

06694/2011

7349/11



1742 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 031805

2/10/43/11  
NW 2451050v

07/6/14



Additional Registrar  
of Assurances - Kolkata

10.06.11

13437/11  
3/6/14

A.H. date

THIS INDENTURE made on this 06th day of JUNE

Two Thousand Eleven BETWEEN SMT. GOURI RANI KAR, wife of Nirmal Chandra Kar, deceased by faith Hindu, residing at South Kodalia, P.O. New Barrackpore, P.S. Ghola, Kolkata - 700131, District 24-Parganas, (North)

250+  
250

गौरी रानी

Aswika Gupta

गौरी रानी

5939

- 1 JUN 2011

SL. No. DATE

NAME

ADD

AMT

5000 = five thousand only

Goldsmit Commercial Pvt Ltd  
2, Canninghee Approach  
Kolkata-72

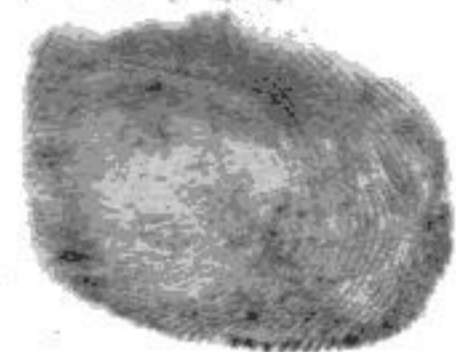
शशक बागारि

A1A6C

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

शशक बागारि

(ASHISHER BAGARIA) Director



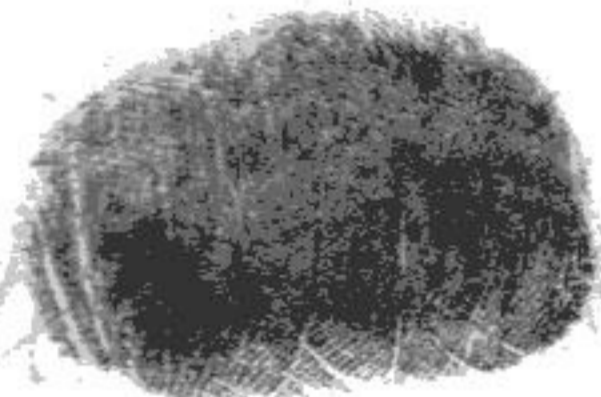
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GOLDSMITH COMMERCIAL PRIVATE LIMITED.

अशोक गुप्ता

(ASHOK GUPTA)

Director



A1A8C

। गौरी चन्द्र

Identified by me

Jas Mohan Choudhury  
(JASMOHAN CHOWDHURY)  
510 Late Biswanath Choudhury  
160 Mahatma Gandhi Road  
Kolkata - 700007

(Service)

Mousumi Ghosh  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE





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

Endorsement For Deed Number : I - 07349 of 2011  
(Serial No. 06694 of 2011)

On

Payment of Fees:

On 09/06/2011

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

Presented for registration at 16.00 hrs on :09/06/2011, at the Private residence by Abhishek Bagaria , one of the Claimants.

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

Execution is admitted on 09/06/2011 by

1. Smt Gouri Rani Kar, wife of Late Nirmal Chandra Kar , South Kodalia, Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-New Barrackpore Pin :-700131 , By Caste Hindu, By Profession : Others
2. Abhishek Bagaria  
Director, Gold Smith Commercial Pvt Ltd, 2, Chowringhee Approach, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 ,  
, By Profession : Business
3. Ashok Gupta  
Director, Gold Smith Commercial Pvt Ltd, 2, Chowringhee Approach, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 .  
, By Profession : Business

Identified By Jagmohan Chowdhury, son of Late Biswanath Chowdhury, 160, M. G. Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste: Hindu, By Profession: Service.

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

On 10/06/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 38052/-, on 10/06/2011



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

10/06/2011 16:49:00

EndorsementPage 1 of 2



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

**Endorsement For Deed Number : I - 07349 of 2011**  
**(Serial No. 06694 of 2011)**

( Under Article : A(1) = 37961/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 10/06/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

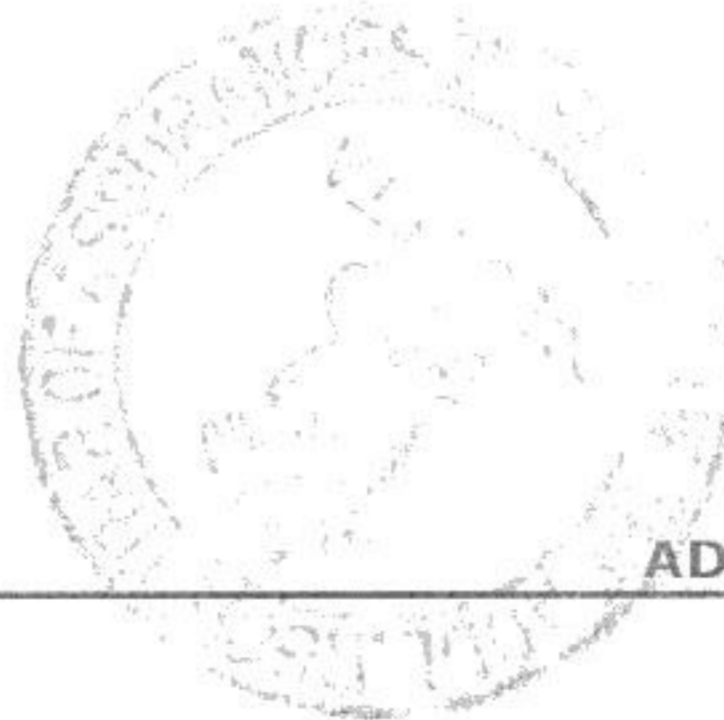
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3451050/-

Certified that the required stamp duty of this document is Rs.- 241584 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 236600/- is paid 65310306/06/2011 State Bank of India, SHAMBAZAR, received on 10/06/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

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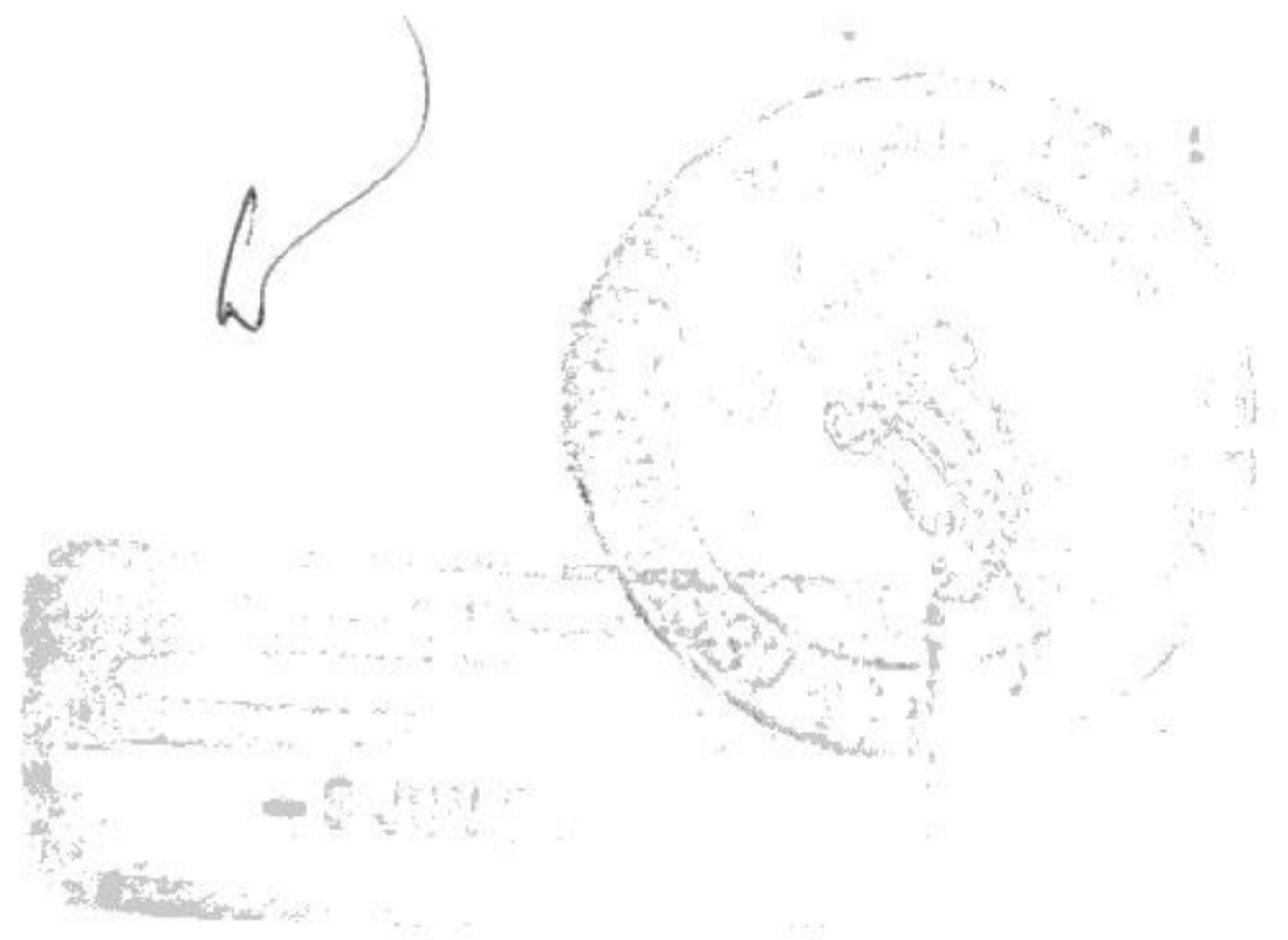
having her PAN No. \_\_\_\_\_, hereinafter referred to as the  
"VENDOR" (which term or expression shall unless excluded by or  
repugnant to the context be deemed to mean and include her heirs, executors,  
administrators, legal representatives and/or assigns) of the **ONE PART  
AND GOLD SMITH COMMERCIAL PVT. LTD.**, a company incorporated  
under the provisions of the Companies Act, 1956, having its registered office at  
2, Chowringhee Approach, Kolkata- 700072, having its PAN No.  
AADCG6790M hereinafter referred to as the "**PURCHASER**" (which term or  
expression shall unless excluded by or repugnant to the context be deemed to  
mean and include its successor or successors-in-office and/or assigns) of the  
**OTHER PART:**

**WHEREAS:**

- A. By virtue of a Bengali Kobala dated 28<sup>th</sup> day of May, 1973 executed  
between The New Barrackpore Co-operative Homes Ltd., therein  
referred to as the Kobala Data/Owner of the One Part and Smt. Gouri  
Rani Kar, therein referred to as the Kabala Grahita/Purchaser of the  
Other Part and registered with the office of Sub-Registrar Barrackpore  
in Book No.I, Volume No.43, pages 185 to 188 Being No.2066 for the  
year 1973 whereby and whereunder the said Vendor sold, granted,  
conveyed and transferred unto the purchaser ALL THAT piece or  
parcel of Rayati land admeasuring 8 decimal equivalent to 5 Cottahs be  
the same a little more or less out of 38 decimal, Together with structure  
and house lying situate in Mouza Kodalia, comprised in J.L. No.36, R. S.  
No.93, Touzi No.178, Khatian No.243, Dag No.252/585, P.S. Khardah,  
24-Parganas (North), Ward No.6, hereinafter referred to as the "said  
land", for valuable consideration therein mentioned, free from all  
encumbrances, liens, lispences, charges, trust whatsoever, along with

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Abdul Ghafoor



the right to make construction on the said land and further right to transfer or alienate the said land in any manner whatsoever.

- B. Subsequent thereto an error was detected in the schedule of the property of the said Deed of Kabala wherein the Dag number was mentioned as 252/585 instead of the correct Dag No.252/1485 and Khatian number was mentioned as 243 instead of correct Khatian No.1076.
- C. By a Bengali Deed of Rectification dated 13<sup>th</sup> November, 1977 executed between The New Barrackpore Co-operative Homes Ltd., therein referred to as the Kobala Data/Owner of the One Part and Smt. Gouri Rani Kar, therein referred to as the Kabala Grahita/Purchaser of the Other Part and registered with the office of Addl. District Registrar at Barasat 24-Parganas (North) in Book No.I, Volume No.46, pages 91 to 92 Being No.1526 for the year 1977 amendment and/or rectification were carried out in the said Bengali Kabala dated 20<sup>th</sup> May, 1973, inter alia to the effect that the Dag No.252/585 and Khatian No.243 should be rectified and should be read as Dag No.252/1485 and Khatian No.1076 instead of Dag No.252/585 and Khatian No.243 as mentioned in the said Deed of Rectification dated 13<sup>th</sup> November, 1977.
- D. After purchase of the said land the Vendor herein as the absolute owner thereof got her name mutated in the assessment record of the New Barrackpore Municipality in respect of aforesaid plot. The aforesaid plot have now been reassessed and renumbered as premises No. 139/4, Sahid Sarani by Lane, P.S. Khardah, District 24-Parganas (North), admeasuring an area of 8 decimals approx. equivalent to 5 Cottahs be the same a little more or less, morefully and particularly mentioned and

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described in the Schedule hereunder written (hereinafter referred to as the "said Premises").

- E. In the events as recited above the Vendor herein became seised and possessed of All That piece and parcel of land admeasuring 8 decimals approx. equivalent to 5 Cottahs Together with structure having tin shed standing thereon measuring about 1500 Sq.ft. lying situate at premises No.139/4, Sahid Sarani by Lane, P.S. Khardah, District 24-Parganas (North), morefully and particularly described in the Schedule hereunder written, free from all encumbrances, liens, lispens, charges, trusts, howsoever or whatsoever.
- F. The Vendor has agreed to sell, transfer and convey unto and in favour of the Purchaser herein or their nominee or nominees ALL THAT piece and parcel of land admeasuring 8 decimals approx. equivalent to 5 Cottahs be the same a little more or less Together with a structure with tin shed measuring about 1500 Sq.ft. Together with all easement right and liberties connected and related thereto, lying situate at holding No. 139/4, Sahid Sarani by Lane, P.S. Khardah, District 24-Parganas (North), morefully and particularly described in the Schedule hereunder written for or at a consideration of Rs.12,50,000/- (Rupees Twelve lacs fifty thousand), only free from all encumbrances, liens, lispens, charges, trusts, whatsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs.12,50,000 /- (Rupees Twelve lacs fifty thousand) only paid by the Purchaser to the Vendor on or before the execution of these present (the receipt whereof the Vendor

(Signature) ২০২

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doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledges of and from the same and over thereof doth hereby acquit release and forever discharge the Purchaser) the Vendor doth hereby sold, grant, convey, transfer, assign and assure unto and in favour of the Purchaser All That piece and parcel of land admeasuring 8 decimals approx. equivalent to 5 Cottahs be the same a little more or less out of 38 decimals, Together with structure with tin shed standing thereon measuring about 1500 Sq.ft. at Mouza Kodalia comprised in J.L. No.36, R. S. No.93, Touzi No.178, Khatian No.1076, Dag No.252/1485 now known as holding No.139/4, Sahid Sarani by Lane, P.S. Khardah, District 24-Parganas (North), Together with all easement right and liberties connected and related thereto, morefully and particularly described in the Schedule hereunder written (hereinafter called the "said property"), free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, alignments and trusts whatsoever **TOGETHER WITH ALL** structures, ways, walls, compounds, areas, path, passages, sewers, drain ways, common fences, water, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land and premises belonging or in any wise appertaining or usually held or enjoyed therewith or reputed to being or be appurtenant thereto **AND** the reversion or reversions remainder or remainders rents issues and profits thereof and of every part thereof **AND ALL** the estate right title interest claim or demand whatsoever of the Vendor into or upon the said land and property or any part thereof **TOGETHER WITH ALL** Deeds Pattas and monuments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or is hereafter shall or may be in the possession power or control of the Vendor, his heirs, executors, administrators, representatives and assigns or any other person or persons from whom he may procure the same without any action or suit **TO**

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**HAVE AND TO HOLD** the said messuage land hereditament and premises hereby granted or otherwise expressed or intended so **UNTO AND TO THE USE** of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor done 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 property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritances without any manner of conditions, 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 not in herself good, right, full power and absolute authority to grant the said land and property hereby granted or otherwise expressed so to be **UNTO AND TO THE USE** of the Purchaser in manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and property **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her. **AND THAT** the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and thing whatsoever for further better and more perfectly assuring the said messuage, land, hereditament and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required **AND** that the Vendor doth hereby also covenant with the Purchaser that the Vendor

22/10/20

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shall and will unless prevented by fire or some other inevitable accidents from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and their heirs, executors, representatives and assigns produce or cause to be produced to the Purchaser or at any trial hearing commission or examination or otherwise as occasion may or shall require all or any of the deeds and writings mentioned hereinabove for the purpose of evidencing the title to the said land hereditament and property so belonging to them as aforesaid or any part thereof **AND ALSO** will at the like request and cost deliver or cause to be delivered unto the Purchaser such attested or other copies or extracts from the said deeds and writings or any of them as the Purchaser may require and in the meantime unless prevented as aforesaid shall keep the said deed and writing safe unobliterated and uncancelled. **AND FURTHER** the Vendor shall indemnify and keep the Purchaser indemnified against any loss, claim, demand that may be incurred by the purchaser to the defect in title of the property in future.

**THE SCHEDULE ABOVE REFERRED TO :**

All That piece or parcel of land admeasuring 8 decimals approx. equivalent to 5 Cottahs be the same a little more or less out of 38 decimals Together with a structure with tin shed standing thereon measuring about 1500 Sq.ft. in Mouza Kodalia, comprised in J.L. No.36, R. S. No.93, Touzi No.178, Khatian No.1076, Dag No.252/1485, P.S. Khardah, 24-Parganas (North), Ward No.6 now reassessed and renumbered as holding No. 139/4, Sahid Sarani by Lane, under the New Barrackpore Municipality, as shown within **RED** border in the Map or Plan annexed herewith Together with all easement right and liberties connected and related thereto butted and bounded in the manner following:-

ON THE NORTH : By Holding No. 139/2/1

7/9/22

ON THE SOUTH : 16' feet wide Road.  
ON THE EAST : By Holding No. 139/6/2.  
ON THE WEST : By Holding No. 139/5.

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the "VENDOR" at Calcutta

✓ গোবীন্দ

in the presence of :-

**SIGNED SEALED AND DELIVERED**

by the "PURCHASER" at Calcutta

in the presence of :-

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

*J. K. B. B. B.*

Director.

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

*Ashok Gupta*

Director.

(ASHOK GUPTA)

1. Subanta vs. M. Chatterjee  
Date - Subodh Ch. M. Chatterjee  
Agarpara, New Barrackpore  
North 24 Parganas.

2. Kamal Chosh.  
Late - Binode Behari Chosh.  
East Srinagar, Birati,  
Kolkata - 700051

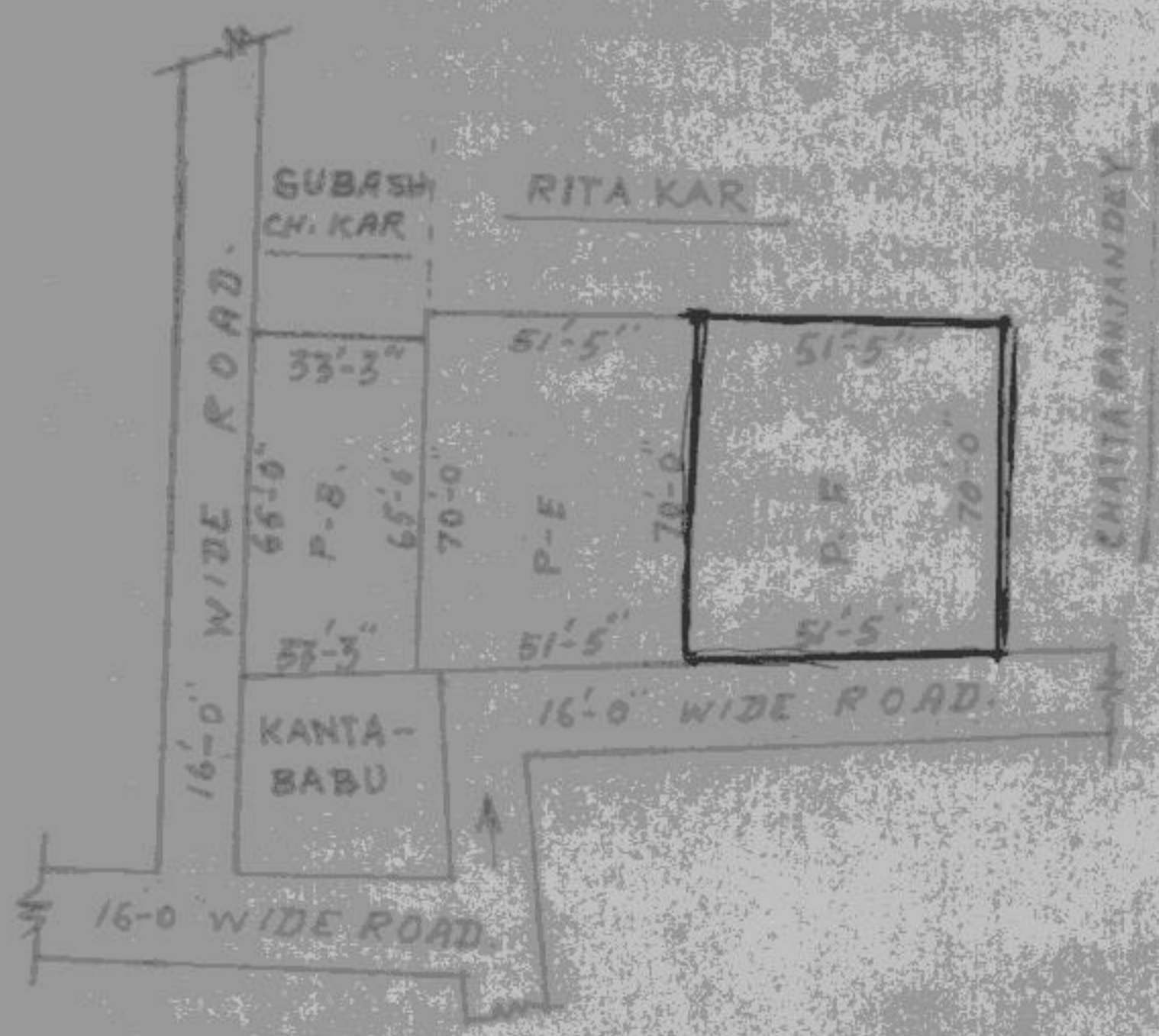
Drafted by :

*A. K. S.*  
Advocate

(G.P. Shaw)  
High Court Clerk

SITE PLAN OF MOUZA KODALIA, J.L NO 36- R.S NO 93-  
 TOUZI NO. 179. KHATAN NO. 138. PROJA-KHATAN NO. 1076.  
 DAG NO -  $\frac{252}{581}$  (P) KHATAN NO. 202, DAG NO  $\frac{252}{581}$  (P) WARD NO. 13. (6)  
 UNDER NEW BARRACK PORE MUNICIPALITY HOLDING NO. 139. 139/5. & -  
 139/4. P.S. GHOLA DIST NORTH, 29, PARGANAS.

SCALE: 1" WCH = 50' FT.



GOLDSMITH COMMERCIAL PRIVATE LIMITED  
*Aswini N. M.*  
 Director.

REFERENCES

P.M.	DAG	KH	AREA	HOLDING	SIG OF VENDOR'S
B	$\frac{252}{581}$	202	03-K	139-	
E	$\frac{252}{485}$	138 & 1076	05-K	139/5	
F	$\frac{252}{485}$	138 & 1076	05-K	139/4	

PROMATHA NATH BISWAS  
 (Surveyor)  
 182, Surya Sen Road  
 Kharermath  
 New Barrackpore  
 Lic. No. 0347

*Promathas*, 11/2/2011.

গোষ্ঠী কর

GOLDSMITH COMMERCIAL PRIVATE LIMITED  
*P. S. B. B. B.*  
 Director.

DRAWN BY:-

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Prashant Bhatnagar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



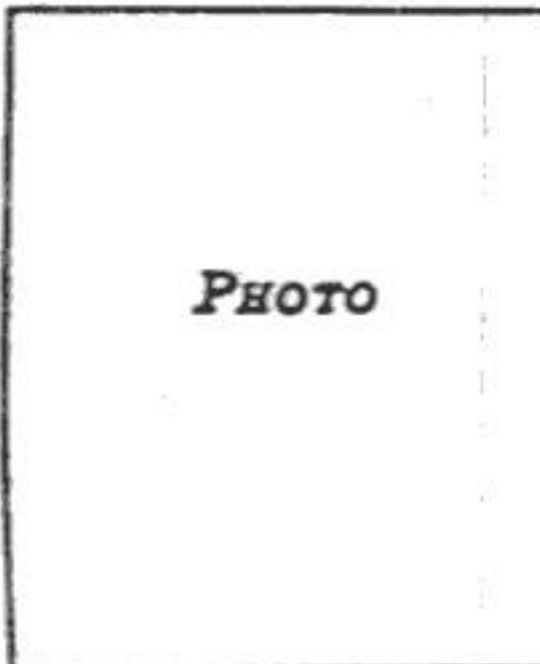
*Aswini Gupta*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*GSIDAT 22A*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

**RECEIVED** of and from the within named

Purchaser the within mentioned sum of

Rs.12,50,000/- (Rupees Twelve lacs Fifty thousand) only

being the consideration as per

memo below :-

**Rs.12,50,000/-**

**MEMO OF CONSIDERATION**

वसुधैव कुटुम्बकम्

Paid by Demand Draft bearing No. 003914

Dated .06.11 for Rs.7,50,000/-

(Rupees Seventy lacs Fifty thousand) only

drawn on HDFC BANK LTD

in favourof Gouri Rani Kar.

Rs. 7,50,000.00

Cash

Rs: 5,00,000.00

**Total**

**Rs.12,50,000.00**

**WITNESSES :**

1. Subanta Kr. Mahata  
Late Lati - Subodh Ch. Mahata  
Agarpar, New Barrackpore,  
Post 24 Baranagar.

गौरी रानी

2. Kamal Chosh.  
Late Binode Behari Chosh.  
East Srinagar, Birati  
Kolkata - 700051.

\*\*\*\*\*

DATED THIS 6<sup>th</sup> DAY OF June 2011

\*\*\*\*\*

BETWEEN

SMT. GOURI RANI KAR

...VENDOR

-AND-

GOLD SMITH COMMERCIAL PVT.LTD.

....PURCHASER

CONVEYANCE

V. BHATIA & ASSOCIATES  
ADVOCATES  
10, KIRAN SHANKAR ROY ROAD,  
1<sup>ST</sup> FLOOR, KOLKATA - 700 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 28  
Page from 2319 to 2332  
being No 07349 for the year 2011.



*Sudhakar Sahu*

(Sudhakar Sahu) 22-June-2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal