

পশ্চিমবঙ্গ पश्चिम बँगाल WEST BENGAL

A 031804

134 MS FU NW 2747950V

COMMISSION PROPERTY. 10.06.11

THIS INDENTURE made on this 06Th day of JUNE Thousand Eleven BETWEEN (1) SRI NIMALYA KAR, residing at P.O. Michael Nagar, P.S. Airport, Kolkata-7000133, (2) SRI SANJIB KAR, residing at West-Kodalia, P.O.New Barrackpore, P.S.Khardah, Kolkata-700 131,

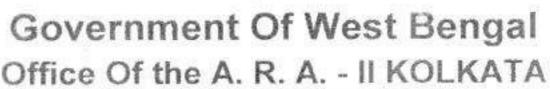
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Purmima Bhaz Sanjay Koor. Minati Pal. 1 Sulahash Kar.

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Commercial M AMT DOOD) - Five /Lousing ISHALL Bayan (ABHISHER BAGARIA) Durounge, LICENSED STAMP VENDOR KOLKATA REGISTRATION OFFICE DSMITH COMMERCIAL Phi. ... (ASHOR GUPTA) Nilmaljer Kas. 1 Sanjil Kong DIPAK KAR) Johnson Law Odning LIAMMONAN CHOWOHYRY SID tale Biswanath woodling 160 mahalina Gandhi Road Kolkala- 700007 (Sorviu)



District:-Kolkata

Endorsement For Deed Number: I - 07351 of 2011 (Serial No. 06693 of 2011)

On_

Payment of Fees:

On 99/06/2011

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

Presented for registration at 18.00 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. Nirmalya Kar, son of Late Avarani Kar, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-Michael Nagar Pin:-700133, By Caste Hindu, By Profession: Others
- Sanjib Kar, son of Late Avarani Kar , West- Kodalia, Kol, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700131 , By Caste Hindu, By Profession: Others
- 3. Dipak Kar, son of Late Avarani Kar, West- Kodalia, Kol, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700131, By Caste Hindu, By Profession: Others
- Subhash Kar, son of Late Avarani Kar, Mandir Para, Kol, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-Birati Pin:-700051, By Caste Hindu, By Profession: Others
- Smt Minati Pal, wife of Ashit Baran Pal, Near Chitranath Cinema, Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700131:, By Casta Hindu, By Profession: Others
- Namita Dey, wife of Late Keshab Ranjan Dey, Michael Nagae, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700133, By Caste Hindu, By Profession: Others
- Goutam Kar, son 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
- 8. Bbimal Kar, son of Late Mirmal 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
- Sanjoy Kar, son 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

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 3

10/06/2011 16:51:00



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

Endorsement For Deed Number: I - 07351 of 2011 (Serial No. 06693 of 2011)

- 10. Purnima Dhar, wife of Sailen Dhar, Natun Para, Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700131, By Caste Hindu, By Profession: Others
- 11. Utpal Kar, son of Latte Parimal Chandra Kar, West Kodalia, Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-New Barrackpore Pin:-700131, By Caste Hindu, By Profession: Others
- 12. Abhishek Bagaria
 Director, Goldsmith Commercial Pvt Ltd, 2, Chowringhee Approach, Kol, District:-Kolkata, WEST BENGAL, India, P.O.:- Pin:-700072.
 , By Profession: Business
- 13. Ashok Gupta Director, Goldsmith 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. 30308/-, on 10/06/2011

(Under Article: A(1) = 30217/-, 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.-2747250/-

Certified that the required stamp duty of this document is Rs.- 192318 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 3

10/06/2011 16:51:00



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

Endorsement For Deed Number: 1 - 07351 of 2011

(Serial No. 06693 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 187340/- is paid65309006/06/2011State Bank of India, SHAMBAZAR, received on 10/06/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



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(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 3 of 3

