JAGVIR SINGH
Document Writer
Chamber No. 23,
Tehsil Compound. Ghaziabad

RAJ KUMAR GUPTA
LICENSE NO. 11
TEHSIL, GHAZIABAD

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UP05397582614390T
Certificate Issued Date	:	12-Jul-2021 05:28 PM
Account Reference	:	NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP14000304989740205952 64T
Purchased by	:	A R INFRATECH
Description of Document	:	Article 23 Conveyance
Property Description	:	LAND PART OF KHASRA NO.436, 437,538,539,547 GH PLOT NO-01 CROSSINGS REPUBLIK VILL DUNDAHERA GZB
Consideration Price (Rs.)	:	
First Party	:	MESSERS CROSSINGS INFRASTRUCTURE PVT LTD
Second Party	:	A R INFRATECH
Stamp Duly Paid By	:	A R INFRATECH
Stamp Duty Amount(Rs.)	:	56,80,000 (Fifty Six Lakh Eighty Thousand only)

Verified By
R.C.
S.R.O.-I, Ghaziabad

Locked By
Sub-Registrar
der-1st, Ghaziabad

Please write or type below this line

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

KC 0010001846

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

2

BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential
Ward / Paragna :
Mohalla / Village : Dundahera
Description of Property : **Land Admeasuring 3974.00 Sq.Mtr. falling in part of Khasra No. 436 (area 445.00 Sq.Mtr.), Khasra No. 437 (area 613.00 Sq.Mtr.), Khasra No. 538 (area 683.00 Sq.Mtr.), Khasra No. 539 (area 507.00 Sq.Mtr.) & Khasra No. 547 (area 1726.00 Sq.Mtr.), located on GH Plot No. 01** in the Township known as **"Crossings Republik"** situated at village **Dundahera,** Ghaziabad, U.P.,
Area of Property : 3974.00 sq.mtr.
Sale Consideration : 8,10,69,600/-Rs.
Govt. Circle Rate : Rs. 23,000/-per Sq. (Circle Rate Exemption : - Stamp Duty has been imposed on the area of land up to 1000 square meters at the rate of Rupees 23000.00 per square meter and on the remaining area of land a 15% discount on the circle rate has been taken.)
Govt Value : Rs. 8,11,42,000/-
Stamp Duty : Rs. 56,80,000/-

Boundaries of Property
EAST : Other land
WEST : 30 Mtr. Wide Road
NORTH : Other land
SOUTH : Other land

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR DIRECTOR

M/s AR INFRATECH

Authorised Signatory

आवेदन सं॰: 202100739070981

विक्रय पत्र

बही स॰: 1 **रजिस्ट्रेशन स॰: 5014** **वर्ष: 2021**

प्रतिफल- 81069600 स्टाम्प शुल्क- 5680000 बाजारी मूल्य - 81142000 पंजीकरण शुल्क - 811420 प्रतिलिपिकरण शुल्क - 120 योग : 811540

श्री ए आर इन्फ्राटैक द्वारा
विजय कुमार शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व॰ सोम दत्त शर्मा
व्यवसाय : नौकरी
निवासी: एच–169, सैक्टर–63, नौएडा

श्री, ए आर इन्फ्राटैक द्वारा

विजय कुमार शर्मा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 13/07/2021
एवं 12:28:24 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र . मेहता
उप निबंधक :सदर प्रथम
गाजियाबाद
13/07/2021

संजीव कुमार गौतम
निबंधक लिपिक

PARTICULAR OF VENDOR

M/s Crossings Infrastructure Pvt. Ltd., a Company incorporated under the provisions of Companies Act,1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its ***Directors Mr. Manoj Gaur S/o Shri B.L. Gaur and Mr. Ashok Chaudhary S/o Late Shri Harpal Singh*** vide Resolution dated 31/10/2006 passed by the Board of Directors of the Company, (Pan No- AACCC5615Q)

PARTICULAR OF VENDEE

A R INFRATECH. a company incorporated under the provisions of companies Act, 1956 having its Regd. Office at -H-169, Sector-63, Noida, represented through its Authorised Signatory **Mr. VIJAY KUMAR SHARMA** S/o Late. Sh. Som Dutt Sharma R/o H-169, Sec-63, Noida, (Pan No- ABSFA9245J)

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

आवेदन सं०: 202100739070981

बही स०: 1 रजिस्ट्रेशन स०: 5014 वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री मैसर्स क्रोसिंग्स इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा डायरेक्टर मनोज गौड, पुत्र श्री बी एल गौड

