

Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer **ALL THAT** piece or parcel of land containing by estimation an area of **4 (four) Bigha 3 (three) Cottah**, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, sheds and structures erected on parts thereof situate lying at and being the demarcated southern portion of **Municipal Premises No. 7, Convent Road**, Police Station - Entally, Kolkata - 700014, Ward No. 55 within the Kolkata Municipal Corporation, more specifically described in the **SECOND SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY** absolutely on as is where is basis but otherwise free from any other encumbrances, liabilities, charges, liens, lispens, trust, execution or attachments and/or acquisition or requisition, scheme or road alignment of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority and/or any other authority in this behalf and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever **TOGETHER WITH** all buildings, structures, fixtures, erections sewers, ways, paths passage common yards, courtyards, walls boundary walls water, water courses and other fights, lights, liberties, privileges, easements, appendages and appurtenance whatsoever to the said messuage lands hereditaments and properties or thereunto belonging or which with the same or any part thereof now is or are or at

therewith or reputed to belong or be appurtenant thereto and all the estate right, title interest, property claims or demand whatsoever of the Vendor into or upon the said messuages lands hereditaments and properties hereinbefore granted conveyed or otherwise expressed or intended so to be and every part thereof and the reversion or reversions remainder or remainders and the rents issued and profits thereof and/or every part thereof **AND TOGETHER WITH** all deeds, patahs or evidences of title exclusively relating to or concerning the said messuages land hereditaments and Properties herein before granted conveyed or otherwise expressed so to be and every part thereof which now or at any time or times hereafter shall or may be in possession, custody or control of the Vendor or any other person or persons from whom the Vendor may procure the same **TOGETHER ALSO WITH** all easements quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said properties **TOGETHER ALSO WITH** all and every manner of former and other rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever belonging to or in any way appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainder and rents, issues and profits thereof and all the estate, right title, interest, properly claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **TO HAVE AND TO HOLD** the said

or expressed or intended so to be unto and to the Purchasers herein absolutely and for ever.

2. THE VENDOR DOTH COVENANT WITH THE PURCHASERS AS FOLLOWS:

- (a) **THAT** notwithstanding any act deed matter or thing done executed committed or knowingly suffered to the contrary, the Vendor subject to what is mentioned hereinabove is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and entitled to the said property and every part thereof for perfect and indefeasible estate of inheritance in free simple in possession of an estate equivalent thereto free from any other encumbrances, charges, liens lis-pendens, attachments, whatsoever without any manner or condition use or trust or other things whatsoever to alter defeat encumber or make void the same.
- (b) **THAT** notwithstanding any such act deed matter or thing whatsoever as aforesaid the Vendor has now good right, full power and absolute authority to grant, convey, transfer, assure the said property hereinbefore granted transferred conveyed assured and/or assigned or otherwise expressed and intended so to be unto and to the use of the Purchasers herein in the manner aforesaid subject to recitals in this conveyance and otherwise free from all encumbrances whatsoever according to true intent and meaning of these presents.
- (c) **THAT** it shall be lawful for the Purchasers at all times hereafter peacefully and quietly enter into, hold, possess, occupy and enjoy the said

property and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever by the Vendor or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendor or any of its predecessors in title freely and clearly and absolutely acquitted, exonerated and forever discharged.

- (d) **THAT** the Vendor has not at any time done or committed or knowingly suffered or been party or privy to any act deed matter or thing whereby the vendor is prevented from conveying the said property unto and to the Purchasers in the manner aforesaid or whereby the same or any part thereof are or is can or may be encumbered in any manner whatsoever however.
- (e) **THAT** the said vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the said vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts deeds matters and things for further better and more perfectly assuring the said property unto and to the Purchasers in the manner aforesaid as shall or may be reasonably required.
- (f) **That** the Purchasers shall save and except what is mentioned hereinabove be freed cleared and absolutely discharged saved harmless and kept indemnified against all claims, demands, encumbrances, mortgages,

charges, liens, attachments, uses, lispendens, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever created occasioned or made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

- (g) **THAT** legal possession of the said property is handed over to the Purchasers simultaneous with the execution of these presents subject to the occupation of the lessee.

