

श्री

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

admissible under Rule 21 of the  
 s/6 (1) of W. E. S. Act. 1908  
 tuly Stamp under the India  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. ---  
 See Field

2.8.1000/-  
 138-48000/-  
 Sale 01/01  
 816000/-  
 H-8965  
 H-28  
 0/3) 4  
 8997  
 74500/-

A289651  
 H2 231  
 H2 41  
 89971-

Stamp duty of Rs. 48000  
 has been received on 4/12/06  
 as per Bank Draft No. 984763  
 Date 29/11/06 of Parasar

*[Signature]*

Notary u/s I (A)  
 North 24-Parganas  
 I. B. R. S. S.

30.11.06  
 10 AUG 2007

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this 30th day of  
 November, Two Thousand and Six.

811) 250/-  
 811) 340/-  
 590/-

Cont.....P/2

811) 250  
 811) 340  
 590

Vicib/20040173/dv30/108

**BETWEEN**

**SRI AMITAVA GANGULY**, Son of Sri Asit Baran Ganguly, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 21 Kali Dutta Street, P.S. - Burtolla, Kolkata - 700005, the Vendor is represented by his brother as Constituted Attorney namely **MR. ARUNAVA GANGULY**, Son of Sri Asit Baran Ganguly, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 21 Kali Dutta Street, P.S. - Burtolla, Kolkata - 700059, hereinafter called and referred to as the "**VENDOR**" (which terms and expression unless repugnant to the subject or context shall mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**AND**

- 1) **FALCON TIE - UP PVT. LTD.,** 2) **SADBHAWNA DEALERS PVT. LTD.,** 3) **SAMBODHAN ADVISORY PVT. LTD.,** 4) **SHIVGANGA VANIJYA PVT. LTD.,** 5) **SAHANSIL TRADELINK PVT. LTD.,** 6) **BRIJWASI SUPPLIERS PVT. LTD.,** 7) **UNNATI SUPPLIERS PVT. LTD.,** 8) **NISHAKAR MARKETING PVT. LTD.,** 9) **BRIJWASI MARKETING PVT. LTD.,** 10) **SAHANBHUTI DEALER PVT. LTD.,** 11) **SURAKSHIT SUPPLIERS PVT. LTD.,** 12) **UNNATI VYAPAAR PVT. LTD.,** 13) **SUGANDH MERCANTILE**

নম্বর - 2802  
 বিক্রী নম্বর - 2002  
 তারিখ - 22/12/2002  
 ক্রেতার নাম - সফিউর জাম্মু সওজোর  
 পিতা - সফিউর জাম্মু সওজোর  
 বয়স - 2000  
 ক্রেতার - সফিউর জাম্মু সওজোর  
 পেশা - উচ্চ বিদ্যালয়  
 স্বাক্ষরিত তারিখ - 22/12/2002  
 ক্রেতার ঠিকানা - ১৭০০০  
 মোট মূল্য -



9-00  
 presented for Registration at..... A.M./P.M.  
 on the 22<sup>nd</sup> day of Decr. 2002  
 at the Sadar Registration  
 Office at Barasat by Armanjoguly  
 as of the Executant / Chairman.

Armanjoguly  
 Asst. Baran jaguly  
 s/o Late Pheni Bhushan Jaguly  
 s/s 51 Nishi Kanar, Tegharia  
 District - North 24 Parganas  
 Caste - Hindu/Muslim/Christian  
 Profession - Teacher

Thru - [Signature]  
 3846  
 Registrar u/s 1 (B)  
 North 24 Parganas  
 W.B.

Thru - [Signature]  
 Asst Baran Jaguly  
 S/o Late Pheni Bhushan Jaguly  
 s/s 51 Nishi Kanar, Tegharia  
 1502-59

Asst. Baran jaguly  
 s/o Late Pheni Bhushan Jaguly  
 s/s 51 Nishi Kanar, Tegharia  
 District - North 24 Parganas  
 Caste - Hindu/Muslim/Christian  
 Profession - Teacher

TEXTILE ENGINEER

[Signature]  
 Registrar u/s 1 (B)  
 North 24 Parganas  
 W.B.