निवासी: क्रोसिंग्स रिपब्लिक टाउनशिप, डूण्डाहेडा, गाजियाबाद,

व्यवसाय: अन्य

विक्रेता: 2

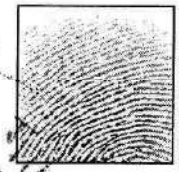
श्री मैसर्स क्रोसिंग्स इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा डायरेक्टर अशोक चौधरी, पुत्र श्री स्व० हरपाल सिंह

निवासी: क्रोसिंग्स रिपब्लिक टाउनशिप, डूण्डाहेडा, गाजियाबाद,

व्यवसाय: अन्य

क्रेता: 1

श्री ए आर इन्फ्राटैक के द्वारा विजय कुमार शर्मा, पुत्र श्री स्व० सोम दत्त शर्मा



निवासी: एच–169, सैक्टर–63, नोएडा,

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अजीत चौधरी, पुत्र श्री जसवीर सिंह

निवासी: चैम्बर नं०–23, तहसील कम्पाउण्ड, गाजियाबाद,

व्यवसाय: अन्य

SALE DEED

Total Sale Consideration Rs. 8,10,69,600/-
Stamp Duty @ 7% 56,80,000/-

THIS DEED OF SALE is executed at Ghaziabad on this 13th day of July in the year 2021 by ***M/s Crossings Infrastructure Pvt. Ltd.,*** a Company incorporated under the provisions of Companies Act,1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its ***Directors Mr. Manoj Gaur S/o Shri B.L. Gaur and Mr. Ashok Chaudhary S/o Late Shri Harpal Singh*** vide Resolution dated 31/10/2006 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority AND **New Capital Infrastructure Pvt. Ltd, Ambassador Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd.** & ***Mahagun Developers Ltd. now known as Mahagun (India) Pvt. Ltd.*** through General Attorney Mr. Manoj Gaur S/o Shri B.L. Gaur and Mr. Ashok Chaudhary S/o Late Shri Harpal Singh ***vide document Serial No. 66 in Book No. 4, Volume No. 794 at 194-199 on 28-02-2007*** which was 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.)

IN FAVOUR OF

A R INFRATECH a company incorporated under the provisions of companies Act, 1956 having its Regd. Office at H-169, Sector-63, Noida, represented through its Authorised Signatory **Mr. VIJAY KUMAR SHARMA** S/o Late. Sh. Som Dutt Sharma hereinafter referred to as the **"Vendee"** of the **Second Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR DIRECTOR

M/s AR INFRATECH

Authorised Signatory

पहचानकर्ता : 2

श्री उमेश कुमार, पुत्र श्री परभन्स गौड

निवासी: चैम्बर नं०–23, तहसील कम्पाउण्ड, गाजियाबाद,

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

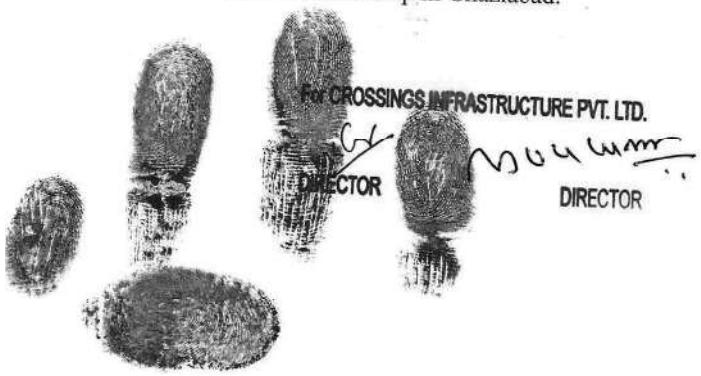
रविन्द्र मेहता
उप निबंधक : सदर प्रथम
गाजियाबाद

संजीव कुमार गौतम
निबंधक लिपिक

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 **New Capital Infrastructure Pvt. Ltd, Ambassador Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd.** & ***Mahagun Developers Ltd. now known as Mahagun (India) Pvt. Ltd.*** (Constituent Company), 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 ***New Capital Infrastructure Pvt. Ltd, Ambassador Infrastructure Pvt. Ltd. & Crossings Constructions Pvt. Ltd.,*** the Constituent Companies of the Consortium, have already been merged into lead party of Consortium/Vendor i.e. Crossings Infrastructure Pvt. Ltd. vide High Court of Delhi Order dated 29/08/2016. So now the Vendor or Crossings Infrastructure Pvt. Ltd has legally right to sell the land belonging to said Constituent Companies as well as has legal right to receive sale consideration on behalf of them.

