

I - 8632/15



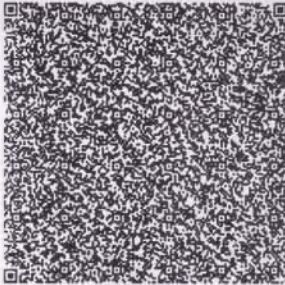
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP01134842759126N
Certificate Issued Date	: 08-Jun-2015 03:58 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101364692838344N
Purchased by	: YAZDAN INFRACON PVT LTD
Description of Document	: Article 63 Transfer of Lease
Property Description	: PART OF PLOT NO- 60, MEASURING- 27520 SQFT, SITUATED AT PRAG NARAIN ROAD, BUTLERGANJ SCHEME, LUCKNOW.
Consideration Price (Rs.)	: 6,00,00,000 (Six Crore only)
First Party	: PANKAJ GUPTA AND THREE OTHERS
Second Party	: YAZDAN INFRACON PVT LTD
Stamp Duty Paid By	: YAZDAN INFRACON PVT LTD
Stamp Duty Amount(Rs.)	: 42,00,500 (Forty Two Lakh Five Hundred only)

16333



.....Please write or type below this line.....



Rita

0002942593

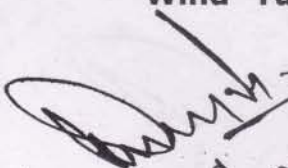
Statutory Alert:


1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

Premium of land : Rs. 5,00,00,000/-
Consideration of constructed area: 1,00,00,000/-
Value of the constructed area : Rs.40,17,818/-
Stamp duty : Rs. 42,00,500/-
Ward : Raja Ram Mohan Rai

ASSIGNMENT CUM SALE DEED

THIS TRANSFER OF LEASE BY WAY OF ASSIGNMENT CUM SALE is made by (1) Pankaj Gupta son of Late Smt. Bimla Devi Gupta & Late Sri Dharam Dev Gupta resident of 60, Tonk House, Prag Narain Road, Butlerganj Scheme, Lucknow, himself and on behalf of (2) Smt. Renu Jain wife of Late Arvind Kumar Jain daughter of Late Smt. Bimla Devi Gupta & Late Sri Dharam Dev Gupta, resident of G-01/19, Swami Samarth Cooperative Society Sus-Pashan Road, Pashan, Pune-411021 through power of attorney which is registered in the office of Joint Sub-Registrar (CL-II) HAVELI-15, Pune at Serial Number (Anukramank) Haval 15-4916-2015, Pavati No.-5967, on 01.06.2015 which has not been cancelled up till date and still operative and (3) Smt. Meenoo Gupta wife of AVM Devendra Kumar Gupta, (Retd.) daughter of Late Smt. Bimla Devi Gupta & Late Sri Dharam Dev Gupta, resident of 113, Golf Manor Apartment Wind Tunnel Road, Murugeshpaliya Opposite Air Force

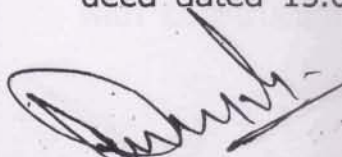

Pankaj Gupta
Rita Agarwal

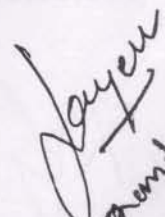

Smt. Renu Jain

Camp. Bangalore-560017, and (4) Smt. Rita Agarwal wife of Sri Krishana kumar Agarwal daughter of Late Smt. Bimla Devi Gupta & Late Sri Dharam Dev Gupta, resident of 2/128, Viram Khand Gomti Nagar, Lucknow-226010, (hereinafter referred to as the "Assignors/First Party")

IN FAVOUR OF
Yazdan Infracon Pvt. Ltd. (registered under company's Act 1956) registered office situated at Plot No.B-1, 7, Dalibagh, Ward-Raja Ram Mohan Rai, Hazratganj, Lucknow, (Sin No. U45400UP2011PTC043832) through its authorized signatory Sri Sayem Yazdani son of Sri Gulam Yazdani and Sharafat Ali son of Late Sri Abdul Waheed, (hereinafter referred to as the "Assignee/Second Party").