PVT. LTD., 14) SHIVDHARA AGENCY PVT. LTD., 15) TROPEX  
MERCANTILE PVT. LTD., 16) CONCORD VYAPAAR PVT. LTD.,  
17) WONDER DISTRIBUTOR PVT. LTD., 18) PANGHAT  
MERCANTILE PVT. LTD., 19) CHIRAG VINIMAY PVT. LTD.,  
20) ALISHAN DEALER PVT. LTD., 21) EVERLIKE BARTER  
PVT. LTD., 22) GOODHOPE COMMERCIAL PVT. LTD.,  
23) TRIMUDRA VANIJYA PVT. LTD., 24) SNEHIL MERCANTILE  
PVT. LTD., 25) SAGUN MARKETING PVT. LTD., 26) APNAPAN  
MERCHANDISE PVT. LTD., 27) SAHANSIL AGENCIES PVT.  
LTD., 28) SATYAM DEALERS PVT. LTD., 29) SUNDRAM VANIJYA  
PVT. LTD., 30) MANOBAL MARKETING PVT. LTD., 31)  
CHAMPAK VYAPAR PVT. LTD., 32) DESIRE TRADERS PVT.  
LTD., 33) MAINA VINIMAY PVT. LTD., 34) PORTABLE DEALING  
PVT. LTD., 35) PRITAM DEALING PVT. LTD., 36) PURNIMA  
VYAPAAR PVT. LTD., 37) SURFACE VYAPAAR PVT. LTD., 38)  
VEDANT COMMERCIAL PVT. LTD., 39) MATAJI MERCHANTS  
PVT. LTD., 40) ECO VANIJYA PVT. LTD., 41) PARADISE  
SUPPLIERS PVT. LTD., 42) CHARMS MERCHANTS PVT. LTD.,

all are Private Limited company incorporated within the  
provisions of the Companies Act, 1956, all having it's office at  
8/1 Lalbazar Street, Kolkata - 700 001, represented through  
their Director namely **KAMAL ASOPA**, of 8/1 Lalbazar Street,  
Kolkata - 700 001, hereinafter referred to as the party of the  
**"PURCHASERS"** (which expression shall unless excluded by or

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repugnant to the context be deemed to mean and include it's heirs, successors, executors, administrators, representatives, nominees and assigns) of the **SECOND PART**.

**AND**

**M/S. GOLD LINE WRITING INSTRUMENT LTD.,** a Limited Company, incorporated in accordance with the provisions of the Companies Act 1956, having its Registered Office at 8/1 Lal Bazar Street, Police Station - Hare Street, Kolkata - 700 001, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators, representatives, nominees and assigns) of the **THIRD PART**.

**WHEREAS** all that piece and parcel of land in Mouza - Salua, J.L. No. 3, R.S. No. 109, Touzi No. 125B/1 under P.S. Rajarhat at present Airport, being C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, under C.S. Dag No. 461 corresponding to R.S. Dag No. 522 measuring more or less 1 Acre 83 Cents Sali land belonged to Smt. Pratima Sundari Sen and her name was finally published in Revisional Settlement.

**WHEREAS** The said Pratima Sundari Sen sold out of the

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aforesaid land measuring more or less 32 (Thirty Two) Sataks corresponding to 19 (Nineteen) Cottahs 6 (Six) Chittacks in favour of Sri Satish Chandra Ganguly which was recorded in Book No. I, Volume No. 108, Pages from 24 to 26, being Deed No. 5310, for the year 1973 at the Office of S.R. Cossipore Dum Dum.

**AND WHEREAS** while the said Satish Chandra Ganguly by virtue of purchase was in so exclusive possession in respect of said land, he transferred more or less 5 Cottahs 5 Sq.ft. out of the said land in favour of Sri Uday Chand Sen by virtue of registered Deed of Kobala on 15/02/1984, registered before the Office of A.D.S.R. Bidhan Nagar (Salt Lake City), and recorded in Book No. I, Volume No. 2, Pages from 39 to 42, being Deed No. 11 for the year 1984.

**AND WHEREAS** the said Sri Uday Chand Sen due to paucity of fund, sold and transferred the said 5 Cottahs 5 Sq.ft. of land in Mouza - Salua, J.L. No. 3, R.S. No. 109, Touzi No. 125B/1 under P.S. Rajarhat at present Airport, being C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, under C.S. Dag No. 461 corresponding to R.S. Dag No. 522 in favour of present Vendor on 02/08/1991 by virtue of registered Deed of Kobala, registered at the Office of A.D.S.R. Bidhan Nagar and recorded in Book No. I, Volume No. 124, Pages

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from 47 to 54, Deed No. 6847 for the year 1991.