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.



M/s AR INFRATECH

Authorised Signatory

AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms & conditions of the License and any other condition imposed by the Ghaziabad Development Authority.

AND WHEREAS the Detailed Project Report (D.P.R.)/Revised Detailed Project Report of the said Township of the Vendor has been sanctioned/approved by the Ghaziabad Development Authority.

AND WHEREAS the Lead Party and all associate/constituent Company vide their Board Resolutions have duly empowered Mr. Manoj Gaur & Mr. Ashok Choudhary who are the Directors of the Lead Party and constituent Company on 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 Board Resolution of the constituent of the Vendor, Crossings Infrastructure Pvt. Ltd. as Lead Party of Consortium is entitled to receive the sale consideration on behalf of constituent. 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.

AND WHEREAS the Lead Party has empowered its Directors Mr. Manoj Gaur and Mr. Ashok Choudhary jointly vide Resolution dated 31/10/2006 to execute Sale Deeds and this Deed is being executed by the said Lead Party and also as Attorney of the

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

JAGVIR SINGH

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 & 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.

AND WHEREAS the Vendor has developed the land for proposed Residential Sites/Complex along with other adjoining blocks of land/sectors/group housing into the Township known as **"Crossings Republik"** at Dundahera, Ghaziabad, U.P.

AND WHEREAS the Vendor has agreed to sell and transfer the part ***Land Admeasuring 3974.00 Sq.Mtr. falling in part of Khasra No. 436 (area 445.00 Sq.Mtr.), Khasra No. 437 (area 613.00 Sq.Mtr.), Khasra No. 538 (area 683.00 Sq.Mtr.), Khasra No. 539 (area 507.00 Sq.Mtr.) & Khasra No. 547 (area 1726.00 Sq.Mtr.), located on GH Plot No. 01 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P.,*** as shown 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. 8,10,69,600/- (Rupees Eight Crore Ten Lac Sixty Nine Thousand Six Hundred only). All the construction on the

For CROSSINGS INFRASTRUCTURE PVT. LTD.
DIRECTOR
DIRECTOR
M/s AR INFRATECH
Authorised Signatory

said Site will be carried out as per the Plans duly sanctioned by the Ghaziabad Development Authority. No construction / structure have yet been made on the said Site. The said land is lying vacant.

AND WHEREAS all the parameter of Plans of the said Site to be submitted before the Ghaziabad Development Authority such as FAR, set back, open spaces, green, ground coverage, basement, height etc. will be as per prevailing building bye laws.

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

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 absolutely and forever and the Vendee has agreed to purchase the same on following terms & conditions.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

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Sr. No.	Cheque No.	Amount	Bank Name	Branch
01	763078	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
02	763079	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
03	763080	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
04	763081	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
05	763082	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
06	763083	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
07	763084	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
08	763085	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
09	763086	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
10`	763087	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
11	763088	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
12	763089	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
13	763090	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
14	763091	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
15	763092	5,000,000.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
16	763093	5,258,904.00/Rs.	IDBI Bank Ltd	Sec-63, Noida
17	TDS 1%	8,10,696/-Rs.	Date 12/07/21	Challan No. 32065
	Total	8,10,69,600/Rs.		

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

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

1. That the Vendee has paid to the Vendor and the Vendor has received total sale consideration of Rs. 8,10,69,600/- (Rupees Eight Crore Ten Lac Sixty Nine Thousand Six Hundred from Vendee as full & final payment of Sale Consideration against the said Site.
2. The receipt of the aforesaid total sale consideration Rs. 8,10,69,600/- (Rupees Eight Crore Ten Lac Sixty Nine Thousand Six Hundred 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.
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 Vendor has neither given any security or surety 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.
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, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
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 Township and that they have fully understood all limitations and obligations in respect of it.
6. 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.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

7. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax/GST, Cesses, Levis, Sales Tax, Trade Tax, Labour Cess, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and other charges whether levied or leviable from/after the date of registry including on the land of the said Site Plot 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/ Plot(s) Buyers/Subsequent Transferees/RWA/Apartment Owner Association(AOA).
8. 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 approved, unapproved, unauthorized construction, violation of fire norms and any other rule, regulations, bye-laws, Act or any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnify 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.
9. 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 Vendee and its Allottees, Plot Buyers, Subsequent Transferees etc.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

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Authorised Signatory

10. That the Vendee shall also be bound to construct earthquake resistant building as per I.S.Code.

11. The provision for rain water harvesting shall be as per approved layout and shall be is mandatory to be carried out by the Vendee.

