

3A7A/10

5 5442/10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V/C No - 1076/10

077672

At 05-32 PM 22 44543
 08-05-10
 5/NO-7010/10

Query No. / Year : 007010/2010
 Mouza : RAJ CHANDRA POKHRI
 R.S.Plot No. : 842
 R.S.Khatian No. : 45
 J.L.No. : 58
 Touzi No. : 110
 Ward No. : 27
 District : South 24 Parganas.
 Area : 5 Cottahs 12 Chatak 42 Sft.
 Equivalent to .09 Decimal.
 Assessed Market Value : Rs.11,20,668/-

67270
 Due
 85422

Sanctioned that the Document is admitted to registration. The Signature Sheet and the Enclosure are attached to this document in the separate Document.

[Signature]
 03.06.10

DEED OF SALE

THIS DEED OF SALE is made on this the 07th day of May, 2010,

ContdP/2.

28082
 208
 28287
 280

28537

54270
 54152
 250

Sl. No. 276 TOTAL AMOUNT 67,200/- (25000x2+15000+2000+100x2+50x2)
SOLD TO SUBMITTER Asidha Sankanta
OF Radhanagar Rd, Bumpur
FROM ARANSOL TREASURY ON 30/11/10

Chun 30/11/10
BY STAM CLERK
ARANSOL TREASURY

~ Neha Butti

 2299 C
NAL AUTO DISTRIBUTORS PVT. LTD.

~ Neha Butti Director
(D. No. 606/2010)

Identified by me
Pooja Chakraborty
(Advocate)
As per court.

1/2

2010
Additional Registrar of
Assurances - I, Kolkata
7 MAY 2010





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

077673

-- 2 --

BY AND BETWEEN

M/S. GOYAL AUTO DISTRIBUTORS (P) LTD., a Private Limited
Company incorporated under the provision of the Companies Act, 1956,
having its registered Office at Radhanagar Road, Bumpur represented by its

Contd.....P/3.

276 TOTAL AMOUNT 67,270/- (25000x2 + 15000 + 2000 + 100x2 + 50 + 20)
SOLD TO BR/SHT/KM Anisha Guda-dia
of Radhamesh Rd, Bhubaneswar
FROM ARABHI TREASURY ON 26/11/10

CPM 26/11/10
STAM CLEAR
ARABHI TREASURY

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Assurances - I, Kolkata
7 MAY 2010





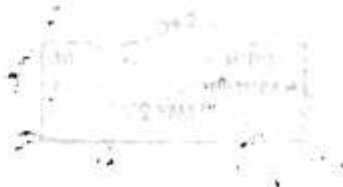
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

040478

-: 3 :-

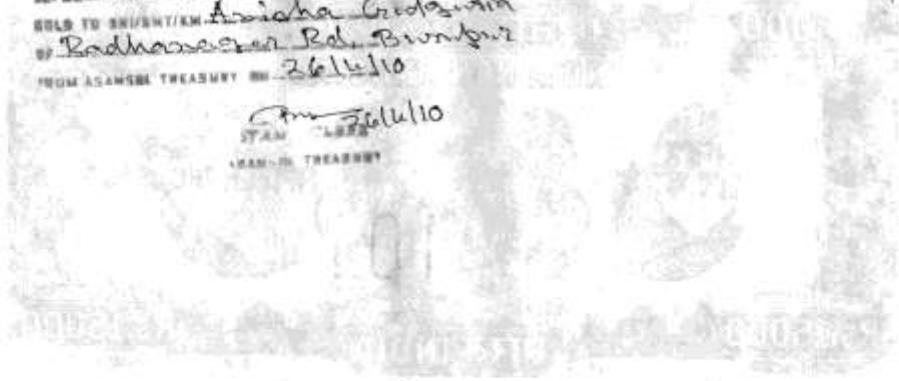
Director Sri Ashok Gutgutia, S/o. Late Ramawtar Gutgutia, by faith Hindu,
by occupation Business, resident of Saradapally, Ashoknagar, Asansol,
P.O. Asansol, P.S. Asansol (South), District Burdwan, hereinafter called the

Contd.....P/4.



