

executors, administrators, legal representatives and assigns) of the ONE

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ENDORSE RELESTATE PVTLTD luck wyel

ENABLE ESTATE PYT, LTD.

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Sub-Registrar-IV Parganas, Aliporee mistrer U/S 7 (2) of

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



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

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

- 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 185 900000 . Or

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

✓ (Dulal ChandraSaha)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

12/04/2011 16:24:00



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)

(Dulai 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)

(Dulai Chandra Saha) DISTRICT SUB-REGISTRAR-IV

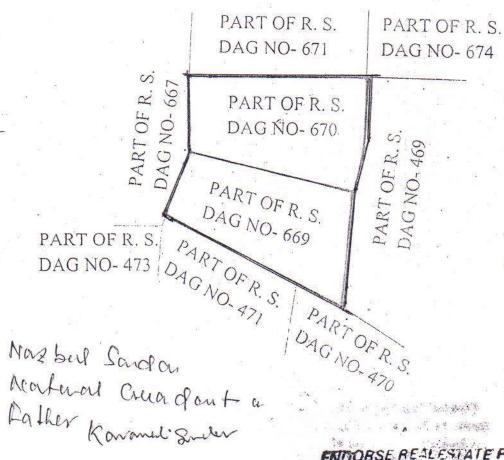


Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

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. E. NO.- 48, UNDER L. R. KHATIAN NO.- 843 AND 852, P. S. SONARPUR, WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY

SCALE - L" = NOT STATED



ENDORSE REALESTATE PUTLID.

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ENABLE ESTATE PVI, LTD.

SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE VENDORS



A Perganas, Alipor, Augistrar U/S 7 (2) of Englishmen Act 1000

Mr. Car

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 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
	TOTAL:	7 Sataks

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

- B. By a Bengali Kobala (Deed of Sale) dated the 7th 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.9187 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 29th 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.

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24 Parganes Exploration Act 1003 F APri 2011

- D. By an Indenture of Conveyance dated the 17th 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.I 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 1/3rd 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 2/3rd 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	
	TOTAL:	5 Sataks	

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, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

- F. By an Agreement dated the 18th 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, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature for the consideration and the terms and conditions therein contained.
- G. By an Order dated the 14th 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 1/3rd 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

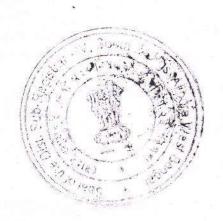


24 Parganas, Alipore, Solstrat U/S 7 (2) of Solstration Ast 1808

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 14th day of March, 2011 passed by the Learned District Judge, South 24Parganas 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 1/3rd 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 31st 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 21st March, 2011 of Syndicate Bank, Narendrapur Branch, approved the draft copy of the Indenture of Conveyance.
- J. By another Order dated the 31st 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 21st 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, lispendens, 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 2/3rd 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:



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

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 appurtaining 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-intitle 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



Parganas, Alipore,
Registrar U/S 7 (2) of
Registration Act 1908

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 :

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

and butted and bounded in the manner as follows:-

ON THE MORTH:

By R.S. Dag No. 671;

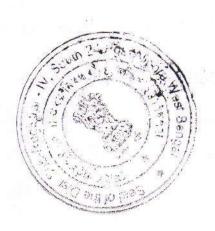
ON THE EAST

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.



Parganas, Alipore, Registrar U/S 7 (2) of Registration Act 1908 **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:

Seyif Ray 6. ald Pan-affice 81. Kalkafo - 700001. Sanhun Mija Nashul Sandan.
Natural Guadian. 4
Father.
Kovanab Smoler
Natural Guadian &
Lather. Answer Ali Condu

SIGNED and DELIVEREDby the **PURCHASERS** at Kolkata in the presence of:

Seril-Ley. Scaheun miy 4 ENDORSE REALESTATE PUTLID

ENABLE ESTATE PYT, LTD.

Drafted by:

Solèciters Processor,

Co. Solèciters Processor,

Co. Old Pros Office St.

Kolkata-700001.



24 Parganas, Alipore, Registrar U/S 7 (2) of Registration Act 1908 - 7 APR 2011 **RECEIVED** of and from the withinnamed 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/-
	×	Total:	Rs.9,00,000/-

(Rupees Nine Lacs only).

WITNESSES:

Susif-Rey. Backen miga Nasbul Sandor. Nortunal Gerardicen. 6. Rather Karamal. Sudar

Hasibier Sandar. Nortenal Gurdradia & Forther Assarts Souly



Parganas, Alipore, Segistrar U/S 7 (2) of Segistration Act 1908 - 7 APR 2011

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