12. That so far the said Site for construction it is clarified that the Vendee shall have to construct the residential Units plots/corners as per approved layout of GDA and use for the same purposes only. No other activity shall be permitted in the dwelling plots.

13. The vendee shall be responsible to take occupancy certificate.

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/Plot Buyers / Subsequent Transferees /Residential Welfare Association (RWA)/Apartment Owner Association (AOA).

15. That the Vendee and/or their Allottees/Plot Buyers/Subsequent Transferees/RWA/ Apartment Owner Association (AOA) 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 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

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR DIRECTOR

M/s AR INFRATECH

Authorised Signatory

mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell /Plot Buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/plot Buyers/subsequent transferees and the same shall be binding on them jointly and severally.

16. That the, landscaping shall be as per architecture controls approved by the Vendor. Fire NOC, bank guarantee, undertaking, affidavit, bond etc. required by the Ghaziabad Development Authority and/or any authority/department and/or the Vendor in respect of the said Site shall be given by the Vendee at their own cost & expenses.
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 plots) and for which the Vendor will charge for the said facilities on account of connection/installation charges etc. at the 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/ /plots/subsequent transferees/RWA/ Apartment Owner Association (AOA) to the Vendor or its nominated agency and further distribution shall be done by the Vendee at their own cost.
18. It is recorded that the Vendor has delivered the possession of the said Site to the Vendee.
19. That the Vendee shall make such own arrangement as are necessary for maintenance of the entire plot and common services of the entire plot to be constructed on the said Site. The rule/regulation and any provision of Law for the time being in force shall be applicable on the Vendee and/or their

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

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Authorised Signatory

Allottees/Plot(s) Buyers/Subsequent Transferees/RWA/ Apartment Owner Association (AOA).

20. The Vendee shall be entitled to execute the Conveyance/Sale Deed in favour of their Allottees/Buyers only after obtaining the Occupancy Certificate of the entire plot as per layout on the said Site from the Ghaziabad Development Authority.

21. The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/ plot(s) or between the Vendee and any other Agency etc. involved in the connection with said Site or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

22. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site and in the area within the said Site.

23. The Vendee agrees and confirms that all the obligations arising from this Deed in respect of the said Site shall equally be applicable and enforceable against any and all Allottee(s), Buyers, Subsequent Transferees/AOA as the said obligations go with the Allottee(s), Buyers, Subsequent Transferees/AOA 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.

24. The Vendee 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 Vendee under this Deed and complete the same. In case the Vendee fails to perform all or any of the aforesaid

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

terms & conditions, the Vendor shall be entitled to proceed against the Vendee and/or Allottee(s), Buyers, Subsequent Transferees/AOA and seek all such remedies against the Vendee and/or their Allottee(s), Buyers, Subsequent Transferees/AOA as available to the Vendor according to law.

25. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed, in the Allotment Letters, plot Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Allottee(s), Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottee(s), Buyers, Subsequent Transferee jointly and severely.
26. That the expenses towards payment of stamp duty, stamp deficiency, 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.
27. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

JAGVIR SINGH

Tehsil Co

JAGVIR SINGH

Tehsil Co

उप रजिस्ट्रार प्रथम गाजियाबाद

SITE PLAN

LAND ADMEASURING 3974 SQ.MT. LOCATED ON UNDIVIDED AND IMPARTIABLE OF GH PLOT-01 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.

R2

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR

DIRECTOR

M/s AR INFRATECH

Authorised Signatory

NORTH

5014/2024

प्रलख से ..... प्रस्तुत किया

IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, 13th July 2021 first above written in the presence of the following witnesses.

For CROSSINGS INFRASTRUCTURE PVT. LTD.

DIRECTOR DIRECTOR

VENDOR

M/s AR INFRATECH

Authorised Signatory

VENDEE

WITNESSES :

1. Mr. Ajeet Chaudhary S/o Shri. Jagveer Singh R/o Chamber No.-23, Tehsil Compound, Ghaziabad

2. Mr. Umesh Kumar S/o Shri. Prabhans Gaur R/o Chamber No.-23, Tehsil Compound, Ghaziabad

Darfted By :-

JAGVIR SINGH
Document Writer
Chamber No. 23,
Tehsil Compound, Ghaziabad

आवेदन सं०: 202100739070981

बही संख्या 1 जिल्द संख्या 18166 के पृष्ठ 313 से 356 तक क्रमांक 5014 पर दिनाँक 13/07/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अविन्द्र . मेहता
उप निबंधक : सदर प्रथम
गाजियाबाद
13/07/2021

उप निबंधक सह रजिस्ट्रार प्रथम गाजियाबाद
सत्यमेव जयते
उत्तर प्रदेश

ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: **202100739070981**	Sub Registrar Office : **सदर प्रथम,गाजियाबाद**
Type of Document: **विक्रय पत्र**	Unique Id:
Transaction No. : **NIB210327819**	Transaction Date: **12-07-2021**
Assessment Year: : **2021-2022**	Tax Period:: **A**
Name of Bank	*NA*
Depositor Name:	**श्री विजय कुमार शर्मा**
Depositor Address:	**एच–169, सैक्टर–63, नौएडा,**

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	**18**	**811540**
	Total of the above Heads	--	**811540**

A SUM OF Rs. **811540** AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON *NA* HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS **CPAAXKITB2**,Scroll Date:-NA

Note:- **Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPAAXKITB2 for status of the deposit.**

CBDT E-Receipt for e-Tax Payment

CBDT- Payment Non TDS/TCS (280)	Assessment Year :2022-23
Permanant Account Number	ABSFA9245J
Full Name	AR IXXXXTECH
PAN(Payee/Seller)	AACCC5615Q
ACK no.	AI2470554
City	NOIDA
State	UTTAR PRADESH
Pin Code	201301
TAX APPLICABLE	
TYPE OF PAYMENT	☑ (0021) NON-COMPANY DEDUCTEES
	☐ (100)ADVANCE TAX
	☐ (102)SURTAX
	☐ (106)TAX ON DISTRIBUTED PROFITS
	☐ (107)TAX ON DISTRIBUTED INCOME
	☐ (300)SELF ASSESSMENT TAX
	☐ (400)TAX ON REGULAR ASSESSMENT
	☑ (800)TAX ON PROPERTY

DETAILS OF PAYMENT	
Income Tax	8,10,696.00
Surcharge	0.00
Education cess	0.00
Interest	0.00
Penalty	0.00
Others	0.00
Fee (Form 26QB)	0.00
Total	8,10,696.00

BANK SEAL

AXIS BANK

Internet Tax Payment Ref No:708852453

Debit to A/C: 915020023791012 On 12-07-2021 18:13:40

	BSR Code	Tender Date	Challan No
CIN :-	6360218	12072021	32065

AXIS BANK Limited

Total in words Rupees Eight Lakh Ten Thousand Six Hundred Ninety Six only Garia Branch,Kolkata(Internet Collection Branch)

Print Close

Form 26QB

Your E-tax Acknowledgement Number is **AI2470554**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABSFA9245J	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AACCC5615Q
Full Name (Masked) of the Transferee	AR IXXXXTECH	Full Name (Masked) of the Transferor	CROXXXXGS INFRASTRUCTURE PRIVATE LIMITED
Category of Transferee on the basis of PAN	Firm and/or Limited Liability Partnership	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	H 169
Flat/Door/Block No.	
Road/Street/Lane	SECTOR 63
City/District	NOIDA
State	UTTAR PRADESH
Pin Code	201301
Email ID	ACCOUNTS@PANCHSHEELGROUP.COM
Mobile No.	

Complete Address of the Property Transferor

Name of premises/Building/ Village	UNIT NO 102
Flat/Door/Block No.	FIRST FLOOR , TOWER V- 14
Road/Street/Lane	PLOT NO4 COMMUNITY CENTRE
City/District	KARKARDOOMA, DELHI
State	DELHI
Pin Code	110092
Email ID	
Mobile No.	

Date of Agreement/Booking	05/07/2021	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	10/07/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	10/07/2021	Payment Type	Lumpsum

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	KH NO 436,437,538,539,547
Flat/Door/Block No.	
Road/Street/Lane	GH PLOT NO 01
City/District	CROSSINGREPUBLIKDUNDAHERA
State	UTTAR PRADESH
Pin Code	201009

Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	81069600
TDS Amount to be paid	810696
Interest	0
Fee	0
Total payment	810696.00
Value in words	Eight LakhsTen Thousand Six Hundred and Ninety Six Rupees and paise

Total Value of Consideration (Property Value)	81069600
Mode of Payment	Online (Net-Banking)
Bank Name	Axis Bank

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.