Sl. No. 276 TOTAL AMOUNT 67,270/- (25,000 X 2 + 15,000 + 2,000 + 100 X 2 + 50 X 2)
PAID TO BRIGHT/EM Anisha Girdhari
BY Badhanagar Rd. Bhubaneswar
FROM ASSAM TREASURY No. 266/110

Signature
MAN-IN-TREASURY



INSTRUMENT NO. 276/110

Faint, illegible text, possibly a receipt or ledger entry.

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Assurances, Kolkata
5 MAY 2010



2000Rs.



:- 4 :-

'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office, legal representatives and assigns) of the FIRST PART.

Contd.....P/5.

18005

276 TOTAL AMOUNT 67,270/- (25000x2+15000+2000+)
SOLD TO SHYAM/KM Anisha Butanta
of Radhanagar Road, Buntar
FROM ASSEMBLY TREASURY ON 3614110

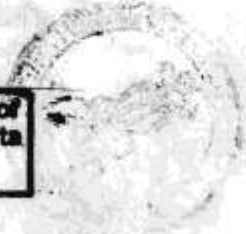
CPW 3614110
STATE ASST
ASSEMBLY TREASURY



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SM

Additional-Registrar of
Assurances-I, Kolkata
= 7 MAY 2010





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 145709

--: 5 :-

AND

IN FAVOUR OF :-

AMISHA GUTGUTIA, Daughter of Pawan Gutgutia, by faith
Hindu, by occupation Service, resident of Radhanagar Road, P.O.
Burnpur, P.S. Hirapur, District Burdwan, hereinafter

Contd.....P/6.

276 TOTAL AMOUNT 67,270/- (25000x2+15000+2000+100x2+50+20)
GOLD TO SRI/SMT/KM Anisha Guadguria
BY Radhanagar Rd Bumpur
FROM ABANSOL TREASURY ON 26/11/10

[Signature]
JAM CLERK
ABANSOL TREASURY

Additional Registrar of
Assurances -I, Kolkata.
= 7 MAY 2010





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 145710

:- 6 :-

called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Contd.....P/7.

NO. 276 TOTAL AMOUNT 67,270/- (25000x2+15000+2000+100x2+50x20)
PAID TO BENEVOLENT Arisha Gidgatta
OF Radhanagar Rd, Dum Dum
FROM ASANCOL TREASURY ON 26/11/10
Am 26/11/10
JAM CHIEF
ASANCOL TREASURY

[Faint, illegible text]

C-2

[Signature]
Additional Registrar of
Assurances -I, Kolkata
= 9 MAY 2010.





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 155118

-: 7 :-

WHEREAS on 10th January, 1981 Mr. Satyanarayan Sharma had entered into an agreement with Smt. Sisir Kana Dutta for sale of her land containing an area of .43 decimal comprised in Mouza Ramchandrapur, Khatian No.45, R.S.Dag No.842, District 24 Parganas (South).

Contd.....P/8.

No. 276 TOTAL AMOUNT 67,270/- (25000x2+15000+2000+100x2+50+20)
BOLD TO BRISHTI, M. Anisha Gidguria
OF Radhanagar Rd, Bhubaneswar
FROM ASANPOL TREASURY ON 26/11/10

From 26/11/10
STAN CLERK
ASANPOL TREASURY

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Assurance - I, Kolkata
= 7 MAY 2010





• प्रविष्टिपत्र पश्चिम बंगाल WEST BENGAL

08AA 634077

-: 8 :-

AND WHEREAS having failed to complete the sale agreement, the said Satyanarayan Sharma being aggrieved filed a suit for Specific performance for the said agreement dated 10.01.1981, being Title Suit No.152 of 1982 against the said

Contd.....P/9.

NO. 276 TOTAL AMOUNT 67,270/- (25000x2+15000+2000+1000x2+50+20)
SOLD TO BR/SMT/EN Anisha Gaudguria
OF Radhanagar Rd, Punjpur
FROM ADAMSBI TREASURY ON 26/6/10

STAM CLEAR
26/6/10
ADAMSBI TREASURY

B.L.
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Assurances - I, Kolkata
= 7 MAY 2010

Sisir Kana Dutta in the Court of Ld. 1st A.D.J. at Alipore and after various proceeding the said suit was decreed on 23rd April 1986 in favour of said Satyanarayan Sharma, the Vendor herein by the A.D.J. 1st, Alipore and the Registered document was executed by the Ld. Court on behalf of Smt. Sisir Kana Dutta in favour of said Satyanarayan Sharma accordingly Sale Deed was registered in the office of District Registrar Alipore, in the name of said Mr. Satyanarayan Sharma.