WHEREAS, the Assignors are the owner in possession of Part of Lease Hold Plot No. 60, Tonk House, measuring 27520 sq.ft. i.e. 2557.620 sq.mt. builtup area 4900 sq.ft. situated at Prag Narain Road, Butlerganj Scheme, Ward-Raja Ram Mohan Rai, Lucknow more fully described in Schedule-I of this deed, having acquired the same by the mother of Assignors Smt. Bimla Devi who obtained the said property from Her Highness Aminuzzamani Begum widow of Late His Highness Mohammed Ibrahim Saheb, resident of Tonk, Rajisthan, now residing at Butlerganj, P.S.-Hazratganj, Lucknow, vide indenture of sale deed dated 15.05.1965 which is registered as No. 2248 in


Bimla Devi Gupta
Rita Agarwal


Sayem Yazdani
Sharafat Ali

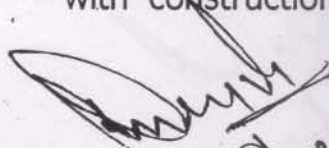
Book No.I, Volume 182 on PP 122/126 on 15th June 1965 in the office of Chief Sub-Registrar Lucknow and said Highness Aminuzzamani Begum acquired the same from Saghir Ahmad Khan on 28.08.1941. and said Saghir Ahmad Khan had acquired the said land from the Government of the United Provinces in the Nazul Department by way of Lease Deed registered as No.2202 in Book I, Volume 1126 page 70 Addl. File Book I, Volume 1120 page 137 /140 on 28.08.1941, in the office of Sub-Registrar Lucknow.

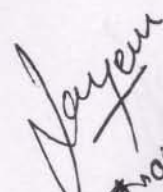
AND WHEREAS the assignors entered into oral mutual settlement by which assignors No. 02, 03, & 04, given her share to assignor no. 01, but they joined in this deed as confirming party for avoiding any controversy in future regarding the said property Among the parties.

AND WHEREAS as such the Assignors are fully entitled to assign the said property, and the above mentioned lease is still intact and has not been cancelled till today and the Assignors are still the lessee of the LDA.

And Whereas the above mentioned plot is free from all sorts of encumbrances, mortgage, liens, charges, sell, attachments, etc.

And Whereas the Assignors are desirous to assign the above mentioned plot to the Assignee for a premium along with construction of (Rs.5,00,00,000/- + 1,00,00,000/-) Rs.



Rula Aggarwal
Rula Aggarwal

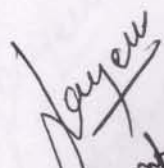

Jayem
Jayem

6,00,00,000/- [Rupees Six Crore Only] the Assignee has agreed to obtain the same from the Assignors.

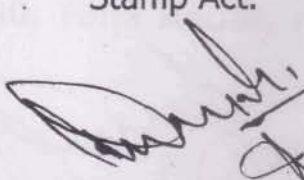
NOW THIS DEED WITNESSES AS UNDER :-

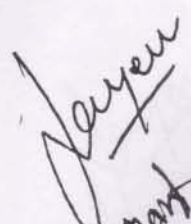
- 1- That having received the said premium alongwith construction of (Rs.5,00,00,000/- + 1,00,00,000/-) Rs. 6,00,00,000/- [Rupees Six Crore Only] in the manner given in the Schedule - II of this deed by the Assignors to the Assignee. The Assignors are hereby conveying transfer and assign absolutely and forever to the Assignee absolutely all the lease rights in respect of **Part of Lease Hold Plot No. 60, Tonk House, measuring 27520 sq.ft. i.e. 2557.620 sq.mt. builtup area 4900 sq.ft. situated at Prag Narain Road, Butlerganj Scheme, Ward-Raja Ram Mohan Rai, Lucknow** more fully described in schedule I of this deed by way of assignment and all rights to recover any money or our things and to hold and possess and use the same as absolute lessee.
- 2- That the Assignors have handed over the vacant and peaceful possession of the said plot of land hereby assigned to the Assignee with all its rights privileges so for held and enjoyed by the Assignors free from all encumbrance whatsoever.


Ritesh Aggarwal
Ritesh Aggarwal


Jayesh
Jayesh

- 3- That if any person or persons claims through the Assignee any right or privileges in respect of the said plot hereby transferred by way an assignment or any part thereof it shall be rendered illegal and void by virtue of this present deed and if the Assignee is deprived of the said plot or any part thereof or any right of the Assignors right of the same, the Assignors undertakes to indemnify to the Assignee to the extent of such loss or losses as the case may be from movable or immovable property of the Assignors wherever found in existence at that time.
- 4- That the Assignee can get the mutation in their name in LDA or any local authority concerned and Assignors shall be liable to pay all the dues and taxes or any other type of dues if pending before the date of execution of this assignment deed.
- 5- That if any Bank loan is found in respect of the said **Part of Lease Hold Plot No. 60, Tonk House, measuring 27520 sq.ft. i.e. 2557.620 sq. mt. situated at Prag Narain Road, Butlerganj Scheme, Ward-Raja Ram Mohan Rai, Lucknow,** shall be paid by the Assignors.
- 6- That the Stamp duty paid as per the Article 63 (1-b) of Stamp Act.


Rita Agarwal

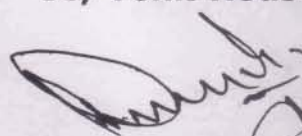

Jagan

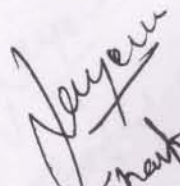
- 7- That sale of the constructed area is 4900 sq.ft. i.e. 455.390 sq.mts. which is of IInd Class RB Roof, and the value of the same is calculated @ of Rs.8500/- per sq.mts. which comes to Rs. 38,17,818/- and the value of boundary wall & Gate is Rs. 2,00,000/- as such the total value of construction becomes Rs. 40,17,818/- but for the same consideration of the Rs. 1,00,00,000/- and the premium of the lease hold land is Rs.5,00,00,000/-. Thus the total valuation on which stamp duty is payable is Rs.6,00,00,000/- on which stamp duty is being paid Rs.42,00,500/- @7%, through e-Stamp Certificate No. IN-UP01134842759126N dated 08.06.2015.
- 8- That the expression 'Assignors' & 'Assignee' hereinafter used unless repugnant the context mean and shall always mean and include their respective successors, heirs, legal representatives and Assignee.
- 9- That the property has not been done freehold up till date.

SCHEDULE - 1

Full Descriptions of the Plot hereby assign

All the piece and parcel of the **Part of Lease Hold Plot No. 60, Tonk House, measuring 27520 sq.ft. i.e. 2557.620**


Rishi Aggarwal

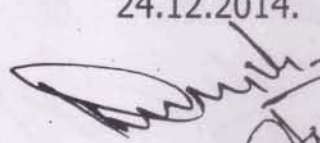

Jyoti

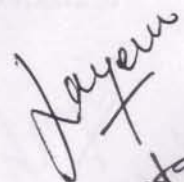
sq.mt. situated at Prag Narain Road, Butlerganj Scheme, Ward-Raja Ram Mohan Rai, Lucknow, bounded as below :-

East : Plot No. 61 of Butlerganj Scheme
West : Road 9 Mtr. wide
North : Road 12 Mtr. wide
South : Plot No. 60-A

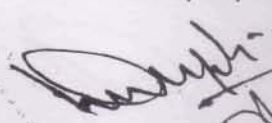
SCHEDULE - 2

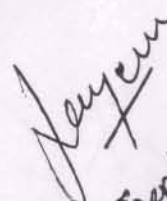
1. Rs.20,00,000/- through Cheque No.037026 dated 13.10.2014.
2. Rs.20,00,000/- through Cheque No.037025 dated 14.10.2014.
3. Rs.10,00,000/- through Cheque No.037027 dated 15.10.2014.
4. Rs.18,00,000/- through Cheque No.037080 dated 03.12.2014.
5. Rs.18,00,000/- through Cheque No.037081 dated 03.12.2014.
6. Rs.9,00,000/- through Cheque No.037082 dated 20.12.2014.
7. Rs.9,00,000/- through Cheque No.037083 dated 19.12.2014.
8. Rs.9,00,000/- through Cheque No.037084 dated 21.12.2014.
9. Rs.7,75,000/- through Cheque No.037085 dated 23.12.2014.
10. Rs.7,75,000/- through Cheque No.037086 dated 24.12.2014.


Rishi Agarwal



Jayaram

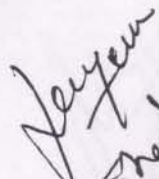
11. Rs.9,00,000/- through Cheque No.037066 dated 12.01.2015.
12. Rs.9,00,000/- through Cheque No.037067 dated 13.01.2015.
13. Rs.6,00,000/- through Cheque No.037068 dated 13.01.2015.
14. Rs.18,00,000/- through RTGS dated 22.01.2015.
15. Rs.8,00,000/- through Cheque No.037070 dated 28.01.2015.
16. Rs.6,00,000/- through Cheque No.037071 dated 29.01.2015.
17. Rs.12,00,000/- through RTGS dated 18.02.2015.
18. Rs.8,80,000/- through RTGS dated 19.02.2015.
19. Rs.5,00,000/- through RTGS dated 03.03.2015.
20. Rs.28,00,000/- through Cheque No.037115 dated 07.03.2015.
21. Rs.9,50,000/- through RTGS dated 04.04.2015.
22. Rs.9,50,000/- through RTGS dated 04.04.2015.
23. Rs.9,50,000/- through RTGS dated 04.04.2015.
24. Rs.9,50,000/- through RTGS dated 04.04.2015.
25. Rs.9,00,000/- through RTGS dated 04.04.2015.
26. Rs.9,50,000/- through RTGS dated 06.04.2015.
27. Rs.9,50,000/- through RTGS dated 06.04.2015.
28. Rs.9,50,000/- through RTGS dated 07.04.2015.
29. Rs.9,50,000/- through RTGS dated 07.04.2015.
30. Rs.9,50,000/- through RTGS dated 13.04.2015.


Rita Agarwal


Jyoti

31. Rs.9,50,000/- through RTGS dated 13.04.2015.
32. Rs.9,50,000/- through RTGS dated 13.04.2015.
33. Rs.25,00,000/- through RTGS dated 07.05.2015.
34. Rs.9,50,000/- through RTGS dated 08.05.2015.
35. Rs.20,00,000/- through RTGS dated 18.05.2015.
36. Rs.8,00,000/- through Cheque No.050822 dated 04.06.2015.
37. Rs.7,00,000/- through Cheque No.050823 dated 04.06.2015.
38. Rs.3,70,000/- through Cheque No.050825 dated 05.06.2015.
39. Rs.9,00,000/- through Cheque No.050829 dated 06.06.2015.
40. Rs.9,00,000/- through Cheque No.050830 dated 06.06.2015.
41. Rs.9,00,000/- through Cheque No.050831 dated 06.06.2015.
42. Rs.9,00,000/- through Cheque No.050832 dated 06.06.2015.
43. Rs.9,00,000/- through Cheque No.050833 dated 06.06.2015.
44. Rs.9,00,000/- through Cheque No.050834 dated 06.06.2015.
45. Rs.9,00,000/- through Cheque No.050836 dated 07.06.2015.
46. Rs.9,00,000/- through Cheque No.050837 dated 07.06.2015.

