



稅務局
印花稅署
香港灣仔告士打道5號 稅務大樓3樓

電話號碼 Tel. No.: 2594 3202
傳真號碼 Fax No.: 2519 9025

INLAND REVENUE DEPARTMENT
STAMP OFFICE
3/F, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 2-16-129272-1-0-1
文書性質 Nature of Instrument: 樓契 Assignment
文書簽立日期 Date of Instrument: 27/01/2016 (日 Day / 月 Month / 年 Year)
代價款額 Consideration: \$2,350,000.00
取得之權益 Interest acquired: 100.00%
物業地址 Property Address: Lot No.2095 in D.D.No.102,
Yuen Long, NT

有關人士姓名及身份

Name and capacity of parties:

賣方 Vendor(s):

(1) WONG CHANG SANG

買方 Purchaser(s):

(1) KIRAT RAI ASSOCIATION HONG KONG LIMITED



DOC
M/N:16020500720058
註冊稅務署

茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No. : 16-2-0368432-5
加蓋印花日期 Date of Stamping : 03/02/2016 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid : \$100.00
付款方式 Payment Method : 支票 Cheque
簽註 / 表明 Endorsement / Denotation:
- 此文書是依循一份已加蓋印花的買賣協議而簽立
Executed in conformity with a stamped chargeable
agreement for sale

印花稅署署長 黃權輝
WONG Kuen-fai
Collector of Stamp Revenue

I.R.C.表格第 3511 號
I.R.C. 3511

你可於 www.gov.hk/estamping 核對此證明書的真確性
You may check the authenticity of this certificate at www.gov.hk/estamping

THIS ASSIGNMENT

is made the 27th day of January 2016

BETWEEN

- (1) WONG CHANG SANG (黃增生) of Flat B, 4th Floor, Ka On Garden, Ping Shan, Yuen Long, New Territories, Hong Kong ("the Vendor"); and
- (2) KIRAT RAI ASSOCIATION HONG KONG LIMITED (Company No.1656944) whose registered office is situate at Flat A, No.14 Tai Wai Tsuen, Yuen Long, New Territories, Hong Kong ("the Purchaser").

NOW THIS DEED WITNESSETH as follows :-

1. In consideration of the sum of **HONG KONG DOLLARS TWO MILLION THREE HUNDRED AND FIFTY THOUSAND ONLY (HK\$2,350,000.00)** paid by the Purchaser to the Vendor (the receipt whereof is acknowledged) the Vendor as beneficial owner ASSIGNS to the Purchaser the property described in the Schedule hereto ("the Property") TO HOLD the same unto the Purchaser for the residue of the term of years created by the Government Lease referred to in the Schedule hereto ("the Government Lease") SUBJECT to the payment of the due proportion of the yearly Government rent payable in respect of the Property reserved by and the covenants conditions and provisos contained in the Government Lease.

2. It is hereby agreed and declared by the parties hereto that the respective covenants by the Vendor and the Purchaser implied by the Conveyancing and Property Ordinance Cap.219 and herein contained shall be construed and shall take effect so far as they relate to or affect the Property but not further or otherwise.

3. It is hereby certified that the Property is a non-residential property within the meaning of Section 29(A) (1) of Stamp Duty Ordinance Cap.117.

4. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$3,000,000.00.

IN WITNESS whereof the parties hereto have hereunto executed this Assignment the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

1. The Property:-

(a) Description, address, lot number, sections, undivided shares, etc.:-

ALL THAT piece or parcel of ground registered in the Land Registry as LOT NO.2095 IN DEMARCATION DISTRICT NO.102 ("the Lot") together with the buildings erected thereon (if any).

(b) Exceptions and reservations, etc.:-

Subject to all the exceptions and reservations (if any) as more particularly described, mentioned and/or referred to in the Government Lease.

(c) Easements and other appurtenant rights the benefit of which is assigned with the Property :-

All such rights and rights of way (if any) and all other privileges easements as more particularly described, mentioned and/or referred to in the Government Lease.

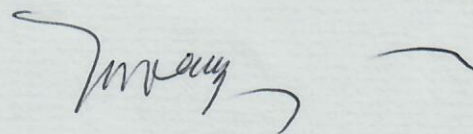
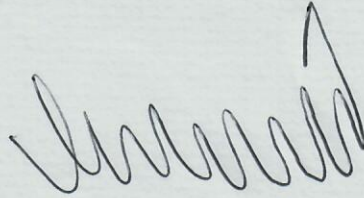
(d) Easements and other appurtenant rights to which the Property is subject :-

All subsisting rights, rights of way and easements to which the Property is now subject and as mentioned and/or referred to in the Government Lease.

2. The Government Lease:-

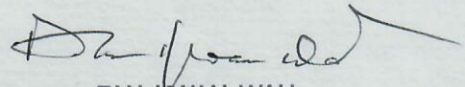
A New Government Lease in respect of the Lot which was deemed to have been granted by virtue of the New Territories (Renewable Government Leases) Ordinance (Cap.152) for the residue of the term of 24 years less the last three days thereof from the 1st day of July 1898 (the original term of 75 years having expired on the 30th day of June 1973) under and by virtue of the provisions of the New Territories (Renewable Government Leases) Ordinance (Chapter 152) and the said further term was extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Chapter 150).

SIGNED SEALED and DELIVERED by)
the Vendor [who having been previously)
identified by production of Hong Kong)
Identity Card No. C545991(3)] in the)
presence of : -)



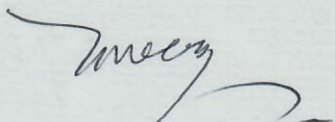
TANG KWAN TAI
Legal Executive to Messrs. K. M. Lai & Li,
Solicitors &c., Hong Kong SAR

I hereby verify the signature of
Tang Kwan Tai



FAN KWAN WAH
Solicitor, Hong Kong SAR
K.M. LAI & LI

INTERPRETED to the Vendor by:-



TANG KWAN TAI
Legal Executive to Messrs. K. M. Lai & Li,
Solicitors &c., Hong Kong SAR

SEALED with the Common Seal of the)
Purchaser and SIGNED by Rai Kisan,)
Rai Pitambar and Rai Bimal,)
director(s)/person(s) duly authorized by)
resolution of the board of directors in the)
presence of :-)



A handwritten signature in black ink, consisting of a vertical line with a horizontal stroke at the bottom and a small loop on the left.

Lam Pui Pui Judy
Clerk to Messrs. Wong, Fung & Co.
Solicitors, Hong Kong SAR

For and on behalf of
KIRAT RAI ASSOCIATION HONG KONG LIMITED

Three handwritten signatures in black ink, written over a dotted line.

.....
Authorized Signature(s)

I hereby verify the
signature of Lam Pui Pui Judy

A handwritten signature in black ink, consisting of a large, stylized 'G' shape.

Ng Wing Hung
Solicitor of Messrs. Wong, Fung & Co.,
Solicitors, Hong Kong SAR

Dated the 27th day of January 2016

ASSIGNMENT



註冊摘要編號 Memorial No.:
16020500720058

本文書於2016年2月5日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 05 February 2016.


土地註冊處處長
Land Registrar

MESSRS. WONG, FUNG & CO.
SOLICITORS,
SHOP C, GROUND FLOOR,
POLLY MANSION,
NOS.20-24 TAI FUNG STREET,
YUEN LONG, NEW TERRITORIES.

Our Ref : WF/WL/120758/16P(hy)