03654 209958 213 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

23

Admissible under Rule 21 of the I/s 6 of W.B. I.R. Act, 1958 fully stamped under the Indian Stamp Act 1899 subsequently amended.

49000 + 3000

Correct Stamp duty of Rs 21.6.06 has been realised as per Bank Bank Draft 974575, 974574 Date 20.6.06 Barasat

Par Value issued Rs. 1582000

Stamp Duty of Rs. 27767

realised on 4.9.06

979019

4/9/06 Barasat

Barasat North 24 Parganas 21.6.06

A2 104391

H2 281

D. S. R. — Barasat, North 24 Parganas 4/9/06

DEED OF CONVEYANCE

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

BETWEEN`

SMT. ASHALATA MONDAL wife of LATE ASHWINI MONDAL residing at Vill & P.O. – CHOUMAHA, P.S. – BARASAT, 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

4171 4/9/06 8187 Sub-Registrar North 24 Parganas, Barasat

MIV 1582000 MIV 158

A2 104391 17391 10439 6952 4171

Y.C. No. 642 Dt. 20/6/06 4/9/06

2 নং 2197 তারিখ 19/6/06

ক্রেতার নাম

নাম Lush Estate P. Ltd.

ষ্ট্যাম্পের মূল্য ..... টাকা মাত্র CD-107 S/L সেক্টর

ষ্ট্যাম্প ভেন্ডারের নাম 5000 Kolkata

বিধান রায় [সল্টলেক ডিপো]

চালান নং

মোট ষ্ট্যাম্প মূল্য ধার্য 16 JUN 2006

এই চালান নং-এ মোট ... টাকার

ষ্ট্যাম্প পরিদ [illegible] হইয়াছে 325000

জেলারীর নাম বারাকপুর

ভেন্ডার

Presented for Registration at ..... 4.15/P.M.

on the 21st day of June 2006

at ... A/ Ashalata Mondal

Office at Barasat by ...

on of the Executant / Claimant.

Ashalata mondal

S/o Ashwini Mondal

Village Chak Maitha

P.S. Banshra

District North 24 Parganas

By Caste Hindu Muslim/Christian

Profession HW

আশালতা মন্ডল

পিঃ অশ্বিনী কুমার মন্ডল

1502

Registrar B.T. (P)

North 24 Parganas

আশালতা মন্ডল 20/6/06

পিঃ অশ্বিনী কুমার মন্ডল

Ashwini Mondal

Ashwini কুমার মন্ডল

পিতা ও ভীম নাম মন্ডল

সাং চৌমু: ২য়

থানা: বারাসাত

পেশা: গৃহি

Ashwini Mondal

S/o Bhimbar Mondal

Village Chak Maitha

P.S. Banshra

District North 24 Parganas

By Caste Hindu Muslim/Christian

Profession HW

Registrar B.T. (P)

North 24 Parganas

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 ASHALATA MONDAL, the vendor herein, is the recorded owner of agricultural land measuring an area of 01 Satak out of 06 Satak in R.S.DAG NO. 409, 03 Satak out of 11 Satak in R.S.DAG NO. 651, 05 Satak out of 115 Satak in R.S.DAG NO. 680, 19 Satak out of 19 Satak in R.S.DAG NO. 712, 03 Satak out of 06 Satak in R.S.DAG NO. 808, 08 Satak out of 48 Satak in R.S.DAG NO. 819, 01 Satak out of 08 Satak in R.S.DAG NO. 1113, 04 Satak out of 32 Satak in R.S.DAG NO. 1146, 00 Satak out of 02 Satak in R.S.DAG NO. 1148, 01 Satak out of 26 Satak in R.S.DAG NO. 1187, 01 Satak out of 21 Satak in R.S.DAG NO. 1188 & 12 Satak out of 61 Satak in R.S.DAG NO. 1191 i.e. in total 58 Satak under KRI. Khatian No. 63 & 360 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS ASHALATA MONDAL, 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 have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 58 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 9,50,000/- (Rupees NINE LAKHS FIFTY THOUSANDS ONLY) 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. 9,50,000/- (Rupees NINE 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

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20/6/06

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 01 Satak in R.S.DAG NO. 409, 03 Satak in R.S.DAG NO. 651, 05 Satak in R.S.DAG NO. 680, 19 Satak in R.S.DAG NO. 712, 03 Satak in R.S.DAG NO. 808, 08 Satak in R.S.DAG NO. 819, 01 Satak in R.S.DAG NO. 1113, 04 Satak in R.S.DAG NO. 1146, 00 Satak in R.S.DAG NO. 1148, 01 Satak in R.S.DAG NO. 1187, 01 Satak in R.S.DAG NO. 1188 & 12 Satak in R.S.DAG NO. 1191 i.e. in total 58 Satak under Kri. Khatian No. – 63 & 360 under Patharghata panchayat within the

Contd…4

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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. 409

ON THE NORTH	:	R.S.DAG NO. 408
ON THE SOUTH	:	R.S.DAG NO. 380
ON THE EAST	:	PART OF R.S.DAG NO. 409
ON THE WEST	:	R.S.DAG NO. 381

R.S.DAG NO. 651

ON THE NORTH	:	R.S.DAG NO. 650
ON THE SOUTH	:	R.S.DAG NO. 652
ON THE EAST	:	PART OF R.S.DAG NO. 651
ON THE WEST	:	R.S.DAG NO. 638

R.S.DAG NO. 680

ON THE NORTH	:	R.S.DAG NO. 662
ON THE SOUTH	:	R.S.DAG NO. 665
ON THE EAST	:	PART OF R.S.DAG NO. 680
ON THE WEST	:	PART OF R.S.DAG NO. 680

R.S.DAG NO. 712

ON THE NORTH	:	R.S.DAG NO. 713
ON THE SOUTH	:	R.S.DAG NO. 711
ON THE EAST	:	R.S.DAG NO. 789
ON THE WEST	:	R.S.DAG NO. 714

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R.S.DAG NO. 808

ON THE NORTH	:	R.S.DAG NO. 810
ON THE SOUTH	:	R.S.DAG NO. 804
ON THE EAST	:	PART OF R.S.DAG NO. 808
ON THE WEST	:	R.S.DAG NO. 809

R.S.DAG NO. 819

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. 1113

ON THE NORTH	:	R.S.DAG NO. 1114
ON THE SOUTH	:	R.S.DAG NO. 1111
ON THE EAST	:	PART OF R.S.DAG NO. 1113
ON THE WEST	:	R.S.DAG NO. 1120

R.S.DAG NO. 1146

ON THE NORTH	:	R.S.DAG NO. 1137
ON THE SOUTH	:	R.S.DAG NO. 1147
ON THE EAST	:	PART OF R.S.DAG NO. 1146
ON THE WEST	:	R.S.DAG NO. 1118

Contd…6

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R.S.DAG NO. 1148

ON THE NORTH	:	R.S.DAG NO. 1116
ON THE SOUTH	:	R.S.DAG NO. 1149
ON THE EAST	:	PART OF R.S.DAG NO. 1148
ON THE WEST	:	R.S.DAG NO. 1112

R.S.DAG NO. 1187

ON THE NORTH	:	R.S.DAG NO. 1185
ON THE SOUTH	:	R.S.DAG NO. 1196
ON THE EAST	:	PART OF R.S.DAG NO. 1187
ON THE WEST	:	R.S.DAG NO. 1186

R.S.DAG NO. 1188

ON THE NORTH	:	R.S.DAG NO. 1178
ON THE SOUTH	:	R.S.DAG NO. 1193
ON THE EAST	:	PART OF R.S.DAG NO. 1188
ON THE WEST	:	PART OF R.S.DAG NO. 1188

R.S.DAG NO. 1191

ON THE NORTH	:	R.S.DAG NO. 1177
ON THE SOUTH	:	MOUZA NOABAD
ON THE EAST	:	PART OF R.S.DAG NO. 1191
ON THE WEST	:	R.S.DAG NO. 1190

Contd…7

20/6/06

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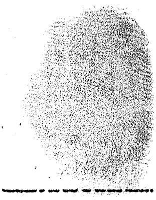
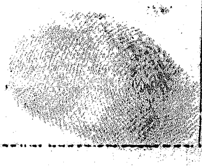
SPECIMEN FORM FOR TEN FINGERPRINTS

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					

PHOTO

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

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491404 dated 20.06.06 drawn on INDIAN BANK.amounting Rs. 9,50,000/- (Rupees : NINE LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1) Sudip Mondal
Vill- Baragari

2. অশ্বিনী কুমার মন্ডল
পিঃ প্রঃ চিটু হয়

অশ্বিনী কুমার মন্ডল
প্রঃ অশ্বিনী কুমার মন্ডল

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. Sudip Mondal
Vill- Baragari

2. অশ্বিনী কুমার মন্ডল
পিঃ প্রঃ চিটু হয়

অশ্বিনী কুমার মন্ডল
প্রঃ অশ্বিনী কুমার মন্ডল

SIGNATURE OF THE VENDOR

Drafted by:
Abdul Jalil.
S/o Sik Ali Sarkhuria
Dfal. Licence no. I-40.
A. D. S. R. O. Barasat

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Being No... 07958
for the year 2006... 06

20/9/06

15/02/2007