03747 207968 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & sim u/s 5 (1) of W. B L. R. Act. 19 duly Stamp under the Indian Stamp Act 1899 Subsequently ammended Schedule I.A. No. Fees Paid.

22/6/06
23/6/06

Deficit Stamp duty of Rs 13000/- has been realised on 23.6.06 as per Banker's Cheque / Bank Draft No 974729 Date 22-6-06 of S.B.I. Barasat

D. S. Pal
Barasat, North 24-Pgs

23.6.06

Market value assumed Rs. 696500
Deficit Stamp Duty of Rs. 14274
has been realised as per Bank Date 1/9/06
071165 12 2 JUN 2006
Registrar of Assurances
South 24 Parganas

DEED OF CONVEYANCE

THIS INDENTURE made on this 22nd June, Two Thousand and Six

BETWEEN

RAFIKUL ISLAM son of LATE WAJET ALI residing at Vill & P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) all by faith MUSLIM 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**.

2620/-
5/9/06
Deficit stamp duty of Rs has been realised on as per Misc. Receipt No. 5.9.06 8194

Registrar of Assurances
North 24 Parganas, Barasat
5/9/06

19/6/06

2201

Lush Estates (P) Ltd.

CD - 197 in 6h

1000/-

16 JUN 2006

328000

Presented for Registration at ..... [redacted]

on the 22nd day of June 06

at ..... of the Sadar Registrar

Office at Barasat by Rabiul Islam

one of the Executant / Claimant.

Rabiul Islam S/o L. Wajed Ali

[redacted]

of Pathanghata

P.S. Rajarhat P.O.

District — North 24-Parganas

by Caste - Hindu/Muslim/Christian

by Profession ...

Registrar u/s 19

North 24-Parganas

I.G.R.S. - 5

22 JUN 2006

Sudip Mondal

S/o Ajit Mondal

of Jorasanko

P.S. Rajarhat P.O.

District — North 24-Parganas

by Caste - Hindu/Muslim/Christian

by Profession ...

Sudip Mondal

Ajit Mondal

Vill. Garacari, P.O

Pathanghata

P.S. Rajarhat 24 pgs (N) Business

Registrar u/s 19

North 24-Parganas

I.G.R.S. - 5

22 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 WAJET ALI son of EMTAZ ALI was the recorded owner of agricultural land measuring 03 Satak out of 26 Satak in R.S.DAG NO. 713, 29 Satak out of 269 Satak in R.S.DAG NO. 788, 29 Satak out of 262 Satak in R.S.DAG NO. 789, 04 Satak out of 112 Satak in R.S.DAG NO. 790 & 04 Satak out of 112 Satak in R.S.DAG NO. 791 i.e. in total 71 SATAK under L.R.KHATIAN NO. 790 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one KAMALA BALA wife of EMTAZ ALI was the recorded owner of agricultural land measuring 01 Satak out of 26 Satak in R.S.DAG NO. 713, 17 Satak out of 269 Satak in R.S.DAG NO. 788, 16 Satak out of 262 Satak in R.S.DAG NO. 789, 02 Satak out of 112 Satak in R.S.DAG NO. 790 & 02 Satak out of 112 Satak in R.S.DAG NO. 791 under L.R.KHATIAN NO. 789 J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS KAMALA BALA died leaving behind her three sons namely WAJED ALI, ANWAR ALI, HABIBUR ALI & two daughters namely LAINI BIBI & RIJIYA KHATOON and accordingly all of them became the owners of the said proeperty by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway. And accordingly WAJED ALI became the owner of 00.20 Satak out of 26 Satak in R.S.DAG NO. 713, 03.40 Satak out of 269 Satak in R.S.DAG NO. 788, 03.20 Satak out of 262 Satak in R.S.DAG NO. 789, 00.40 Satak out of 112 Satak in R.S.DAG NO. 790 & 00.40 Satak out of 112 Satak in R.S.DAG NO. 791 of her mother's share and was well entitled to transfer the same to anyone in anyway.

AND WHEREAS WAJED ALI became the owner of her and her mothers share of land measuring 03.20 Satak out of 26 Satak in R.S.DAG NO. 713, 32.40 Satak out of 269 Satak in R.S.DAG NO. 788, 32.20 Satak out of 262 Satak in R.S.DAG NO. 789, 04.40 Satak out of 112 Satak in R.S.DAG NO. 790 & 04.40 Satak out of 112 Satak in R.S.DAG NO. 791 i.e. in total 76.60 Satak under L.R.KHATIAN NOS. 789 & 790 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas

AND WHEREAS WAJED ALI died leaving behind her two sons namely RAFIKUL ISLAM, ISMAIL MOLLA & two daughters namely SUPIYA BIBI & DALIA BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to

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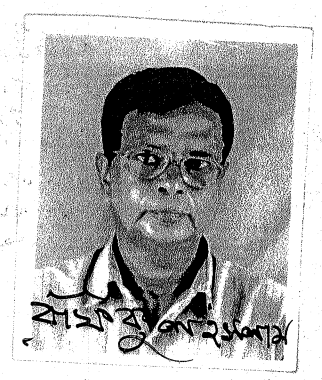

anyone in anyway. And accordingly RAFIKUL ISLAM, the vendor herein, became the owner of 01.06 Satak out of 26 Satak in R.S.DAG NO. 713, 10.80 Satak out of 269 Satak in R.S.DAG NO. 788, 10.74 Satak out of 262 Satak in R.S.DAG NO. 789, 01.47 Satak out of 112 Satak in R.S.DAG NO. 790 & 01.47 Satak in R.S.DAG NO. 791 i.e. in total 25.54 Satak and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS RAFIKUL ISLAM, the vendor herein, became the absolute of the said land measuring 25.54 Satak in total 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 vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 25.54 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,00,000/- (Rupees Three Lakhs 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. 3,00,000/- (Rupees Three Lakhs) only paid by the purchaser to the vendors 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

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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 01.06 Satak out of 26 Satak in R.S.DAG NO. 713, 10.80 Satak out of 269 Satak in R.S.DAG NO. 788, 10.74 Satak out of 262 Satak in R.S.DAG NO. 789, 01.47 Satak out of 112 Satak in R.S.DAG NO. 790 & 01.47 Satak in R.S.DAG NO. 791 **i.e. in total 25.54 Satak** under L.R.KHATIAN NOS. 789 & 790 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).

R.S.DAG NO. 713 -

ON THE NORTH	:	R.S.DAG NO. 720
ON THE SOUTH	:	R.S.DAG NO. 712
ON THE EAST	:	PART OF R.S.DAG NO. 713
ON THE WEST	:	PART OF R.S.DAG NO. 713

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R.S.DAG NO. 788 -

ON THE NORTH	:	R.S.DAG NO. 787
ON THE SOUTH	:	R.S.DAG NO. 789
ON THE EAST	:	PART OF R.S.DAG NO. 788
ON THE WEST	:	PART OF R.S.DAG NO. 788

R.S.DAG NO. 789 -

ON THE NORTH	:	R.S.DAG NO. 788
ON THE SOUTH	:	R.S.DAG NO. 708
ON THE EAST	:	PART OF R.S.DAG NO. 789
ON THE WEST	:	PART OF R.S.DAG NO. 789

R.S.DAG NO. 790 -

ON THE NORTH	:	R.S.DAG NO. 791
ON THE SOUTH	:	R.S.DAG NO. 1016
ON THE EAST	:	PART OF R.S.DAG NO. 790
ON THE WEST	:	PART OF R.S.DAG NO. 790

R.S.DAG NO. 791 -

ON THE NORTH	:	R.S.DAG NO. 793
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

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Registrar of D.
North 24-Parganas
Q.R. B. R. - 04

22 JUN 2006

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)

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491419 dated 22.06.06 drawn on INDIAN BANK amounting Rs. 3,00,000/- (Rupees : THREE LAKHS ONLY)

WITNESSES :

1. [illegible]

2. Sudip Monday
Garia

[illegible]

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. [illegible]

2. Sudip Monday
Garia

[illegible]

SIGNATURE OF THE VENDOR

Drafted by:

[illegible]
of Digha. Bar
Sept D.R. office
N.C. NO I

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Registrar of Assurances
North 24-Parganas
(D. S. R. - III)

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Book No.....
Volume No.....
Page.....
Entry No.....
Date.....
on the year 2006

16/02/2007