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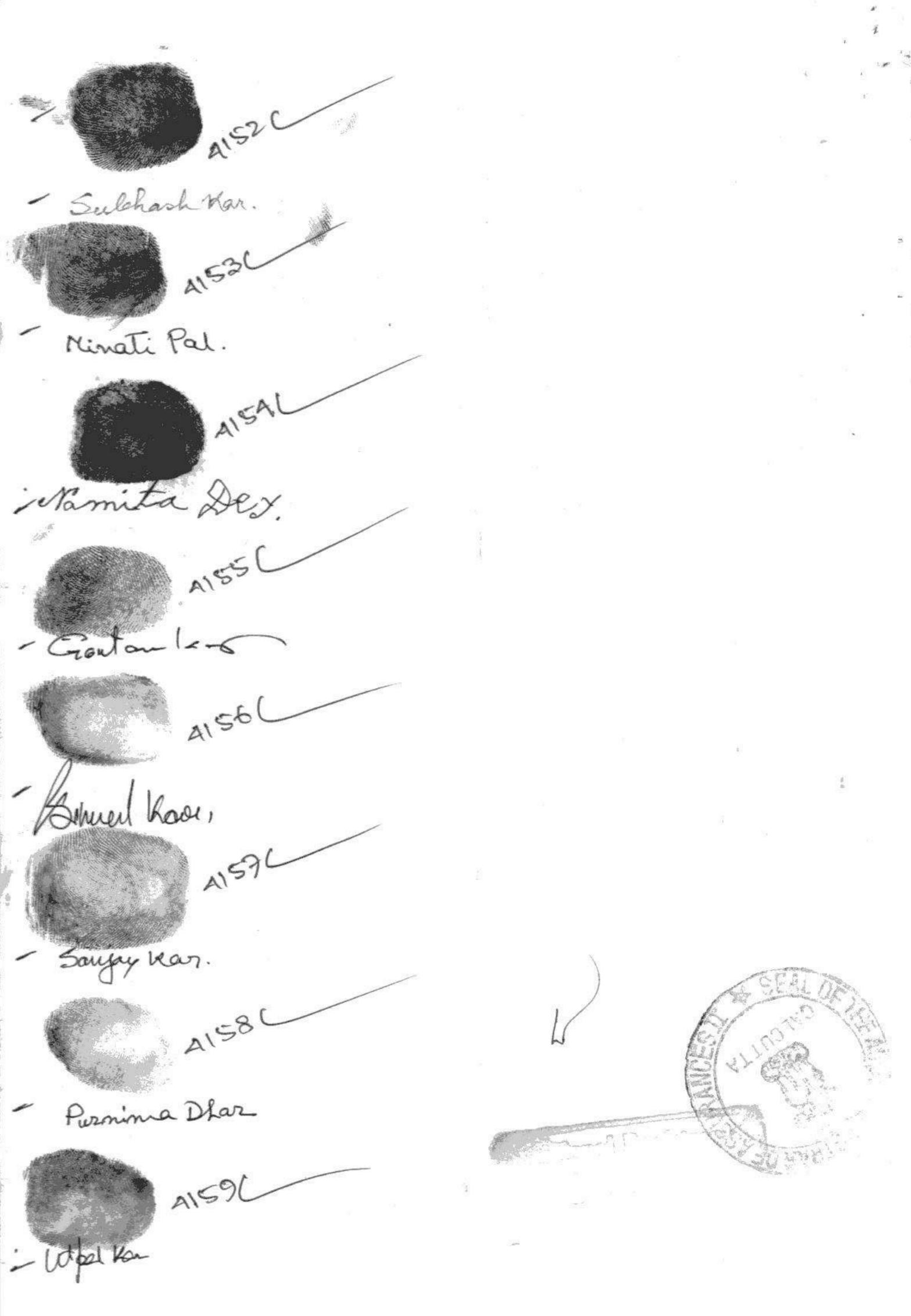
(3) SRI DIPAK KAR, residing at West-Kodalia, P.O. New Barrackpore, P.S. Khardah, Kolkata- 700 131, (4) SRI SUBHASH KAR, residing at Mandirpara, P.O. Birati, P.S. Nimta, Kolkata - 700 051, all sons of Avarani Kar, deceased, all by faith, (5) SMT. MINATI PALL, wife of Sree Ashit Barua Pall, residing at Near Chitranath Cinema, P.O. New Barrackpore, P.S. Ghola, Kolkata-700 131, (6) NAMITA DEY, wife of late Keshab Ranjan Dey, residing at Michael Nagar, P.S. Airport, Kolkata- 700 133, both daughter of Avarani Kar, deceased, (7) SRI GOUTAM KAR, (8) BIMAL KAR, (9) SRI SANJOY KAR, all sons of Nirmal Chandra Kar, deceased, all are residing at South-Kodalia P.O. New Barrackpore, P.S. Ghola, Kolkata- 700 131, (10) SMT. PURNIMA DHAR, wife of Sailen Dhar, Natun Para, P.O. New Barrackpore, P.S. Ghola, Kolkata -700 131 AND (11) SRI UTPAL KAR, son of late Parimal Chandra Kar, residing at West - Kodalia, P.O. New Barrackpore, P.S. Ghola, Kolkata - 700 131, hereinafter referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and heirs, executors, administrators include their respective and representatives and/or assigns) of the ONE PART AND GOLDSMITH COMMERCIAL PVT. LTD., a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 2, Chowringhee Approach, Kolkata-700 072, 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:

