

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

THIS INDENTURE made this 3 day of Two Thousand Eleven EETWEEN (1) KASHEMALI SHEIKH, son of the Late Mojehar Sheikh, residing at Uttar Bade Hooghly, Post Office Pol Ghat, Police Station Sonarpur, District – South 24 Parganas, (2) SALEMA BIBI slias SALEMA BIBI MONDAL, wife of Moksed Mondal, residing at Madhya Gobindapur, Post Office Dakshin Gobindapur, Langalberia Police Station Sonarpur, District – South 24 Parganas, & (3) MASIRUL SHEIKH, son Kashemali Sheikh, residing at Bade Hooghly, Post Office Malancha Nagar, Police Station Sonarpur, District – South 24 Parganas, the Vendor Nos. 2 & 3 represented by their constituted attorney KASEM ALI SEKH ALIAS KASHEM ALI SEIKH, son of the Late Majehar Sckh, residing at Uttar Bade Hooghly, Post Office Polghat, Police Station Sonarpur, District

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Evernew Properties Pvt. Ltd.
Rahul Wyll
Director/Authorised Signatory.

Goodfaith Developers PvL Lide

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M.d Ashfuddi Sheik Alian M.d Asifuddin Sekh

Marine Shaide. Stor Kasem Ali Shaide. VUN-Badchoogly. J. O. Malancha P.S. - Sonerfu, Kol-145 Dee-Burings.



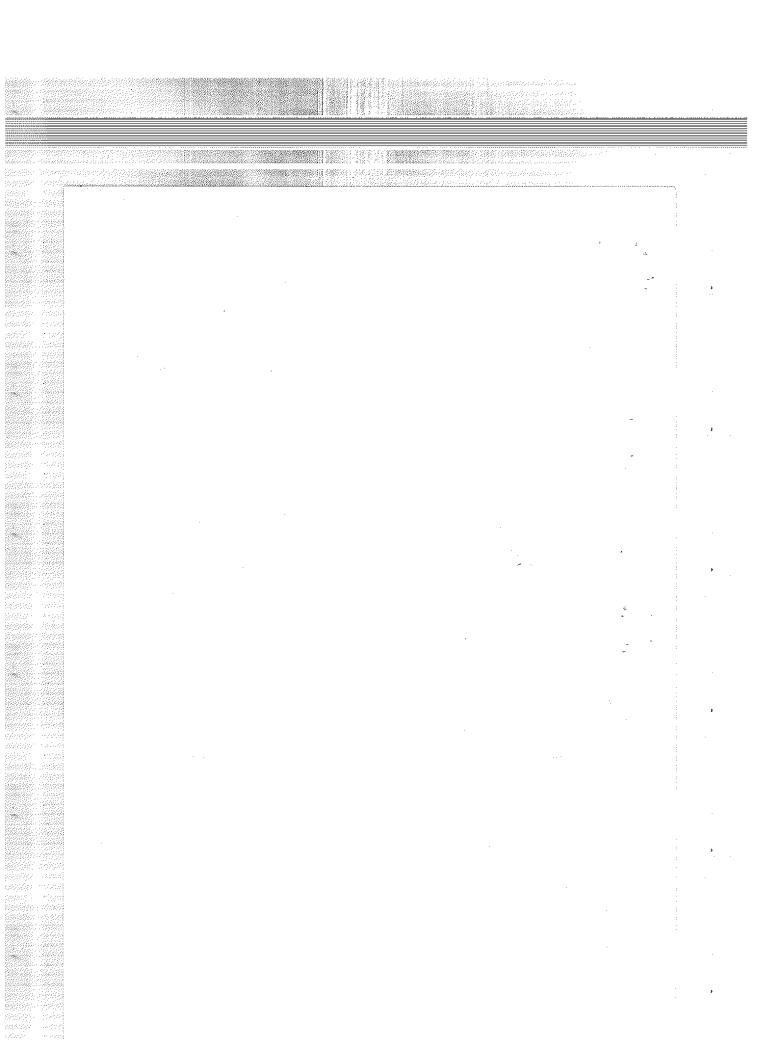


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 20 Page from 2415 to 2430 being No 06044 for the year 2011.



(Dulai ChandraSaha) 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 - 06044 of 2011 (Serial No. 05773 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 19.29 hrs on :03/08/2011, at the Private residence by Rahul Kyal Claimant.

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

Execution is admitted on 03/08/2011 by

- 1. Kasem Ali Sekh Alias Kashem Ali Seikh, son of Lt. Majehar Sekh , Uttar Bade Hoogly, , , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. , By Caste Muslim, By Profession:----
- 2. Md Asifuddin Sekh, son of Lt. Akbar Ali Sekh, Bade Hoogly, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: ----
- 3. Rahul Kyal
 - Authorized Signatory, Evernew Properties Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.

Authorized Signatory, Goodfaith Developers 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.:-, By Caste: Muslim, By Profession: Business.

Executed by Attorney

Execution by

1. Kasem Ali Sekh alias Kashem Ali Seikh, son of Lt. Majehar Sekh , Uttar Bade Hoogly, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: ----,as the constituted attorney of 1. Salema Bibi alias Salema Bibi Mondal 2. Nasirul Sheikh is admitted by him.

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

(Dulai Chandra Saha) DISTRICT SUB-REGISTRAR-IV

On 04/08/2011

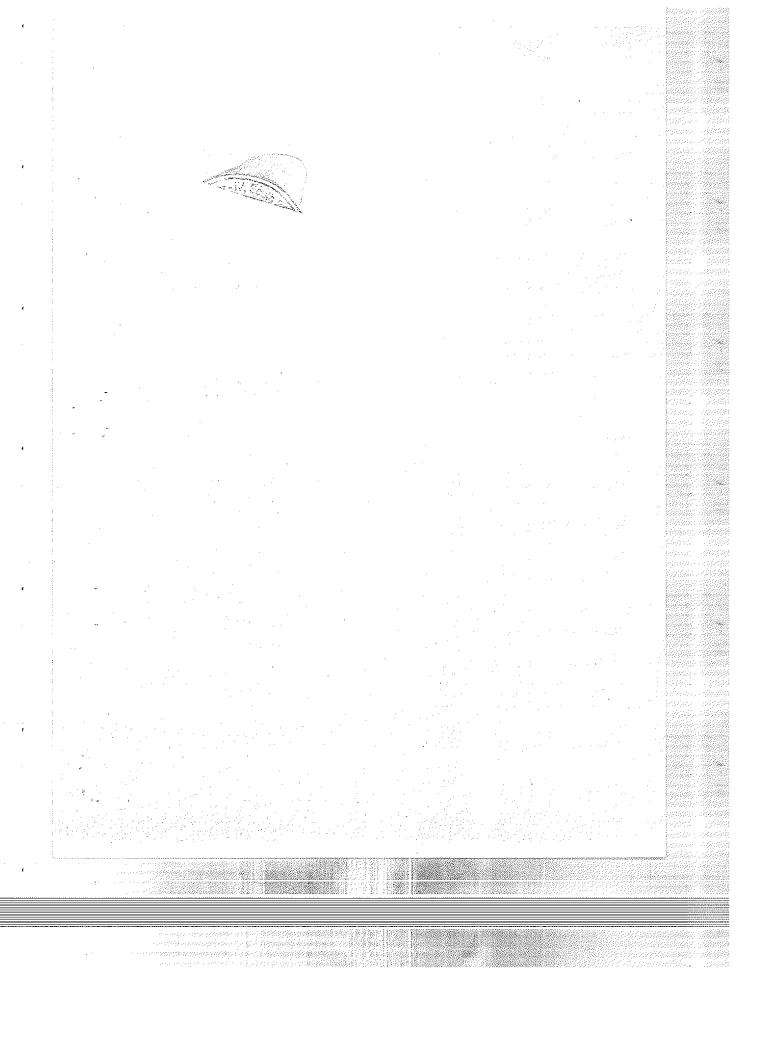
Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23,4,53 of Indian Stamp Act 1899.

(ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

04/08/2011 17:29:00

EndorsementPage 1 of 2





Government Of West Bengal

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

Endorsement For Deed Number : I - 06044 of 2011 (Serial No. 05773 of 2011)

Payment of Fees:

Amount By Cash

Rs. 10989/-, on 04/08/2011

-Amount by Draft

Rs. 23128/- is paid, by the draft number 463524, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Under Article: A(1) = 34078/-, 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.-2100000/-

Certified that the required stamp duty of this document is Rs.- 105011 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 105010/- is paid, by the draft number 463523, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Dulai Chandra Saha) DISTRICT SUB-REGISTRAR-IV



(Dula ChandraSana)
DISTRICT SUB-REGISTRAR-IV

04/08/2011 17:29:00

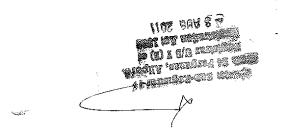
EndorsementPage 2 of 2



- South 24-Parganas, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART, MD. ASIFUDDIN SEKH, son of the Late Akbar Ali Sekh, residing at Bade Hooghly, Post Office Malancha Mahinagar, Police Station Sonarpore, District South 24-Parganas, hereinafter referred to as the **CONFIRMING PARTY** (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 SECOND PART (1) EVERNEW PROPERTIES 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 AACCE5651Q AND (2) GOODFAITH **DEVELOPERS 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 AAECG0467A, both represented by their Authorized Signatory namely Rahul Kyal son of Bal Krishan Kyal, residing at 122/1R, Monohar Pukur Road, Kolkata-700 026, 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 **THIRD PART**:

WHEREAS:

- A. One Mozahar Shekh was lawfully seized and possessed of an/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 24 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No. 80 Touzi Nos.121/122 comprised in R.S. Dag No.1351 appurtaining to R.S. Khatian No.537 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said entire land**).
- B. The said Mozahar Shekh died intestate leaving him surviving his widow namely Sundari Bibi and two sons the said Mohammad Anowar Ali Shekh alias Anar Ali Sheikh and Mohammad Kasem Ali Shekh and only daughter Salema Bibi as his legal heirs, heiresses and legal representatives who jointly inherited All That the said entire land in their respective proportions freely and absolutely.
- C. Thus the said Mohammad Anowar Ali Shekh alias Anar Ali Sheikh had 8.4 Sataks, Mohammad Kasem Ali Shekh had 8.4 Sataks, the said Sundari Bibi had 3 Sataks and Salema Bibi had 4.2 Sataks.
- D. By a Bengali Kobala (Deed of Sale) dated the 1st day of December, 1961, the said Mohammad Anowar Ali Shekh alias Anar Ali Shekh therein referred to as the Vendor of the One Part and one Sahabuddin





Baidya therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur, in Book No.I Volume No.109 Pages 132 to 134 Being No.9359 for the year 1961 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 piece and parcel of land containing an area of 8.4 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written absolutely and forever.

- E. By another Bengali Kobala (Deed of Sale) dated the 13th day of November, 1963, the said Sahabuddin Baidya therein referred to as the Vendor of the One Part and the said Sundari Bibi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur, in Book No.I Volume No.134 Pages 260 to 262 Being No.11613 for the year 1963, 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 piece and parcel of land containing an area of 8.4 Sataks be the same a little more or less out of the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.
- F. Thus partly by way of inheritance and partly by way of purchase the said Sundari Bibi had 11.4 Sataks (3+8.4) and similarly by way of inheritance the said Mohammad Kasem Ali Shekh had 8.4 and the said Salema Bibi had 4.2 Sataks.
- G. By a notification No. 1555-LA(PW) dated 06.02.1973 and also Erratum No. 22250-LA dated 6.11.1974 in respect of L.A. Case No. LA-II/43(B) of 71-72 published in the Official Gazette on 14.6.1973 and 19.12.1974, the State of West Bengal had acquired amongst others All That the piece and parcel of land containing an area of 16 Sataks out of 24 Sataks for the purpose of Adi Ganga Drainage Scheme.
- H. After the said acquisition, the said Sundari Bibi retained All That the piece and parcel of land containing an area of 3.8 Sataks be the same a little more or less, the said Mohammad Kasem Ali Sheikh retained All That the piece and parcel of land containing an area of 2.8 Sataks be the same a little more or less and the said Salema Bibi retained All That the piece and parcel of land containing an area of 1.4 Sataks be the same a little more or less.
- I. By a Bengali Hibanama (Deed of Gift) dated the 10th day of November, 1983 made between the said Sundori Bibi therein referred to as the Donor of the One Part and one Kasem Ali Shekh therein referred to as Donee of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.118 Pages 169 to 173 Being No.5628 for the year 1983 the Donor therein in consideration of her natural love and affection towards her son namely the Donee therein made a free and absolute gift in respect of amongst others All That the piece and parcel of

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land containing an area of 3.8 Sataks be the same a little more or less, therein wrongly mentioned as 4 Sataks, more fully and particularly described in the Schedule thereunder written freely and absolutely.

- J. By another Bengali Hibanama (Deed of Gift) dated the 20th day of August, 2009 made between the said Kashemali Shekh therein referred to as the Donor of the One Part and one Nasirul Shekh therein referred to as Donee of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I CD Volume No.26 Pages 1300 to 1312 Being No.09174 for the year 2009 the Donor therein in consideration of his natural love and affection towards his son namely the Donee therein made a free and absolute gift in respect of All That the piece and parcel of land containing an area of 1 Cottah 8 Chittacks be the same a little more or less more fully and particularly described in the Schedule thereunder written freely and absolutely.
- K. Thus the Vendors herein became seized and possessed of All that the piece and parcel of land containing an area of 8 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No. 80 Touzi Nos.121/122 comprised in R.S. & L.R. Dag No.1351 appurtaining to R.S. Khatian No.537 and L.R. Khatian No.1075 within the ambit of Pol Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas (hereinafter referred to as **the said land**).
- L. By an Agreement made between the Vendors herein therein jointly referred to as the Vendors of the One Part and the Confirming Party herein therein referred to as the Purchaser of the Other Part, the Vendors have agreed to sell and the Purchaser had agreed to purchase All That the said land, either by themselves or their respective nominee or nominees, at or for the consideration and on the terms and conditions therein contained.
- M. The Confirming Party herein since nominated the Purchasers herein to purchase the said land from the Vendors herein and for the consideration of Rs.10,00,000/- (Rupees Ten Lacs only).
- O. By reason of the aforesaid there has been a novation of the contract whereby and whereunder the Vendors have agreed to sell and the Purchasers have agreed to purchase free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of the said sum of Rs.11,00,000/- (Rupees Eleven Lacs only).
- P. By a Power of Attorney dated the 13th day of July, 2011 registered with the Additional District Sub Registrar Sonarpur in Book No.IV CD Volume No.3 Pages 1997 to 2005 Being No.01617 for the year 2011, the Vendor Nos.2 & 3 herein appointed the said KASEM ALI SEKH ALIAS KASHEM ALI SEIKH as their true and lawful Attorney to act do and



23 AUG 2011

perform the certain acts deeds and things therein mentioned in respect of their undivided part or shares in the said land.

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 Confirming Party herein at or before the execution of these presents (the receipt whereof the Confirming Party doth hereby as also by the receipt hereunder written admit and acknowledge) and in further consideration of the said sum of Rs.11,00,000/- (Rupees Eleven Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before 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) making together the total consideration of Rs.21.00,000/- (Rupees Twenty One Lacs only) paid by the Purchasers, the Vendors do and each of them doth hereby grant, transfer, convey, assign and assure and the Confirming Party doth hereby confirm and assure unto and in favour of the Purchasers All That the piece and parcel of land containing an area of 8 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No. 80 Touzi Nos. 121/122 comprised in R.S. & L.R. Dag No.1351 appurtaining to R.S. Khatian No.537 and L.R. Khatian No.1075 within the ambit of Pol Ghat Gram Panchyet 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 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 NOTWITHSTANDING any act, deed or thing by the Vendors or their 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 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 them 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 8 Sataks be the same a little more or less classified as "Sali" situate lying at Mouza Bade Hooghly J.L. No. 80 Touzi Nos.121/122 comprised in R.S. & L.R. Dag No.1351 appurtaining to R.S. Khatian No.537 and L.R. Khatian No.1075 within the ambit of Pol Ghat Gram Panchyet Police Station Sonarpur District South 24-Parganas and butted and bounded as follows:

