

1333

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I-6039/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 340397

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

[Signature]
 Registrar West-Bengal
 South 24 Parganas, Alipore
 West Bengal
 4 AUG 2011

w/c 10/5/11
 x 12/11/11
 7-15

THIS INDENTURE made this 3rd day of August Two Thousand Eleven **BETWEEN SOMENATH GHOSH**, son of Dhananjay Ghosh, residing at Chandpur, Bade Hooghly, Police Station Sonarpur, District South 24 Parganas, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND (1) ENDORSE BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCE7306A, **(2) WELSOME REALESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act,

(1) 250.00
 (2) 150.00


 2 400.00

realised as of 8/8/11
[Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 2349 to 2361
being No 06039 for the year 2011.




(Dulal Chandro Saha) 05-August-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 - 06039 of 2011
(Serial No. 05764 of 2011)

On

Payment of Fees:

On 03/08/2011

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

Presented for registration at 19.15 hrs on :03/08/2011, at the Private residence by Swapan Saha
Claimant.

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

Execution is admitted on 03/08/2011 by

1. Somenath Ghosh, son of Dhananjay Ghosh , Chandpur Bade Hoogly, , , Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : ----

2. Swapan Saha

Authorised Signatory, Endorse Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Welsome Realestate Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Induct Real Estate Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Arth Devcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700006 .

Authorised Signatory, Induct Infraproject Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700006 .

Authorised Signatory, Safforn Projects Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700006 .

Authorised Signatory, Salona Realestates Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Authorised Signatory, Everlink Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700006 .

, By Profession : ----

Identified By Manirul Shaikh, son of Kasem Ali Shaikh, Badehoogly, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700145 , By Caste: Muslim, By Profession:
Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(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 - 06039 of 2011
(Serial No. 05764 of 2011)

On 04/08/2011

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.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 04/08/2011

Amount by Draft

Rs. 11028/- is paid by the draft number 463503, Draft Date 03/08/2011, Bank Name State Bank of
India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Under Article : A(1) = 10989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/08/2011)

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.-1000000/-

Certified that the required stamp duty of this document is Rs.- 50010 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 50010/- is paid, by the draft number 463502, Draft Date 03/08/2011, Bank Name
State Bank of India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AABCW1040N, (3) **INDUCT REAL ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCI6266P, (4) **ARTH DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAJCA0305J, (5) **INDUCT INFRAPROJECT PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI4799P, (6) **SAFFORN PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAPCS0995N, (7) **SALONA REALESTATES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAPCS0997Q, AND (8) **EVERLINK BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCE3510C, all represented by their Authorized Signatory namely Swapan Saha son of the Late Gouranga Chandra Saha, residing at 41A, Simla Road, Kolkata, 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**:

WHEREAS :

A. One Nani Gazi was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 14 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S. Dag No.1331 appurtenant to C.S. Khatian No.527/1 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said land**).

B. The said Nani Gazi died intestate leaving him surviving his only son Noor Mahammad Gazi as his only heir and legal representative who inherited All That the said land absolutely and forever.

C. By a Bengali Kobala (Deed of Sale) dated the 6th day of December, 1943 made between the said Noor Mahammad Gazi therein referred to as Vendor of the One Part and one Sushila Bala Dassi therein referred to as Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.76 Pages 255 to 256 Being No.8040 for the year 1943, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein amongst others All That the said land more fully and particularly described in the Schedule thereunder written freely and absolutely.

Arth Devcon Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Induct Infraprojects Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Saffron Projects Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Salona Real Estate Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Everlink Builders Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory



2062

Somerath Chosh.

LF
Section 19
24 Pcs. Alagra, Alagra,
Section 19 (3) of
Registration Act 1908
23 Jul 2011

Maniram Bhaix.

S/o - Kasem Ali Shaikh
VIII - Badchogty, P.O. Malanthe
P.S. - Sonarpur, Kot. 145
Occ. - Business.

D. By another Bengali Danpatra (Deed of Gift) dated the 3rd day of July, 1987 made between the said Sushila Bala Dassi therein referred to as Donor of the One Part and one Somnath Ghosh (then minor represented by his father as his natural guardian namely Dhananjay Ghosh) therein referred to as Donee of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.33 Pages 80 to 85 Being No.2523 for the year 1987, the Donor therein in consideration of her natural love and affection towards the Donee therein made a free and absolute gift in respect of All That the said land more fully and particularly described in the Schedule thereunder written freely and absolutely.

E. Thus the Vendor became seized and possessed of All That the said land containing an area of 14 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1331 appertaining to C.S. & R.S. Khatian No.543 and L.R. Khatian No.935/1 within the ambit of Plo Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas more fully and particularly described in the Schedule hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature (hereinafter referred to as **the said land**).

F. The Vendor herein has agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.10,00,000/- (Rupees Ten Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.10,00,000/- (Rupees Ten 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 piece and parcel of land containing an area of 14 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1331 appertaining to C.S. & R.S. Khatian No.543 and L.R. Khatian No.935/1 within the ambit of Plo Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas 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 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 areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anyway appertaining or usually held, occupied



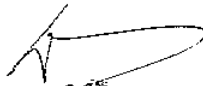
Handwritten signature
Minister of the Interior
Ministry of the Interior, Algiers
Registration U/A 1 (2) of
Ministerial Decree 1898
= 3 AUG 2011

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 him 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 14 Sataks be the same a little more or less situate classified as "Danga" lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1331 appurtenant to C.S. & R.S. Khatian No.543 and L.R. Khatian No.935/1 within the ambit of Pol Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas butted and bounded as follows :-




Minister of Foreign Affairs
Algeria
Algeria, 3 AUG 2014

ON THE NORTH : : By Dag No.1330;
 ON THE EAST : : By Dag No.1329;
 ON THE SOUTH : : By Dag No.1332 and
 ON THE WEST : : By Dag No.1334.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED
 by the VENDOR at Kolkata in the presence of :

1. D. J. Van Ram Sankar
2. Ashoke Chakraborty

Somenath Chak.

SIGNED SEALED AND DELIVERED
 by the PURCHASERS at Kolkata in the presence of :

1. D. J. Van Ram Sankar
2. Ashoke Chakraborty

Endorse Builders Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Wilsona Realtors Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

India Realtors Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Arth Devco Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Induct Infra Projects Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Saffron Projects Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Salora Real Estate Pvt. Ltd.
 Swapan Saha
 Director/Authorised Signatory

Director/Authorised Signatory
 Swapan Saha

Director/Authorised Signatory
 Swapan Saha

Director/Authorised Signatory
 Swapan Saha

Director/Authorised Signatory
 Swapan Saha

Drafted by :
 Swapan Saha
 Niche Ventures & Co.
 6, Old Post Office Street,
 Kolkata - 700004.

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.10,00,000/- (Rupees Ten Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE/ DRAFT NO.	BANK/BRANCH	AMOUNT
28.07.2011	730086	Indian Overseas Bank, Posta	87,500.00
29.07.2011	730097	-Do-	87,500.00
29.07.2011	730098	-Do-	87,500.00
28.07.2011	729992	-Do-	87,500.00
28.07.2011	730083	-Do-	87,500.00
29.07.2011	681535	Indian Overseas Bank, Kalighat	87,500.00
29.07.2011	681395	-Do-	87,500.00
29.07.2011	681481	-Do-	87,500.00
		BY CASH	3,00,000.00
		TOTAL :	Rs.10,00,000.00

(Rupees Ten Lacs only).

WITNESSES :

1. Dibanam Sarda
vill H/o - Gokamree
P.S. Magrahat
Dist - 24 Parganas (S)
2. Ashoke Chakraborty
P-3, Jadavpur University
Housing Co-operative Society Ltd.
Kolkata - 94

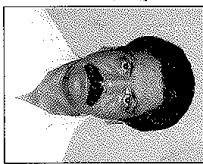
Somenath Chak.

NOV 08 2014
NOV 08 2014
NOV 08 2014
NOV 08 2014

2



SPECIMEN FORM FOR TEN FINGER PRINTS



Harper S/A



Sanchez Glenn

PHOTO	Little		Ring		Middle		Fore		Thumb	
	(Left Hand)									
	Thumb		Fore		Middle		Ring		Little	
	(Right Hand)									
	Little		Ring		Middle		Fore		Thumb	
	(Left Hand)									
	Thumb		Fore		Middle		Ring		Little	
	(Right Hand)									
	Little		Ring		Middle		Fore		Thumb	
	(Left Hand)									
Thumb		Fore		Middle		Ring		Little		
(Right Hand)										



[Handwritten signature]

DATE: 10/10/11
BY: [Signature]
TITLE: [Signature]
3 AUG 2011