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described under the **SCHEDULE** hereunder written shown on the Plan attached hereto bordered **RED** thereon, hereafter referred to as the **SAID PREMISES, TOGETHER WITH** the benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the Said Premises belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the **VENDOR** unto and upon the Said Premises or every part thereof **AND** all deeds, pattens, muniments, writings and evidences of title which in any wise relate to the Said Premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDOR**, its heirs, executors, administrators or representatives or any persons from whom it can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY** the Said Premises and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances unto and to the use of the **PURCHASER**, its

successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the **VENDOR** doth hereby for itself, its heirs, executors, administrators and representatives, covenant with the **PURCHASER**, respective successors, executors, administrators, representatives and assigns, **THAT** notwithstanding any act, deed, or thing whatsoever, by the **VENDOR** or by its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the **VENDOR** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Premises hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASER**, its successors, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the **PURCHASER**, its successors, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the Said Premises and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or

persons lawfully or equitably claiming any right or estate thereof from under or in trust for it or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently saved indemnified of from and against all and any manner of claims, charges, liens, debts, encumbrances whatsoever made or suffered by the **VENDOR** or its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the Said Premises or any part thereof from under or in trust for it the Vendor or from or under its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER**, its respective successors, executors, administrators, representatives and assigns 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**, its successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required, **AND** that the Vendor has handed over

vacant peaceful and khas possession of the said premises to the Purchaser free from all encumbrances in terms of these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the municipal premises No. 10, Braunfeld Row, Kolkata-700027, admeasuring 12 cottahs 6 chittacks more or less together with four storeyed building and structures, having covered area of 20,000 sq. ft. comprising of covered area of 5000 sq. ft. in each floor having cemented floors and together with all other fixtures and fittings, situate within P.S. Ekbalpore, Ward No. 78 of the Kolkata Municipal Corporation, assessed vide Assessee No. 11-078-03-0007-3 butted and bounded as follows:-

ON THE NORTH : By 12, Braunfeld Row;

ON THE EAST : By 8, Braunfeld Row;

ON THE WEST : By common passage;

ON THE SOUTH : By Braunfeld Row.

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

EXECUTED AND DELIVERED by
the VENDOR at Kolkata in the
presence of:

UNIVERSAL DRUG HOUSE (P) LTD.

P. Prithvi Singh
Director

(*Prithvi Singh*)

1. *Sr. Sarvagul Karim*
11/A Bramfield Road, Col-27

2. *Indir Banerjee*
57/A, CREWRIKHEE ROAD, COL-20.

EXECUTED AND DELIVERED by
the PURCHASER at Kolkata in the
presence of:

ro
Shalabi Taluk

1. *Sr. Sarvagul Karim*
11/A Bramfield Road, Col-27

2. *Indir Banerjee*

Drafted by :

Chakraborty

Advocate
High Court, Calcutta

MEMO OF CONSIDERATION

RECEIVED by the within-named Vendor
from the within-named Purchaser the
sum of Rs. 2,35,00,000/- (Rupees Two
crore Thirty Five lakh) by way of total
sale consideration as follows:-

<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount/Rs</u>
by RTGS to Vendor's Bank A/c No:			2,23,50,000
By cheques no: 129457 dt: 30/01/14			9,15,000
By TDS deducted			2,35,000
			<u>2,35,00,000</u>

(Rupees Two crore Thirty Five lakh only)

WITNESS:

1. Sa Jeevika Karna
1/A - Crawford Road - K-1-27

2. Mr. Sankar

UNIVERSAL DRUG HOUSE (I) LTD.

(Rithvijay Dasgupta)

SPECIMEN FORM FOR TEN FINGERPRINTS



Ahsan Jaffer	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Salah Jahan	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10235 of 2014
 (Serial No. 09797 of 2014 and Query No. 1901L000023380 of 2014)

On 17/11/2014

Representation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18.22 hrs on :17/11/2014, at the Private residence by Sri Shalabh Jalan, Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 17/11/2014 by

Prithviraj Dasgupta
 Director, M/s Universal Drug House (P) Ltd, 10, Braunfeld Row, Kolkata, Thana:-Ekbalpore,
 District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027.
 By Profession : Business

Sri Shalabh Jalan
 Director, M/s Moonlife Housing (P) Ltd, 55, Canning Street, Block - B, Room No 35, Thana:-Hare
 Street, District:-Kolkata, WEST BENGAL, India.
 By Profession : Business

Identified By Shaikh Shakeelduddin, son of Late Sk Serajuddin, 119 B, Karl Marx Sarani, Kolkata,
 Thana :-Wattgunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste:
 Muslim, By Profession: Service.

(Dinabandhu Roy)
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 18/11/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
 Article number : 23, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 2,58,587/- paid online on 13/11/2014 11:26AM with Govt. No. 192014150010748902 on 11/11/2014 6:41PM, Bank: ICICI Bank, Bank Fol. No. 100188103 on 13-11-2014 11:26AM, Head of Account: 0030-03-104-001-16, Query No:1901L000023380/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,35,00,000/-

Certified that the required stamp duty of this document is Rs.- 1645020 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

ADDL. REGISTRAR
 OF A-
 18 NOV 2014

(Dinabandhu Roy)
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Endorsement Page 1 of 2

17/11/2014 12:08:00



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10235 of 2014
(Serial No. 09797 of 2014 and Query No. 1901L000023380 of 2014)

Stamp duty Rs. 16,45,020/- paid online on 13/11/2014 11:26AM with Govt. Ref. No. 192014150010748902 on 11/11/2014 6:41PM, Bank: ICICI Bank, Bank Ref. No. 1001981493 on 13/11/2014 11:26AM, Head of Account: 0030-02-103-003-02, Query No:1901L000023380/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDL. REGISTRAR
OF AS
18 NOV 2014
KOLKATA

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 2 of 2

/11/2014 12:08:00

Dated the 7th day of ~~November~~ 2014

BETWEEN

UNIVERSAL DRUG HOUSE (P)

LTD.

... VENDOR

AND

MOONLIFE HOUSING (P) LTD.

... PURCHASER

DEED OF CONVEYANCE

C.K. DEORA & COMPANY
Solicitors & Advocates
10, Old Post Office Street
Kolkata-700001