04154 I/4751/2010 (9)

भारतीय गैर न्यायिक

TC 18.19.1

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL H 001437

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

Additional Sub Registrar
Ex. Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
18 JUN 2010

17/6/10
V/C 744/10
& 1040/10
550

THIS INDENTURE made this 17th day of June Two Thousand Ten **BETWEEN SHAID ALI SARDAR**, son of Ohab Ali Sardar, residing at Uttar Kumrakhali, Police Station Sonarpur, District South 24-Parganas, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND (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

Fee (1) Rs. 250.00
Fee (2) Rs. 100.00
(Four)
Rs. 350.00
realised on 17/6/10

Additional Sub Registrar
Ex. Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
18 JUN 2010

43026

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

NAME.....
ADD/ADV.....
RS.....
- 8 JUN 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Rahul Kyal

1106

ENDORSE REALESTATE PVT.LTD.
Rahul Kyal
Director

ENABLE ESTATE PVT. LTD.
Rahul Kyal
Director

1107

Subhechchhi Sanchan

Sub-Registrar - IV, South 24 Pgs, Alipore, West Bengal
Seal of the Dist. Sub-Registrar

Sub-Registrar
Registrar U/S 1
Registration ACT 1908
Alipore, South 24 Parganas
17 JUN 2010

Sugit Ray
S/o Late M.M. Ray
6, old Post office St
Kolkata - 700001.
Service.

Government Of West Bengal

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

Endorsement For Deed Number : I - 04751 of 2010

(Serial No. 04154 of 2010)

On 17/06/2010

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

Presented for registration at 17.50 hrs on :17/06/2010, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 17/06/2010 by

1. Shaid Ali Sardar, son of Ohab Ali Sardar , Uttar Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----

2. Rahul 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 Sujit Ray, son of Lt. M.m Ray, 6,old Post Office St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 18/06/2010

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:

Fee Paid in rupees under article : A(1) = 3432/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 18/06/2010

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.-312566/-

Certified that the required stamp duty of this document is Rs.- 18764 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

(Dulal ChandraSaha)
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 - 04751 of 2010

(Serial No. 04154 of 2010)

Deficit stamp duty Rs. 18764/- is paid, by the draft number 047091, Draft Date 10/06/2010, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 18/06/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

by their director namely Rahul 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** :

W H E R E A S :

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 the Vendor herein 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.

D. Thus the Vendor is now seized and possessed of or otherwise well and sufficiently entitled to 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 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	1 Sataks

670	-do-	1 Sataks
	TOTAL :	**2 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.

E. The Vendor has 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.3,00,000/- (Rupees Three Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.3,00,000/- (Rupees Three Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the undivided 1/3rd part or share in the land containing an area of 2 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	1 Sataks
670	-do	1 Sataks
	TOTAL :	**2 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 Vendor 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 Vendor or any other person or persons from whom he 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 Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is 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 Vendor has now in himself 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **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 indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor 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 land or any part thereof from under or in trust for the 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 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 2 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.	Classifications	Area
669	1032	Danga	1 Sataks
670	-do	-do-	1 Sataks
		TOTAL :	**2 Sataks**

and butted and bounded in the manner following :-

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;
ON THE WEST : By R.S. Dag Nos. 668 and 667;

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 **VENDOR** at Kolkata
in the presence of :

Sahid ali Sardar

Anwar Ali Sardar
S/ [illegible]

Ashok Kumar Rai
(ASHOK KUMAR RAI)
1/2, LORD SINHA ROAD
KOLKATA - 700 071

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

ENDORSE REALESTATE PVT.LTD
Rahul Kyal
Director

Anwar Ali Sardar
S/ -

Ashok Kumar Rai

ENABLE CONSTRUCTION PVT. LTD.
ENABLE ESTATE PVT, LTD.
Director
Director

ENABLE ESTATE PVT, LTD.
Rahul Kyal
Director

Drafted by:
[illegible]
Advocate.
Victor House Llp.
6, Old Post Office Street,
Kolkata.

R E C E I V E D of and from the within-named Purchasers the within-mentioned sum of Rs.3,00,000/- (Rupees Three Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
16.06.2010	189511	Indian Overseas Bank, Posta Branch, Kolkata	Rs. 1,50,000/-
16.06.2010	189461	-do-	Rs. 1,50,000/-
		Total :	**Rs.3,00,000/-** ==========

(Rupees Three Lacs only).

Satish Chandra Sardar

WITNESSES :

Anwar Ali Sardar

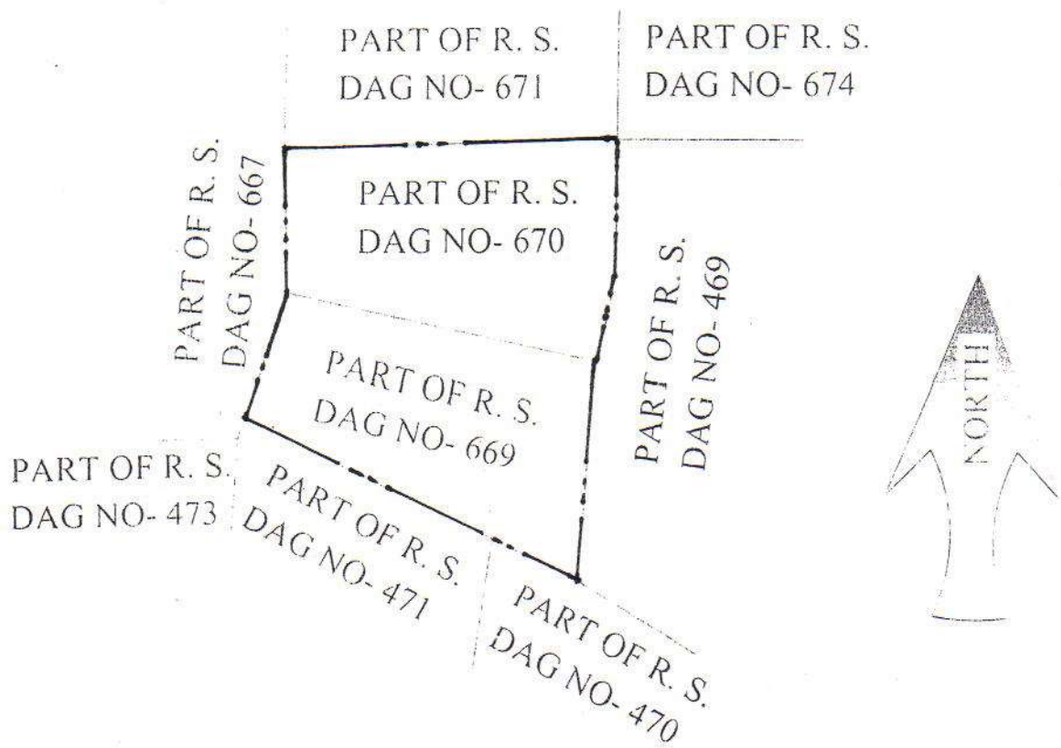
Aphozumandar

SPECIMEN FORM FOR TEN FINGERPRINTS

1	 Sushil	Little	Ring	Middle (left	Fore Hand)	Thumb
				Middle (right	Ring Hand)	Little
2	 Rahul Nigel	Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
3.		Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
4.		Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little

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



ENDORSE REALESTATE PVT.LTD.
Rahul Kyal
Director

ENABLE ESTATE PVT, LTD.
Rahul Kyal
Director

ELECT CONSTRUCTION PVT.LTD.

Director

SIGNATURE OF THE PURCHASERS

Sahid ali Sardar
SIGNATURE OF THE VENDORS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 213 to 224
being No 04751 for the year 2010.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Panchali Munshi) 24-June-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal