

DEED OF CONVEYANCE

VENDORS :-

DR. N. K. CHAKRABARTY & CO. ADVOCATES

&

SRI S. K. CHAKRABARTY & CO. ADVOCATES

PURCHASER :-

CALCUTTA UROLOGY RESEARCH CENTRE PRIVATE LIMITED

Prepared by :-

SRI KALIPADA CHARAN (ADVOCATE),
SEALDAH COURT COMPLEX, BAR ASSOCIATION
2ND FLOOR, ROOM NO. 201, KOLKATA - 700 014.

PRINTED BY : KUNDU XEROX CENTRE,
104, Dum Dum Road, Loknath Market, 1ST floor,
Kolkata - 30. (Phone : 874-1502)
(Beside Dum Dum Rail Bridge)

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Hossain

Director



1-10 PM
17-8-01

Handwritten notes and numbers:

- 2374
- 934891
- 934961
- 523

Account No. 0100-033843

Handwritten notes and numbers:

- 2374
- A = 934891
- F = 71
- 934961

THIS INDENTURE made this 17th day of August, Two Thousand One BETWEEN (1) DR NARENDRA LAL DUTTA BANIK, son of Sri Narayan Chandra Dutta Banik AND (2) SMT SANDHYA DUTTA BANIK, wife of Dr. Narendra Lal Dutta Banik, both residing at B-36, Metropolitan Co-operative Housing Society, Canal South

10569389

22777

291879

For Calcutta Urology Research Centre Pvt. Ltd.

Mousumi Ghosh

Director

Additional District Sub-Registrar, Sealdah South 2A, Arangan 21.8.01

Additional District Sub-Registrar, Sealdah South 2A, Arangan 29.8.01

S-24

15389

Kallpada Chinnam (M...)
Saldaha Court Bus Stop
Kot-14

14/08/01



29/- 7.25.000
1/- 10.000

7.35.000

Execution is admitted by
1) Narendra Lal Dalta Bank
2) Sandhya Dalta Bank

17th
Aug/01
Narendra Lal Dalta Bank

Signature of
N. Narendra Lal
Dalta Bank
Society Ltd Canal Sindh
Housing
Business

17-8-01

Narendra Lal Dalta
Bank

2462

Narendra Lal Dalta
Bank

2463

Sandhya Dalta Bank

Identified by

Signature of
Advocate
District
17 AUG 2001

Identified by me

Signature of
Advocate

Additional District
17 AUG 2001



01DD 033844

Sr25

[2]

Road, P. O. Dhapa, 24-Parganas (South) hereinafter jointly called and referred to as the '**V E N D O R S**' (which term or expression shall mean and include their respective heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

For Calcutta Urology Research
Centre For Ltd

Mousumi Hossain
Director

15.388
Kali pada C. Rasan (Adu.)
Sealdaha Court Complex,
Kot-N.

1108.000-1

[Signature]
SILVER

29 er F- 25.000
1 er 10.000

7.35000

[Signature]
Edition: ~~Metris~~
Ed. Registrar, ~~Sealdaha~~
17 AUG 2001



0100 033845

526

[3]

A N D

CALCUTTA UROLOGY RESEARCH CENTRE PRIVATE LIMITED a Company registered under the Companies Act, 1956 and having its registered office at Plot No. 6, Nanigopal Roy Chowdhury Avenue, Police Station - Entally, Kolkata - 700 014, hereinafter called and referred to as the '**PURCHASER**' (which term or expression shall mean and include its successor or successors-in-interest and/or assigns) of the OTHER PART.

For Calcutta Urology Research
Centre Pvt. Ltd.

Moumuni Dasgupta
Director



01DD 033846

[4]

W H E R E A S One Sarajendra Nath Ghosh purchased ALL THAT piece and parcel of land containing an area of 1 (one) Bigha 2 (two) Chittacks and 6 (six) sq.ft. be the same a little more or less situate lying at and being Premises No. 91, Middle Road, Entally, (formerly numbered as 36, Middle Road and previously numbered as 32,

For Calcutta Urology Research
Centre Pvt

Mousumi Hossain
Director



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[5]

Middle Road, Calcutta) by a Registered Deed of Conveyance dated 05.08.1961 registered in the Office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. III, Pages 50 to 63, Being No. 4035 for the year 1961 from Gopal Chandra Dey and sons.