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Sanjay Kan. Ill Sulchash Kart. ASIACOM

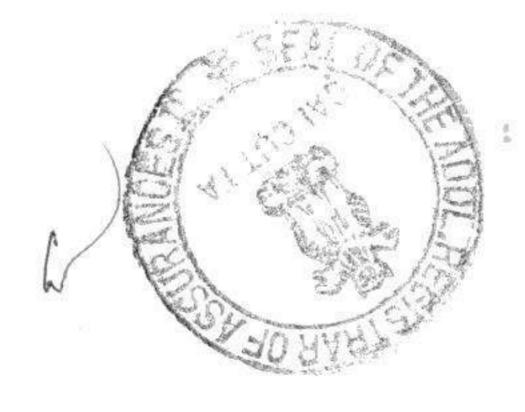


WHEREAS:

- By virtue of a Bengali Kobala dated 28th day of May, 1973 executed The New Barrackpore Co-operative Homes Ltd., therein between referred to as the Kobala Data/Owner of the One Part and Smt. Ava 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 Being No.2063 for the year 1973 whereby 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 with tin shed and house lying situate in Mouza Kodalia, comprised in J.L. No.36, R. S. No.93, Touzi No.178, Khatian No.234, Dag No.252/584, 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, lispendences, charges, trust whatsoever, along with 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 252/584 instead of the correct Dag No.252/1485 and Khatian number was mentioned as 234 instead of the correct Khatian No.1076.
- C. By a Bengali Deed of Rectification dated 13th November, 1977 executed between The New Barrackpore Co-operative Homes Ltd., therein Souit kens Sulchash War.

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Rani Kar, therein referred to as the Kabala Grahita/Purchaser of the Other Part and registered with the office of Addl. District Sub-Registrar at Barasat 24-Parganas (North) in Book No.I, Volume No.46, pages 89 to 90 Being No.1525 for the year 1977. Amendment and/or rectification were carried out in the said Bengali Kabala dated 28th May, 1973, inter alia to the effect that the Dag No.252/584 and Khatian No.234 should be rectified and should be read as Dag No.252/1485 and Khatian No.1076 instead of Dag No.252/584 and Khatian No.234 as mentioned in the said Deed of Rectification dated 13th November, 1977.

- D. After purchase of the said land Smt. Ava Rani Kar, wife of late Sudhir Chandra Kar, was 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. 139/5, Sahid Sarani by Lane, P.S. Khordah, 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 described in the Schedule hereunder written (hereinafter referred to as the "said Premises").
- E. The said Ava Rani Kar died intestate on 14th June, 2000 leaving behind her surviving, her six sons namely Nirmalya Kar, Sri Sanjib Kar, Sri Deepak Kar, Sri Subhas Kar, Nirmal Chandra Kar (her predeceased son) and Parimal Chandra Kar, (her predeceased son) and two daughters namely Smt. Minati Pal and Smt. Namita Dey, who jointly became

Smal Buen Souls Kar Sulchash Kan.

absolutely entitled to the said premises of the deceased under the Hindu Succession Act.

- The said Nirmal Chandra Kar, died intestate on 16th December, 1984 F. leaving behind him surviving his three sons namely Sri Goutam Kar Sri Bimal Kar, Sri Sanjoy Kar, and only daughter Smt. Purnima Dhar, who jointly became absolutely entitled to 1/8th share of the said deceased in the said property under the Hindu Succession Act.
- The said Parimal Chandra Kar, died intestate on 25th August, 1986 G. leaving behind him surviving his only son namely Sri Utpal Dhar, who became absolutely entitled to 1/8th share of the said deceased in the said property under the Hindu Succession Act.
- In the events as recited above the Vendors herein became seised and H. possessed of All That piece and parcel of land admeasuring 8 decimals approx. equivalent to 5 Cottahs Together with structure with tin shed standing thereon measuring about 396 Sq.ft. lying situate at premises No.139/5, Sahid Sarani by Lane, P.S. Khordah, District 24-Parganas (North), morefully and particularly described in the Schedule hereunder written, free from all encumbrances, liens, lispendens, charges, trusts, howsoever or whatsoever.
- The Vendors have agreed to sell, transfer and convey unto and in favour I. of the Purchaser herein or their nominee or nominees ALL THAT piece and parcel of Rayati land admeasuring 8 decimals approx. equivalent to

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5 Cottahs be the same a little more or less Together with a house with tin shed measuring about 396 Sq.ft. Together with all easement right and liberties connected and related thereto, lying situate at holding No. 139/5, 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.15,00,000/- (Rupees Fifteen Lacs), only free from all encumbrances, liens, lispendens, charges, trusts, whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.15,00,000/- (Rupees Fifteen Lacs) only paid by the Purchaser to the Vendors on or before the execution of these present (the receipt whereof the Vendors 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 Vendors doth hereby sell, 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 396 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.139/5, 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, lispendens, claims, demands,

Krandyan kas Minati Pal. Sulchash Kar.

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 Vendors 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 Vendors, their respective 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 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 Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendors done 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 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

liabilities, acquisitions, requisitions, alignments and trusts whatsoever

THAT notwithstanding any such act deed or thing whatsoever as aforesaid the Minate Pal. Sulchash Kar.

Sanjil Kar

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Vendors have now in themselves 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for them. AND THAT the Vendors 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 Vendors 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 Vendors doth hereby also covenant with the Purchaser that the Vendors 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

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Minati Pal. Sulchash Kar. Sougil borr

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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 unoblitereated and uncancelled. AND FURTHER the Vendors shall indemnify and keep the Purchaser indemnified against any loss, claim, demand that may be incurred by the purchaser arising due to any material defect in title of the property in future.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Rayati land admeasuring 8 decimals approx. equivalent to 5 Cottahs be the same a little more or less Together with structure with tin shed standing thereon measuring about 396 Sq.ft. out of 38 decimals 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. Kharda, 24-Parganas (North), Ward No.6 now reassessed and renumbered as holding No. 139/5, 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

ON THE SOUTH:

16' feet wide Road.

ON THE EAST

By Holding No. 139/4

ON THE WEST

By Holding No. 139

Shad Kar

Suchash Kar,

Namita Des,

Goutan 1-6

7520cl-ph

Purnima Dhaz Mineti Pal.

Sayiblear

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 "VENDORS" at Calcutta Niskmalyer Kas in the presence of:-1. Sushaute Vor. monante dati- Swoodh ch. monante NIMALYA KAR, (PAN NO. Deplom, Keerscreekfin. Saigil ken 2. Kannal Chosh. East. Bringas, Birati Kolkata - 700057 (2) SRI SANJIB KAR (PAN NO. SRI DIPAK KAR (PAN NO. Subhash Kaz. (4) SRI SUBHASH KAR (PAN NO. Minata Pal. (5) SMT. MINATI PAL (PAN NO. (6) NAMITA DEY (PAN NO.

(7) SRI GOUTAM KAR

(PAN NO.

(8) BIMAL KAR (PAN NO.)
Sanjay Koon. (9) SRI SANJOY KAR (PAN NO.)
Purnima Dhaz (10) SMT. PURNIMA DHAR (PAN NO.)
(11) SRI UTPAL KAR (PAN NO.)

SIGNED SEALED AND DELIVERED

by the "PURCHASER" at Calcutta

in the presence of:-

ADLOSMITH COMMERCIAL PRIVATE LIMITED.

Biroctor.

GOLDSMITH COMMERCIAL PRIVATE LIMITED

Drafted by:

(ASHOR GUPTA). Director.

(ASHOR GUPTA).

(B.P. Shaw)

High Correl Coleman.

Advocate

1. Swhanton. proments. 2. Kanul Chosh

SITE PLAN OF MOLIA RELATED TO THE SELECTION OF THE SELECT

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(REFERENCES)

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E	252	138.8-	05-K	139/4.		

ROMATHA NATH BISWAS (Surveyor)

182, Surya Sen Road Kharermath

New Borrackpore Lic. No. 0347

Krimus . 11/2/2011.