AND WHEREAS after delivering the possession by the Ld. A.D.J.Court Alipore, said Satyanarayan Sharma sold the area of 5 Cottah 12 Chattak 42 Sq.ft. equivalent to .09 decimal out of his total area, to the abovenamed Seller / Vendor on 03.07.1993 vide Registered Sale Deed No.9269, registered in the Office of Registrar U/S.7(2) of Assurances Office at Kolkata in the Book No.२०१ Volume No...२११... Pages 415.. to ..434...

AND WHEREAS after purchasing the aforesaid area of 5 Cottah 12 Chattak 42 Sq.ft. equivalent to .09 decimal, the above Seller became the absolute owner of the aforesaid plot fully described in the schedule below.

Contd.....P/10.

22

de
Additional Registrar of
Assurances - I. Volante
7 MAY 2010

-: 10 :-

AND WHEREAS the Vendor herein agreed with Purchaser for absolute sale to her measuring about 5 Cottah 12 Chattak 42 Sq.ft. equivalent to .09 decimal land, free from all encumbrances at Rs.3,00,000/- (Three Lacs) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement and in consideration of the sum of Rs.3,00,000/- (Three Lacs) only on actual measurement thereof to the Vendor paid by the purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof doth hereby release him the Purchaser) the Vendor doth hereby grant, convey and transfer unto the purchaser its successor or successors-in-office and assigns free from all encumbrances ALL THAT piece and parcel of said land measuring about 5 Cottah 12 Chattak 42 Sq.ft. equivalent to .09 decimal in Mouza Ramchandrapur, Khatian No.45, Dag No.842 in the District of South 24 Parganas together with right of use of common passage morefully described in the schedule hereunder written and

Contd.....P/11.

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[Signature]
Additional Registrar of
Assurances - I, Kolkata
= 7 MAY 2010



-: 11 :-

morefully delineated in the map or plan annexed hereto and marked with lot 'B' and bordered with 'RED' OR HOWSOEVER OTHERWISE the said messuage land hereditaments and premises or part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all buildings, fixtures, yards, courts, areas, sewers, drains, ways, paths, passages, walls, water, water-courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said messuage land hereditaments and premises belonging or in anywise appertaining or usually hold or enjoyed therewith or reputed to or belonging to or be appurtenant thereto AND ALL THE ESTATE rights, title, interest, claim and demand whatsoever of the Vendor into or upon the said messuage land hereditaments and premises or any part thereof TOGETHER WITH all deeds paths and muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or 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 or they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said messuage land hereditaments and premises hereby granted

Contd.....P/12.

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**Additional Registrar, of
Assurances-I, Kolkata**
= 7 MAY 2010



or exposed to be UNTO AND TO THE USE of the purchaser, her heirs, successors, executors, administrators and assigns for ever AND the Vendor doth hereby for himself, his heirs, executors, administrators, representatives and assigns covenant with the purchaser, her heirs, successors, executors, administrators and assigns that notwithstanding any act deed or thing by the vendor (or by any of his ancestors) done, executed or knowingly suffered to the contrary is the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use in 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 and full power to grant the said messuage land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchaser, her heirs, successors, executors, assigns in manner aforesaid AND the Purchaser, her heirs, successors, executors, assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage land hereditaments and premises and receive the rents

Contd.....P/13.

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Additional Registrar of
Assurances, I, Kolkata
7 MAY 2010



and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for him (or from or under any of his ancestors) AND THAT free from and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor (or by any of his ancestors) or any person or persons lawfully or equitably claiming under or in trust for him AND that the vendor and all person or persons having or lawfully claiming any estate or interest in the said messuage and hereditaments and premises or any part thereof from under or in trust for the vendor (or any of his ancestors) shall and will from time to time and at all times hereafter at the request and costs of the Purchaser her heirs, successors, executors and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said messuage land hereditaments and premises and every part thereof unto and to the use of the purchaser, her heirs, successors, executors and assigns in manner aforesaid as shall may be reasonably required.

Contd.....P/14.

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Additional Registrar of
Assurances - J. Kolkata
7 MAY 2010



-: 14 :-

It is made clear that the property mentioned in the schedule below is not debuttar or wakf property and does not belong to any religious or trust and neither been requisitioned or acquisitioned by any competent authority or local bodies nor the vendor received any notice or notices for acquisitioned or requisitioned from any competent authorities and / or local bodies or C.M.D.A.

It is made clear that the property is not a benami property and the vendor has good and marketable title over the said property and is free from all encumbrances and henceforth the purchaser and her heirs and assigns shall have every right to enjoy the said property absolutely by using the same in whatsoever manner or by constructing house or houses and will full right to transfer in whatsoever manner i.e. sale, gift, lease, mortgage and / or otherwise.

AND the vendor doth hereby covenant with the purchaser that she will unless prevented by fire or some other inevitable accident from time to time or at all times hereafter upon every reasonable request and at the costs of the purchaser produce or

Contd.....P/15.

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[Handwritten signature]

Additional Registrar of
Assurance - C. K. K. S. S.
7 MAY 2010




cause to be produced to him his Solicitors or Agents or at any trial hearing commission or otherwise as occasion shall require of the deeds or writings, comprised in the schedule hereto for the purpose of showing the title of the vendor to the said hereditaments and premises hereby conveyed and expressed so to be or any part thereof AND ALSO at the like request and costs of the purchaser deliver or cause to be delivered unto the purchaser her heirs, successors, executors and assigns such attested or other copies or extracts of or from the said Deeds and writings or any of them as that may required and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncanceled.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of Sali land measuring about 5 Cottahs 12 Chhataks ^{constructed with one 150 Sq ft tile house} 42 Sq.ft. equivalent to .09 decimal be the same little more or less comprised in Mouza [^] Ramchandrapur, Pargana Magura, J.L.No.58, Touzi No.110, Khatian No.45, Dag No.842, Sub-Registry Office Baruipur and District Alipore, P.S. Sonarpur, in the District of 24 Parganas (South) payable proportionate annual rent only to the State of West Bengal through the Collectorate of 24 Parganas (South) together with right of egress and ingress under and over the 12' ft wide common passage in the southern side of the land.

Contd.....P/16.

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Additional Registrar of
Assurances - E, Kolkata
7 MAY 2010



[Faint handwritten text]

The property Butted & Bounded by :-

- On the North : By remaining part of R.S.Dag No.842.
- On the South : By 12'ft wide common passage and beyond that remaining part of R.S.Dag No.842..
- On the East : By remaining part of R.S.Dag No.842.
- On the West : By remaining part of R.S.Dag No.842.

Received Rs.3,00,000/- (Rupees Three Lacs) only from the Purchaser being the full consideration money payable to me under this presents as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount</u>
07.05.2010 <i>Abhishek</i>	Axis Bank Cheque No- 089594.	Rs. 3,00,000 /- (Three Lacs Rupees) only. <i>Abhishek</i>

Contd.....P/17.

16.2

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Additional Registrar of
Assurances - I, Kolkata
= 7 MAY 2010



IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand and seal by the day, month and year first above written.

SIGNED, SEALED AND DELIVERED AT
CALCUTTA IN THE PRESENCE OF :-

1. Chandan Guin
Late:- Sachchid. Guin
Rambanah, Brindavan
Ormdawan - 713325 (WB).



Signature of the Vendor.

2. Soumendra Sanyal
13/14 Aniff - Road,
Maulibazar, Udaipur,
Kolkata - 700067.

Drafted & prepared by me
Biswajit Chakraborty

Advocate
Enrolment No. 1416/1948/2002

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OR

**Additional Registrar of
Assurances - I, Kolkata
= 7 MAY 2010**



SITE THE PLAN SHOWING THE SKETCH PART OF
R.S. DAG NO-842, OF MOUZA-RAMCHANDRAPUR, J.L.- 58,
P.S.- SONARPUR, DIST- SOUTH 24 PARGANA .

SOLD AREA SHOWN IN RED BORDER - 

SALE BY :- GOYAL AUTO DISTRIBUTORS PVT. LTD.

