

**DEED OF ASSIGNMENT**  
**(CONSIDERATION Rs. 13,50,00,000/- ONLY)**  
**MARKET VALUE Rs. 5,18,87,000/- ONLY**

This Deed of Assignment is made and entered into at NAGPUR on this the 5<sup>th</sup> day of July 2023

**BY AND BETWEEN**

1) **SHRI. NITIN GUPTA S/o SHRI (LATE) DEVKI NANDAN GUPTA**, aged about 50 years, Occupation – Business, **Income Tax PAN No. ADAPG8816B**, **Aadhar Unique Identification No. 7256 7695 6596**;

2) **SMT. RUPALEE GUPTA W/o SHRI NITIN GUPTA**, aged about 50 year **Income Tax PAN No. AFJPG7870E**, **Aadhar Unique Identification No. 8408 3820 5753**;

both partners of **M/s SHREE METALS & ALLOYS**, a partnership firm duly registered vide Registration No.- **NG000007732** dated **20/06/2022**, having its registered office at C-42, M.I.D.C, Industrial Area Hingana Road, Nagpur, 440016 (Maharashtra), and both Resident of 11/3, IT Park, Parsodi, South Ambazari Road, Nagpur – 440022 (Maharashtra), here-in-after referred to and called as "**THE ASSIGNORS**" which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its current and future partners from time to time, as well as successors and assigns legal representatives, executors, administrators, of last surviving partners, of the **ONE PART**;

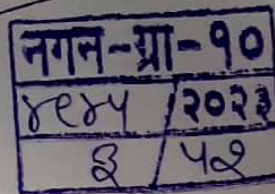
**AND**

**M/s GARNET MOTORS (INDIA) PRIVATE LIMITED**, (CIN – U50401MH2018313867) Registration Number – UIN a Private Limited company, incorporated in India under the Companies Act 2013 and having its registered office at ~~Plot No. 104~~ – 902, Happy Heights, Plot No. 104 – 105/2, Ramdaspath, Nagpur – 400 010 (Maharashtra), (**Income Tax PAN AAHCG4537C**) and acting through its authorized Director **Shri. Karnail Singh Cheema S/o Shri Gurbachan Singh Cheema**, aged about 63 years, having **Income Tax PAN No. AAGPC2233F** and **Aadhar Unique Identity No. 6914 7201 3782**, Resident of 902, Happy Heights, Plot No. 104/105/2, Near Dhagdi park, Ramdaspath, Nagpur-440010, here-in-after referred to and called "**THE ASSIGNEE**", which expression shall unless repugnant to the context or meaning thereof, shall always mean and include the said Private Limited Company and its permitted assigns, legal representatives, executors, administrators successors and assigns of the **OTHER PART**;

**WHEREAS:**

*Gupta* *Rupalee Gupta*

*[Signature]*



Upon receipt of the final demand of any amount of GST or any other taxes regarding this transaction by the seller (Assignor), the seller (Assignor) shall communicate the same to the purchaser and it will be the sole responsibility of the purchaser to pay the same to the concerned authority. The Purchaser/ Assignee hereby indemnify and undertake to keep indemnified the Assignor / Seller for any loss on that account.

5. That it is specifically agreed between the parties that the Assignee agree to pay all taxes, in respect of said transaction, whatsoever levied or to be levied by the State or Central govt. or any other local authority with effect from the date of this indenture.

**THE SCHEDULE ABOVE REFERRED TO :-**

All that piece or parcel of land known as Plot No. **C-42**, admeasuring **7200 Sq. Mtrs.** Alongwith old factory shed admeasuring **667.655Sq. Mtrs.** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, with all connections, fittings, electric and water meters and all the easementary rights appurtenant and belonging thereto, but without any plant and machinery situated in MIDC Industrial Area of **MOUZA- Sonegaon (Seem)**, within the village limits of **SONEGAON (Seem)**, Taluka and Registration sub-district Nagpur, District and Registration District Nagpur and the bounded as under: -

- On or towards the North by : Plot No. C-43  
On or towards the South by : Plot No. C-41  
On or towards the East by: Plot No. C-35 and C-36, and  
On or towards the West by : Estate Road

**IN WITNESS WHEREOF the ASSIGNORS and the ASSIGNEE hereinabove named have hereto set their respective hands and signed this DEED OF ASSIGNMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.**

*Gupta*

*Syde Gupta*

*[Signature]*

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