भारतीय गैर न्यांथिक

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Rs. 100

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 17/4day of November

2014 -

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BETWEEN

M/s.UNIVERSAL DRUG HOUSE (P) LTD., (PAN No. AAACU3137D), an existing company within the meaning of Companies Act, 1956, having its registered office at 10, Braunfeld Row, P.S. Ekbalpore, Kolkata-700027, represented by its Director Sri Prithviraj Dasgupta, son of Late Prabir Ranjan Dasgupta, residing at 60F Block D, New Alipore, P.S. New Alipore, Kolkata-700053, by nationality Indian, by occupation business, hereinafter referred to as the VENDOR (which expression shall mean and include its successors-in-interest and/or assigns) of the ONE PART AND M/s MOONLIFE HOUSING (P) LTD., (PAN No. AAICM4318A), a Company registered under the Companies Act, 1956, having its registered office at 55, Canning Street, Block 'B', Room No. 35, P.S. Hare Street, Kolkata-700001, represented by its Director Sri Shalabh Jalan, son of Late Sajjan Kumar Jalan, residing at 6A, Ironside Road, P.S. Karaya, Kolkata- 700019, by nationality Indian, by occupation business, hereinafter referred to as the PURCHASER (which expression shall mean and include its successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

A. By a registered Bengali Deed of Conveyance dated 15.3.1924 one Jagannath Dubey- and one Ram Swarup Lal jointly purchased the then municipal premises No. 3, Mominpur Lane, Calcutta, admeasuring 11 cottah 3 chittack 9 sq. ft. of land.

- B. By another registered Bengali Deed of Conveyance and/or Kobala dated 29.8.1924 the said Jagannath Dubey and the said Ram Swarup Lal again purchased an adjoining piece and parcel of land adjoining to the aforesaid land admeasuring 1 cottah 1 chittack 32 sq. ft. being portion of 3/1, Mominpur Lane, Calcutta.
- C. The aforesaid two plots purchased by the said Jagannath Dubey and the said Ram Swarup Lal were amalgamated in the municipal records and were known and numbered as 3/1, Mominpur Lane, admeasuring 12 cottah 4 chittack 41 sq. ft., but the said premises No. in respect of the said amalgamated land was subsequently changed to premises No. 10, Braunfeld Row, Calcutta and the said land physically admeasured 12 cottah 6 chittack.
- D. The said Jagannath Dubey and the said Ram Swarup Lal as the full and absolute owners of the said municipal premises

 No. 10, Braunfeld Row, Calcutta from out of their own funds constructed a brick built dwelling house on the said amalgamated land or part thereof partly for their own use and occupation and partly let out various portions to various tenants and realized the rents, issues and profits.
- E. By a registered Deed of Conveyance dated 21.8.1941 registered with the D.S.R., Alipore in Book No. I, Volume No.

88, Pages 43 to 50, being No. 3223 for the year 1941 the said Jagannath Dubey and the said Ram Swarup Lal sold the said premises for valuable consideration to Satya Kishore Banerjee, Satyabrata Banerjee and Satya Saran Banerjee, all sons of Satya Shanti Banerjee who jointly purchased the same in 1/3rd undivided share each.

- F. By a registered Indenture of Sale dated 18.4.1962 registered with Sub Registration Office Alipore in Book No. I, Volume No. 48, Pages 138 to 147, being No. 3281 for the year 1962 the Vendor abovenamed namely Universal Drug House (P) Ltd. purchased from Satya Kishore Banerjee, Satyabrata Banerjee and Satya Saran Banerjee for valuable consideration All That the land, messuage, hereditaments together with brick built building thereon containing an area of 12 cottahs 6 chittacks situate, lying at and being premises No. 10, Braunfeld Row, Kolkata, formerly known as 3/1, Mominpur Lane, previously situate in Mouza Mominpur.
- G. The Vendor after purchase of the said land and premises constructed a four storeyed brick built building thereon in the year 1963 and duly established its drug manufacturing unit or undertaking over and in respect of the said land and premises and building and also got its name mutated in the municipal record presently vide Assessee No. 11-078-03-0007-3 as the full and absolute owner.

- H. The Vendor has represented that the Vendor has obtained all the clearances and permissions necessary for sale of the said Land and the Vendor has full power and absolute authority to sell the same.
- The Vendor has further represented that the entirety of the said land and premises is free from acquisition, requisition, road alignment, attachment, lispendens, any other mortgage or charge and any other kind of encumbrance and free of workers, labour quarters, trespassers or squatters whatsoever and howsoever and the Vendor is fully capable of selling the said land and premises to the Purchaser free from all encumbrances in vacant possession.
 - J. The Vendor has further informed the Purchaser that the Vendor after obtaining all the necessary clearances and permissions has duly applied to the Kolkata Municipal Corporation for sanction of a building plan over and in respect of the said Premises and the Vendor has also deposited certain part fees in respect thereof. It is hereby clarified that the Sale here under shall be together with the benefits of such building plan already applied for and the Vendor agrees that the Purchaser shall be entitled to derive full benefit thereof without requiring to make any further payment of consideration than hereunder agreed.