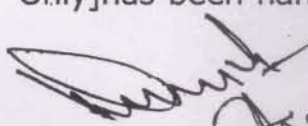

Ritesh Aggarwal
Ritesh Aggarwal

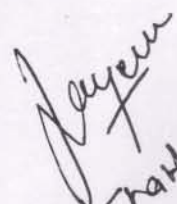

Jayesh
Ganesh / M.

47. Rs.9,00,000/- through Cheque No.050839 dated 07.06.2015.
48. Rs.9,00,000/- through Cheque No.050840 dated 07.06.2015.
49. Rs.9,00,000/- through Cheque No.050841 dated 07.06.2015.
50. Rs.9,00,000/- through Cheque No.050842 dated 07.06.2015.
51. Rs.9,00,000/- through Cheque No.050843 dated 07.06.2015.
52. Rs.9,00,000/- through Cheque No.050835 dated 08.06.2015.
53. Rs.9,00,000/- through Cheque No.050844 dated 08.06.2015.
54. Rs.9,00,000/- through Cheque No.050845 dated 08.06.2015.
55. Rs.9,00,000/- through Cheque No.050846 dated 08.06.2015.
56. Rs.9,00,000/- through Cheque No.050847 dated 08.06.2015.
57. Rs.9,00,000/- through Cheque No.050848 dated 08.06.2015.
58. Rs.4,00,000/- through Cheque No.050849 dated 09.06.2015.

All cheques and RTGS are from State Bank of Haiderbad, Branch-Sapru Marg, Lucknow.

Thus the total amount Rs. 6,00,00,000/- [Rupees Six Crore Only] has been handed over by the Assignee to the Assignors,



Ritesh Aggarwal



Jayesh Chatterjee


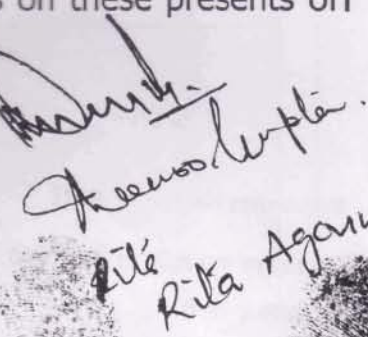
the receipt of which the Assignors hereby acknowledge and assignors are assure to assignee for deposit of 1% TDS of said amount i.e. Rs.6,00,000/- should be deposited within Seven days.


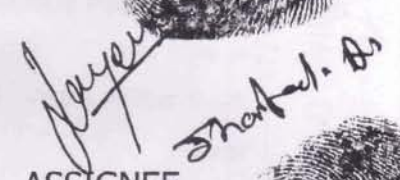
IN WITNESS WHEREOF, the above mentioned Assignors and Assignee put their hands on these presents on this the 08th day of June, 2015.

WITNESSES :-

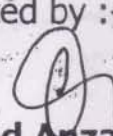
1. 
(Amit Sarkar)
S/o Sri Sanat Kumar Sarkar
Add: Narhi, Lucknow.

2. 
(G.T. Mansukhani)
S/o Late Sri T. Mansukhani
Add: Flat No.6, Bhopal House,
Lalbagh, Lucknow.