SALE TO :- MISS. AMISHA GUTGUTIA D/O SRI. PAWAN KR. GUTGUTIA

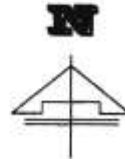
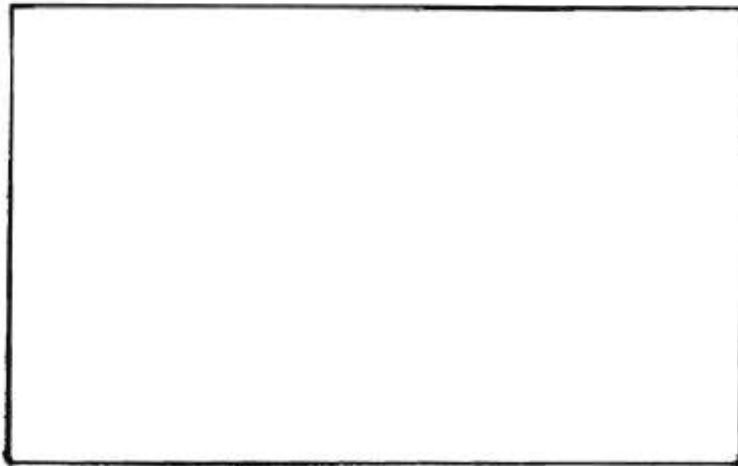
TOTAL AREA OF LAND = 5 KATTA 12 CHATTAK. 42 SFT.

R. S. DAG NO - 842 (P)

82'-0"

R. S. DAG NO - 842 (P)

51'-0"



51'-0"

82'-0"

12'0" WIDE ROAD

R. S. DAG NO - 842 (P)

SITE PLAN

(SCALE :- 1"=16'0")

VENDAR SIGN.

Amisha Gutgutia

DRAWN BY

Rajesh Majumdar
LIC NO. - 059

18/2

[Handwritten signature]

**Additional Registrar of
Assurances -1, Kolkata**
7 MAY 2010





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

Endorsement For Deed Number : I - 05442 of 2010
(Serial No. 03474 of 2010)

On 07/05/2010

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

Presented for registration at 17.32 hrs on :07/05/2010, at the Private residence by Ashok Gutgutia
Executant.

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

Execution is admitted on 07/05/2010 by

- Ashok Gutgutia
Director, M/ S, Goyal Auto Distributors (P) Ltd., Radhanagar Road, , Thana -Hirapur, District:-Burdwan,
WEST BENGAL, India, P.O. :-Bumpur
By Profession : Business
Identified By B. Chakraborty, son of , Asansol Court, Thana:-Asansol, District:-burdwan, WEST
BENGAL, India, P.O. :-, By Caste: Hindu, By Profession: Advocate.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE I

On 10/05/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 27984/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
10/05/2010

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.-2544543/-

Certified that the required stamp duty of this document is Rs.- 152692 /- and the Stamp duty paid as:
Impresive Rs.- 67270/-

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 03/06/2010

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.

Deficit stamp duty

Deficit stamp duty

- Rs. 49900/- is paid 25304103/06/2010 State Bank of India, COLOOTALA STREET, received on
03/06/2010



**Additional Registrar of
Assurance**
- 3 JUN 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



00

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

Endorsement For Deed Number : I - 05442 of 2010
(Serial No. 03474 of 2010)

2. Rs 35600/- is paid 25303903/06/2010 State Bank of India, COLOOTALA STREET, received on 03/06/2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I




(Signature)
Additional Registrar of Assurances - Kolkata
3 JUN 2010


(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Mohd Hafidz</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

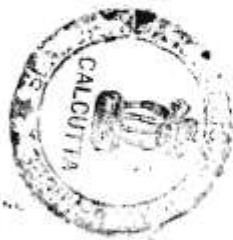
	<i>Amisha Gargueta</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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Additional Secretary of
Assurance - Kolkata
- 7 MAY 2010





Certificate of Registration under section 60 and Rule 60

Registered in Book - 1
Volume number - 44
Page from 1582 to 1611
Filing No. 95442 for the year 2010




Name: Jyoti Muni (Munhiya), Director
of REGISTRATION OF ASSURANCE
Mumbai - 400 012 (INDIA)
D. No. 1000