13610 Do 7886 (202) 5000Rs.

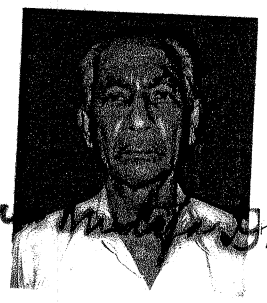
INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES



Registrar U/S 19 (1) North 24 Parganas

Barasat, North 24 Parganas 1/9/06

DEED OF CONVEYANCE

THIS INDENTURE made on this 19th day of June, Two Thousand and Six

BETWEEN

GOLAM MUSTAFA DHALI son of LATE USMAN DHALI residing at Vill – TEGHARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) 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

1817 15/6/06

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

5000

Presented for Registration at 9-50 AM
on the 19th day of June 2006
at Golam Mustafa Dhali of the Sadar Registration
Office at Barasat by Mustafa Dhali
Relation: Claimant

Golam Mustafa Dhali
S/o Usman Dhali
Bangatiya
P.S. Barasat
District — North 24 Parganas
By Caste — Hindu/Muslim/Christian

Golam Mustafa Dhali

1477

Registrar u/s 7 (2)
North 24 Parganas

Golam Mustafa Dhali 16/6/06

Sadiqul Hossain
S/o Md. Nour Hossain
Kaya
P.S. Swarupnagar
District — North 24 Parganas
By Caste — Hindu/Muslim/Christian
Profession — Earth

Md. Sadiqul Hossain
S/o Md. Nour Hossain
Kaya
P.S. Swarupnagar
Dist. - North 24 Parganas

Registrar u/s 7 (2)
North 24 Parganas
(S.R-II)

16/6/06

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 GOLAM MUSTAFA DHALI, the vendor herein, is the recorded owner of agricultural land measuring an area of 24.25 Satak out of 97 Satak in R.S.DAG NO. 729, 10.25 Satak out of 41 Satak in R.S.DAG NO. 735, 18 Satak out of 72 Satak in R.S.DAG NO. 907, 10.25 Satak out of 41 Satak in R.S.DAG NO. 1049 & 36.25 Satak out of 290 Satak in R.S.DAG NO. 1129 under L.R.KHATIAN NO. 203 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GOLAM MUSTAFA DHALI, the vendor herein, is the absolute owner of the said land and enjoys 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 99 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 21,00,000/- (Rupees Twenty One Lakhs) 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. 21,00,000/- (Rupees Twenty One Lakhs) 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 NOTWITHSTABNDING 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

Contd…3

Registrar u/s 7 (1)
North 24 Parganas
(D. S. R-5)

19/06/06

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 purchase 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 24.25 Satak in R.S.DAG NO. 729, 10.25 Satak in R.S.DAG NO. 735, 18 Satak in R.S.DAG NO. 907, 10.25 Satak in R.S.DAG NO. 1049 & 36.25 Satak in R.S.DAG NO. 1129 **i.e. in total 99 SATAK** under Kri. Khatian No. – 203 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 land are bounded as under : -

R.S.DAG NO. 729 :

ON THE NORTH	:	R.S.DAG NO. 730
ON THE SOUTH	:	R.S.DAG NO 716, 717 & 718
ON THE EAST	:	PART OF R.S.DAG NO. 729
ON THE WEST	:	R.S.DAG NO. 612, 637 & 638

R.S.DAG NO. 735 :

ON THE NORTH	:	R.S.DAG NO. 734 & 736
ON THE SOUTH	:	R.S.DAG NO 732
ON THE EAST	:	PART OF R.S.DAG NO. 735
ON THE WEST	:	R.S.DAG NO. 733

R.S.DAG NO. 907 :

ON THE NORTH	:	R.S.DAG NO. 908
ON THE SOUTH	:	R.S.DAG NO 904 & 906
ON THE EAST	:	PART OF R.S.DAG NO. 907
ON THE WEST	:	R.S.DAG NO. 903

Contd…4

Registrar u/s 17
North 24 Parganas

19/6/06

R.S.DAG NO. 1049 :

ON THE NORTH	:	R.S.DAG NO. 1036
ON THE SOUTH	:	R.S.DAG NO 1050
ON THE EAST	:	PART OF R.S.DAG NO. 1049
ON THE WEST	:	R.S.DAG NO. 1048

R.S.DAG NO. 1129 :

ON THE NORTH	:	R.S.DAG NO. 1120, 1121, 1122 & 1123
ON THE SOUTH	:	PART OF R.S.DAG NO 1129
ON THE EAST	:	MOUZA JHALIGAZI
ON THE WEST	:	R.S.DAG NO. 1118, 1119 & 1137

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheques bearing nos. 343734, 343735 & 343736 dated 19.06.06 drawn on INDIAN BANK amounting Rs. 7,00,000/- (Rupees : SEVEN LAKHS ONLY) each i.e. in total 21,00,000/- (TWENTY ONE LAKHS ONLY)

WITNESSES :

1. Md - Safi Kul Hasan
Vill - Jattra Gachi

2. [illegible]
[illegible] - [illegible]

Golam Mustafa Shah

SIGNATURE OF THE VENDOR

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. Md - Safi Kul Hasan
Vill - Jattra Gachi

2. [illegible]
[illegible] - [illegible]

Golam Mustafa Shah

SIGNATURE OF THE VENDOR

Drafted by:
Mukuleswar Chakrabarty
Lic. DWS II - 37, A.D.S.R. Office
Barasat

Book No... ... ...P... ...
Volume No... ... ... P... ...
Page... ... ...1...to...7... ..
Being No.....0786...
...the year 2008... ...06

19/06/06

14/02/2007

6

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.

Golam Mustefa Dhali .....

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)