

02546

I-2843/11

18



गण्डियबज्ज पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to Registration. the signature sheets and the endorsement sheets attached with this document are part of this document

12/4/11  
Sub-Registrar  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908

K 456659  
 250.00  
 500.00  
 750.00  
 rec'd on 07/4/11  
 07/4/11

THIS INDENTURE made this 12th day of April Two Thousand Eleven BETWEEN (1) NAZBUL SARDAR, son of Karam Ali Sardar, being minor represented by his natural guardian and father Karam Ali Sardar and (2) HASIBUR SARDAR, son of A. Ali Sardar, being minor represented by his natural guardian and father Ansar Ali Sardar, both residing at Majerpara Ward No.25, Police Station Sonarpur, District South 24-Parganas, hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE

Worth Son  
OSMAN ALI  
SARDAR

Ansari Sardar


Amir Khatun

Amir Khatun

217449

VICTOR MOSES & CO.  
Solicitors & Advocates  
8, Old Post Office Street  
Kolkata-700 001

NAME.....  
ADD/ADV.....  
RS.....  
21 MAR 2011  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 1, K. S. Roy Road, Kolkata

1 Umesh Kyal 965  
  
(Umesh Kyal)

**ENDORSE REALESTATE PVT.LTD.**  
Umesh Kyal  
Director

**ENABLE ESTATE PVT, LTD.**  
Umesh Kyal  
Director

 966  


Nasibul Sardar. Natenas  
Jalandhar U. Pathe

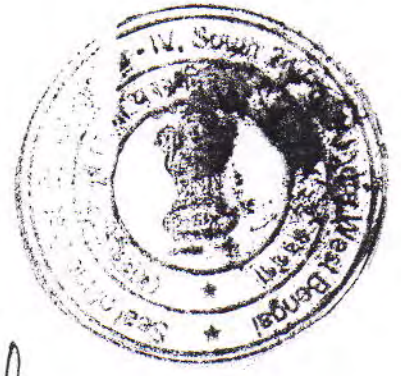
Komal Sarda


 967

Nasibul Sardar. Natenas  
Jalandhar U Pathe.  
Anil Ali Sarda

Sankha miya  
S/O Magdha miya

Kamalajuga SONAPUR  
kat - 103  
Serwile



  
Sub-Registrar-IV  
Alipore, Farganas, Alipore  
Registrar U/S 7 (2) of  
Registration Act 1908  
27 Apr 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 1882 to 1895  
being No 02843 for the year 2011.



(Dulal Chandra Saha) 18-April-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

11

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

Endorsement For Deed Number : I - 02843 of 2011  
(Serial No. 02546 of 2011)

On

Payment of Fees:

On 07/04/2011

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

Presented for registration at 17.45 hrs on :07/04/2011, at the Private residence by Umesh Kyal ,Claimant.

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

Execution is admitted on 07/04/2011 by

1. Umesh Kyal

Director, Endorse Real Estate Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Director, Enable Estate Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

, By Profession : ----

Identified By S Miya, son of Mogibar Miya, Kamalgazi Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

**Executed by guardian**

Execution is admitted by

1. Karam Ali Sardar, son of Osman Ali Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: ----,as the guardian of minor Nazbul Sardar

2. Ansar Ali Sardar, son of Osman Ali Sardar , Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: ----,as the guardian of minor Hasibur Sardar

Identified By S Miya, son of Mogibar Miya, Kamalgazi Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

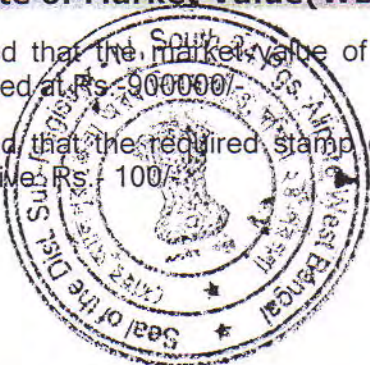
( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 08/04/2011

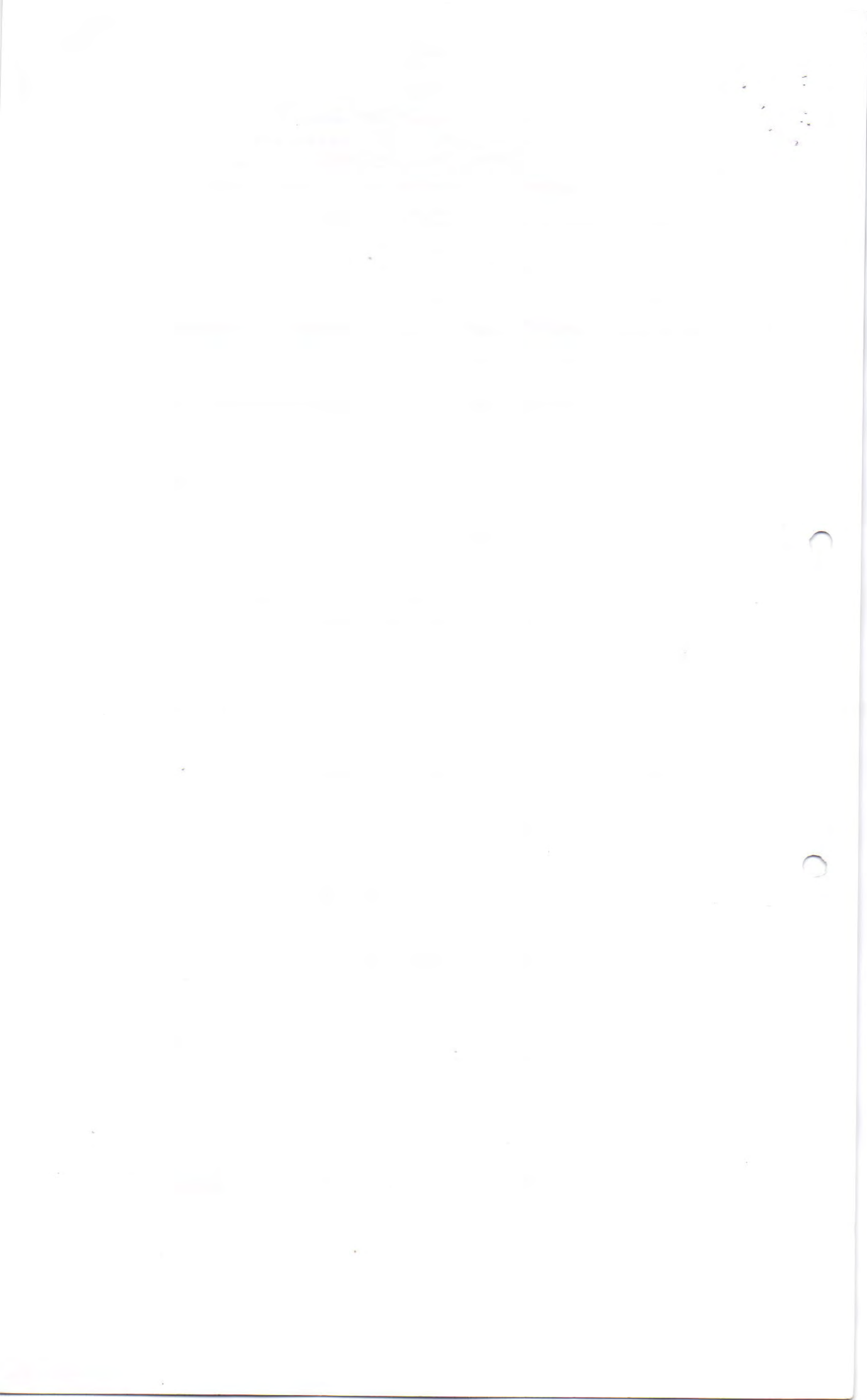
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 900000/-

Certified that the required stamp duty of this document is Rs.- 20 /- and the Stamp duty paid as: Impressive Rs. 100/-



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV





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

Endorsement For Deed Number : I - 02843 of 2011  
(Serial No. 02546 of 2011)

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 12/04/2011

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

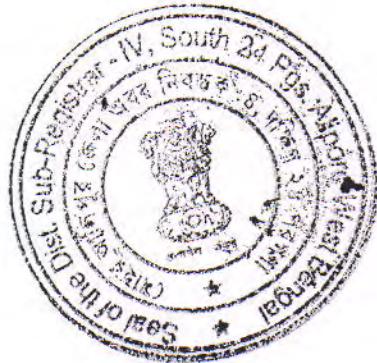
**Payment of Fees:**

Amount By Cash

Rs. 9928/-, on 12/04/2011

( Under Article : A(1) = 9889/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/04/2011 )

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

12/04/2011 16:24:00

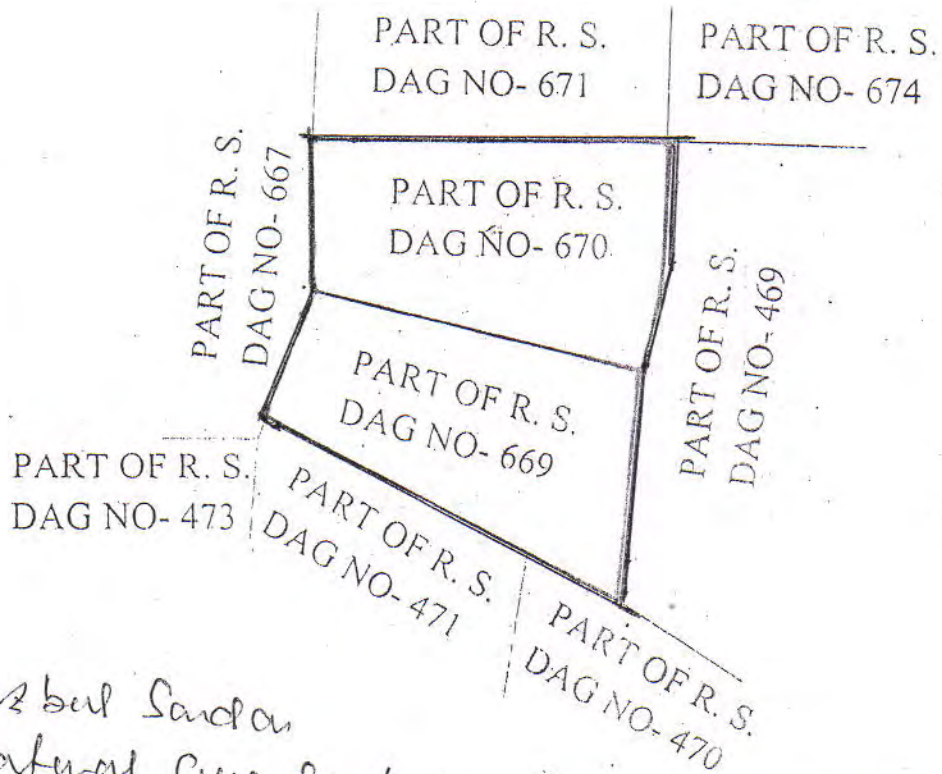
EndorsementPage 2 of 2





SITE PLAN OF R. S. DAG NO.- 669 AND 670, L. R. DAG NO.-702 AND 703,  
AT MOUZA- KUMRAKHALI, J. L. NO.- 48, UNDER L. R.  
KHATIAN NO.- 843 AND 852, P. S. SONARPUR, WARD NO.-27,  
RAJPUR SONARPUR MUNICIPALITY

SCALE - 1" = NOT STATED



*Nazbul Sardaar*  
*Actual Occupant &*  
*Father Karamul Sardaar*

*Hasebul Sardaar*  
*Actual Occupant &*  
*Father Ameer Ali Sardaar*

SIGNATURE OF THE PURCHASERS

**ENDORSE REAL ESTATE PVT. LTD.**

*Amir Uddin*  
Director

**ENABLE ESTATE PVT. LTD.**

*Amir Uddin*  
Director

SIGNATURE OF THE VENDORS



**District Sub-Registrar,**  
**South 24 Parganas, Alipor,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**- 7 APR 2011**

08/11/2011 11:05:30 AM

**PART A N D (1) ENDORSE REAL ESTATE PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No.55/1A, Strand Road, Police Station - Jorabagan, Kolkata-700 007, **AND (2) ENABLE ESTATE PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No.55/1A, Strand Road, Police Station - Jorabagan, Kolkata-700 007, represented by their director namely ~~XXXX~~ Kyal, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-interest and assigns) of the **OTHER PART** :

Umesh.

**WHEREAS :**

A. One Abdul Hamid Sardar was lawfully seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 7 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	Area
669	1032	3 Sataks
670	-do	4 Sataks
	<b>TOTAL :</b>	<b>7 Sataks</b>

(hereinafter collectively referred to as the **said entire land**).

B. By a Bengali Kobala (Deed of Sale) dated the 7<sup>th</sup> day of October 1964 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Farida Khatoon Bibi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.123 Pages 25 to 32 Being No.9137 for the year 1964, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said entire land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

C. By another Bengali Kobala (Deed of Sale) dated the 29<sup>th</sup> day of April 2009 made between the said Farida Khatoon Bibi therein referred to as the Vendor of the One Part and one Shaid Ali Sardar and two others therein jointly referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I CD Volume No.13 Pages 4726 to 4736 Being No.04566 for the year 2009, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the said entire land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

Abdul Hamid Sardar

Umesh Kyal



*[Handwritten signature]*  
District Sub-Registrar  
District 24 Parganas  
Registrar U/S 7 (2) of  
Registration Act 1909  
27 APR 2011

D. By an Indenture of Conveyance dated the 17<sup>th</sup> day of June, 2010 made between the said Shaid Ali Sardar therein referred to as the Vendor of the One Part and the Vendors herein therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar-IV, Alipore in Book No.1 CD Volume No.17 Pages 213 to 224 Being No.04751 for the year 2010, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the undivided 1/3<sup>rd</sup> part or share the said entire land containing an area of 2 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written freely and absolutely.

E. Thus the Vendors are seized and possessed of or otherwise well and sufficiently entitled to All That the undivided 2/3<sup>rd</sup> part or share the said entire land containing an area of 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :


R.S. Dag Nos.	R.S. Khatian Nos.	Area
669	1032	2 Sataks
670	-do	3 Sataks
	<b>TOTAL :</b>	<b>5 Sataks</b>

more fully and particularly described in the **Schedule** hereunder written (hereinafter for the sake of brevity referred to as **the said land**) free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature.

F. By an Agreement dated the 18<sup>th</sup> day of June, 2010 made between the Vendors (being minors represented by their respective natural guardian and father) therein jointly referred to as the Vendors of the One Part and the Purchasers herein therein jointly referred to as the Purchasers of the Other Part and registered with the District Sub Registrar IV, Alipore in Book No. I CD Volume No.17 Pages 938 to 951 Being No.04791 for the year 2010, the Vendors had agreed to sell and the Purchaser has agreed to purchase All That the said land containing an area of 5 Sataks be the same a little more or less free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature for the consideration and the terms and conditions therein contained.

G. By an Order dated the 14<sup>th</sup> day of March, 2011 passed in the Misc. Case No.780 of 2010 (Petitioner: Karam Ali Sardar) the Learned District Judge, South 24 Parganas at Alipore granted permission for sale of the minor's namely Vendor No.1's undivided 1/3<sup>rd</sup> part or share in the said land to the Purchasers herein at and for a total consideration of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand only) subject to the compliance of the pre-conditions of deposit of the equivalent amount in



  
Sub-Registrar-IV  
South 24 Parganas, Alipore,  
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Registration Act 1908  
7 APR 2011

the name of the minor, namely Vendor No.1 herein, in a Term Deposit Scheme with any of the Nationalised Banks and filing of such Term Deposit Receipt before the Learned Court, which will keep the same in it's custody till the minor attains majority.

H. By another Order dated the 14<sup>th</sup> day of March, 2011 passed by the Learned District Judge, South 24 Parganas at Alipore in the Misc. Case No.781 of 2010 (Petitioner : Ansar Ali Sardar) granted permission for sale of the minor's namely Vendor No.2's undivided 1/3<sup>rd</sup> part or share in the said land to the Purchasers herein at and for a total consideration of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand only) subject to the compliance of the pre-conditions of deposit of the equivalent amount in the name of the minor, namely Vendor No.2 herein, in a Term Deposit Scheme with any of the Nationalised Banks and filing of such Term Deposit Receipt before the Learned Court, which will keep the same in it's custody till the minor attains majority.


I. By another Order dated the 31<sup>st</sup> day of March, 2011 passed in the Misc. Case No.780 of 2010 (Petitioner: Karam Ali Sardar) the Learned District Judge, South 24 Parganas at Alipore on filing of such Term Deposit Receipt being No.97544050010400/1 dated the 21<sup>st</sup> March, 2011 of Syndicate Bank, Narendrapur Branch, approved the draft copy of the Indenture of Conveyance.

J. By another Order dated the 31<sup>st</sup> day of March, 2011 passed in the Misc. Case No.781 of 2010 (Petitioner: Ansar Ali Sardar) the Learned District Judge, South 24 Parganas at Alipore on filing of such Term Deposit Receipt being No.97544050010413/1 dated the 21<sup>st</sup> March, 2011 of Syndicate Bank, Narendrapur Branch, approved the draft copy of the Indenture of Conveyance.

K. The Vendors have agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.9,00,000/- (Rupees Nine Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.9,00,000/- (Rupees Nine Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the undivided 2/3<sup>rd</sup> part or share in the land containing an area of 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :




  
Sub-Registrar,  
24 Parganas, Alipore,  
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7 APR 2011



R.S. Dag Nos.	R.S. Khatian Nos.	Area
669	1032	2 Sataks
670	-do	3 Sataks
	<b>TOTAL :</b>	<b>5 Sataks</b>

as more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter collectively referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appurtenant or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **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 Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made



  
District Sub-Registrar  
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Registrar U/S 7 (2) of  
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- 7 APR 2011

or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors 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 and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**


**ALL THAT** the piece and parcel of land containing an area of 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

<b>R.S. Dag Nos.</b>	<b>R.S. Khatian Nos.</b>	<b>Classifications</b>	<b>Area</b>
669	1032	Danga	2 Sataks
670	-do-	-do-	3 Sataks
		<b>TOTAL :</b>	<b>5 Sataks</b>

and butted and bounded in the manner as follows :-

- ON THE NORTH** : By R.S. Dag No. 671;
- ON THE EAST** : By R.S. Dag No. 469;
- ON THE SOUTH** : By R.S. Dag No. 471 and
- ON THE WEST** : By R.S. Dag Nos. 668 and 667.



  
District Sub-Registrar  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 7 APR 2011

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

**SIGNED and DELIVERED**  
by the **VENDORS** at Kolkata  
in the presence of :

Seyid Ray  
G. Lal Pan-office St.  
Kolkata - 700001.  
Sachin Mitra

Nazbul Sarder  
Natural Guardian of  
Father.  
Kamrab Sarder  
Hasibuz Sarder  
Natural Guardian of  
Father. Anwarul Sarder

**SIGNED and DELIVERED**  
by the **PURCHASERS** at Kolkata  
in the presence of :

Seyid Ray  
Sachin Mitra

**ENDORSE REAL ESTATE PVT. LTD.**

*[Signature]*  
Director

**ENABLE ESTATE PVT, LTD.**


*[Signature]*  
Director

**Drafted by :**

*[Signature]*  
Advocate

Victor Moses & Co.  
Solicitors & Advocates,  
6, Old Post Office St.,  
Kolkata - 700 001.



  
District Sub-Registrar,  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
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**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs.9,00,000/- (Rupees Nine Lacs only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

Date	Term Deposit Receipt being No.	Bank/Branch	Amount
21.03.2011	97544050010400/1	Syndicate Bank, Narendrapur Branch	Rs.4,50,000/-
-do-	97544050010413/1	-do-	Rs.4,50,000/-
		<b>Total :</b>	<b>Rs.9,00,000/-</b> =====

(Rupees Nine Lacs only).

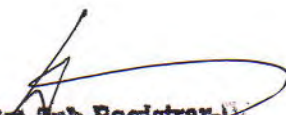
**WITNESSES :**

Susil Ray.  
Sachin miya

Nasibul Sandar.  
Natural Guardian of  
Father  
Karamal Sandar












































Hasibul Sandar.  
Natural Guardian of  
Father Asadul Sandar



  
**District Sub-Registrar-IV**  
**Block 14 Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**- 7 APR 2011**



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Luven vyel</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<i>Asser des Sundry</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<i>Karamal'sulur</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



**District Sub-Registrar-I**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**- 7 APR 2011**