ON THE NORTH: By Dag No.1350;

ON THE EAST : By Dag No.1365;

ON THE SOUTH : By Dag No.1362 and

ON THE WEST: By 150 ft. wide Bye Pass



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IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata in the

presence of:

1. Di Pamkar Sondar 2. Ashoke Chakraborty

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SIGNED SEALED AND DELIVERED

by the CONFIRMING PARTY at

Kolkata in the presence of:

1. Diffankar Sandan

2. Ashoke Chakraborly

Mid Asifuddi Sekh

SIGNED SEALED AND DELIVERED

by the PURCHASERS at Kolkata in

1. Dirankar Janoan

2. Ashoke Chakraborly

Evernew Properties Pvt. Ltd

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Director/Authorised Signatory.

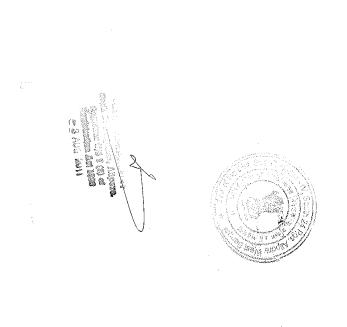
Goodfaith Developers Pvt. Ltd.

Rahue Wyle .

Drafted by:

Wiche Hous & Co, 6,000 Post officially Kalkara-700001.

Contents Read Over And Explained Ja Bengoli Vernacular To be Executant Fxecutrix Who Admitted he ame As True And Correct.



RECEIVED of and from the withinnamed Purchasers the within-mentioned sum of Rs.11,00,000/- (Rupees Eleven Lacs only) being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cheque/ Draft	Bank/Branch	Amount					
	No.							
29.07.2011	729995	IOB, Posta	3,00,000.00					
29.07.2011	729994	IOB, Posta	2,50,000.00					
29.07.2011	730089	IOB, Posta	3,00,000.00					
29.07.2011	. 730090	IOB, Posta	2,50,000.00					
		Total:	Rs.11,00,000.00					

(Rupees Eleven Lacs only).

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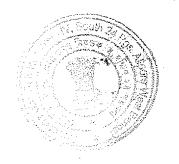
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Kolkata - 94

Contents Read Over And Explained In Bent li Vernacular To The Executant

necuteix Who - dmitted The Same

As True And Correct.





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

MEMO OF CONSIDERATION

Date	Cheque/ Draft No.	Bank/Branch	Amount				
03.06.2011	788754	IOB, Posta	5,00,000.00				
03.06.2011	788854	IOB, Posta	5,00,000.00				
		Total:	Rs.10,00,000.00				

(Rupees Ten Lacs only).

WITNESSES:

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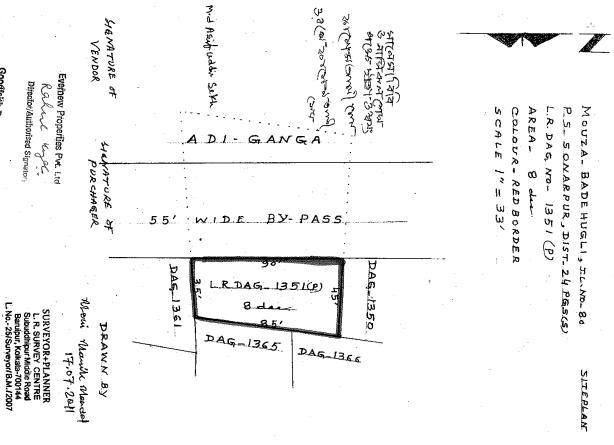
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Goodfaith Developers Pri Lind Rehnel Wyl

Director/Authorised Signatory

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