

03570

7 7919 5000Rs.



Admissible under Rule 21 and  
 s/s 5 (1) of W. B. L. R. Act. 19  
 duly Stamp under the India  
 Stamp Act 1899 Subsequent  
 Amended Schedule I.A. Me...

16/6/06  
 19/6/06



H 220449/-  
 H 2 281 -  
 (8) 2 413: (पत्रा संग्रह)  
 70481-00

16 JUN 2006

99071 19/06  
 2143  
 19/06

Stamp duty of Rs 40000 + 40000 = 26000  
 has been realised on 19.6.06  
 per Banker's Cheque /  
 Draft No 974517297652497450  
 16.6.06

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 16th June, Two Thousand and Five...

BETWEEN

1. SMT. BINDUBALA MONDAL wife of LATE KANAI LAL MONDAL, 2.  
 SMT. RANJITA PANDIT wife of ANIL PANDIT & 3. SMT. SUMITRA  
 NASKAR wife of PANCHKARI NASKAR all residing at Vill - GENRAGARI, P.O.  
 - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all  
 by faith hindu by occupation housewives hereinafter called the 'VENDORS' (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.

MIV 336100  
 36960  
 20449  
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80) = 2501 -  
 90) = 5101 -  
 7601 -

V.C. No = 628  
 dt = 16/6/06

ASD  
 510  
 16/6/06

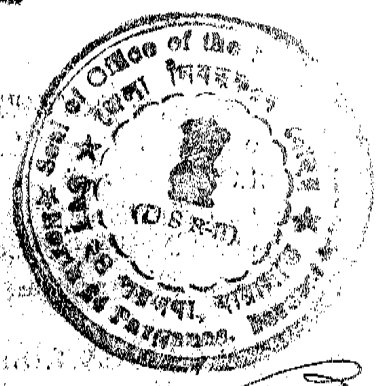
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2  
" 1823 - 15/6/06

সাঁ...  
Ribbon Farms Projects Pvt. Ltd.  
7, Bangur Avenue, Block 10  
Kolkata-700058

১০০০  
বিশ্বাস নম্বর (সংলগ্ন নথি)

*[Handwritten signature]*



১২ JUN 2006  
৪৫২০০০

7-50  
presented for Registration at...  
on the... day of...  
Office at Barasat by...  
one of the Executant / Claimant.

- (1) Bindee bala mandal mod. Kanak kulmandal
- (2) Rajila pandit mo Anil pandit
- (3) Sami for. War Kay mo parch Kanivaska

১৪৪২  
1442  
18 JUN 2006

18 JUN 2006  
P. S. Ray...  
District - North 24-Parganas  
by Caste - Hindu / Muslim / Christian

১৪৪৪  
1444  
16 JUN 2006

16 JUN 2006  
P. S. Ray...  
District - North 24-Parganas  
by Caste - Hindu / Muslim / Christian

১৪৪৪  
1444  
18 JUN 2006  
North 24-Parganas  
18 JUN 2006

market value assumed Rs. 2,56,000  
Dated 12/11/06  
Barasat  
9767/10/3/1/06  
9767/10/3/1/06  
Barasat

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 SMT. BINDUBALA MONDAL & two others, the vendors herein, got the property as mentioned in the schedule below as legal heirs of LATE PARBATI BISWAS and became the owners 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 07.75 satak out of 46 satak in R.S.DAG NO. 708, 12 satak out of 16 satak in R.S.DAG NO. 804, 26 Satak out of 45 Satak in R.S.DAG NO. 825, 18.50 Satak out of 74 Satak in R.S.DAG NO. 1000, 21 Satak out of 39 Satak in R.S.DAG NO. 1142, 06.00 Satak out of 14 Satak in R.S.DAG NO. 1174 & 13 satak out of 17 satak in R.S.DAG NO. 1198 i.e. in total 104.25 Satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 948, 949, 950 & 951 situated at Mouja Genragari, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS BINDUBALA MONDAL, one of the vendor herein, is the recorded owner of agricultural land measuring an area of 00 Satak out of 09 Satak in R.S.DAG NO. 642, 01 Satak out of 11 Satak in R.S.DAG NO. 1071, 03 Satak out of 29 Satak in R.S.DAG NO. 1096 & 02 Satak out of 26 Satak in R.S.DAG NO. 1168 i.e. in total 06 Satak under L.R.KHATIAN NO. 827 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS RANJITA PANDIT, another vendor herein, is the recorded owner of agricultural land measuring an area of 01 Satak out of 09 Satak in R.S.DAG NO. 642, 01 Satak out of 11 Satak in R.S.DAG NO. 1071, 02 Satak out of 29 Satak in R.S.DAG NO. 1096 & 02 Satak out of 26 Satak in R.S.DAG NO. 1168 i.e. in total 06 Satak under L.R.KHATIAN NO. 827 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SUMITRA NASKAR, another vendor herein, is the recorded owner of agricultural land measuring an area of 01 Satak out of 09 Satak in R.S.DAG NO. 642, 01 Satak out of 11 Satak in R.S.DAG NO. 1071, 02 Satak out of 29 Satak in R.S.DAG NO. 1096 & 03 Satak out of 26 Satak in R.S.DAG NO. 1168 i.e. in total 07 Satak under L.R.KHATIAN NO. 827 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SMT. BINDUBALA MONDAL & two others, the vendors herein, are the absolute owners of the said land measuring 123.25 Satak in different dag nos. as mentioned in the schedule below and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 123.25 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 18,60,000/- (Rupees Eighteen Lakhs Sixty 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. 18,60,000/- (Rupees Eighteen Lakhs Sixty 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 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.

Contd...4

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Handwritten signature or initials.

Department of Social Services  
North 24 Parganas  
A. S. S. S.

176 JUN 2006

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## SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 2.00 satak in R.S.DAG NO. 642, 07.75 satak in R.S.DAG NO. 708, 12 SATAK in R.S.DAG NO. 804, 26 satak in R.S.DAG NO. 825, 18.50 satak in R.S.DAG NO. 1000, 03 SATAK in R.S.DAG NO. 1071, 07.00 satak in R.S.DAG NO. 1096, 21 satak in R.S.DAG NO. 1142, 07 SATAK in R.S.DAG NO. 1168, 06 satak in R.S.DAG NO. 1174 & 13 SATAK in R.S.DAG NO. 1198 i.e. in **total 123.25 satak** under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 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 ).

The Plot of lands are bounded as under : -  
R.S.DAG NO. 642

ON THE NORTH	:	R.S.DAG NO. 639
ON THE SOUTH	:	R.S.DAG NO. 645
ON THE EAST	:	PART OF R.S.DAG NO. 642
ON THE WEST	:	PART OF R.S.DAG NO. 642
R.S.DAG NO. 708		
ON THE NORTH	:	R.S.DAG NO. 710
ON THE SOUTH	:	R.S.DAG NO. 7015
ON THE EAST	:	PART OF R.S.DAG NO. 708
ON THE WEST	:	PART OF R.S.DAG NO. 708
R.S.DAG NO. 804		
ON THE NORTH	:	R.S.DAG NO. 805 & 809
ON THE SOUTH	:	R.S.DAG NO. 803
ON THE EAST	:	PART OF R.S.DAG NO. 804
ON THE WEST	:	R.S.DAG NO. 801

Contd...5





6  
: 5 :

R.S.DAG NO. 825

ON THE NORTH : R.S.DAG NO. 820  
ON THE SOUTH : R.S.DAG NO. 826  
ON THE EAST : PART OF R.S.DAG NO. 825  
ON THE WEST : R.S.DAG NO. 818

R.S.DAG NO. 1000

ON THE NORTH : R.S.DAG NO. 1001  
ON THE SOUTH : R.S.DAG NO. 995  
ON THE EAST : PART OF R.S.DAG NO. 1000  
ON THE WEST : R.S.DAG NO. 911

R.S.DAG NO. 1071

ON THE NORTH : R.S.DAG NO. 1074  
ON THE SOUTH : R.S.DAG NO. 1070  
ON THE EAST : PART OF R.S.DAG NO. 1071  
ON THE WEST : R.S.DAG NO. 1049

R.S.DAG NO. 1096

ON THE NORTH : R.S.DAG NO. 1100  
ON THE SOUTH : R.S.DAG NO. 1095  
ON THE EAST : PART OF R.S.DAG NO. 1096  
ON THE WEST : R.S.DAG NO. 1097, 1098 & 1099

R.S.DAG NO. 1142

ON THE NORTH : R.S.DAG NO. 1141  
ON THE SOUTH : R.S.DAG NO. 1161  
ON THE EAST : PART OF R.S.DAG NO. 1142  
ON THE WEST : R.S.DAG NO. 1143

Contd...6



R.S.DAG NO. 1168

- ON THE NORTH : R.S.DAG NO. 1157
- ON THE SOUTH : R.S.DAG NO. 1171
- ON THE EAST : PART OF R.S.DAG NO. 1168
- ON THE WEST : R.S.DAG NO. 1169

R.S.DAG NO. 1174

- ON THE NORTH : R.S.DAG NO. 1174
- ON THE SOUTH : R.S.DAG NO. 1241
- ON THE EAST : PART OF R.S.DAG NO. 1174
- ON THE WEST : PART OF R.S.DAG NO. 1178

R.S.DAG NO. 1198




- ON THE NORTH : R.S.DAG NO. 1193
- ON THE SOUTH : R.S.DAG NO. 1198
- ON THE EAST : PART OF R.S.DAG NO. 1195
- ON THE WEST : R.S.DAG NO. 1196

**MEMO OF CONSIDERATION**

Paid by **RIBBON FARMS PROJECTS PVT. LTD** by cheques bearing nos. 343731, 343732 & 343733 drawn on **INDIAN BANK** DATED 16.06.06 each amounting Rs. 6,20,000/- i.e. in total Rs. 18,60,000/- (Rupees : EIGHTEEN LAKHS SIXTY THOUSANDS ONLY )

WITNESSES :

- 1. *Pannek Kore Naxkar*  
*9 NO Padma Kumar*  
*Railroad Colony Kaulhoda*
- 2. *Chandam Chafaj*  
*Vill. Kachinwadi Pur*

1  विक्रमजी मडूम  
2  राजेश दास  
3  सुनील मडूम

SIGNATURE OF THE VENDORS





16 JUN 2006

APR 11 11:00 AM '06  
RECEIVED  
U.S. DEPARTMENT OF JUSTICE

*J*



# 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.

 *বিনয় কান্তি ব: দেবু বসু*  
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
				

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



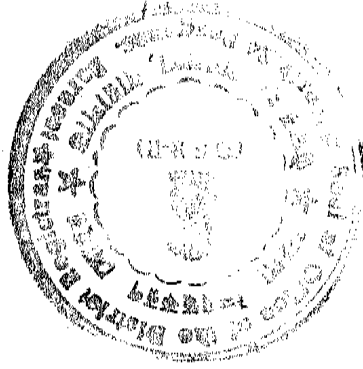




176 JUN 2006

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# 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.

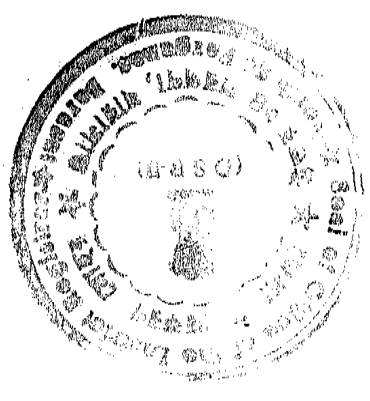
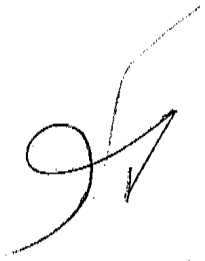
.....  
Signature of the Presentant/Executant/Claimant/Attorney/  
Principal/Gurdian/Testator (Tick the appropriate status)





176 JUN 2006

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# 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)

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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)*







16 JUN 2006

Performance and  
Quality Assurance  
Unit (PQAU)



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. Pannabheri Nalun,  
210 Padurakhera Rai  
Choudhury Dava Hous
2. Chandan Chaffee  
Vill-Nashinapur.

1/ [Seal] বিজয়নাথ মন্ডল  
মুদ্রিত করে : [Signature]

2/ [Seal] বজ্রেশ্বর বসু  
মুদ্রিত করে : [Signature]

3/ [Seal] - [Signature]  
মুদ্রিত করে : [Signature]

SIGNATURE OF THE VENDORS

Drafted by:

Abdul Jalil  
of Sik des pukhuria  
D/o - Licence no. D-90.  
V. S. S. R. O. Barasat



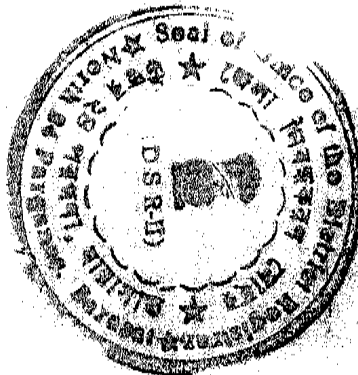




উত্তর ২৪ পরগণা জিলা  
North 24 Parganas  
W. B. - II

16 JUN 2006

Book No. ....  
Volume No. ....  
Page No. .... 10/12  
Being No. .... 679/9  
for the year 2005... 06



উত্তর ২৪ পরগণা জিলা  
North 24 Parganas  
W. B. - II

15/02/07