**AND WHEREAS** by virtue of said purchase the present Vendor became the absolute owner and possessor in respect of aforesaid 5 Cottahs 5 Sq.ft. of land and he, due to paucity of his fund and diverse reasons intended to sell out the said demarcated land measuring more or less **5 (Five) Cottahs 5 (Five) Sq.ft.** of Land in Mouza - Salua, J.L. No. 3, R.S. No. 109, Touzi No. 125B/1 under P.S. Rajarhat at present Airport, being C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, under C.S. Dag No. 461 corresponding to R.S. Dag No. 522, within Ward No. 4 of Rajarhat Gopalpur Municipality, under A.D.S.R.O., Bidhan Nagar in the Dist. North 24 Parganas, shown in the map annexed herewith which is more fully described in the Schedule herein under written and accordingly entered into an Agreement for Sale with the Confirming Party on 23rd day of June, 2005 under certain terms and conditions embodied therein.

**AND WHEREAS** due to diverse reasons the said Confirming Party took decisions not to purchase the said land and accordingly on mutual discussions it has been agreed that the Agreement for Sale entered between the Vendor and Confirming Party herein is cancelled and the Vendor at the

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instance and presence of Confirming Party will execute and register the Deed of Conveyance in respect of the aforesaid property in favour of any other intending Purchaser/s.

**AND WHEREAS** the present Purchaser being informed about the same, has agreed to purchase the aforesaid land at a consideration of Rs. 8,16,000/- (Rupees Eight Lacs Sixteen Thousand) only from the Vendor and the Vendor also agreed to sell the said property at the said consideration.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement for sale and consideration of a sum of Rs. 8,16,000/- (Rupees Eight Lacs Sixteen Thousand) only and cost of permission and fencing Rs. 19590/- paid to the Vendor by the present Purchaser as per memo written herein under at or immediately before the execution of these presents the receipt whereof, the Vendor and the Confirming Party jointly hereby admit and acknowledge and on and from the same and every part thereof acquit, release and discharge the purchaser, its executors administrators, representatives, directors and assigns and every one of them and the Vendor as beneficia owner and the these presence indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser its executors, administrators, representatives, directors and assigns and every one of them

Cont.....P/8



free from all encumbrances, charges, liens, lispences ALL THAT piece or parcel of demarcated Sali land measuring more or less **5 (Five) Cottahs 5 (Five) Sq.ft.** of Land in Mouza - Salua, J.L. No. 3, R.S. No. 109, Touzi No. 125B/1 under P.S. Rajarhat at present Airport, being C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, under C.S. Dag No. 461 corresponding to R.S. Dag No. 522, within Ward No. 4 of Rajarhat Gopalpur Municipality, under A.D.S.R.O., Bidhan Nagar in the Dist. North 24 Parganas, alongwith all rights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging and usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and all deeds, writings and evidences of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power and possession of the Vendor or her heirs, executors, administrators or representatives or any persons from whom she can or may procure the same without action or suit at law or in equity to enter into and have, hold, own, possess and enjoy the said property or every part thereof is hereby granted, sold, conveyed and transferred or expressed and intended so unto and to the use of purchaser and its executors administrators, representatives,

Cont.....P/9

directors and assigns forever freed and discharged from or other wise by the Vendor well and sufficiently indemnified of against all encumbrances, liens, claims whatsoever created or suffered by the Vendor from to these presents.

**THE VENDOR AND CONFIRMING PARTY DOTH HEREBY COVENANT WITH THE PURCHASER :-**

1. That the schedule property is free from all encumbrances, attachments, liens, mortgages and the Vendor has absolute right, title and interest in respect of the schedule property.
2. That no notice issued under the public demand recovery act. or have been served upon the Vendor and even no such notice have been published against the Vendor or the schedule property.
3. That the Vendor has not yet received any notice of requisition and acquisition by the State of West Bengal, Union of India or any other statutory body or Govt. and Semi Govt. authority in respect of the schedule property written herein under.
4. It is hereby declared that the land is being used exclusively by the Vendor written in the schedule herein under and the Vendor is not the benamder of any one.

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**SCHEDULE ABOVE REFERRED TO**

**(Description of land)**

**ALL THAT** piece or parcel of **Sali** land measuring more or less **5 (Five) Cottahs 5 (Five) Sq.ft.** of Land in **Mouza - Salua**, J.L. No. 3, R.S. No. 109, Touzi No. 125B/1 under P.S. Rajarhat at present Airport, being C.S. Khatian No. 289, corresponding to R.S. Khatian No. 242, under C.S. Dag No. 461 corresponding to R.S. Dag No. 522, within Ward No. 4, of Rajarhat Gopalpur Municipality, under A.D.S.R.O., Bidhan Nagar in the Dist. North 24 Parganas, all easmentary rights, water lines, electricity, drainage system upon the said land and attached to the land.

