

06691/011

I-7252/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 031806

1741
 a/ 13433/11
 aw 16243801
 hp
 07/06/11



Certified that the Documents admitted to Registration and the Stamp and the endorsement thereon attached to this document are the part of this Document.

Amulya
 Additional Registrar
 of Assurances-II, Kolkata

10.06.11

13433/11
 2/6
 250 + 400 + Fee
 = 650

250
 1500
 1750

THIS INDENTURE made on this 06th day of JUNE Two Thousand Eleven BETWEEN SRI NIRMALYA KAR, son of Sudhir Chandra Kar, by faith Hindu, residing at P.O. Michael Nagar, P.S. Ghola, Kolkata - 700 031, District 24-Parganas, (North), having his PAN

Nirmalya Kar

Asst Registrar

Nirmalya Kar

5940

- 1 JUN 2011

SL. No. DATE

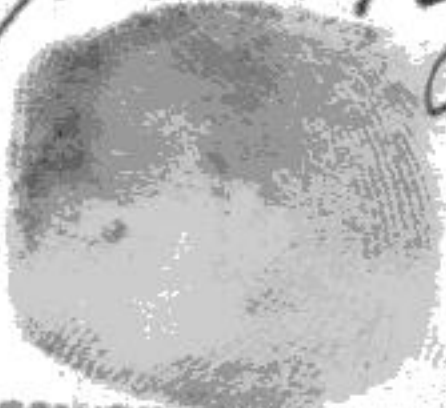
NAME

ADD.

AMT. 5000, five thousand only

Goldsmit Commercial Pvt Ltd
2, Channinghee Approach,
Kolkata-72

Ashish Bagaria



A1A6L

GOLDSMITH COMMERCIAL PRIVATE LIMITED

Ashish Bagaria

(ASHISH BAGARIA) Director

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



A1A7L

GOLDSMITH COMMERCIAL PRIVATE, LTD

Ashok Gupta

(ASHOK GUPTA) Director



A1A9L

Ashok Gupta

Identified by me.

Jagmohan Choudhury
(JAGMOHAN CHOWDHURY)
Sonalal Biswanath Choudhury
160 Mahatma Gandhi Road
Kolkata-700007
(Service)





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

Endorsement For Deed Number : I - 07352 of 2011
(Serial No. 06691 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 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 Sudhir Chandra Kar , Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Michael Nagar Pin :-700031 , 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)

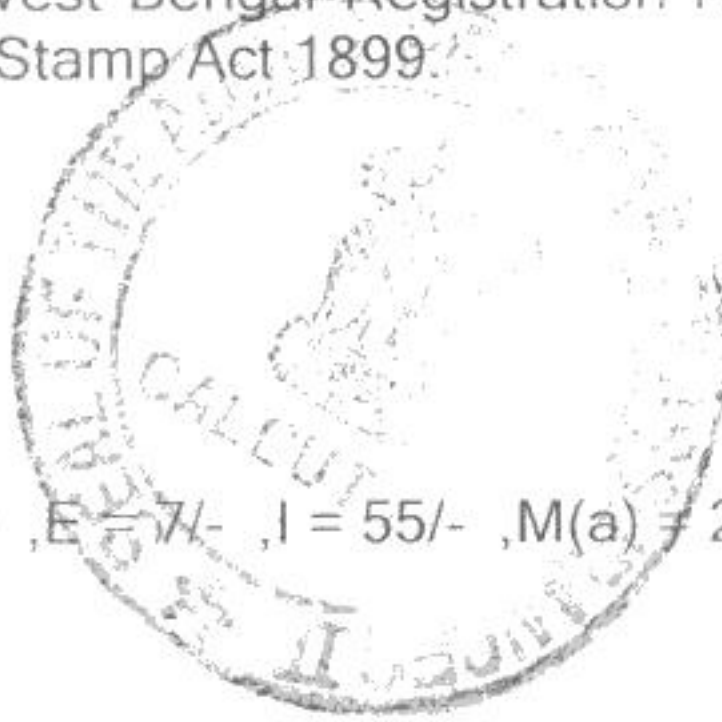
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 17955/-, on 10/06/2011

(Under Article : A(1) = 17864/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 10/06/2011)



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

10/06/2011 16:50:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07352 of 2011
(Serial No. 06691 of 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.-1624380/-

Certified that the required stamp duty of this document is Rs.- 97473 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 92500/- is paid 65308906/06/2011 State Bank of India, SHAMBAZAR, received on 10/06/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

No. BBOPK9873K, 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 his heirs, executors, administrators and
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-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:**

WHEREAS:

- A. By virtue of a Bengali Kobala dated 28th 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 Sri Nirmalya
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.41, pages 103 to 106 Being No.2054 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 5 decimal equivalent to 3 Cottahs be the same a little more
or less out of 90 decimal, Together with structure with tin shed lying
situate in Mouza Kodalia, comprised in J.L. No.36, R. S. No.93, Touzi
No.178, Khatian No.202, Dag No.252/581, P.S. Kharda, 24-Parganas
(North), Ward No.6, hereinafter referred to as the "said land", for
valuable consideration therein mentioned, free from all encumbrances,

Nirmalya Kar

JSL
2-20-73



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. By a Bengali Deed of Rectification dated 13th November, 1977 executed between The New Barrackpore Co-operative Homes Ltd., therein referred to as the Kobala Data/Owner of the One Part and Sri Nirmalya Kar, therein referred to as the Kabala Grahita/Purchaser of the Other Part and registered with the office of Additional District Registrar at Barrackpore in Book No.I, Volume No.46, pages 93 to 94 Being No.1527 for the year 1977 amendment and/or rectification were carried out in the said Bengali Kabala dated 28th May, 1973.
- C. After purchase of the said land the Vendor herein as the absolute owner thereof got his 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, Sahid Sarani by Lane, P.S. Khardah, District 24-Parganas (North), admeasuring an area of 5 decimals approx. equivalent to 3 Cottahs be the same a little more or less, out of 90 Decimals, morefully and particularly mentioned and described in the Schedule hereunder written (hereinafter referred to as the "said Premises").
- D. In the events as recited above the Vendor herein became seised and possessed of All That piece and parcel of land admeasuring 5 decimals approx. equivalent to 3 Cottahs Together with structure having tin shed standing thereon measuring about 200 Sq.ft. lying situate at holding

Nirmalya Kar

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No.139, 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.

- E. 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 Rayati land admeasuring 5 decimals approx. equivalent to 3 Cottahs be the same a little more or less Together with a structure with tin shed measuring about 200 Sq.ft. all easement right and liberties connected and related thereto, lying situate at holding No. 139, 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.5,00,000/- (Rupees Five Lacs), 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.5,00,000/- (Rupees Five Lacs) only paid by the Purchaser to the Vendor on or before the execution of these present (the receipt whereof the Vendor 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 sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser All That piece and parcel of Rayati land admeasuring 5 decimals approx. equivalent to 3 Cottahs be the same a little more or less Together with structure with tin shed standing thereon measuring about 200 Sq.ft. out of 90 decimals, comprised in J.L. No.36, R. S.

Asim Khatun

Asim Khatun

No.93, Touzi No.178, Khatian No.202, Dag No.252/581, now known as holding No. 139, Sahid Sarani by Lane, P.S.Khordah, 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, lispens, 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 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

W. Mahajan Kar

[Signature]
Asst. District

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 now in himself 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 him. **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 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

Edmundo Cas

JH
Attest

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 uncanceled. 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 Rayati land admeasuring 5 decimals approx. equivalent to 3 Cottahs be the same a little more or less out of 90 decimals Together with a structure with tin shed standing thereon measuring about 200 Sq.ft. at Mouza, Kodalia, comprised in J.L. No.36, R. S. No.93, Touzi No.178, Khatian No.202, Dag No.252/581, P.S. Khardah, 24-Parganas (North), Ward No.6 now reassessed and renumbered at holding No.139, 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. 139/1

ON THE SOUTH : By Holding No. 138/38/1

ON THE EAST : By Holding No 139/5.

ON THE WEST : 16' ft. wide Road.

W. S. Mahajan Kas

JSI
25/10/20

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

in the presence of :-

Nirmal Kumar

SIGNED SEALED AND DELIVERED

by the "**PURCHASER**" at Calcutta

in the presence of :-

1. *Sushant K. Mohanta*
late - *Subodh Ch. Mohanta*
Agape, New Barrackpur
Post - 24 Parganas.

2. *Kamal Ghosh*
East Srinagar, Bhat,
Kolkata-700051

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

J. S. B. Bajari

Director.

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

Ashok Gupta

Director.

(ASHOK GUPTA)

Drafted by :

G.P. Shaw
Advocate

(G.P. Shaw)
High Court Calcutta

SITE PLAN OF MOUZA KOPALIA, J.L NO 36. R.S NO 95.

KHATIAN NO. 138. PROJA-KHATIAN NO. 1076.

DAG NO. 252/581 (P) KHATIAN NO. 202. DAG NO. 252/581 (P) WARD NO. 13. (6)

UNDER NEW BARRACK PORE MUNICIPALITY HOLDING NO. 139. 139/5. 139/4. R.S. GHOLA, DIST NORTH, 24. PARGANAS.

SCALE. 1 INCH = 50 FT.



REFERENCES

P-M	DAG	KH	AREA	HOLDING	SG OF VENDOR'S
B	252/581	202	03-K	139-	
E	252/1485	138 & 1076	05-K	139/5	
F	252/1485	138 & 1076	05-K	139/4	

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

Resins. 11/2/2011

GOLDSMITH COMMERCIAL PRIVATE LIMITED

Shashi Bajari
Director.

GOLDSMITH COMMERCIAL PRIVATE LIMITED.

Asst. Mgr. Gupta
Director.
Nidhanjee Kar

DRAWN BY:*

SPECIMEN FORM FOR TEN FINGER PRINTS



Mulla Begar

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



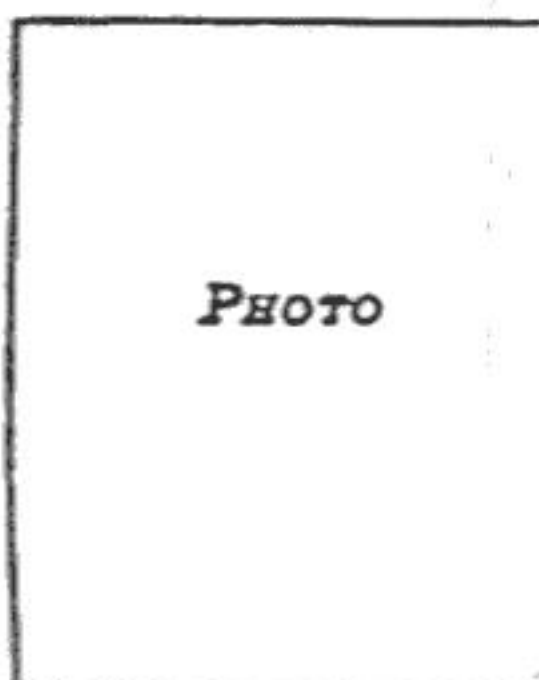
Ashraf Khan

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



Milraj Khan

	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.5,00,000/- (Rupees Five Lacs) only

being the consideration as per

memo below :-

Rs.5,00,000.00

MEMO OF CONSIDERATION

By Demand Draft bearing No. 003918

dated .06.11 For Rs.3,00,000/-

drawn on HDFC BANK LTD

In favour of Nirmalya Kar.

Rs.3,00,000.00

By cash on

Rs.2,00,000.00

Total

Rs.5,00,000.00

WITNESSES :

1. Sushant K. Jethava
d/o - Sushant Ch. Jethava
Agapur, New Barrack Road
North 24 Puri area

2. Kamel Ghosh.
d/o, Binode Behari Ghosh.
East Drimagar, Bikatu
Kalkota - 700051.

Nirmalya Kar

Nirmalya Kar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 2449 to 2463
being No 07352 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