Relying on the aforesaid representation of the Vendor, the Purchaser has agreed to purchase the said land and premises described in the Schedule hereto for a total consideration of Rs. 2,35,00,000/- (Rupees Two crore Thirty Five lakh) free from all encumbrance in clear title and in vacant possession.

NOW THIS DEED WITNESSETH as follows:-

That in pursuance of the sum of Rs. 2,35,00,000/- (Rupees Two crore Thirty Five lakh) only paid by the Purchaser to the Vendor herein on or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the PURCHASER, its successors, executors, administrators, representatives and assigns and everyone of them and also the said Premises) the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the PURCHASER ALL THAT the municipal premises No. 10, Braunfeld Row, Kolkata-700027, admeasuring 12 cottah 6 chittack more or less together with factory buildings, sheds, structures, having covered area of 20,000 sq. ft. together with all other fixtures and fittings, all situate within P.S. Ekbalpore, Ward No. 78 of the Kolkata Municipal Corporation, assessed vide Assessee No. 11-078-03-0007-3,

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 lights, 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 into and upon the Said Premises or every part thereof AND all deeds, pattahs, 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 the PURCHASER, its successors, executors, THAT 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, 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.

the VENDOR at Kolkata in the presence of:

1. Sie Seragul Kurim 11/10-Bramfield Koc. 22.27.

2. Inder Samuelle 511A. CHEWENTERFE ROAD, LOL- 20.

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

1 Se Soraful Karin. 11/A Branfield Row- Kol. 27

2. Mary January

Drafted by:

Advocate High Court, Calcutta UNIVERSAL DRUG HOUSE (P) LTD.

P. Angular

Director

(Perthing Longer)

ShalabhiJalan

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:-

By RTG & to vendor & Benk Alc no: 2,23,50,000
By chequeno: 129457 dt: 30/10/14 915000
By TDG cheduded 22,50000 Drawn on

(Rupees Two crore Thirty Five lakh only)

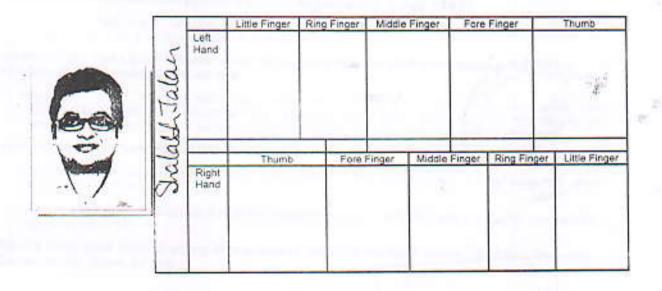
WITNESS:

1. Su Scragal Karen 11/1- Eraufred Row - 10-1-27

(Rithwing Bouge

SPECIMEN FORM FOR TEN FINGERPRINTS

	1	Left Hand	Little Finger	Ring Finger	Middle	e Finger	Fore	Finger	Thumb
	FIL						43°		
	Toka K	Right Hand	Thumb	Fore F	inger	Middle F	inger	Ring Finger	
110	Ruthur								*





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

Presentation(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 Jalan Claimant

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

Execution is admitted on 17/11/2014 by

1. 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

2 'Sr 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 (CR) Finance Department, Govt. of WB

Registration Fees Rs. 2,58,587/- paid online on 13/11/2014 11:26AM with 192014150010748902 on 11/11/2014 6:41PM, Bank: ICICI Bank, Bank Pat No. Govt 13/11/2014 11 26AM, Head of Account: 0030-03-104-001-16, Query No: 1901(00002338)220 100188 193 on

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deep 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: Impresive Rs.- 100/-

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

OF A

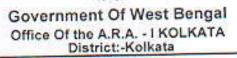
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(Dinabandhu Roy) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2

18/11/2014 12:08:00



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

AUDITIC TO REDISTRAR KOLKATA

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA EndorsementPage 2 of 2

18/11/2014 12:08:00

Dated the /74 day of November 2014

BETWEEN

UNIVERSAL DRUG HOUSE (P)

... VENDOR

AND

MOONLIFE HOUSING (P) LTD.
... PURCHASER

DEED OF CONVEYANCE

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