Rent of the said land according to the determination of appropriate authority.

A map enclosed is the part of the indenture which is demarcated in RED Border, which is butted and bounded as follows :-

- On the North** : Part of R.S. Dag No. 522 of Smt. Pranati Ganguly.
- On the South** : Part of R.S. Dag No. 522 of Smt. Sulekha Rani Sen.
- On the East** : 6 Feet Common Passage.
- On the West** : C.S. Dag No. 460.

Cont.....P/12

**IN WITNESS WHEREOF** the Vendor, Confirming Party, Purchaser 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 parties at

Kolkata in the presence of :-

1. Asit Baran Ganguly  
5/59 Nishikanta, Teghoria  
Kol- 700059

*Arnav - Jyoti*

.....  
**Signature of the Vendor**  
through Constituted attorney

2. Pranati Ganguly  
5/59 Nishikanta Teghoria  
Kol- 700059

For Goldline Writing Instrument Ltd.

(M. Saha) **Director**

.....  
**Signature of the Confirming Party**

**Drafted, Read Over and Explained by :**

*Sanjib Kumar Sarkar*

**Sanjib Kumar Sarkar**

**Advocate, Barasat.**

**Printed by :-**

*Sudipta Dey*  
**(Sudipta Dey)**

**Barasat**

Cont.....P/13



# DISTRICT NORTH 24 PARGANA

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1) Name: Madan Gopal Saha Status - Presentant Madan Gopal Saha

## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said

Madan Gopal Saha  
Signature of the Presentant



(2) Name: Kanak Asopa

Status : Presentant/ Executant/Claimant/Attorney/Principal/Gurdian/Testator(✓)

## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Kanak Asopa  
Signature of the Presentant/  
Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)



# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1)  
Name : ..... Arunava Ganguly ..... Status - Presentant

## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

*Arunava Ganguly*

Signature of the Presentant

(2)

Name :

Status : Presentant/ Executant/Claimant/Attorney/Principal/Gurdian/Testator(✓)

## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

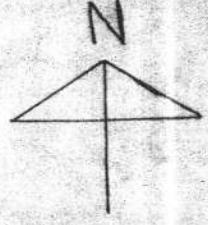
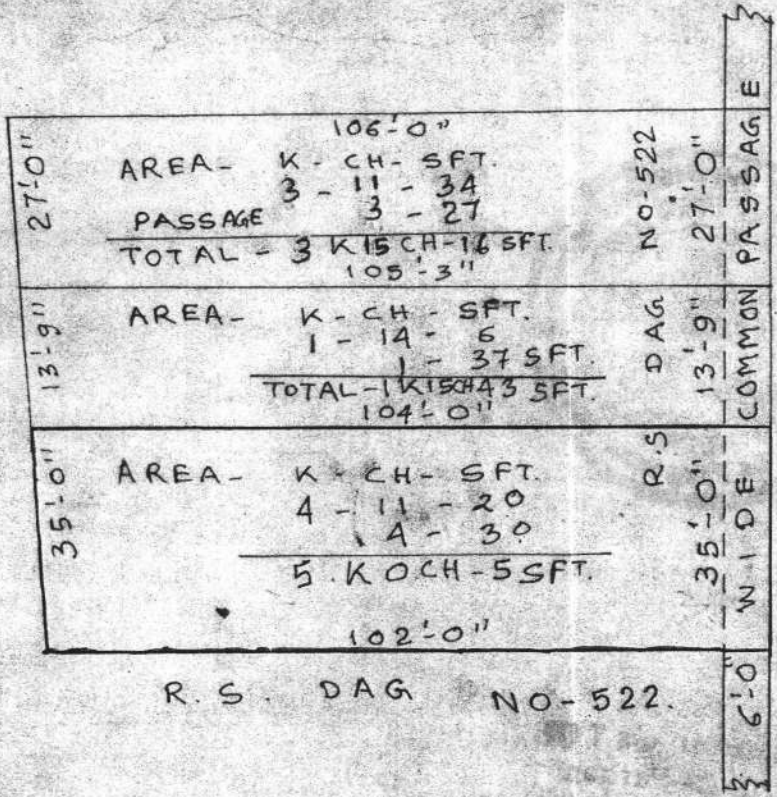
Signature of the Presentant/

Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)

3A

A SITE PLAN OF MOUZA-SALUR. J.L. NO-3. R.S. NO-133. TOUZI NO-125 B/1. C.S. DAG NO-451 R.S. DAG NO-522. C.S. KHATIAN NO-289. R.S. KHATIAN NO-242. P.S.- AIRPORT DIST. 24 PARGANAS(N) SHOWN IN RED COLOUR SCALE:-1"=24'-0"

LALIT MOHAN NASKAR.



(M) Naskar.  
 (Madan Gopal Saha)

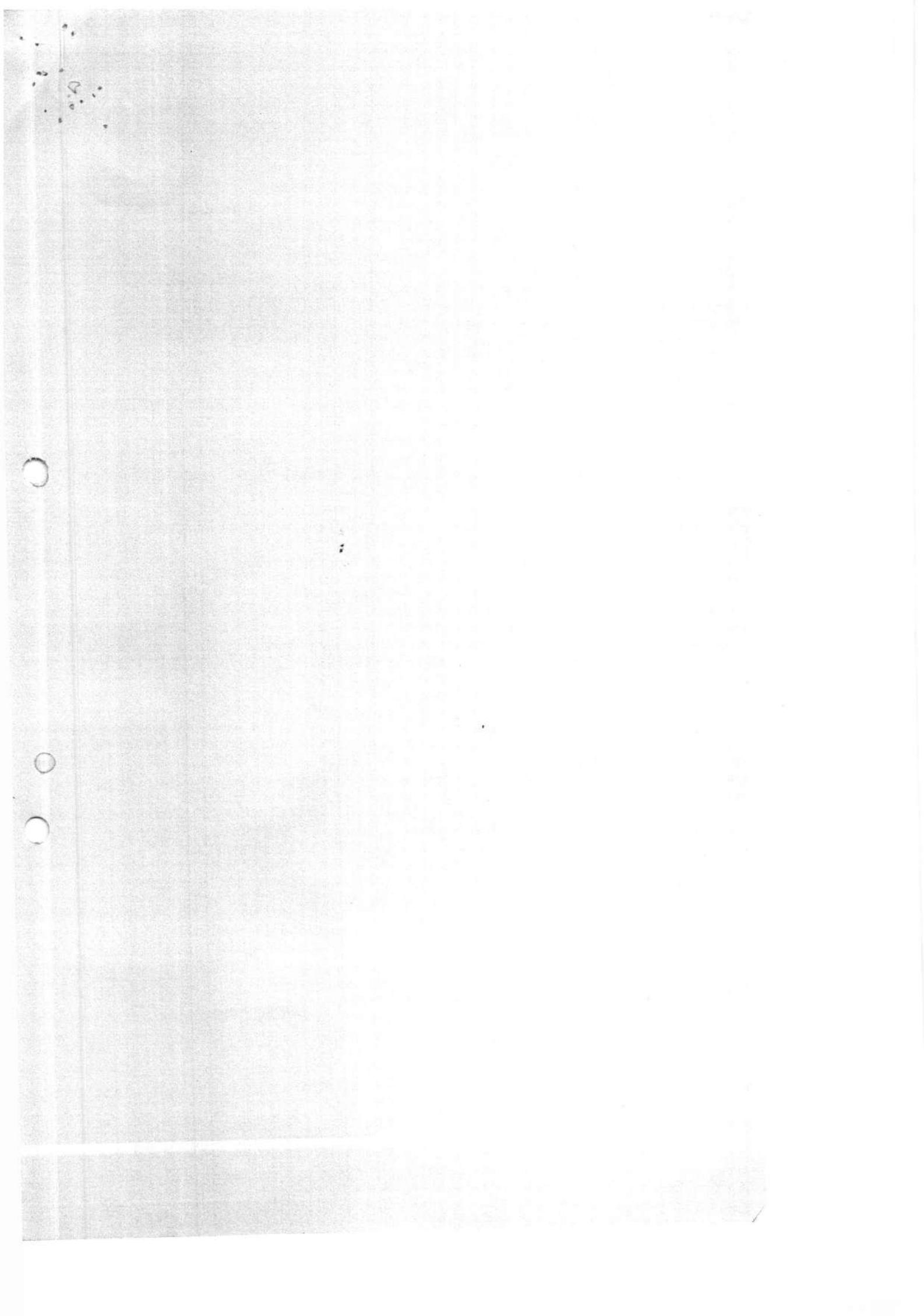
Ar nare of [Signature]

TRACED BY:-

SIGNATURE OF VENDOR







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 669 to 686  
being No 06440 for the year 2007.



(X) 06-December-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal