



उत्तर प्रदेश UTTAR PRADESH

BM 321790

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this 17th day of May, 2013 BETWEEN M/s Crossings Infrastructure Pvt. Ltd. having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 through its Authorized Signatory Mr. Anil Tyagi S/o Shri Devraj Singh (hereinafter called the "Vendor") which expression shall unless repugnant to the subject or context thereof mean and include his heirs, executors, administrators, legal representatives, survivors and assigns of the ONE PART,

AND

M/s Mahagun (India) Pvt. Ltd., having its registered office at B-66 (1st Floor), Vivek Vihar, Delhi-95, represented through its Director Mr. Dhiraj Jain S/o Sh. P.K. Jain (hereinafter called the "Vendee") which expression shall unless repugnant to the subject or context thereof mean and include its successors and assigns of the OTHER PART.

For MAHAGUN INDIA PVT. LTD.

Anil Tyagi
Authorized Signatory

Dhiraj Jain
Director

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 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.

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.

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 MAFACUSHINDIA PVT. LTD.




Director

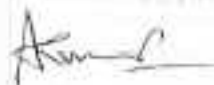
AND WHEREAS the Vendor is authorized to develop and sell the land and/or construction thereon in any manner in the said Township.

AND WHEREAS the Vendor is desirous of selling and the Vendee is desirous of purchasing the land admeasuring 0.0819 Hect. or 819.00 sq.mtr. located on undivided and impartible total Land of GH Plot No. 5 in the Township known as "Crossings Republik", situated at village Dundaheera, Ghaziabad, U.P. (hereinafter referred to the said land) on the terms and conditions set out herein below: -

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:-

1. The Vendor agrees to Sell and the Vendee agrees to purchase all the rights, title interest of the Vendor in the said land for a total sale consideration of Rs. 1,14,66,000/- (Rupees One Crore Fourteen Lac Sixty Six Thousand only).
2. The aforesaid total sale consideration of Rs. 1,14,66,000/- (Rupees One Crore Fourteen Lac Sixty Six Thousand only) shall be paid by the Vendee to the Vendor at the time of execution & registration of the sale deed in respect of the said land or as mutually agreed.
3. That Vendor has already delivered the physical possession of said land to the Vendee.
4. That the Vendor has assured to the Vendee that the said land in question is free from all encumbrances such as sale, mortgage, lien, charges, court attachments and other claims and demands up till now and the Vendor shall be fully responsible for the same.
5. That the Vendee has assured to the Vendor that construction on the said land will be carried out as per building bye-laws and as per Plans sanctioned by the Ghaziabad Development Authority.
6. All the costs, charges and expenses including stamp duty, and registration charges shall be borne and paid by the Vendee.

For MAHAGUN INDIA PVT. LTD.


(Vendee)

IN WITNESS WHEREOF the parties hereunto have set their respective hands to this Agreement on the day, month and year as the above mentioned in the presence of Vendor and Vendee.

For M/S. S. S. INFRASTRUCTURE PVT. LTD.

For MAHAGUN INDIA PVT. LTD.



AUTHORISED SIGNATORY

(VENDOR)



(VENDEE)

WITNESSES:-

1.

2.