03391 I 7929 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & [illegible] u/s 5 (1) of W. B. L. R. Act. [illegible] duly Stamp under the [illegible] Stamp Act 1899 [illegible] amended Schedule I.A. Municipal [illegible] Fee Paid.

Value assessed Rs. [illegible]

Deficit Stamp Duty [illegible]

Sub-Registrar
South 24 Parganas, Baruipur

12 JUN 2006

DEED OF CONVEYANCE

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

BETWEEN

ASRAF ALI MULLICK son of LAL CHAND MULLICK residing at Vill – PATHARGHATA. P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith muslim 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)

ক্রেতার নাম.....

নাং .....

টাকার পরিমাণ - 5000/-

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

বিধান নগর সাবরেজিস্ট্রি অফিস

চালান নং

মোট টাকা (কথায়) 02 JUN 2006

300000

ভেন্ডার — মিতা মন্ডল

Presented for Registration at ..... on the 12th day of ..... at ..... of the Sadar Registrar's Office at Barasat by ..... Claimant / Executant / Claimant

District — North 24 Parganas

12 JUN 2006

12 JUN 2006

AND

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 one ASRAF ALI MULLICK, the vendor herein, is the recorded owner of agricultural land measuring 30 Satak out of 120 Satak in R.S.DAG NO. 715 under L.R.KHATIAN NO. 67/1 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24-paraganas.

AND WHEREAS ASRAF ALI MULLICK, the vendor herein, the absolute of the said land measuring 30 Satak as mentioned in the schedule below 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 30 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,50,000/- (Rupees Three Lakhs fifty 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. 3,50,000/- (Rupees Three Lakhs Fifty Thousands) only paid by the purchaser to the vendors 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 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 quiet possesses and enjoy the said land hereditaments and premises and received the rents iss es 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

Contd...3

(D.S.R.-II)

12 JUN 2006

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 **30 Satak** in R.S.DAG NO. 715 under L.R.KHATIAN NO. 67/1 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).

The Plot of lands are bounded as under : -

R.S.DAG NO. 715

ON THE NORTH	:	R.S.DAG NO. 716, 717 & 718
ON THE SOUTH	:	R.S.DAG NO. 704 & 705
ON THE EAST	:	PART OF R.S.DAG NO. 715
ON THE WEST	:	R.S.DAG NO. 640, 645, 646 & 647

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 343772 dated 12.06.06 drawn on INDIAN BANK amounting Rs. 3,50,000/- (Rupees : THREE LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1.

2.

SIGNATURE OF THE VENDOR

Contd...4

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

North 24-Parganas
D.R. & R.-II
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

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)*

Office of the District Registrar
Barasat
24 Parganas

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. আলাউদ্দিন মোল্লা
পঃ: গৌড় মল্লিক

2. মাসুদ আলম —
গৌড় মল্লিক —

আলাউদ্দিন মোল্লা
আলাউদ্দিন মোল্লা

SIGNATURE OF THE VENDOR

Drafted by:

Mahadeswar Chakrabarty
of Kayadanga
Reg. No:- D/WS 2- 37
A.D.S.R. Office Barasat.

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

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

12 JUN 2006

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

Book No. I
Volume No. 1
Page 1 to 7
Being No. 7827
For the year 2006

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

15/06/2006