



040D 727467

DEED OF ASSIGNMENT

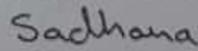
Date of Execution : 18.08.2005
Place of Execution : Lucknow
Consideration : Rs.36,50,000/-
Stamp Duty Paid : Rs.3,65,000/-
Ward : Chinhhat

THIS DEED OF ASSIGNMENT of Leasehold rights IS
EXECUTED BETWEEN M/s Tajpuria Trading Company Pvt.

Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Managing Director

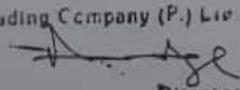


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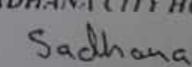
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Ltd., a company incorporated under the Companies Act, 1956 having its registered office at E-215/75, Subhash Marg, Lucknow through its Director Sri. Desh Raj Agarwal son of Late Sri. Ram Vilas Agarwal authorized vide resolution dated 16.05.05 (hereinafter called the "Assignor" which expression shall mean and include its successors, administrators and assigns) AND M/s Sadhana City Homes Pvt. Ltd., a company registered under the Indian Companies Act, 1956 having its registered office at 2/268,

Tajpuria Trading Company (P.) Ltd


Director

SADHANA CITY HOMES Pvt. Ltd.


Sadhana

Managing Director



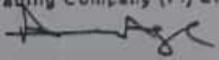
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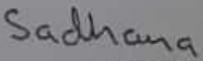
Vishwas Khand, Gomti Nagar, Lucknow through its Managing Director Smt. Sadhana Agarwal wife of Sri. Vijay Agarwal authorized vide resolution dated 16.08.05 (hereinafter called the "Assignee" which expression shall mean and include its successors, administrators and assigns).

WHEREAS by the Indenture dated 02.03.2005 of Plot No. C.P.-2, Viraj Khand, Gomti Nagar Scheme, Lucknow measuring about 1000 sq. meter was taken by Sri. Nakul Singh son of Sri.

Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Managing Director



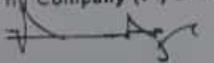
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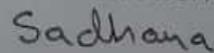
Kartar Singh on a long term lease from Lucknow Development Authority, Lucknow. The said deed of lease was executed by Lucknow Development Authority, Lucknow in favour of Sri. Nakul Singh for a period of 90 years w.e.f 02.03.05 the said deed of lease is registered in Photostat Book No. I Khand 4888 Pages 195/216 at No. 2013 on 02.03.2005 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS later on Sri. Nakul Singh has transferred the said lease hold plot to Sri. Surendra Ram Tripathi and others vide

Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Sadhana

Managing Director



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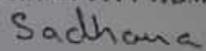
registered deed of assignment dated, 07.06.05 registered in Photostat Book No. I Khand 5098 Pages 277/338 at No. 5384 on 08.06.05 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS later on Sri. Surendra Ram Tripathi and others has transferred the said lease hold plot of land in favour of the Assignor vide registered assignment deed dated 08.06.05 registered in Photostat Book No. I Khand 5099 Pages 337/372 at No. 5400 on 08.06.05 in the office of Sub-Registrar-II, Lucknow; AND

Tajpu Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Managing Director

Managing Director



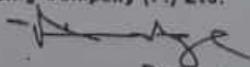
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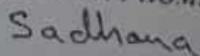
WHEREAS the Assignor got its name mutated in the records of Lucknow Development Authority, Lucknow vide their letter no. 1209/SO dated 11.07.05; AND

WHEREAS the Assignor wanted to assign its lease hold rights in the said plot of land and the Assignee being interested in purchasing the same has offered a sum of Rs.36,50,000/- (Rupees Thirty Six Lacs Fifty Thousand only) which offer the Assignor has accepted.

Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Managing Director



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NOW THIS DEED OF ASSIGNMENT WITNESSETH AS UNDER:

1. That in consideration of Rs.36,50,000/- (Rupees Thirty Six Lacs Fifty Thousand only) paid by the Assignee to the Assignor, the receipt whereof the Assignor hereby acknowledges, the Assignor do hereby transfers by way of assignment of all its lease hold commercial Plot No. C.P.-2, Viraj Khand, Gomti Nagar Scheme, Lucknow measuring about 1000 sq. meter morefully described in the schedule hereto in favour of the Assignee.

Ta.puria Trading Company (P.) Ltd.

A. Age

Director

SADHANA CITY HOMES Pvt. Ltd.

Sadhana

Managing Director



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2. That the land is subject to all such covenants and restrictions contained in the lease deed dated 02.03.05 executed by Lucknow Development Authority, Lucknow in favour of Sri. Nakul Singh.
3. That the land is leasehold for a term of 90 years from 02.03.05 created by lease deed dated 02.03.05 made between Lucknow Development Authority, Lucknow and Sri. Nakul Singh.

Tajpuria Trading Company (P.) Ltd.

A. A. G.
Director

SADHANA CITY HOMES PVT. Ltd.

Sadhana

Managing Director

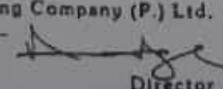


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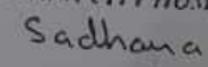
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4. That the land hereby assigned and conveyed under this deed is free from all sorts of transfers, encumbrances, charges, mortgages, liens, arrears of dues of the Govt. or Lucknow Development Authority, Lucknow etc, of any kind/ sort or nature whatsoever and the Assignor has unencumbered and transferable rights in the aforesaid property.
5. That the Assignor hereby assures the Assignee that the land hereby conveyed to the Assignee belongs exclusively to the Assignor and it has power and authority to assign & transfer the same to the Assignee.

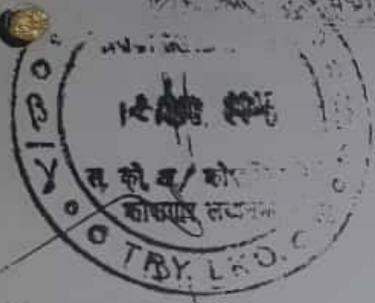
Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.

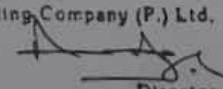

Sadhana

Managing Director



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6. That the lease rent and all other Municipal and other taxes on the demised land and all such taxes from the date of this Deed shall be borne and paid by the Assignor and thereafter by the Assignee.
7. That from this day the Assignee shall have all rights in the said land which the Assignor had in the same.
8. That the Assignor shall give its written consent and render the help to the Assignee if so desired by it to have the mutation effected in its name in respect of the land hereby transferred.

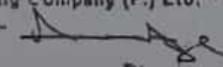
Tajpuria Trading Company (P.) Ltd.

Director

SADHANA CITY HOMES Pvt. Ltd.
Sadhana
Managing Director



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9. That in case, if any time, any part or whole of the property assigned/ transferred under this Deed goes out of the possession of the Assignee on account of any defect in the title of the Assignor then in that case the Assignor shall compensate the Assignee to the extent of loss so suffered by it.
10. That the Assignor will at the cost of the Assignee execute and do every such assurance of things necessary for further and more perfectly assigning/ transferring the aforesaid land to the Assignee.

Tajpurla Trading Company (P.) Ltd.

Director

SADHANA CITY HOMES Pvt. Ltd.
Sadhana
Managing Director



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11. That all the expenses for registration and stamp duty of this Deed has been borne and paid by the Assignee.
12. That the actual consideration for the transfer/assignment of lease is Rs.36,50,000/-. Thus the stamp duty of Rs.3,65,000/- has been paid as per Article 63-1B of the Indian Stamp Act. There is no construction on the said plot of land.

Tajpuria Trading Company (P.) Ltd.

[Signature]
Director

ADHANA CITY HOMES Pvt. Ltd.

[Signature]
Sadhana

Managing Director



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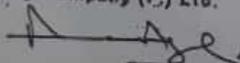
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SCHEDULE OF PROPERTY

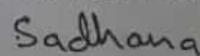
Leasehold rights in the plot of land no. C.P.-2, Viraj Khand, Gomti Nagar Scheme, Lucknow measuring about 1000 sq. meter and bounded as under :-

North : Plot No. C.P.- 3
South : Plot No. C.P.-1
East : Plot No. C.P.-24 & C.P.-25
West : 30 meter wide road

Tajpuria Trading Company (P.) Ltd.


Director

SADHANA CITY HOMES Pvt. Ltd.


Managing Director



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SCHEDULE OF PAYMENT

Received Rs.5,00,000/- vide Cheque No. 267715 dated 08.06.05
drawn on Vijaya Bank, Gomti Nagar, Lucknow.
Received Rs.16,50,000/- vide Cheque No. 267716 dated 18.08.05
drawn on Vijaya Bank, Gomti Nagar, Lucknow.
Received Rs.15,00,000/- vide Cheque No. 267712 dated 18.08.05
drawn on Vijaya Bank, Gomti Nagar, Lucknow.
Total sale consideration received Rs.36,50,000/- (Rupees Thirty
Six Lacs Fifty Thousand only).

Tajpuria Trading Company (P.) Ltd.

[Signature]
Director

SADHANA CITY HOMES Pvt. Ltd.

Sadhana
Managing Director

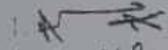


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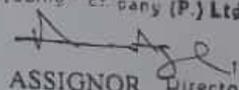
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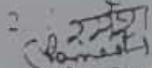
In Witness Whereof the parties have put their signatures on deed of assignment on the date, month and year first above-mentioned in the presence of following witnesses.

WITNESSES :

1. 
Arun Khanna
Advocate

Tajpuria Trading Company (P.) Ltd.


ASSIGNOR Director

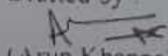
2. 
Sachana
Managing Director

SADHANA CITY HOMES Pvt. Ltd.

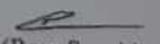
Sachana
ASSIGNEE

Managing Director

Drafted by :


(Arun Khanna)
Advocate
Civil Court, Lucknow.

Typed by :


(Ram Sanehi)
Mahanagar, Lucknow

रजिस्ट्रेशन अधि० 1908 की धारा-32 ए० के अनुपालन हेतु,
फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता / विक्रेता नाम व पता :- SRI DESH RAJ AGARWAL

E - 215/75 SUBHASH MARG, LKO.

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



T... .. (P.) Ltd.

[Signature]
Director

विक्रेता / क्रेता नाम व पता :- SMT SADHANA AGARWAL

प्रस्तुतकर्ता / विक्रेता / क्रेता के हस्ताक्षर

2/260, VISHWAS KHAND, GOMTI NAGAR, LUCKNOW

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



SADHANA CITY HOMES Pvt. Ltd.

Sadhana
विक्रेता / क्रेता के हस्ताक्षर
Managing Director

आज दिनांक 18/08/2005 को
वही सं 1 जिल्द सं 5235
पृष्ठ सं 291 से 324 पर क्रमांक 7605
रजिस्ट्रीकृत किया गया ।

उप निबन्धक (द्वितीय)
लखनऊ
18/8/2005