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Ghosh
Director



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[6]

AND WHEREAS upon actual measurement of the area of the said land was found as 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks and 4 (four) Sq. ft. and the said property subsequently numbered as Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Calcutta - 700 014, by the Calcutta Municipal Corporation.

For Calcutta Urology Research
Centre, Ltd.

Mousumi Ghosh
Director



01DD 033849

[7]

AND WHEREAS the said Sarajendra Nath Ghosh constructed and erected a two storied brick built building and godown on a portion of the said land.

AND WHEREAS by a Deed of Trust dated 28th November, 1984 the said Sarajendra Nath Ghosh settled the said Premises upon trust for

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Hossain
Director



01DD 033850

[8]

the benefit of his only son Satyabrata Ghosh and his only daughter (Sm.) Manashi Basu and upon the death of the said Sarajendra Nath Ghosh the northern portion of the said Premises admeasuring 15(fifteen) Cottahs 2 (two) Chittacks and 10 (ten) Sq. ft. would vest upon Satyabrata Ghosh absolutely and forever and the southern

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Centre Pvt. Ltd.

Mousumi Dasgupta

Director



01DD 033851

[9]

portion of the said Premises admeasuring 14 (fourteen) Cottahs 4 (four) Chittacks and 39 (thirty nine) sq. ft. would vest upon his daughter Manashi Basu absolutely and forever.

For Calcutta Urology Research
Centre Pvt. Ltd.,

Mousumi Hossain
Director



01DD 033852

[10]

AND WHEREAS the said Sarajendra Nath Ghosh died on 10.03.85 and in terms of the said Deed of Trust the Northern portion of the said Premises vested absolutely in favour of Satyabrata Ghosh and the Southern portion of the said Premises vested absolutely in favour of the said Smt. Manashi Basu.

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Hossain
Director



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[11]

AND WHEREAS by an Indenture dated the 2nd November, 1998 registered with the Registrar of Assurances, Calcutta, the said Satyabrata Ghosh sold, transferred and conveyed absolutely and forever unto and to the use of the Vendors herein ALL THAT piece and parcel of land admeasuring 15 (fifteen) Cottahs 2 (two) Chittacks



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Centre Pvt. Ltd.

Mousumi Hossain
Director



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[12]

and 10 (ten) Sq. ft. TOGETHER WITH building and structures standing thereon situate lying at and being the northern portion of Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Calcutta for the consideration and on the terms and conditions mentioned therein and the said Indenture was duly recorded in Book No. I, Volume No. 83, Pages 414 to 430, Being No. 3853 for the year 2000.

For Calcutta Urology Research
Cent's Put

Mousumi Dasgupta
Director



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[13]

AND WHEREAS by another Indenture dated the 2nd November, 1998 registered with the Registrar of Assurances, Calcutta the said Smt. Manashi Basu sold, transferred and conveyed absolutely and forever unto and to the use of the Vendors herein ALL THAT piece and parcel of land admeasuring 14 (fourteen) Cottahs 4 (four)

For Calcutta Urology Research
Centre Pvt. Ltd.

Meenami Hassain
Director



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[14]

Chittacks and 39 (thirty nine) Sq. ft. TOGETHER WITH building and structures standing thereon situate lying at and being the southern portion of Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Calcutta for the consideration and on the term and conditions mentioned therein and the said Indenture was also recorded in Book No. 1, Volume No. 83, Pages 431 to 450, Being No. 3852 for the year 2000.

For Calcutta Urology Research
Centre Pvt. Ltd.

Moumuni Hossain
Director



01DD 033857

[15]

AND WHEREAS in the circumstances the Vendors are the absolute owners of and/or well and sufficiently entitled to ALL THAT the said Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Calcutta now known as Kolkata morefully described in the Schedule hereunder written and hereinafter called the said Premises.

For Calcutta Urology Research
Centre Pvt Ltd
Mousumi Hossain
Director



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[16]

AND WHEREAS the said Premises is under the following Tenancies :-

- i) Commissioner of Excise, West Bengal at a monthly rent of Rs. 2,250/- only since 1st May, 1976 in respect of a portion on the Ground Floor.

For Calcutta Urology Research
Centre Pvt. Ltd.

Mouami Hossain

Director



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[17]

- ii) Calcutta Wholesale Consumers Co-operative Society Limited at a monthly rent of Rs. 1,650/- only since 1st April, 1994 in respect of a portion of the Premises consisting of one asbestos godown measuring 799 Sq.ft., one another asbestos shed measuring 148 Sq.ft. and one tin shed measuring 792 Sq.ft. i.e. 1739 Sq.ft. more or less hereinafter referred to as the said Tenencies.

For Calcutta Urology Research
Centre Pvt. Ltd.

Moussami Hossain
Director



01DD 033860

[18]

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said Premises subject to the said Tenancies and in pursuance thereof the Vendors are executing this Deed in favour of the Purchaser.

For Calcutta Urology Research
Centre

Mousumi Dasgupta

Director



0100 033861

| 19 |

NOW THIS INDENTURE WITNESSETH that :-

1. In consideration of the sum of Rs. 85,00,000/- (Rupees Eighty Five Lakhs) only of the lawful money of the Union of India paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the Memo hereunder written admit and acknowledge and of and from

For Calcutta Urinary Research
Centre Pvt. Ltd.

Mousumi Hossain
Director



0100 033862

[20]

payment of the same doth hereby acquit, release and discharge the Purchaser and the said Premises) the Vendors do hereby grant, release, transfer, sell, convey, assure and assign to and unto the Purchaser ALL THAT piece and parcel of land containing an area of 1(one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks and 4 (four) Sq. ft.

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Nossain
- Director



01DD 033863

[21]

more or less TOGETHER WITH the structures thereon situate lying at and being Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Police Station Entally, Kolkata more fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon enclosed within Red border OR HOWSOEVER OTHERWISE the said messuages, lands, hereditaments and Premises

For Calcutta Urology Research
Centre Pvt. Ltd

Mollesami Messaim
actor



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[22]

or any parts thereof now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered described or distinguished AND TOGETHER WITH in all areas, ways, paths, passages, drains, water courses and all and every manner of former or other rights, lights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever to the said messuages, lands,

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Hossain

- Director



01DD 033865

[23]

hereditaments and premises or any part or parts thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate, right, title, interest and inheritance of the Vendors hereby granted, sold, conveyed and transferred or expressed or intended so to be is hereinafter called the said Premises AND the reversion or reversions,

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Ghosh

Director



0100 033866

[24]

remainder or remainders, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendors of, into, and upon the said messuages, lands, hereditaments and premises and every part or parts thereof AND all deeds, pattahs, muniments and evidences of title, writings and other documents in anywise exclusively relating to or concerning the same or any part or parts

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Halder

for



01DD 033867

[25]

thereof which now are or hereafter shall or may be in the possession or control of the Vendors or any other person or persons from whom they can or may procure the same without any action or Suit TO HAVE AND TO HOLD the said Premises, lands, messuages hereby conveyed or expressed so to be unto and to the use of the Purchaser absolutely and forever free from all and every manner of encumbrances whatsoever.

For Calcutta Urology Research
Centre Pvt. Ltd

Mousumi Ghosh

Director



01DD 033868

[26]

II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows :-

THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessors in title done or executed or knowingly suffered to the contrary the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled the said Premises hereby granted, sold, conveyed and transferred without any manner or condition use, trust or other things whatsoever to alter, defect, encumber or make void the same.

For Calcutta Urology Research
Centre Pvt. Ltd.

M. S. Ghosh

Director



0100 033869

[27]

THAT notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors have good right, full power and absolute and indefeasible title to grant, sell, convey and transfer the said Premises hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser.

For Calcutta Urology Research
Society Pvt Ltd
Messermi Association
Director



01DD 033870

[28]

THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said Premises hereby granted and conveyed and receive the rents, issues and profits thereof without any lawful eviction or interruption, claim or demand by the Vendors or any person lawfull claiming from under or in trust for the Vendors.

For Calcutta Urology Research
Centre Pvt. Ltd.

Moussami Sessai n
Director



01DD 033871

[29]

THAT free and clear and freely and clearly absolutely acquitted
exonerated and released or otherwise by and at the costs and
expenses of the Vendors well and sufficiently indemnified of, from
and against all manner of claim charges, liens, debts, attachments and
encumbrances whatsoever made or suffered by the Vendors or any
person or persons lawfully or equitably claiming as aforesaid.

For Calcutta Urology Research
Centre P. Ltd.

Mousami Hossain

Director



01AA 575516

[30]

AND THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Premises hereby conveyed and granted or any part thereof from under or in trust from the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND FURTHERMORE THAT the Vendors and all their heirs, executors and administrators shall at all times hereafter indemnify

For Calcutta Urology Research

Mousumi Dasgupta

Director

and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinafter contained.

THE SCHEDULE ABOVE REFERRED TO :
(THE SAID PREMISES HEREBY CONVEYED)

ALL THAT piece and parcel of land containing by estimation an area of 1(one) Bigha 9 (nine) Cottahs 7(seven) Chittacks and 4 (four) Sq.ft. be the same a little more or less **TOGETHER WITH** building and structures thereon situate lying at and being Premises No. 91A, Dr. Lal Mohan Bhattacharjee Road, Police Station - Entally, Kolkata - 700 014 within the local limits of Calcutta Municipal Corporation in Ward No. 55 under the Additional District Sub-Registrar of Sealdah in the District of South 24 Parganas, which is butted and bounded in the manner as follows :-

- ON THE NORTH :** By Premises No. 91B, Dr. Lal Mohan Bhattacharjee Road, Kolkata.
- ON THE SOUTH :** Partly by Dr. Lal Mohan Bhattacharjee Road and partly by Premises No. 93, Dr. Lal Mohan Bhattacharjee Road, Kolkata.
- ON THE EAST :** By Eastern Railway Line (South Section).
- ON THE WEST :** By common passage.

For Calcutta Metrology Research
Association

Mousumi
Director

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **VENDORS** abovenamed
at Kolkata in the presence of :

1. NATHANAL Modi
862, Jessore Rd
Calcutta-55

2. Jyoti Mukherjee
39, Ekialpur Road
Calcutta 700023

1. Narendralal Datta Banik

2. Sandhya Datta Banik

SIGNATURE OF THE VENDORS

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Ghosal
Director

R E C E I P T

RECEIVED of and from the withinnamed Purchaser the full consideration in respect of the said Premises as per Memo below :-

MEMO OF CONSIDERATION

By, Draft No. 862370Dated 18.4.2000 , drawn on State Bank of India, C.I.T. Road Branch, Kolkata	Rs. 15,00,000.00
By, Bankers Cheque No. 037434, Dated 13.8.2001 Drawn on I.C.I.C.I. Bank, Mumbai Branch.	Rs. 32,50,000.00
By, Bankers Cheque No. 037435, Dated 13.8.2001 Drawn on I.C.I.C.I. Bank, Mumbai Branch.	Rs. 32,50,000.00
By, Draft No. 016415 ..Dated 13.8.2001 drawn on State Bank of India, C.I.T. Road Branch, Kolkata	Rs. 5,00,000.00

TOTAL : Rs. 85,00,000.00

(RUPEES EIGHTY FIVE LAKHS ONLY).

WITNESSES :-

- | | |
|------------------------|------------------------------------|
| 1. <i>Nehal K. U.</i> | 1. <i>Naren Dr. Kal Delta Bank</i> |
| 2. <i>Aparna K. U.</i> | 2. <i>Sandhya Delta Bank</i> |

SIGNATURE OF THE VENDORS.

Drafted by :-

K. Kalpada Charam

[KALPADACHARAM]
ADVOCATE.

Bar Association, Saalidah Court Complex,
2nd Floor, Room No. 201, Kolkata 700 014.
Phone 548-1679 (Res), 3502726 (Court)

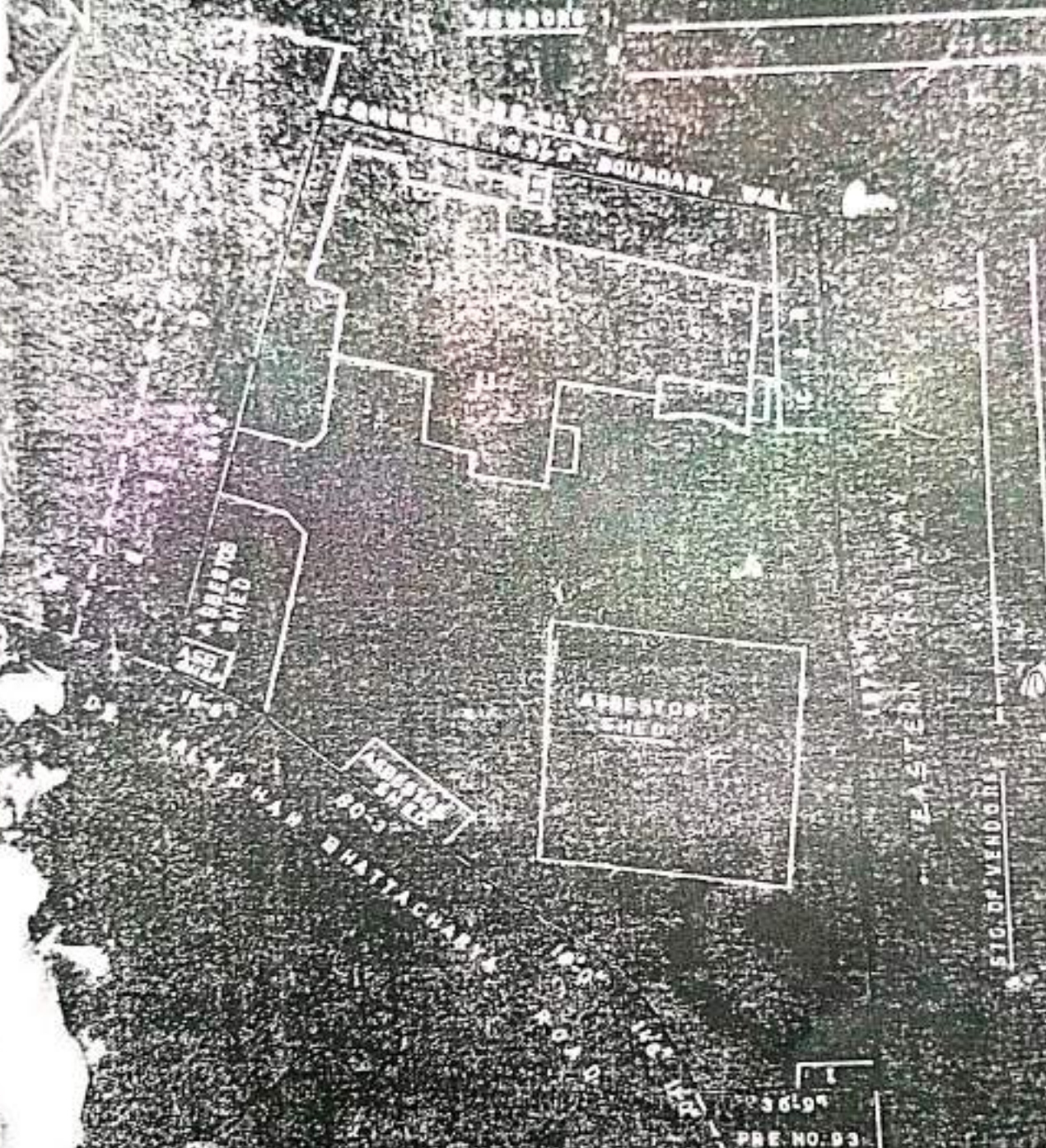
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(Beside Dum Dum Jn)

For Calcutta Urology Research
Centre Pvt. Ltd.

Meenumi Ghosh

Director

SITE PLAN OF PREMISES NO 91A DR. LALMOHAN BHATTACHARYA ROAD KOLKATA, P.S. ENTALY UNDER CALCUTTA MUNICIPAL CORPORATION WARD NO. 55 SCALE 1:300
AREA OF LAND: 12-9K-7CH-4 SPT (ML) = 1969.451 SQ. M.



AS PER PLAN
 INSCRIBED BY
 SUSANTA DAS
 D.R. NO. 544

For Calcutta Municipal Research
Mousumi Dasgupta
 Director

For Calcutta Urology Research
Centre Pvt. Ltd.

Mousumi Ghosh

Director

**Additional District
Sub-Registrar, Sealdah**

17 AUG 2001



Encl No. 53
Volume No. 331
Page No. 1709
File No. 10 2001

[Signature]

Sub-Registrar, Sealdah
South 24 Parganas

21-8-2001



Encl No. 53
Volume No. 331
Page No. 1709
File No. 10 2001

DATED THE 17th DAY OF August 2001.

DEED OF CONVEYANCE

B E T W E E N

VENDOR :-

DR. NARENDRA LAL DUTTA B.M.S.K

&

SMT. S. MADHVA DUTTA B.M.S.K

PURCHASER :-

CALCUTTA UROLOGY RESEARCH CENTRE PRIVATE LIMITED

Prepared by :-

SRI KALIPADA CHARAN (ADVOCATE),
SEALDAH COURT COMPLEX, BAR ASSOCIATION
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Calcutta - 30. (Phone : 874-1502)
(Beside Dum Dum Rail Bridge)

For Calcutta Urology Research Centre Private Limited

Mousumi Adhikari