ASSIGNORS
PAN-AEMP67197M



ASSIGNEE
PAN-AAQCS1416

Drafted by :-


[Syed Anzar Husain]
Advocate

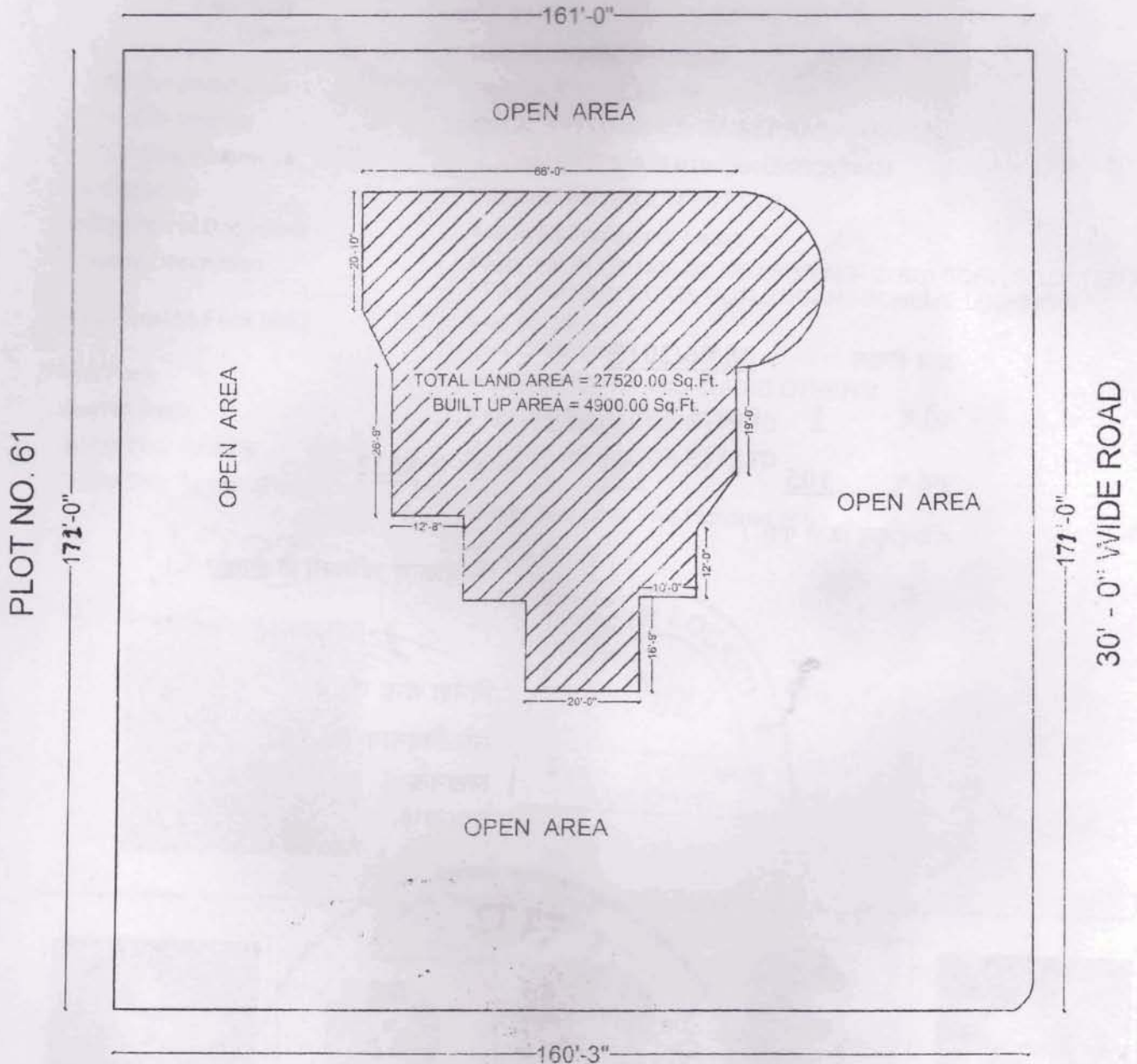
Typed by :-


[Ram Sanahi]

EXISTING RESIDENTIAL PLAN OF HOUSE BEARING
OF PLOT NO. 60 (PART) TONK HOUSE PRAG NARAIN
ROAD BUTLER GANJ SCHEME LUCKNOW.



PLOT NO. 60-A



Rita Agarwal
SELLER'S SIG.

Jayant
PURCHASER'S SIG.