**FIRST SCHEDULE
(Said Premises)**

ALL THAT piece or parcel of land containing by estimation an area of 5 (five) Bighas 7 (seven) Cottah and 15 (fifteen) Chhittack, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, servant's quarters, shed and structures etc. erected on parts thereof situate, lying at and being Municipal Premises No. 7, Convent Road, (Formerly being two separate and independent Premises No. 7 Convent Road and Premises No.21 Canal Street) Police Station Entally, Kolkata 700014, Ward No. 55 within the Kolkata Municipal Corporation and butted and bounded as follows:

On the North	:-	Partly by KMC Road and partly by 20, Canal Street;
On the South	:	Convent Road;
On the East	:	Canal Street;
On the West	:	6A, Convent Road;

SECOND SCHEDULE**(Said Property)****[Subject Matter of Sale]**

ALL THAT piece or parcel of land containing by estimation an area of **4 (four) Bigha 3 (three) Cottah**, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, servant's quarters, shed and structures etc. erected on parts thereof having a total built up area of 46500 (forty six thousand five hundred) square feet, more or less, out of which built up area of pucca structure being around 30000 square feet and built up area of tile shed structure being around 16500 square feet, more or less, situate, lying at and being demarcated southern portion of the said Municipal Premises No. 7, Convent Road, Police Station Entally, Kolkata 700014, Ward No. 55 within the Kolkata Municipal Corporation delineated in a map or plan annexed hereto and bordered in colour **RED** thereon and butted and bounded as follows:

On the North : Portion of 7, Convent Road;
On the South : Convent Road;
On the East : Canal Street;
On the West : 6A, Convent Road;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its hand and seal on the day month and year first above written.

Salvatore Pennacchio

[The Holy See]

[Vendor]

SALVATORE PENNACCHIO
Authorized Representative & Constitutional Attorney of
the Holy See

HRG HEALTHCARE PVT. LTD

Sunil Garg

Director / Authorised Signatory
(SUNIL GARG)

(HRG Health Care Private Limited)



HRG VYAPAAR PVT. LTD.

Sunil Garg

Director / Authorised Signatory

(HRG Vyapaar Private Limited)

MOONVIEW MARCOM PVT. LTD.

Sunil Garg

Authorised Signatory

(Moonview Marcom Private Limited)

Lovedeal Marketing Pvt. Ltd

Sunil Garg

Authorised Signatory

(Lovedeal Marketing Private Limited)

Ganadhip Tradecom Pvt. Ltd.

Sunil Garg

Authorised Signatory

(Ganadhip Tradecom Private Limited)

ALOKBARSHA TRADING PVT. LTD.

Sunil Garg

Authorised Signatory

(Alokbarsha Trading Private Limited)

Rosette Infrastructure Pvt, Ltd

Sunil Garg

Authorised Signatory

(Rosette Infrastructure Pvt. Ltd.)

BEVEL COMMERCIAL PVT. LTD.

Sumit Gang
 Authorised Signatory

(Bevel Commercial Private Limited)

Aqualina Projects Pvt. Ltd.

Sumit Gang
 Authorised Signatory

(Aqualina Projects Private Limited)

UPMOST RETAILS PVT. LTD.

Sumit Gang
 Authorised Signatory

(Upmost Retails Private Limited)

SWARNATURA REALTY PVT. LTD.

Sumit Gang
 Authorised Signatory

(Swarnatura Realty Private Limited)

Ultrashine Marketing Pvt. Ltd.

Sumit Gang
 Authorised Signatory

(Ultrashine Marketing Private Limited)

Ultrafocus Developers Pvt. Ltd.

Sumit Gang
 Authorised Signatory

(Ultrafocus Developers Private Limited)

MOONLINK DEVCON PVT. LTD.

Sumit Gang
 Authorised Signatory

(Moonlink Devcon Private Limited)

Everlasting Procon Private Limited

Sumit Gang
 Authorised Signatory

(Everlasting Procon Private Limited)

[Purchasers]

Witnesses:

Signature *Mariano*Name ARONDO CASTILANFather's Name MARIANOAddress 50-C NITI MARGCHANDNI GHAT, NEW DELHISignature *Manoj Sharma*Name MANOJ SHARMAFather's Name Late B. SharmaAddress 1582/2, Rajdanga MainRoad, Kolkata - 700107

Drafted by

Aandip Agardal

Advocate

Enrolment No. F/970/945/92

HIGH COURT

CALCUTTA

RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of **Rs.11,15,75,000/- (Rupees eleven crore fifteen lac seventy five thousand only)** towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

Demand Draft No.	Date	Bank	Amount (Rs.)
493264	03/08/2011	HSBC Bank	3,00,00,000/-
595917	18/02/2012	ING Vysya Bank	90,00,000/-
595918	18/02/2012	ING Vysya Bank	90,00,000/-
595919	18/02/2012	ING Vysya Bank	20,00,000/-
596051	04/04/2012	ING Vysya Bank	90,00,000/-
596052	04/04/2012	ING Vysya Bank	60,00,000/-
596060	04/04/2012	ING Vysya Bank	40,00,000/-
596068	07/04/2012	ING Vysya Bank	80,00,000/-
596076	09/04/2012	ING Vysya Bank	90,00,000/-
596109	11/04/2012	ING Vysya Bank	80,00,000/-
596113	12/04/2012	ING Vysya Bank	60,00,000/-
596123	13/04/2012	ING Vysya Bank	50,00,000/-
596124	13/04/2012	ING Vysya Bank	50,00,000/-
596217	21/04/2012	ING Vysya Bank	15,75,000/-
		Total	11,15,75,000/-

Selva P. Senthil
 [The Holy See]
 [Vendor]



Witnesses:

Signature

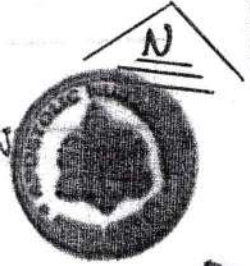
Name ARVALDO CASTILAN

Signature

Name MANOJ SHARMA

PLAN OF 7, CONVENT ROAD, KOLKATA - 14
LAND AREA : 83K

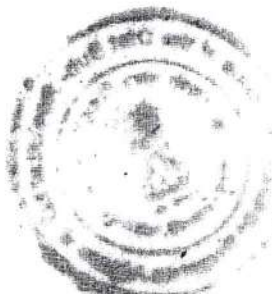
Harshita Prasad



PART OF 7, CONVENT ROAD

PRE. 6A CONVENT ROAD

PREMISES NO. 7 CONVENT ROAD



Everlasting Procon Private Limited
Sunil Garg
Authorised Signatory

MOONLINK DEVCON PVT. LTD.
Sunil Garg
Authorised Signatory

CANAL STREET
SWARNATURA REALTY PVT. LTD.
Sunil Garg
Authorised Signatory

MOONLINK DEVCON PVT. LTD.
Sunil Garg
Authorised Signatory

Ultrafocus Developers Pvt. Ltd.
Sunil Garg
Authorised Signatory

CONVENT ROAD

HRG HEALTHCARE PVT. LTD.

Sunil Garg

Director / Authorised Signatory

HRG VYAPAAR PVT. LTD.

Sunil Garg

Director / Authorised Signatory

BEVEL COMMERCIAL PVT. LTD.

Sunil Garg
Authorised Signatory

MOONVIEW MARCOM PVT. LTD.

Sunil Garg

Authorised Signatory

Lovedeal Marketing Pvt. Ltd.

Sunil Garg

Authorised Signatory

Aqualina Projects Pvt. Ltd.

Sunil Garg
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Ganadhip Tradecom Pvt. Ltd.

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ALOKBARSHA TRADING PVT. LTD.

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Rosette Infrastructure Pvt. Ltd.

Sunil Garg
Authorised Signatory

UPMOST RETAILS PVT. LTD.

Sunil Garg

Authorised Signatory

Ultrashine Marketing Pvt. Ltd.

Sunil Garg

Authorised Signatory



Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03792 of 2012
(Serial No. 03709 of 2012)

On

Payment of Fees:

On 24/04/2012

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

Presented for registration at 17.20 hrs on :24/04/2012, at the Private residence by Mr. Sunil Garg
,Claimant.

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

Execution is admitted on 24/04/2012 by



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR - I.
South 24 Parganas.
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

02/05/2012 15:05:00

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Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03792 of 2012
(Serial No. 03709 of 2012)

- Mr. Sunil Garg
Authorized Signatory, H R G Health Care Pvt. Ltd. (P A N - A A C C H 6099 R), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Director, H R G Vyapaar Pvt. Ltd. (P A N A A C C H 6100 P), 4/1, Middleton Street, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Moonview Marcom Pvt. Ltd. (P A N - A A H C M 8488 L), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Lovedeal Marketing Pvt. Ltd. (P A N A A C C L 2347 Q), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Ganadhip Tradecom Pvt. Ltd. (P A N - A A E C G 6687 L), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Director, Alokbarsha Trading Pvt. Ltd. (P A N - A A K C A 4340 C), 4/1, Middleton Street, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Rosette Infrastructure Pvt. Ltd (P A N - A A F C R 7925 K), 4/1, Middleton
Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
:-700071 .
- Authorized Signatory, Bevel Commercial Pvt. Ltd (P A N - A A E C B 9549 A), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Director, Aqualina Projects Pvt. Ltd (P a N - A A K C A 4353 K), 4/1, Middleton Street, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Upmost Retails Pvt. Ltd. (P A N - A A B C U 4291 M), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Swarnatura Realty Pvt. Ltd. (P A N - A A R C S 2976 D), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Ultrashine Marketing Pvt. Ltd (P a N - A A B C U 4292 J), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
- Authorized Signatory, Ultrafocus Developers Pvt. Ltd. (P A N - A A B C U 4293 K), 4/1, Middleton
Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
:-700071 .
- Authorized Signatory, Moonlink Devcon Pvt. Ltd. (P A N - A A H C M 6619 D), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .



Rajendra Prasad Upadhyay
District Sub-Registrar - III
South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
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Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03792 of 2012
(Serial No. 03709 of 2012)

Authorized Signatory, Everlasting Procon Pvt. Ltd. (P A N - A A C C E 9245 L), 4/1, Middleton Street,
Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
, By Profession : Business

Identified By Manoj Sharma, son of Late B Sharma, 1582/2, Raj Danga Main Rd., Kolkata,
Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 , By Caste:
Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Archbishop Salvatore Pennacchio, son of . , 50 - C , Nitimarg , Chanakyapuri , New Delhi,
District:-New Delhi, DELHI, India, P.O. :- Pin :-110021 By Caste Hindu By Profession: Others, as the
constituted attorney of The Holy See . is admitted by him.

Identified By Manoj Sharma, son of Late B Sharma, 1582/2, Raj Danga Main Rd., Kolkata,
Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 , By Caste:
Hindu, By Profession: Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 25/04/2012

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.-14,68,06,891/-

Certified that the required stamp duty of this document is Rs.- 10276502 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 02/05/2012

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash



(Rajendra Prasad Upadhyay)
District Sub-Registrar - III
South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 3 of 4

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Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03792 of 2012
(Serial No. 03709 of 2012)

Rs. 0.00/-, on 02/05/2012

Amount by Draft

Rs. 1614912/- is paid , by the draft number 343147, Draft Date 24/04/2012, Bank Name State Bank of India, S B I, Calcutta, received on 02/05/2012

(Under Article : A(1) = 1614866/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 02/05/2012)

Deficit stamp duty

Deficit stamp duty Rs. 10271602/- is paid, by the draft number 343149, Draft Date 24/04/2012, Bank Name State Bank of India, S B I, Calcutta, received on 02/05/2012

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



Rajendra Prasad Upadhyay
D.S.R.-III

South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Endorsement Page 4 of 4

02/05/2012 15:05:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 9270 to 9302
being No 03792 for the year 2012.



Rajendra Prasad Upadhyay
D.S.R.-III
South 24 Parganas.

(Rajendra Prasad Upadhyay) 03-May-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

সিইল অফ দি ডিস্ট্রিক্ট সাব-রেজিস্ট্রার III, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ
04
28/5/12