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## DEED OF ASSIGNMENT

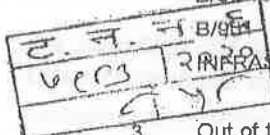
THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this 16<sup>th</sup> day of oct 2020 BETWEEN M/s. SUNCITY LAND AND INFRASTRUCTURE PVT. LTD a Company incorporated under Companies Act 1956, and having its registered office at B/203, Goyal Shopping Arcade, S.V. Road, Borivali (w), Mumbai-400092, through its Director Mr. Umesh H. Gandhi, hereinafter referred to as the "ASSIGNOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the its successors and Assigns) of the FIRST PART AND Mr. KHARATILAL KHANNA an Adult, Indian Inhabitant, residing at Plot no. 12, F Lane, Sector 08, Vashi, Navi Mumbai-400703; hereinafter referred to as the "ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/ her/ their respective legal heirs, executors, administrators and permitted assigns) of the "SECOND PART".



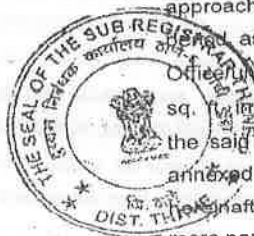
Whereas

1. The Original Lessee M/s. EVEREST NIVARA assigned/transferred an Office Unit No.B/901 having a Carpet area of 6162 sq. ft. and office/unit no.902 having an Carpet area of 7081 sq. ft., both units on the 9<sup>th</sup> Floor having an aggregate Carpet area of 13243 sq. ft. in the building known as "EVEREST NIVARA INFOTECH PARK" constructed on Plot no.D-3 in the T.T.C.Industrial Area within the village limits of Turbhe and Bhosari Taluka and Registration District Thane, (hereinafter referred to as the said Office Unit) in favour of M/s. SUNCITYLAND AND INFRASTRUCTURE PVT.LTD, a Private Limited Company incorporated under the provisions of the Companies Act 1956, and having its office at B/203,Goyal Shopping Arcade, B. V. Road, Borivali (W), Mumbai-400092 vide a Sub-Lease Agreement dated 28.04.2012, duly registered with the Sub-Registrar Thane 3 on 30.04.2019 under serial no.TNN3-03065-2012 vide receipt no. 3117 for proper consideration and handed over the possession of the said Office Unit to M/s. SUNCITY LAND AND INFRASTRUCTURE PVT. LTD. as per the terms and conditions mentioned therein, (hereinafter referred to as the ASSIGNOR.)

2. AND WHEREAS MIDC vide its ref. no. MIDC/RO/Mahape/TTC/D-3/ Gala No. B/901/640 and ref. no. MIDC/RO/Mahape/TTC/D-3/ Gala No. B/902/639 both dated 09.02.2012, transferred the said Office Unit no. B/901 and B/902 in the name of M/s. SUNCITY LAND AND INFRASTRUCTURE PVT.LTD., the ASSIGNOR.



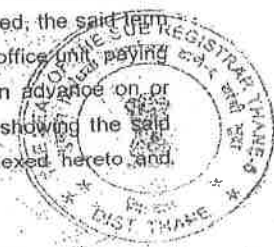
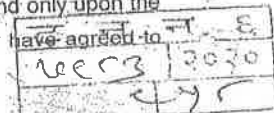
3. Out of the said two office/unit nos. B/901 and B/902, the Assignee has approached the Assignor for granting on Sub-lease for the residual period as per the said Lease Deed to the said Assignee, the said Office Unit No. B/902, on the 9<sup>th</sup> Floor having an Carpet area of 7081 sq. ft. in the building known as "EVEREST NIVARA" constructed on the said property. The Layout Plan showing the said Office unit is annexed hereto & marked Annexure A. The said office/unit no. B/901 is hereinafter referred to as the "said office unit" and the said office unit is more particularly described in the Schedule hereunder written.



4. The Assignee has seen the Part Occupation Certificate and have physically verified the said property and after satisfying himself/themselves about the said Office unit, its area, its dimensions and workmanship and amenities provided therein, the Assignee has agreed to except the sub lease of the said Office unit on the terms and conditions appearing hereinafter.
5. In accordance with terms of MIDC for Sub Lease of the said Office unit in favour of the said Assignee, the Assignor have agreed to Sub - Lease in favour of the Assignee/s herein, the said Office unit at a consideration and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY  
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals set out hereinabove form an integral part of this Agreement.
2. The Said Office unit herein agreed to be Sub Lease to the Assignees shall be as per the terms and conditions of MIDC for transfer in favour of the Assignee. All the terms and conditions that shall be stipulated by MIDC shall be final and binding on the Assignee.
3. Aforesaid conditions are the essence of this Agreement and only upon the Assignee/s agreeing to the said conditions, the Assignor have agreed to Sub - Lease the said Office unit to the Assignee/s.
4. The Assignee/s hereby agrees to take on Sub - Lease from the Assignor and the Assignor hereby agrees to grant on lease to the Assignee/s Office unit No. B/902 on the 9<sup>th</sup> Floor having an Carpet area of 7081 sq. ft., in the proposed building known as 'EVEREST NIVARA' (for the residual term as per the Terms of the Agreement to Lease and Lease Deed, the said term shall commence from the date of possession of the said office unit, paying therefore nominal rent of Rs. 100/- per year per unit in advance on or before the 5<sup>th</sup> day of March, each year. The floor plan showing the said office unit demarcated in Red colour boundary is annexed hereto and marked as Annexure A.
5. WHEREAS MIDC vide its order, bearing no. MIDC/RO/MAHAPE/TTC/D-3/UNIT-B902/5092 dated 24.12.2019 for office unit no. B/902 transferred the said Office Unit in the name of Mr. KHARATILAL KHANNA, the ASSIGNEES.





SCHEDULE OF OFFICE UNIT

OFFICE Unit No. B/902 on the Ninth Floor having 7081 sq. ft. Carpet area (Including Internal Passage in the building known as "EVEREST NIVARA" being constructed on plot number D-3 in MIDC. TTC within the village limits of Turbhe and Bhosari, Taluka & Registration Sub-District Thane, Registration District and Sub District of Thane cumulatively admeasuring 11,430 sq meters or thereabouts and bounded as follows :-

- On or towards the North by:- MIDC LAND  
 On or towards the South by:- ESTATE ROAD  
 On or towards the East by:- BY NALLA  
 On or towards the West by:- ESTATE ROAD



SIGNED SEALED AND DELIVERED ]

By the within named "ASSIGNOR" ]

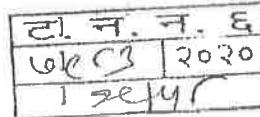
SUNCITYLAND AND  
 INFRASTRUCTURE PVT.LTD

Through its Director:  
 Shri Umesh H. Gandhi

In the presence of :

1. AKShay Pawar
2. Hemu Nargari

For Surety Lead & Infrastructure P. Ltd.



SIGNED SEALED AND DELIVERED ]

By the within named "ASSIGNEE" ]

Mr. KHARATI LAI KHANNA

In the presence of :

1. AKShay Pawar
2. Hemu Nargari

Charat - Lal Khanna