HOLDSMITH COMMERCIAL PRIVATE LIMITED

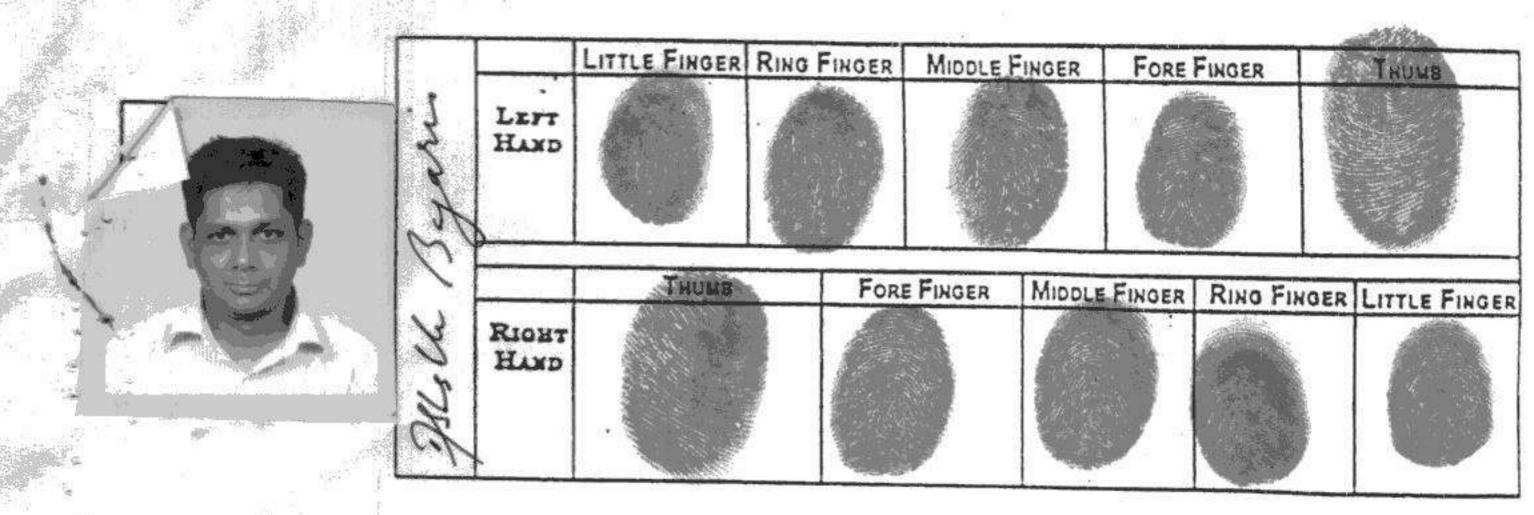
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BOLDSHITH COMMERCIAL PRIVATE LIMITED

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SPECIMEN FORM FOR TEN FINGER PRINTS





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RIGHT HAND	THUMB-	For	FORE FINGER		MIDDLE FINGER		GER LITTLE	INGE	
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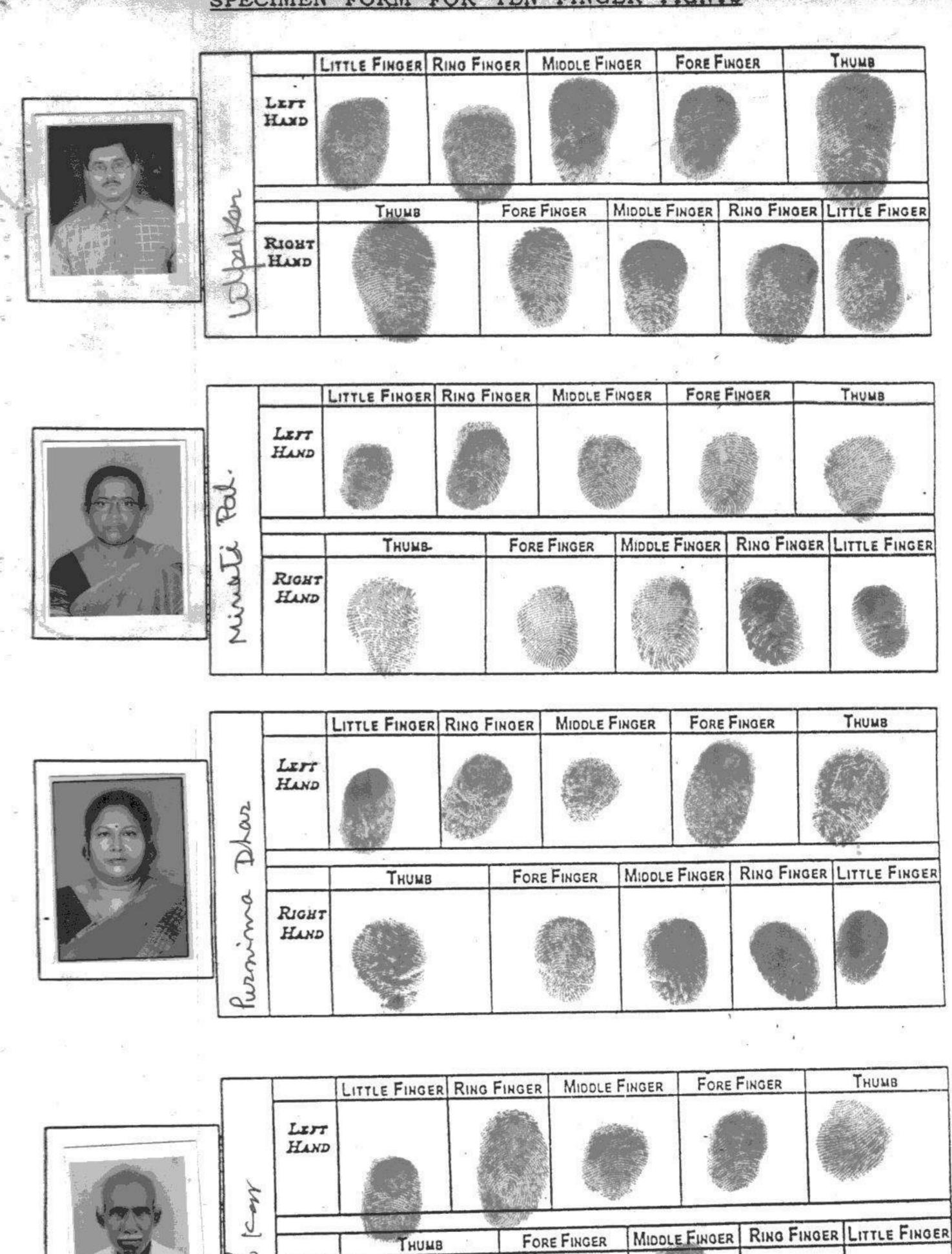


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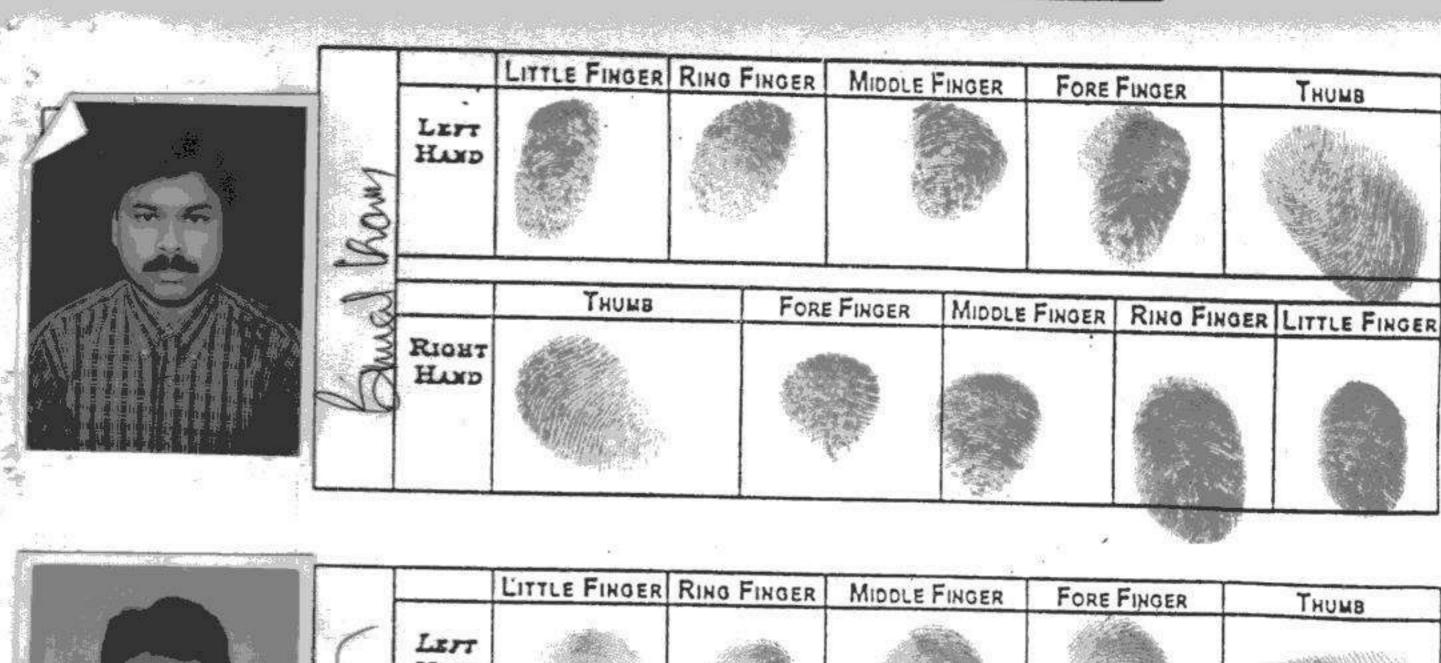


