

11877/2012

BTN/67

12723/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

13AA 491227

267/12
8-3-12

Additional Registrar of Assurances II
Kolkata
28/9/12



Certified that the Document is admitted to Registration. The Signatures and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II, Kolkata

9.10.12

n/c 3099/12

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CONVEYANCE

1. Date: 28th September, 2012
2. Place: Kolkata
3. Parties:

B

B

28/9

75516

SAHA & RAY
 Advocates
 JAIL, 3rd Floor, Lawyers Chambers
 20, Purna Chandra Roy Road
 Kolkata - 700001

11 SEP 2012



11 SEP 2012


11 SEP 2012

Ruism
 e-6853

Dayanidhi Suppliers Private Limited

Ruism

Authorised Signatory

 e-6856

For Pragati Realcon Pvt. Ltd.

Sanjay Mandal

Authorised Signatory

Swapan Kar
 S/o R.N. Kar
 7c, K.S. Roy Road
 Kolkata - 700005
 Swen

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ADDITIONAL REGISTRAR
 OF ASSURED DEPOSITORS
 28 SEP 2012

- 3.1 **Pragati Realcon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.1, Ground Floor, Block C:1, Akash Nilay, Narayanpur, Battala, Kolkata-700136, Police Station Airport (**PAN AAFCP0017N**), represented by its authorized signatory Sandip Mazumder, son of Late Sadhan Chandra Mazumder, residing at 63/27/2, Dum Dum Road, Kolkata-700074, Police Station Dum Dum

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Dayanidhi Suppliers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AACCD3412G**), represented by its authorized signatory, **Raghwendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 2 (two) square feet, more or less [out of 123 (one hundred and twenty three) decimal equivalent to 74 (seventy four) *cottah* 6 (six) *chittack* and 29 (twenty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No.483, recorded in L.R. *Khatian* No. 831, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.483 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Subodh Bala Nath:** Subodh Bala Nath was the recorded owner of *sali* land measuring 123 (one hundred and twenty three) decimal, more or less, comprised in R.S./L.R. *Dag* No.483, recorded in L.R. *Khatian* No. 831, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**R.S./L.R. Dag No.483**).

- 5.1.2 **Settlement by Subodh Bala Nath:** By a Deed of Family Settlement, dated 15th June, 1985, registered in the Office of the Additional District Sub-Registrar.

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Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.85F, at Pages 357 to 362, being Deed No.4521 for the year 1985, Subodh Bala Nath settled $\frac{1}{2}$ (one-half) portion i.e. 61.5 (sixty one point five) decimal in R.S./L.R. *Dag* No.483 absolutely and forever in favour of Ardhendu Nath subject to the life interest of Subodh Bala Nath (**Ardhendu Nath's Share**).

- 5.1.3 **Ownership of Ardhendu Nath:** After the demise of Subodh Bala Nath, Ardhendu Nath became the sole and absolute owner of the Ardhendu Nath's Share.
- 5.1.4 **Sale by Ardhendu Nath:** By a Deed of Conveyance dated 16th June, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 8, at Pages 2269 to 2292, being Deed No.08047 for the year 2008, Ardhendu Nath sold the entirety of Ardhendu Nath's Share to Ramesh Verma, for the consideration mentioned therein.
- 5.1.5 **Purchase by Vendor:** By a Deed of Conveyance dated 1st October, 2010, registered in the Office of the District Sub-Registrar-II, Barasat, North 24 Parganas, in Book No. I, CD Volume No. 40, at Pages 2069 to 2083, being Deed No.11558 for the year 2010, the Vendor purchased the entirety of Ardhendu Nath's Share from Ramesh Verma, for the consideration mentioned therein. The Said Property is a part of Ardhendu Nath's Share and is the subject matter of this Conveyance.
- 5.1.6 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.



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- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *burgadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 2 (two) square feet, more or less [out of 123 (one hundred and twenty three) decimal equivalent to 74 (seventy four) *cottah* 6 (six) *chittack* and 29 (twenty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No.483, recorded in L.R. *Khatian*



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28 SEP 2012



No. 831, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.483 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,60,980/- (Rupees one lac sixty thousand nine hundred and eighty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



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- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land classified as *sahi* (agricultural) measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 2 (two) square feet, more or less [out of 123 (one hundred and twenty three) decimal equivalent to 74 (seventy four) *cottah* 6 (six) *chittack* and 29 (twenty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No.483, recorded in L.R. *Khatian* No. 831, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.483 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By land belonging to R.S./L.R. <i>Dag</i> No.470
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.484, 485 and 486
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.491
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.471, 480 and 481

ADDITIONAL REGISTRAR
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28 SEP 2012



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Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Bhatenda	483	834	123	3.00	Subodhbala Nath
			Total	3.00	

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Pragati Realcon Private Limited

Sandip Mandal

Authorized Signatory
[Vendor]

Dayanidhi Suppliers Private Limited

Ramesh

Authorized Signatory
[Purchaser]

Drafted by:

S
Saptarshi Roy, Advocate

Witnesses:

Signature *Ahmed. A. Sarkar*

Name *Named Ahmed Sarkar*

Father's Name *F. A. Sarkar*

Address *7C, K.S. Roy Road*
Kolkata - 70001

Signature *Sourav Banerjee*

Name *Sourav Banerjee*

Father's Name *Saibal Banerjee*

Address *7C, K.S. Roy Road*
Kolkata - 70001

ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
28 SEP 2012

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.1,60,980/- (Rupees one lac sixty thousand nine hundred and eighty) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No.001740 (part)	18.09.2012	Axis Bank Limited	1,60,980/-
		Total:	1,60,980/-

Pragati Realcon Private Limited

Sandip Mandal

Authorised Signatory
[Vendor]

Witnesses:

Signature *Navid - A. Saha*

Name *Navid Ahmed Saha*

Signature *Sourav Banerjee*

Name *Sourav Banerjee*



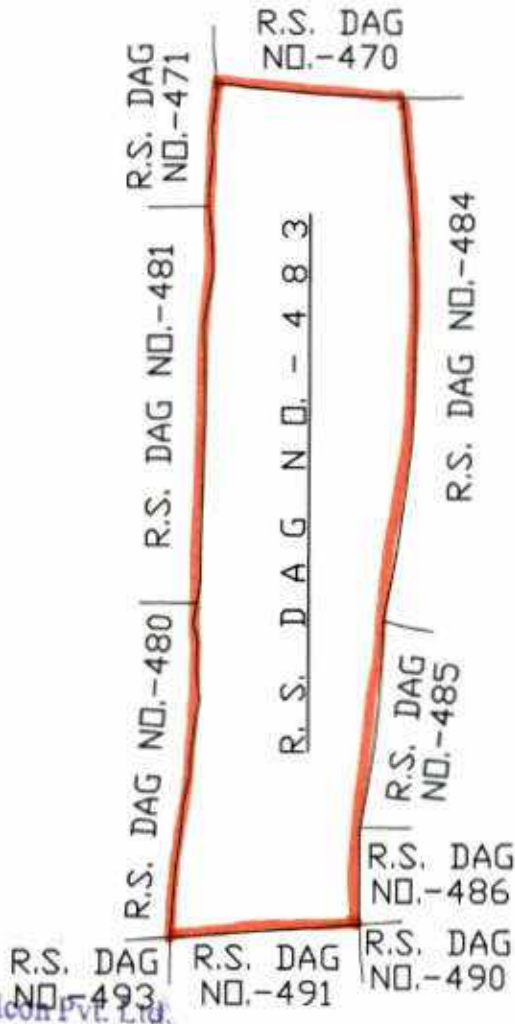
ADDITIONAL REGISTRAR
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28 SEP 2012



PLAN

SITE PLAN OF R.S./L.R. DAG NO.- 483, L.R. KHATIAN NO.- 831,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.483 is 123 Decimal



For Pragati Realcon Pvt. Ltd.


Sandeep Mandal
Authorised Signatory

Dayanidhi Suppliers Pvt. Ltd.

Ramesh
Authorised Signatory















NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.0000 DECIMAL OUT OF 123 DECIMAL SALI LAND IN RS/LR.
DAG NO.- 483.

SHOWN THUS : 

ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
28 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12723 of 2012
(Serial No. 11877 of 2012)

On

Payment of Fees:

On 28/09/2012

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

Presented for registration at 16.56 hrs on :28/09/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 28/09/2012 by

1. Sandip Mazumder

Authorised Signatory, Pragati Realcon Pvt Ltd, Akash Nilay, Narayanpur, Battala, C 1, Flat No:1, Ground Floor, Kol, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

, By Profession : Others

2. Raghwendra Kumar Mishra

Authorised Signatory, Dayanidhi Suppliers Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

, By Profession : Others

Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

On 05/10/2012

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.-4,26,666/-

Certified that the required stamp duty of this document is Rs.- 21353 /- and the Stamp duty paid as: Impresive Rs.- 20/-

(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

On 09/10/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

09/10/2012 16:02:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12723 of 2012
(Serial No. 11877 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 4784.00/-, on 09/10/2012

(Under Article : A(1) = 4686/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 21353/- is paid 03892128/09/2012 State Bank of India, DALHOUSIE SQUARE,
received on 09/10/2012

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

Dated this 28th day of September, 2012

Between

**Pragati Realcon Pvt. Ltd.
... Vendor**

And

**Dayanidhi Suppliers Pvt. Ltd.
... Purchaser**

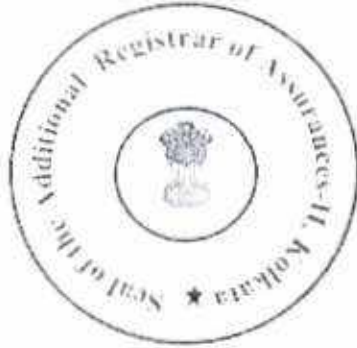
CONVEYANCE


3.00 Decimal
Portion of
R.S./L.R. Dag No. 483
Mouza Bhatenda
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 50
Page from 709 to 722
being No 12723 for the year 2012.




(Dulal chandra Saha) 10-October-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal