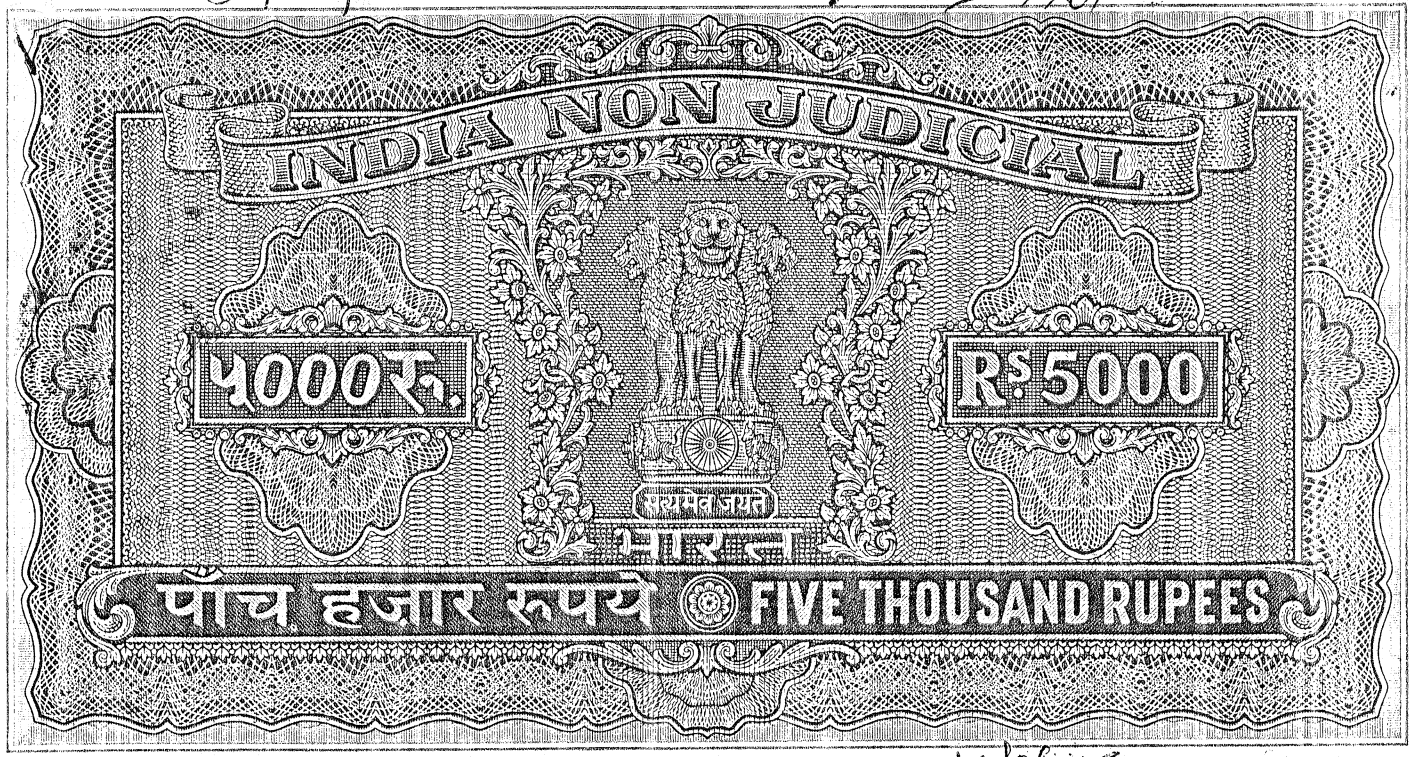


65

33707

207761

5000Rs.



16000
11000

23
Admissible under Rule 21 & 22
a/s 6 (1) of W. B. L. R. Act, 1956
Duty Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I. A. No.
Form Paid. 1697000

21/6/06
22/6/06

Stamp duty of Rs. 46000/-
has been realised on 22-6-06
as per Broker's Cheque/
Bank Draft No. 973890
Date 5-6-06 of S. B. S. Baranath

3050/-
4.3.06
979018
Baranath
4/9/06

4/9/06

D. S. R., II
Baranath, North 24 Parganas
22/6/06

21 JUN 2006

DEED OF CONVEYANCE

THIS INDENTURE made on this 5th day of June, Two Thousand and Six

BETWEEN

MUJIT ALI son of LATE MOKHTAR ALI residing at Vill & P.O. -PAITHARGHATA
P.S. -RAJARHAT 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.

A 9339
H 28

9371

M/V 1697000
18656
9339
9317
5500
60%
A 93391-
H 2 281-
9371-
9371-

Stamp duty of Rs. 5590/-
has been realised on 4/9/06
as per Broker's Cheque/
Bank Draft No. 49106
Date 4/9/06

D. S. R., II
Baranath, North 24 Parganas
4/9/06

Baranath

9371

2

742

07/6/06

FOFED

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

5000/-

[Handwritten signature]



02 JUN 2006

300000

[Handwritten signature]

04/6/06

... of the ...
... of the ...
... of the ...

Majid ali
S/O. Markhan ali



[Handwritten signature]

15/17

...
...
...

21 JUN 2006

Patharhata Shalan
P.S. Rajarhat
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian

[Handwritten signature]

Md. Zakir Hossain
S/O - Khadem ali
Patharhata Shalan
P.S. Rajarhat
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian

Md. Zakir Hossain
S/O - Khadem ali
Village + P.O → Patharhata
P.S → Rajarhat
North 24 Pgs
Occ → Business

[Handwritten signature]

...
...
...
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 MOKHTAR ALI son of LATE KERAMAT was the recorded owner of agricultural land measuring an area of 32 Satak out of 191 Satak in R.S.DAG NO. 883, 07 Satak out of 37 Satak in R.S.DAG NO. 904, 06 Satak out of 39 Satak in R.S.DAG NO. 910, 11 Satak out of 69 Satak in R.S.DAG NO. 936, 12 Satak out of 71 Satak in R.S.DAG NO. 945, 04 Satak out of 28 Satak in R.S.DAG NO. 996, 03 Satak out of 17 Satak in R.S.DAG NO. 998, 11 Satak out of 66 Satak in R.S.DAG NO. 999, 31 Satak out of 183 Satak in R.S.DAG NO. 1036, 23 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 06 Satak out of 35 Satak in R.S.DAG NO. 1077, 37 Satak out of 226 Satak in R.S.DAG NO. 1102 & 03 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 187 Satak under KRI. Khatian No. 476 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS MOKHTAR ALI died leaving behind his two sons namely AHEMUDDIN MOLLA, MUJIT ALI and two daughters namely ACHHIRNECHHA BIBI, ETAHARNECHHA BIBI 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 all of them mutated their respective names at the settlement office under L.R.KHATIAN NOS. KRI - 932, 933, 934 & 935 And accordingly MUJIT ALI, the vendor herein, became the owner of 10.67 Satak out of 191 Satak in R.S.DAG NO. 883, 2.33 Satak in R.S.DAG NO. 904, 02 Satak in R.S.DAG NO. 910, 03.67 Satak in R.S.DAG NO. 936, 04 Satak in R.S.DAG NO. 945, 01.33 Satak in R.S.DAG NO. 996, 01 Satak in R.S.DAG NO. 998, 03.67 Satak in R.S.DAG NO. 999, 10.33 Satak in R.S.DAG NO. 1036; 07.67 Satak in R.S.DAG NO. 1037, 00.30 Satak in R.S.DAG NO. 1073, 02 Satak in R.S.DAG NO. 1077, 12.33 Satak in R.S.DAG NO. 1102 & 01 Satak in R.S.DAG NO. 1197 i.e. in total 62.33 Satak and he is now well entitled to transfer the same to anyone in any way.

AND WHEREAS MUJIT ALI, 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 62.33 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 8,50,000/- (Rupees EIGHT LAKHS FIFTY THOUSANDS ONLY) only and on the terms and conditions hereunder.

Contd...3



Handwritten signature in black ink, appearing to be 'Mujit Ali', written over the bottom of the photograph.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 8,50,000/- (Rupees EIGHT 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 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

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 10.67 Satak out of 191 Satak in R.S.DAG NO. 883, 2.33 Satak in R.S.DAG NO. 904, 02 Satak in R.S.DAG NO. 910, 03.67 Satak in R.S.DAG NO. 936, 04 Satak in R.S.DAG NO. 945, 01.33 Satak in R.S.DAG NO. 996, 01 Satak in R.S.DAG NO. 998, 03.67 Satak in R.S.DAG NO. 999, 10.33 Satak in R.S.DAG NO. 1036, 07.67 Satak in R.S.DAG NO. 1037, 00.30 Satak in R.S.DAG NO. 1073, 02 Satak in R.S.DAG NO. 1077, 12.33 Satak in R.S.DAG NO. 1102 & 01 Satak in R.S.DAG NO. 1197 i.e. in total 62.33 Satak under Kri. Khatian No. - 932, 933, 934 & 935 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. 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. 904

ON THE NORTH : R.S.DAG NO. 907

ON THE SOUTH : R.S.DAG NO. 918

ON THE EAST : PART OF R.S.DAG NO. 904

ON THE WEST : PART OF R.S.DAG NO. 904

R.S.DAG NO. 910

ON THE NORTH : R.S.DAG NO. 908 & 909

ON THE SOUTH : R.S.DAG NO. 912 & 917

ON THE EAST : PART OF R.S.DAG NO. 910

ON THE WEST : PART OF R.S.DAG NO. 910

Contd...5

R.S.DAG NO. 936

ON THE NORTH : R.S.DAG NO. 947
ON THE SOUTH : R.S.DAG NO. 937 & 938
ON THE EAST : PART OF R.S.DAG NO. 936
ON THE WEST : PART OF R.S.DAG NO. 936

R.S.DAG NO. 945

ON THE NORTH : R.S.DAG NO. 948
ON THE SOUTH : MOUZA PATHARGHATA
ON THE EAST : PART OF R.S.DAG NO. 945
ON THE WEST : PART OF R.S.DAG NO. 945

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

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

Contd...6

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. 1036

- 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

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

Contd...7

:7:

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

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491407 dated 21.06.06 drawn on INDIAN BANK. amounting Rs. 8,50,000/- (Rupees : EIGHT LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Patharghata.

2. Sahiner Rahman
Patharghata

Sahiner Rahman

SIGNATURE OF THE VENDOR

Contd...8

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

(1) Name: সুজিত কুমার 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.

সুজিত কুমার
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.

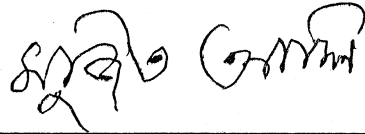
.....
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

10
: 8 :

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. Sahimur Rahman.
Pathar ghata



SIGNATURE OF THE VENDOR

Drafted by:

~~MA~~ Md. Akhshar
of Digha.
B. Rajasekar
Office No. C-10-1

Handwritten text at the top of the page, possibly a name or title.



Vertical text on the right side, possibly a list of items or a signature, including 'Page No. 69961'.

Handwritten signature or initials in the center of the page.

Printed text in the center: 'Page No. 14', '12.12.07'.

Printed date: '21 JUN 2008'.



Handwritten signature or initials at the bottom left, next to the rectangular stamp.

Handwritten date: '16/02/2007' written vertically at the bottom left.