03389 D 7927 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of West Bengal Stamp Duty Stamp under the Indian Stamp Act 1899 as amended Schedule 1A. No. Fees Paid.

Deficit stamp duty of Rs. 14500/- has been received on 13.6.06 as per Banker's Cheque/ Bank Draft No 974135 Date 12.6.06 of S.B.I Barasat

D. S. R. II
Barasat, North 24-Parganas
13.6.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 12th June, Two Thousand and Six

BETWEEN

BISWANATH BISWAS son of LATE SITAPADA BISWAS residing at Vill – GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith hindu by occupation cultivator hereinafter called the **'VENDOR'** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART**.

Contd...2

Market value assessed Rs. 709090

Deficit Stamp Duty

D. S. R. — II
Barasat, North 24-Parganas

নং 741 তাং 07/6/06

ক্রেতার নাম.....

সাং .....

ষ্ট্যাম্পের মূল্য ... 50000/- টাকা মাত্র

ষ্ট্যাম্প ভেণ্ডারের স্বাক্ষর.....

Ribbon Farms Projects Pvt. Ltd.
7, Bangur Avenue, Block-D
Kolkata-700055

বিধান নগর [সল্টলেক সিটি]
এ. ডি. এস. আর. অফিস।

চালান নং

মোট ষ্ট্যাম্প ক্রয় তাং 02 JUN 2006

এই চালান নং-এ মোট কত টাকার ষ্ট্যাম্প খরিদ করা হইয়াছে 300000

ট্রেজারীর নাম বাঁকুড়া কোষ

ভেণ্ডার— মিতা দত্ত

Presented for Registration at ... A.D.S.R.
on the 12th day of June 2006
at ... of the Sub-Registrar
Office at Barasat by Biswanath Biswas
Fee of the Document / Claimant

Biswanath Biswas
S/o Late Sitaram Biswas
Vill. ...
P.S. ...
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession ...

Biswanath Biswas

Registrar of Deeds
North 24-Parganas
W.B.S.R.O.

12 JUN 2006

Biswanath Biswas
S/o Late Sitaram Biswas
Vill. ...
P.S. ...
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession ...

Biswanath Biswas

Registrar of Deeds
North 24-Parganas
W.B.S.R.O.

12 JUN 2006

Vill. — Bocahi Patugh
P.S. — Rajarhat

A N D

RIBBON FARMS PROJECTS PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 7, BANGUR AVENUE, BLOCK – D, P.S. – LAKE TOWN, KOLKATA – 700 055 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS BISWANATH BISWAS, the vendor herein, got the property as mentioned in the schedule below as the legal heir of LATE SITAPADA BISWAS and became the owner of the same property by way of a Deed of Mutual Settlement bearing no. 1810 copied in Book No. I, Vol. No. 63, Pages 84 to 216 for the year 2004 duly registered at D.S.R.II, BARASAT between a family for different dag nos. and the vendors herein got 23 Satak out of 23 Satak in R.S.DAG NO. 1119 & 04 Satak out of 16 Satak in R.S.DAG NO. 1217 under R.S.KHATIAN NO. 130 & 261 which was later recorded in different L.R.KHATIAN NOS. 102, 292, 551, 560, 692, 711, 948, 949, 950 & 951 situated at Mouja Genragari , J.L.No. 37 under Rajarhat P.S. , North 24- paraganas.

AND WHEREAS BISWANATH BISWAS, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 26 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,25,000/- (Rupees Three Lakhs Twenty Five Thousands) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 3,25,000/- (Rupees Three lakhs Twenty Five Thousands) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the

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Seal of Office of the District Registrar
(D.S.R.-II)
North 24 Parganas

[redacted] of Y.G.
North 24-Parganas
B.B.A.S.L. - Ed

12 JUN 2006

vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does 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 land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 22.50 Satak in R.S.DAG NO. 1119 & 03.50 Satak in R.S.DAG NO. 1217 **i.e. 26 SATAK in total** under R.S.KHATIAN NO. 130 & 261 which were later recorded in different L.R.KHATIAN NOS. 102, 292, 551, 560, 692, 711, 948, 949, 950 & 951 under Patharghata panchayat within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza – GENRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 – Paraganas
(north).

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Registrar of T.D.
North 24-Parganas
(D.S.R. - II)

12 JUN 2006

The Plot of lands are bounded as under : -

R.S.DAG NO. 1119

ON THE NORTH	:	R.S.DAG NO. 1129
ON THE SOUTH	:	R.S.DAG NO. 1115
ON THE EAST	:	R.S.DAG NO. 1118
ON THE WEST	:	R.S.DAG NO. 1120

R.S.DAG NO. 1217

ON THE NORTH	:	MOUZA HUDARAIT
ON THE SOUTH	:	R.S.DAG NO. 1218
ON THE EAST	:	PART OF R.S.DAG NO. 1217
ON THE WEST	:	PART OF R.S.DAG NO. 1217

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque bearing no. 343721 dated 12.06.06 drawn on INDIAN BANK amounting Rs. 3,25,000/- (RUPEES THREE LAKHS TWENTY FIVE THOUSANDS ONLY).

WITNESSES :

1. Debabrata Biswas
   Garagari

2. Md. Zakir Hossain
   Pathanghata.

বিশ্বনাথ বিশ্বাস

SIGNATURE OF THE VENDOR

Contd...5

Seal of Office of the District Registrar
North 24 Parganas
(D.S.R-II)

North 24-Parganas

12 JUN 2006

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)

Name : ..... 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.

.....

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)

Seal of Office of the District Registrar (D.S.R-II)

[redacted]

12 JUN 2006

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

1. Debabrata Das
Garagan'

2. Md. Zakir Hossain
Pathanghata.

SIGNATURE OF THE VENDOR

Drafted by:

Mukuleswar Chakraborty
S/- Kayadenga
Lic No:- D/W II-37.
A.D.S.R. Office Barasat.

8

Court copy

15/06/06

[redacted]

Seal of Office of the District Revenue Officer, Khulna

D.S.R.(II)

Seal of Office of the District Revenue Officer, Khulna

D.S.R.(II)

12 JUN 2006

[redacted]

Fee 50/-

Being the 0712

Fee due year 2005 ..... [illegible]