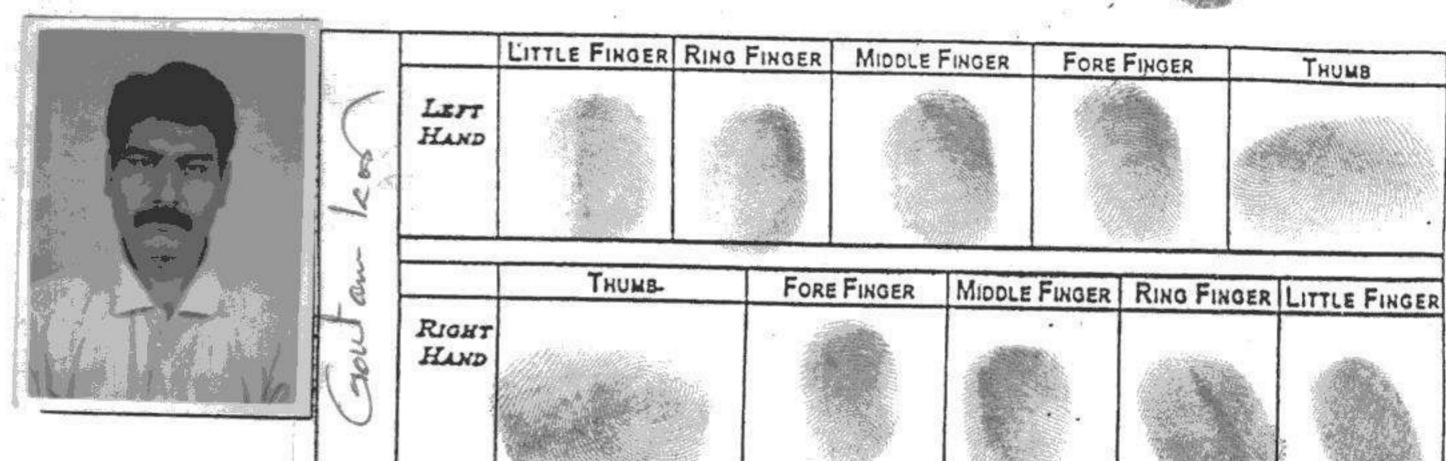
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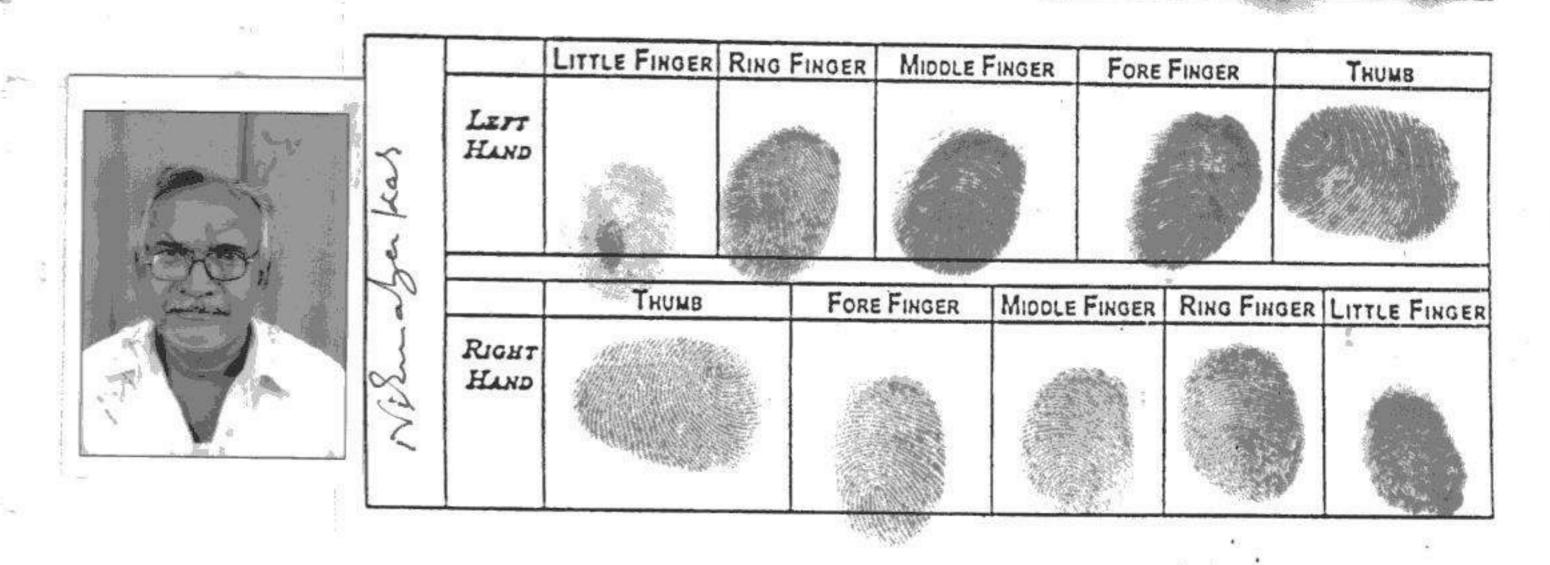
SPECIMEN FORM FOR TEN FINGER PRINTS

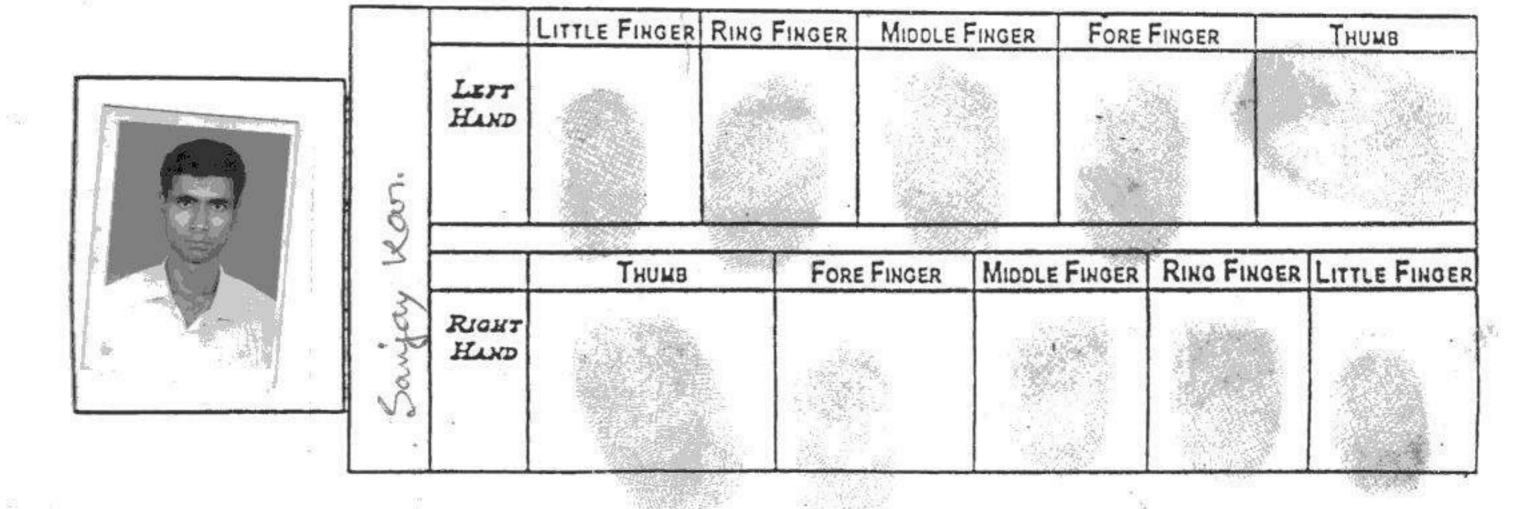


RIGHT HAND









SPECIMEN FORM FOR TEN FINGER PRINTS

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RECEIVED of and from the within named

Purchaser the within mentioned sum of

Rs.15,00,000/- (Rupees Fifteen Lacs)

only being the consideration as per

memo below:-

Rs.15,00,000.00

MEMO OF CONSIDERATION

By draft No. 003923 dated 04.06.2011 For Rs.7,50,000/- drawn on HDFC BANK LTD in favour of Subhash Kar.

Rs. 7,50,000.00

By draft No. 003916 dated .06.11
For Rs.3,75,000/- drawn on HDFC BANK LTD
In favour of Utpal Kar.

Rs. 3,75,000.00

By draft No. 003915 dated .06.2011 For Rs.3,75,000/- drawn on ADFC BANK LTD In favour of Sanjib Kar.

Rs. 3,75,000.00

Total

Rs.15,00,000.00

1. Sishamterer- Mohante 2. Kamel Chosh Shallhan,
Sanjay Kar.

Sanjay Kar.

Minati Pal.

Certificate of Registration under section under Full 65

Registered in Book - I CD Volume number 28 Page from 2366 to 2863 being No 07351 for this years 011

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Fudhakar Sahu) 22 June 2011 ADDIL REGISTRAR OF ASSURANCES II Office of the A. E. A. - II KOLLEGIE Discotlerasi