0365 2. I 7923 (210) 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of W.B.I.T. Act 1958 u/s 5 (1) of the W.B. duty Stamp under the Indian Stamp Act 1899 Subsequently ammended Schedule I A

আয়েশা খাতুন
W: আব্দুল খালেক

Market value assessed as Rs 496000
Deficit Stamp Duty Rs 8356
has been realised on 1.9.06
as per Bankers Pay Order 978838
Date 31/8/06 Barasat
D. S. R. — II
Barasat, North 24 Parganas
1/9/06

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th day of June, Two Thousand and Six

BETWEEN``

AYESHA KHATOON wife of LATE ABDUL KHALEK residing at Vill & P.O. – BADURIA, P.S. – BADURIA, 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**.

Deficit Stamp duty of Rs 10000
has been realised on 21.6.06
as per Bankers Pay Order 974573
Date 20.6.06
D. S. R. II
North 24 Parganas
21.6.06

A227391 –
A2 281 –
2771 – 0080226
2701 –

2

2198

তারিখ 19/6/06

Lush. Estates P. Ltd.

ED-197. S/2

Salt Lake

5000

কিরণ নগর [সল্টলেক সিটি]

পি. এন. আর. অফিস।

16 JUN 2006

328000

2-35

presented for registration on ... AM/PM

on the 31st day of Aug. 06

Ayesha Khanam

Ayesha Khanam

W/o - Md. Abdul Khalek

Badamtala

Badamtala

North

Md. Zakir Hossain

S/o Khadem ali

Jorthan Sheles

Rajarhat

Business

499

20/6/06

Md. Zakir Hossain

S/o - Khadem ali

Village & PO → Pathanghata

P.S → Rajarhat

North 24 pgs.

Occ → Business.

20/6/06

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 one AYESHA KHATOON, the vendor herein, is the recorded owner of agricultural land measuring an area of 03 Satak out of 226 Satak in R.S.DAG NO. 1102 under KRI. Khatian No. 72 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS one DOULAT ALI MOLLA son of MOHAMMED ALI was the recorded owner of agricultural land measuring an area of 07 Satak out of 112 Satak in R.S.DAG NO. 791, 19 Satak out of 191 Satak in R.S.DAG NO. 883, 03 Satak out of 28 Satak in R.S.DAG NO. 996, 02 Satak out of 17 Satak in R.S.DAG NO. 998, 06 Satak out of 66 Satak in R.S.DAG NO. 999, 19 Satak out of 183 Satak in R.S.DAG NO. 1032, 14 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 03 Satak out of 35 Satak in R.S.DAG NO. 1077 & 02 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 76 Satak under KRI. Khatian No. 308 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS DOULAT ALI MOLLA died leaving behind his two sons namely FAKIR MOHAMMED & AMIR ALI and only daughter AYESHA KHATOON and accordingly all of them became the owners of the said land by way of inheritance as per Muslim Law of Faraz and are now well entitled to transfer the same to anyone in anyway. And accordingly AYESHA KHATOON, the vendor herein, became the owner of 01.40 Satak in R.S.DAG NO. 791, 03.80 Satak in R.S.DAG NO. 883, 00.60 Satak in R.S.DAG NO. 996, 00.40 Satak in R.S.DAG NO. 998, 01.20 Satak in R.S.DAG NO. 999, 03.80 Satak in R.S.DAG NO. 1032, 02.80 Satak in R.S.DAG NO. 1037, 00.20 Satak in R.S.DAG NO. 1073, 00.60 Satak in R.S.DAG NO. 1077 & 00.40 Satak in R.S.DAG NO. 1197 i.e. in total 15.20 Satak and she is now well entitled to transfer the same to anyone in any way.

AND WHEREAS AYESHA KHATOON, the vendor herein, is the absolute owner of the said land and enjoys a good and marketable title on the said land which she 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 18.20 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 2,50,000/- (Rupees TWO LAKHS FIFTY THOUSANDS ONLY) only and on the terms and conditions hereunder.

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NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 2,50,000/- (Rupees TWO LAKHS FIFTY 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 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 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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20/8/06

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 01.40 Satak in R.S.DAG NO. 791, 03.80 Satak in R.S.DAG NO. 883, 00.60 Satak in R.S.DAG NO. 996, 00.40 Satak in R.S.DAG NO. 998, 01.20 Satak in R.S.DAG NO. 999, 03.80 Satak in R.S.DAG NO. 1035, 02.80 Satak in R.S.DAG NO. 1037, 00.20 Satak in R.S.DAG NO. 1073, 00.60 Satak in R.S.DAG NO. 1077, 03 Satak in R.S.DAG NO. 1102, & 00.40 Satak in R.S.DAG NO. 1197 **i.e. in total 18.20 Satak** under Kri. Khatian No. – 72 & 308 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. 791

ON THE NORTH : R.S.DAG NO. 792

ON THE SOUTH : R.S.DAG NO. 788 & 790

ON THE EAST : PART OF R.S.DAG NO. 791

ON THE WEST : PART OF R.S.DAG NO. 791

R.S.DAG NO. 883

ON THE NORTH : R.S.DAG NO. 884 & 885

ON THE SOUTH : MOUZA PATHARGHATA

ON THE EAST : PART OF R.S.DAG NO. 883

ON THE WEST : PART OF R.S.DAG NO. 883

R.S.DAG NO. 996

ON THE NORTH : R.S.DAG NO. 999

ON THE SOUTH : R.S.DAG NO. 993

ON THE EAST : PART OF R.S.DAG NO. 996

ON THE WEST : PART OF R.S.DAG NO. 994, 995 & 1000

Contd…5

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R.S.DAG NO. 998

ON THE NORTH	:	R.S.DAG NO. 1002
ON THE SOUTH	:	R.S.DAG NO. 1239
ON THE EAST	:	PART OF R.S.DAG NO. 998
ON THE WEST	:	PART OF R.S.DAG NO. 998

R.S.DAG NO. 999

ON THE NORTH	:	R.S.DAG NO. 1002
ON THE SOUTH	:	R.S.DAG NO. 996 & 997
ON THE EAST	:	PART OF R.S.DAG NO. 999
ON THE WEST	:	PART OF R.S.DAG NO. 999

R.S.DAG NO. 1033

ON THE NORTH	:	R.S.DAG NO. 776
ON THE SOUTH	:	R.S.DAG NO. 818
ON THE EAST	:	PART OF R.S.DAG NO. 819
ON THE WEST	:	R.S.DAG NO. 812, 813 & 815

R.S.DAG NO. 1037

ON THE NORTH	:	R.S.DAG NO. 1026
ON THE SOUTH	:	R.S.DAG NO. 1032
ON THE EAST	:	PART OF R.S.DAG NO. 1033
ON THE WEST	:	R.S.DAG NO. 1034

Contd…6

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R.S.DAG NO. 1073

ON THE NORTH	:	R.S.DAG NO. 1075
ON THE SOUTH	:	R.S.DAG NO. 1072
ON THE EAST	:	PART OF R.S.DAG NO. 1073
ON THE WEST	:	R.S.DAG NO. 1074

R.S.DAG NO. 1077

ON THE NORTH	:	R.S.DAG NO. 1078
ON THE SOUTH	:	R.S.DAG NO. 1069
ON THE EAST	:	PART OF R.S.DAG NO. 1077
ON THE WEST	:	PART OF R.S.DAG NO. 1077

R.S.DAG NO. 1102

ON THE NORTH	:	R.S.DAG NO. 1103
ON THE SOUTH	:	R.S.DAG NO. 1090
ON THE EAST	:	PART OF R.S.DAG NO. 1102
ON THE WEST	:	PART OF R.S.DAG NO. 1102

R.S.DAG NO. 1197

ON THE NORTH	:	R.S.DAG NO. 1196
ON THE SOUTH	:	R.S.DAG NO. 1199
ON THE EAST	:	PART OF R.S.DAG NO. 1197
ON THE WEST	:	PART OF R.S.DAG NO. 1084

Contd…7

20/6/06

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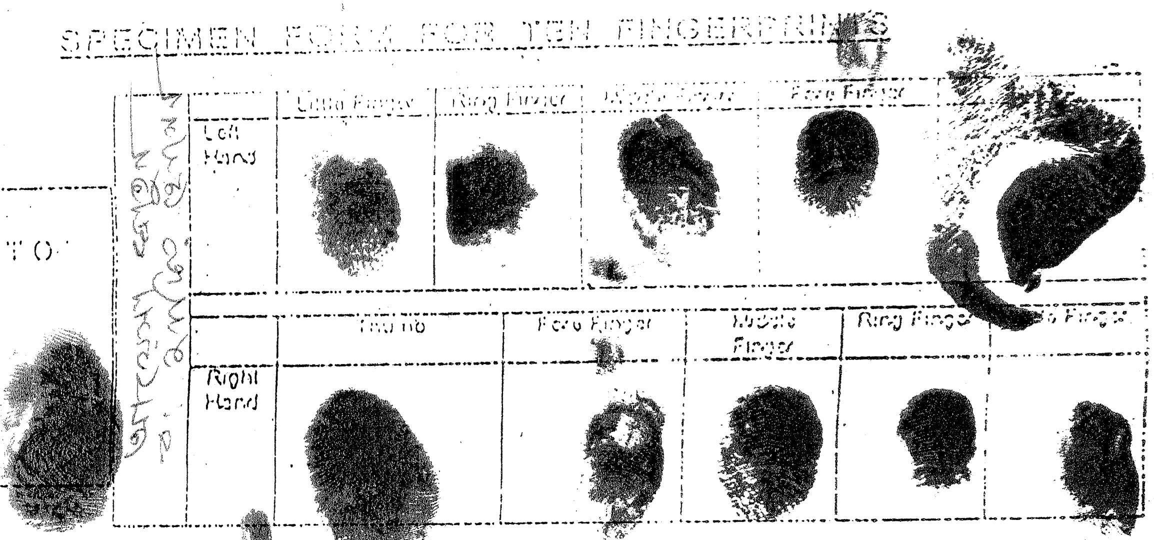
SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

[illegible]



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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20/6/06

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491403 dated 20.06.06 drawn on INDIAN BANK.amounting Rs. 2,50,000/- (Rupees : TWO LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Patharghata.

2. Suresh Chandra Voskar
Jaragari
O.C.C. Cultivation

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. Zakir Hossain
Patharghata.

2. Suresh Chandra Voskar
Jaragari
O.C.C. Cultivation

SIGNATURE OF THE VENDOR

Drafted by:
Abdul Jalil.
S/o Sik Des Bukhuria.
Sale-Licence no. A-40.
A.D.S.R.O. Barasat

Regist

Book No. I

Volume No. I

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Date 07.9.23

Date of expiry 06.

20/8/26

15/02/2007