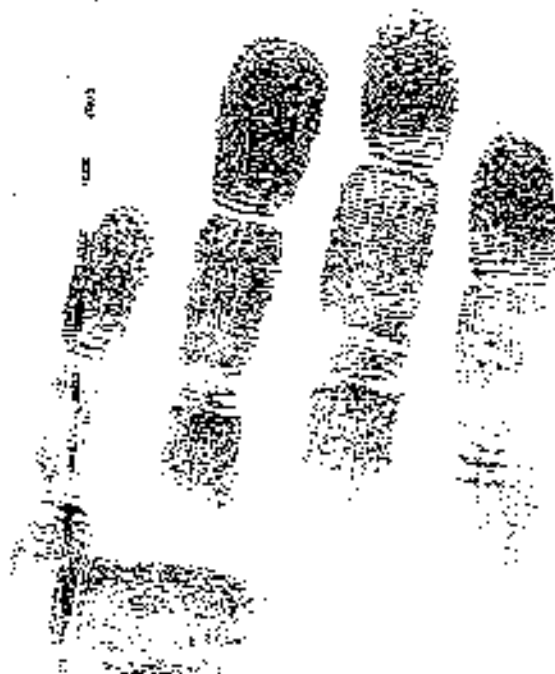
Stamp Duty @ 7% Rs. ~~15,96,000/-~~

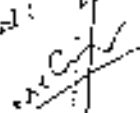
For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
  
(DIRECTOR)



**Jagdeep Singh**  
Director  
Tehsil:   
District: Chandigarh







उत्तर प्रदेश UTTAR PRADESH

801451

(6)

THIS DEED OF SALE is executed at Ghaziabad on this 24<sup>th</sup> day of October 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 240 Aggarwal Chamber-2<sup>nd</sup>, 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 Chandhary S/o Mr. Harpal Singh vide Resolution dated 31/10/2006 passed by the Board of Directors of the Company, as registered

For CROSSINGS INFRASTRUCTURE PVT LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
(DIRECTOR)

Jagveer Singh  
-her  
Chandhary  
Tehsil





उत्तर प्रदेश UTTAR PRADESH

801450

(7)

Private Developer and having license from Ghaziabad Development Authority and Paramount Residency Pvt. Ltd., Pandulshel Promoters Ltd., Assotech Contractors (India) Ltd. (now known as Assotech Limited), Surya Merchants Ltd., Crossings Promoters Pvt. Ltd. & Gersons India 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. 62, in book no. 4 volume no. 794 at page 170-175

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA PROMOTERS PRIVATE LIMITED

DIRECTOR

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Jagveer Singh  
1st Officer  
Tehsil. to ...  
10/8





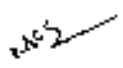
● उत्तर प्रदेश UTTAR PRADESH

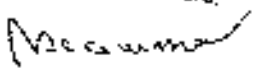
80144

(8)

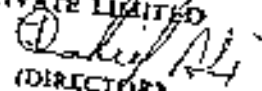
on 28/02/2007, vide document serial no. 61 in book no. 4 volume no. 794 at page 164-169 on 28/02/2007, vide document serial no. 46 in book no. 4 volume no. 794 at page 82-86 on 22/02/2007, vide document serial no. 45 in book no. 4 volume no. 794 at page 77-81 on 22/02/2007, vide document serial no. 44 in book no. 4 volume no. 794 at page 72-76 on 22/02/2007 & vide document serial no. 65 in

For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801441

(9)

Book no. 4 volume no. 794 at page 188-193 on 28/07/2007 which were duly registered with the office of Sub-Registrar, Ghazipur, hereinafter referred to as the "Vendor" (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrators, nominees and assigns)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*[Signature]*  
1.1.1.1.1

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

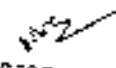
801447

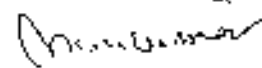
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IN FAVOUR OF

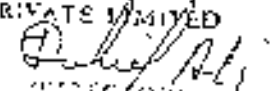
M/s Global India Infra Promoters Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Laxmanpuri, Bhoor, Bulandshahr, U.P. represented through its Director Mr. Zahid Ali S/o Sh. Abid Ali R/o A-95, Swasth Vihar, Delhi-92 hereinafter referred to 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.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

801446

(11)

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., Panchsheel Promoters Ltd., Assotech Contracts (India) Ltd. (now known as Assotech Limited), Surya Merchants Ltd., Crossings Promoters Pvt. Ltd. & Gaursons India Ltd. who purchased several pieces of land including the subject

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801445

( 12 )

Charter of this Deed, in Revenue village Dandahera 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.  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
*[Signature]*  
(GIRD 100)



उत्तर प्रदेश UTAR PRADESH

80:444

(13)

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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
(DIRECTOR)





प्रदेश UTTAR PRADESH

801443

(14)

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 Ghazipur Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801441

(16)

AND WHEREAS the aforesaid nominees/associate companies/constituents vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Gaudhary Directors of the Lead Party and also executed General Powers of Attorney in their behalf jointly to sign and 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801440

(17)

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 purposes of payment of sale consideration the word Vendor means Lead Party i.e. M/s. Crossings Infrastructure Pvt. Ltd. by virtue of the powers conferred in relation thereto.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801459

(18)

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 23/07/2007 to execute Sale Deeds and this Deed is being executed by the said Vendor and also as Attorney of the constituents companies of the Vendor acting through the said Mr. Manoj Gaur and Mr. Ashok Choudhary jointly.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

801438

(19)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801437

(20)

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 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801436

(21)

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 Dandahera, Ghaziabad, U.P.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801435

( 22 )

AND WHEREAS the Vendor has agreed to sell and transfer the land measuring 0.2830 Hect. or 2830 sq.mtr. falling in part of Khasra No. 923 (area 0.2073 Hect.), Khasra No. 921 (area 0.0218 Hect.) & Khasra No. 910 (area 0.0559 Hect.) 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 Bundahera, Ghaziabad, U.P., for the proposed Tower(s) as shown and marked in Red colour in the Site Plan attached hereto (hereinafter referred to as the said Site)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*M.S.*  
DIRECTOR

*M. S. Kumar*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*P. K. Singh*  
(DIRECTOR)





उत्तर प्रदेश UTTAR PRADESH

801434

(23)

With all rights of the said Site in the Vendee for residential use only free from all ~~kind of encumbrances, charges and liens, etc.~~ for total sale consideration amount of Rs. 2,28,00,000/- (Rupees Two Crore Twenty Eight Lac 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.

NEW CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

PROMPTER PRIVATE LIMITED

(DIRECTOR)



● उत्तर प्रदेश UTTAR PRADESH

901454

(24)

The ~~maximum permissible FAR~~ as sanctioned, maximum Ground coverage of 36 %, ~~minimum height of building excluding~~ stilt-42mtr with maximum double basements as per bye laws, park open space as per approved DPR : Set Backs & Number of total Units to be constructed thereon by the Vendor. 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 GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

801432

(25)

AND WHEREAS the maximum permissible 3.26 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.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*MCS*  
DIRECTOR

*M. S. M. M.*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*D. K. Ali*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801451

(26)

AND WHEREAS the said land is approved by the Ghaziabad Development Authority but the same is not in the colony developed by the Ghaziabad Development Authority.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



● उत्तर प्रदेश UTTAR PRADESH

801430

(27)

AND WHEREAS the Vendor has represented to the Vendor 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.

DIRECTOR

DIRECTOR

For CROSSINGS INFRASTRUCTURE PVT. LTD.  
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

801429

( 28 )

AND WHEREAS the Vender 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 / herself about the right, title & interest of the Vendor in respect of the same.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



● उत्तर प्रदेश UTTAR PRADESH

801428

( 29 )

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

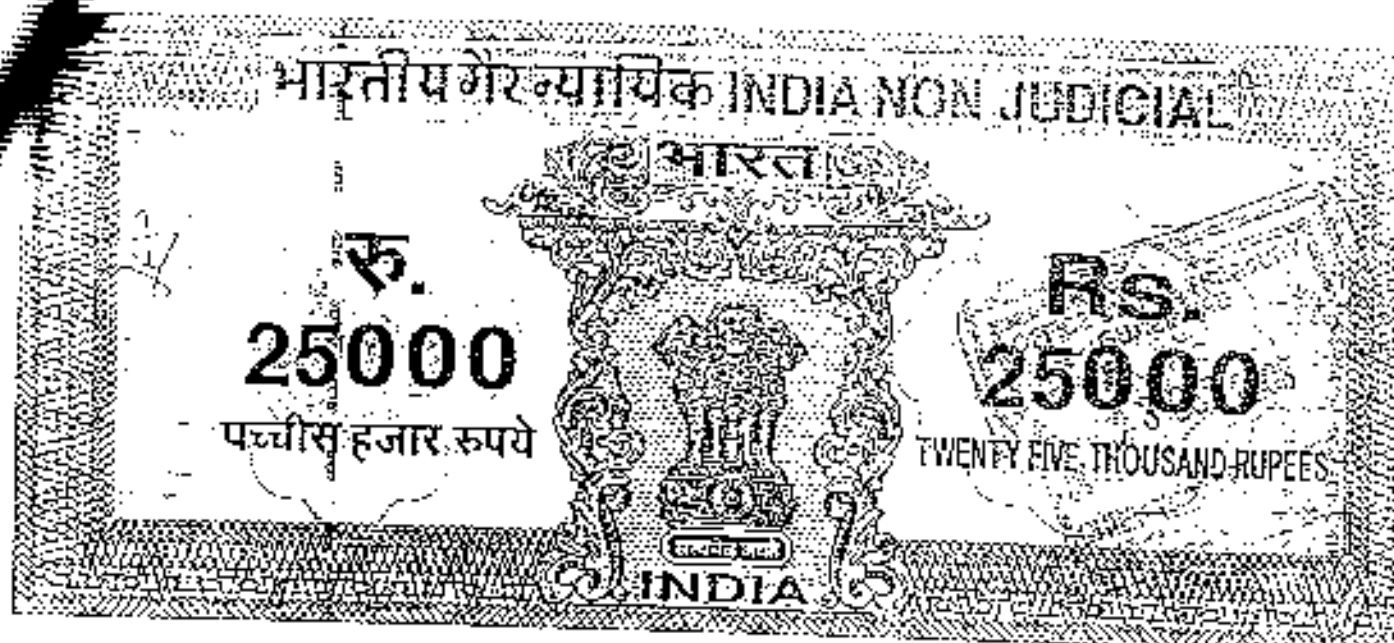
For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

80142

( 30 )

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

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 2,28,00,000/- (Rupees Two Crore Twenty Eight Lac only) as full & final payment of Sale Consideration for the said Site, the details of which are given below.

| Cheque/DD/Pay<br>Order No. | Date     | Amount<br>(in Rs.) | Drawn On                                    |
|----------------------------|----------|--------------------|---------------------------------------------|
| 219901                     | 25/07/08 | 1,00,00,000/-      | Punjab National Bank,<br>Preet Vihar, Delhi |
| 219904                     | 25/07/08 | 1,00,00,000/-      | Punjab National Bank,<br>Preet Vihar, Delhi |
| 219905                     | 26/07/08 | 21,00,000/-        | Punjab National Bank,<br>Preet Vihar, Delhi |
| 219911                     | 04/10/08 | 7,00,000/-         | Punjab National Bank,<br>Preet Vihar, Delhi |

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

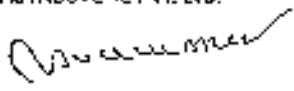
801426

(31)

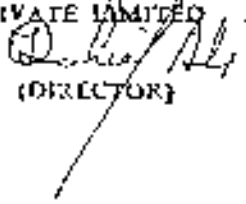
The receipt of the aforesaid total sale consideration of Rs. 2,28,00,000/- (Rupees Two Crore Twenty Eight Lac only) the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer on ownership basis unto the Vendee free from all encumbrances the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
(DIRECTOR)

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

801425

( 32 )

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 Vendor has neither given any security or surety for any one on the basis of the said Site nor entered into any Agreement to Sell of the said Site with anyone nor any court case or arbitration or any other legal proceedings is pending at any place in respect of the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA.  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

8014

(33)

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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

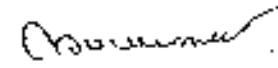
801423

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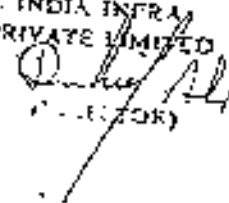
That the Vendor confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site in the said Township and that they have fully understood all limitations and obligations in respect of it.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801422

(35)

The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Site or in any other manner whatsoever by the Vendee, if any.

For CROSSINGS INFRASTRUCTURE PVT. LTD

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTER PRIVATE LIMITED

*[Signature]*



उत्तर प्रदेश UTTAR PRADESH

80147

(36)

All rules, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax, Cesses, Levies, Sales Tax, Trade Tax, Metro Cess, VAT, ESI; PF and taxes of all and any kind by whatever name called and any additional increased/enhanced development charges of the land of the Township and other charges whether levied or leviable now or in future

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*M.S.*  
DIRECTOR

*Dr. S. S. Mehta*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*Dr. S. S. Mehta*  
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

801421

(37)

including on the land of the said Site and / or Flats/Apartments thereon imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/First Buyers/Subsequent Transferees/RWA.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*MES*  
DIRECTOR

*M. S. Kumar*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801419

(38)

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

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

FOR GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
(DIRECTOR)





उत्तर प्रदेश UTTAR PRADESH

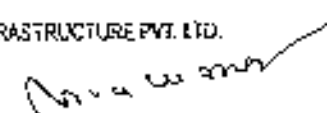
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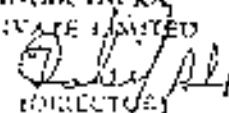
approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act or breach of any term & condition of the Performance Agreement and any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect

For CROSSINGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

801417

( 40 )

of the said Site or construction thereon. The Vendor hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is caused due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*M. K. Sharma*  
DIRECTOR

*Swamini*  
DIRECTOR

For GLOBAL INDIA INERA  
PROMOTERS PRIVATE LIMITED

*Dr. V. K. Singh*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801416

(41)

That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total sale consideration of the said Site, subject, however to the stipulations and covenants herein contained, for any future liability of the Vendor and its Allottees, Flat Buyers, Subsequent Transferees etc.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801411

(46)

14. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approval of DPR and orders, directions, notifications ~~passed/issued~~ by the Ghaziabad Development Authority/Local Authority/State Government/Central Government from time to time and the same shall be binding and applicable upon the Vendee and their Allottees/Flat Buyers / Subsequent Transferees /Residential Welfare Association (RWA).

For CROSSINGS INFRASTRUCTURE PVT. LTD

*M.S.*  
DIRECTOR

*Mona Kumar*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*Ali*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801410

(47)

That the Vendor and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) such charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like services

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801496

(48)

and cost towards administrative set up to run the services and purchase of equipment and machinery required, to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendeo to incorporate this clause in the Allotment Letters, Agreements to Sell /Flat Buyer Agreements and Sale Deeds etc. to be executed by the Vendeo in favour of their Allottees/Flat Buyers/subsequent transferees and the same shall be binding on them jointly and severally.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801408

(49)

166 That the building elevation, external colour, scheme, landscaping and other exteriors shall be as per architectural controls approved by the Vendor. However, it shall be the sole responsibility of the Vendor to engage, prepare and make payments for Architectural, Structural, Services, Charges, Fees and other Consultancy etc. which may be required for the construction of the said Site.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA /  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

891407

(50)

17 That all services like sewer, storm water drainage, electrical, water, etc. shall be provided up to the boundary of the said Site by the Vendor (after completion and at the time of possession of the flats/apartments to their allottees/flat buyers) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBE INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
*[Signature]*  
(DIRECTOR)





उत्तर प्रदेश UTTAR PRADESH

801406

(51)

prevailing rate of the Government /Local Authority and such connection charges as demanded by the Vendor or its nominated agency shall be paid by the Vendee and/or their Allottees/Flat Buyers/subsequent transferees/RWA to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLO-1 INDIA INFRA  
PROMOTER PRIVATE LIMITED

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801405

(52)

It is recorded the Vendor has this day delivered the actual physical vacant possession of the said Site to the Vendor.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*MCS*  
DIRECTOR

*N. S. S. S.*  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*Rahul Ali*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801401

(56)

22. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Flats/Apartments to be constructed and for all commitment made in this regard to their Affiliates/ Flat Buyers, as well as Subsequent Transferees/RWA. The Vendor shall not be liable and responsible for the same.

FOR CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801398

(59)

75. The Vendee agrees and confirms that all the obligations arising under Performance Agreement executed between the Vendor and Vendee and this Deed in respect of the said Site and Flats/Apartments to be constructed thereon shall equally be applicable and enforceable against any and all allottee(s), flat buyers, occupiers, tenants/licensees and/or

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801397

( 60 )

subsequent purchasers/transferees of the Flat(s)/Apartment(s) as the said obligations go with the Flat(s)/Apartment(s) for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

801396

( 61 )

26. That the Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

For GLO-1 INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

( 62 )

land/flats/apartments and applicable rules, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

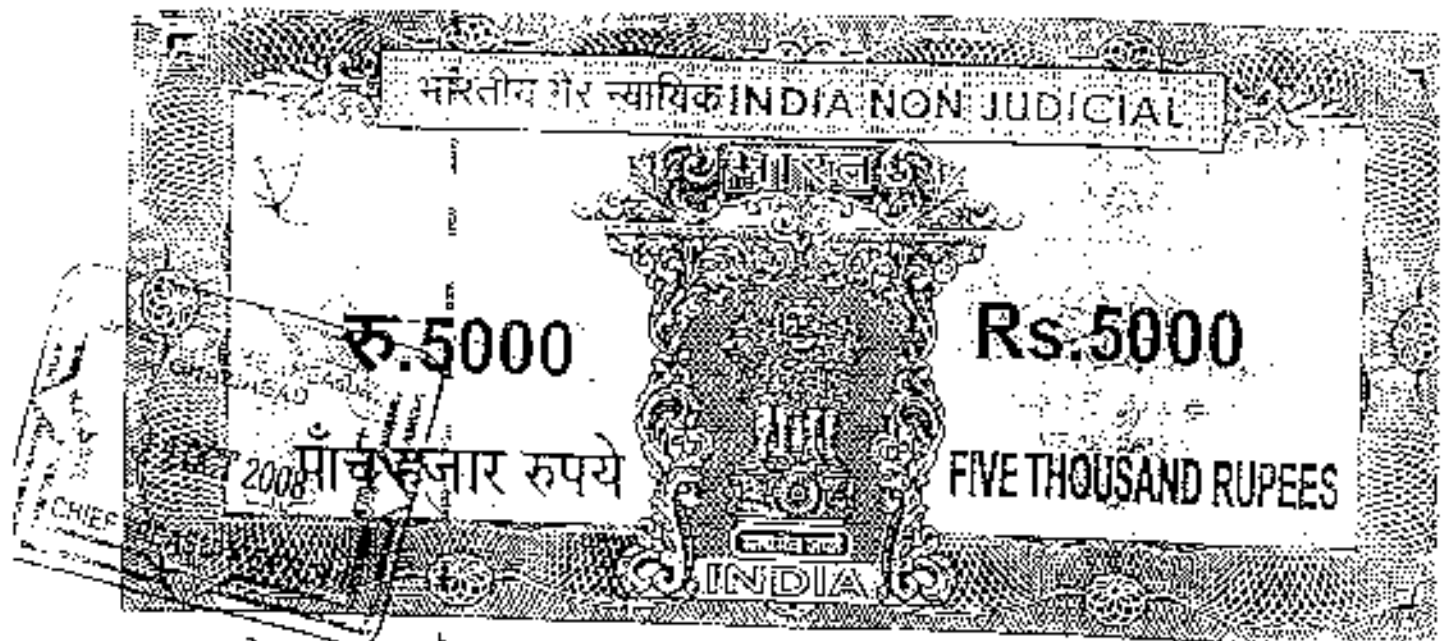
For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBE INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

H 124351

(63)

27. The Vendor shall be bound to perform all the terms & conditions, requirements, compliances and commence construction on the said Site hereby sold as already agreed by the Vendor under the Performance Agreement and under this Deed and complete the same. In case the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

२००८ पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

H 124352

( 64 )

Vendee fails to perform all or any of the aforesaid terms & conditions, the Vendor shall be entitled to proceed against the Vendee and/or Allottees/Flat Buyers/Subsequent Transferees/RWA and seek all such

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)



उत्तर प्रदेश UTTAR PRADESH

H 124353

(65)

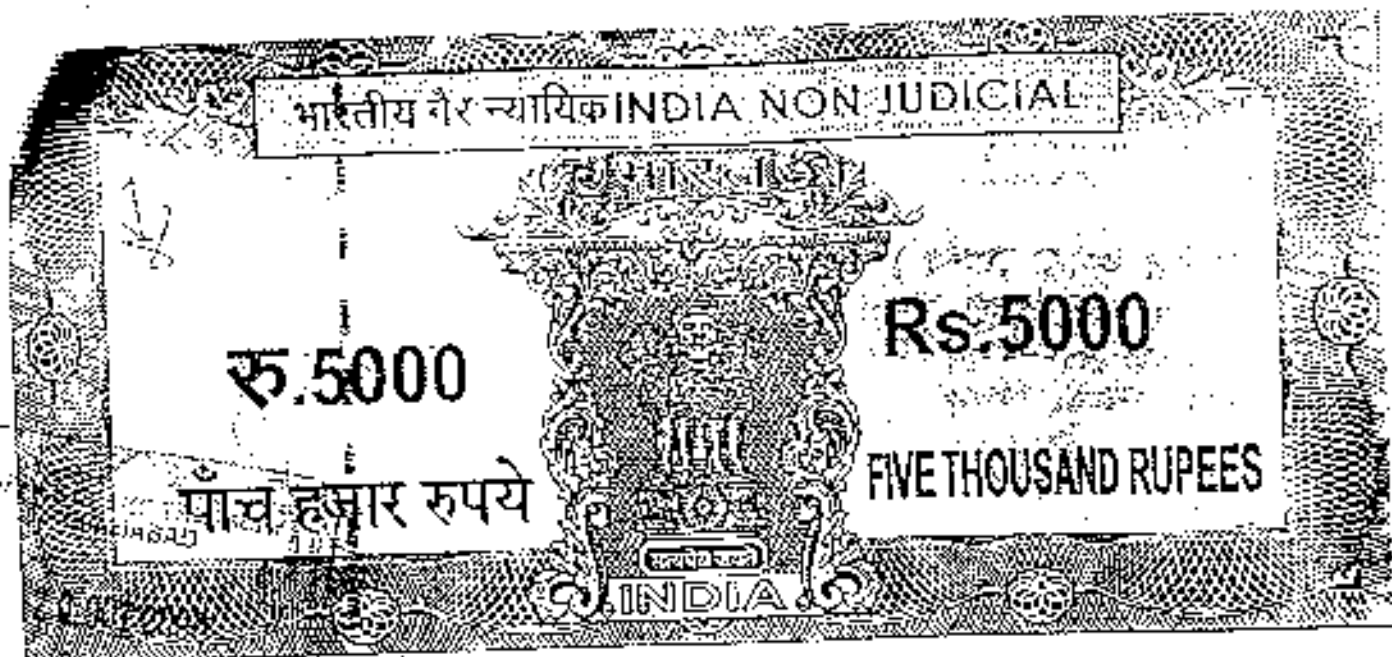
remedies against the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA as available to the Vendor according to law.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*  
For GLOBAL INDIA INFRA  
PROMOTIONS PRIVATE LIMITED  
DIRECTOR

*[Signature]*  
(DIRECTOR)



उत्तर प्रदेश-UTTAR PRADESH

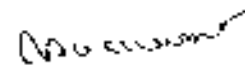
H 121966

(68)

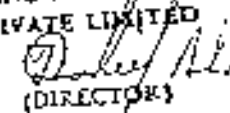
29. The Vendee agrees and undertakes to incorporate all the terms & conditions of the Performance Agreement and this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to

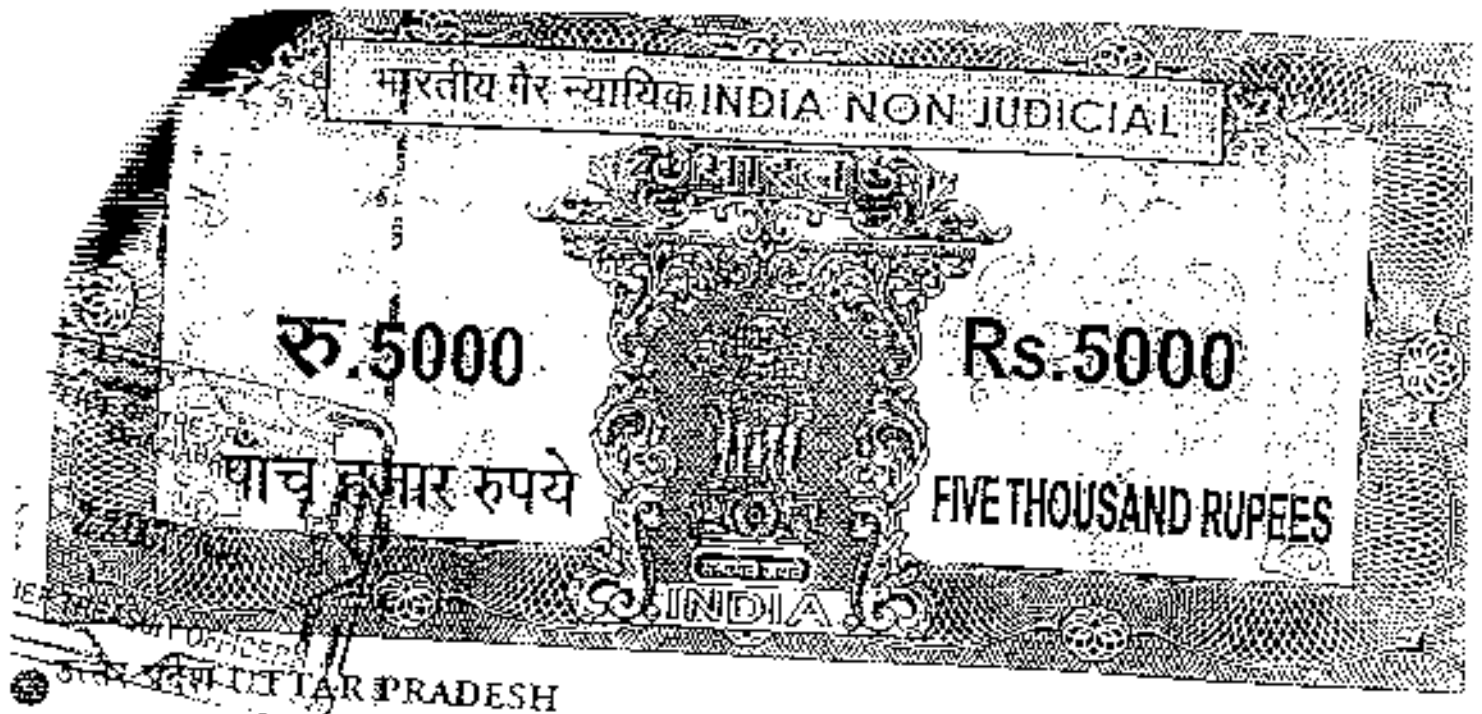
For CROSS-NGS INFRASTRUCTURE PVT. LTD.

  
DIRECTOR

  
DIRECTOR

For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

  
(DIRECTOR)



H 123658.

( 69 )

be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall be binding on the Vendor and Vendor's Allottees/Flat Buyers/Subsequent Transferees/Residential Welfare Association (RWA) jointly and severally.

For CROSSINGS INFRASTRUCTURE PV: LTD.

DIRECTOR

DIRECTOR

For GLOBAL INDIA INFRA PROMOTERS PRIVATE LIMITED

(DIRECTOR)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

TREASURY OFFICE

उत्तर प्रदेश UTTAR PRADESH

H 123659

(70)

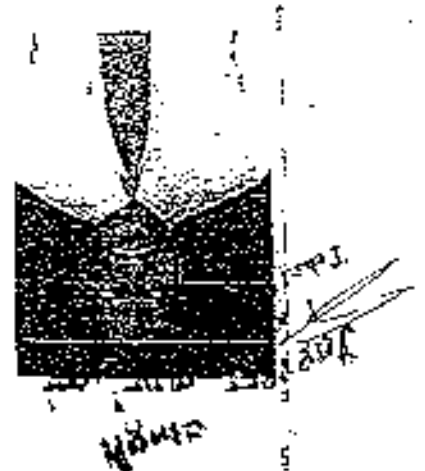
30. That the expenses towards payment of stamp duty, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

*NKS*  
DIRECTOR

DIRECTOR  
For GLOBAL INDIA INFRA  
PROMOTERS PRIVATE LIMITED

*Chhavi AL*  
(DIRECTOR)



DIRECTOR  
 For Crossroads Infrastructure Pvt. Ltd.  
 Jagdish Singh

DIRECTOR

For Crossroads Infrastructure Pvt. Ltd.

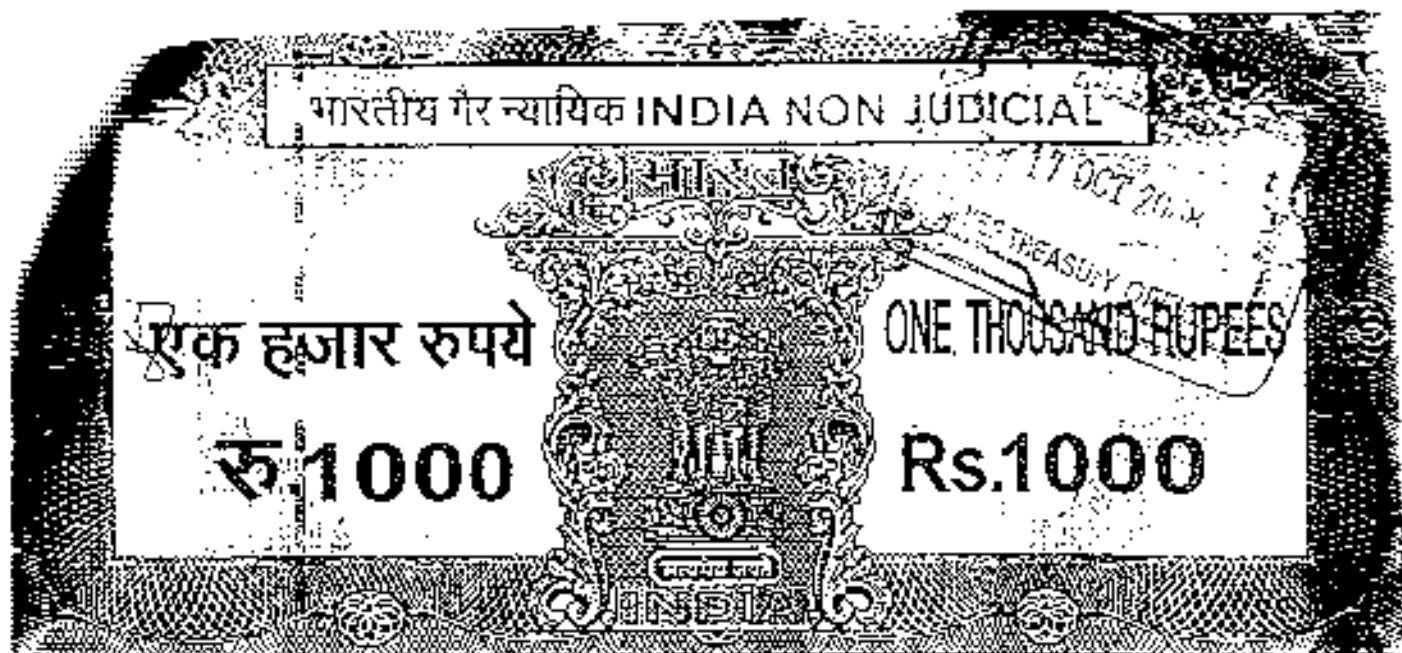
That the High Court of Allahabad and the Courts subordinate to it in  
 Allahabad shall have jurisdiction in all matters arising out of or touching  
 and/or concerning of this Decree.

( 71 )

H 123660

UTTAR PRADESH





उत्तर प्रदेश UTTAR PRADESH

E 491231

(72)

IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

For GEORGE INDIA INFRA  
PROMOTERS PRIVATE LIMITED

(DIRECTOR)

VENDOR

VENDEE

WITNESSES:

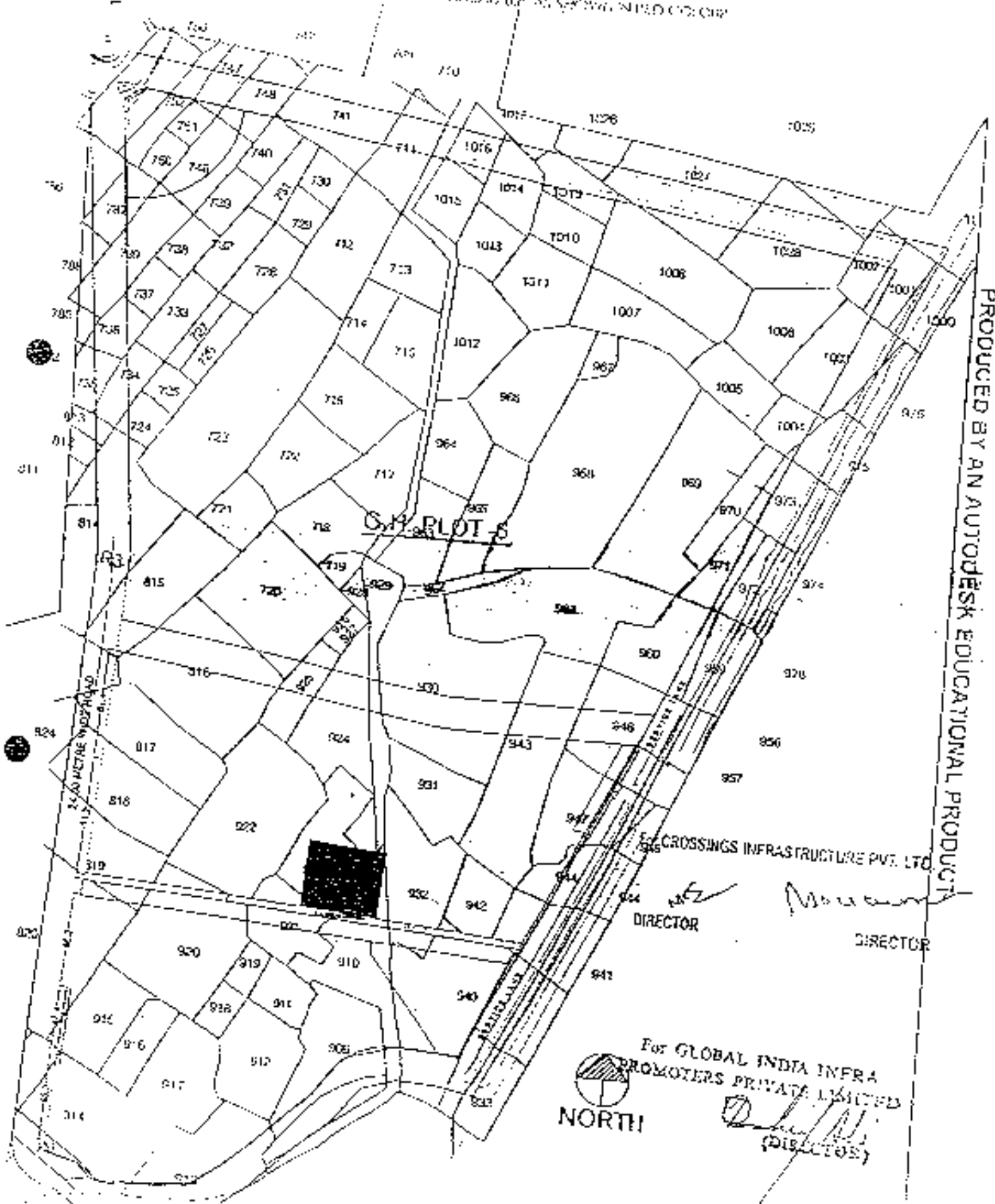
1. *[Signature]*  
Anand P. Mishra  
Advocate.

2. *[Signature]*  
Sh. V. S. Mishra  
13/505 Laxmi Nagar,  
Bulandshahr U.P.

Drafted by : JAGVEER SINGH Document Writer Tehsil & Distt. Ghaziabad.

*[Signature]*  
Jagveer Singh  
Document Writer  
Tehsil Court Road, Ghaziabad

1:10,000  
 AND A TOTAL AREA OF 235.00 HECTARES  
 LOCATED IN THE DISTRICT OF KARUR  
 TAMIL NADU  
 CROSSINGS INFRASTRUCTURE PVT. LTD.  
 KARUR  
 TAMIL NADU



**S.H. PLOT 5**

CROSSINGS INFRASTRUCTURE PVT. LTD.  
 DIRECTOR  
 DIRECTOR

FOR GLOBAL INDIA INFRA  
 PROMOTERS PRIVATE LIMITED  
 NORTH  
 (DIRECTOR)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





For CHOPRA'S INFRASTRUCTURE PVT. LTD

*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR

For GLOBE INDIA INFRA  
PROMOTERS PVT. LIMITED

(DIRECTOR)

२२ OCT 2008  
 २२ OCT 2008  
 २२ OCT 2008  
 २२ OCT 2008

22 OCT 2008

अनिल कुमार कौशल स्वामि निवेदा  
 कार्डिनल नम्बर 352  
 कार्डिनल की कब्रि 34 नम्बर  
 कार्डिनल के कार्डिनल, कार्डिनल

२२ OCT 2008  
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