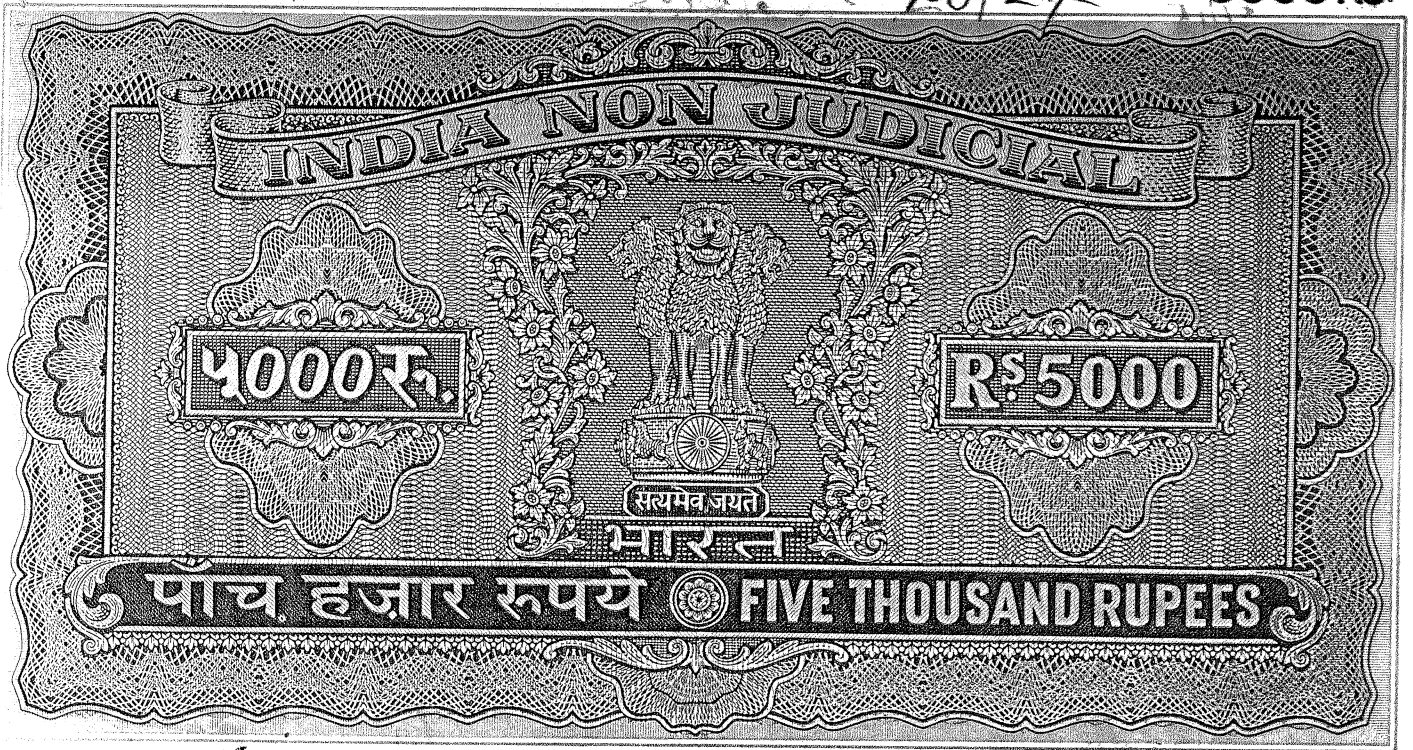


03868

2012 128127

222 5000Rs.



Admissible under Rule 21 w/s 5 (1) of W. B. L. R. Act, 1961 July Stamp under the India Stamp Act, 1899 Subsequently

422000

Value assumed Rs. 9072

Deficit Stamp Duty Rs. 819/06

has been realized on 8/9/06

as per Banker's Cheque

Bank Draft No. 120560

Date 7/9/06

Bikash Ashwari

28/6/06

5200/-

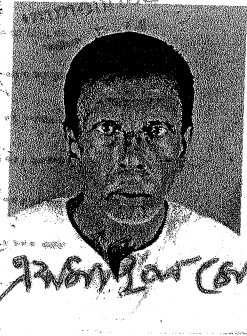
28.6.06

975030

27.6.06

S. S. S. S.

28/6/06



Parasat, North 24 Paraganas

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 27<sup>th</sup> June, Two Thousand and Six

BETWEEN

ISMAIL MOLLA 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.

A = 1857/-

B = 112281 M/V ✓ 422000

C = 41/-

1891.00

D = 2501/-

E = 201/-

2701/-

4631

1859

2772

1663

16631

Contd. 2

8/9/06

2309

8/9/06

270

2  
745

07/6/06

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

বিশেষ নম্বর: 02 JUN 2006  
৩০০০০০



কালম নং  
মোট ট্রান্সফার মূল্য: ৩০০০০০  
এই চালান নং: ০২ জুন ২০০৬  
ট্রান্সফার করা হয়েছে: ৩০০০০০  
ক্রয়কারীর নাম: ব্যারাকপুর

ডেপুটি মিতা দ্বারা

Presented for Registration at  
on the 28th day of June 2006 at  
Office at Barakpur by J. Manik Mallick

[Signature]

J. Manik Mallick  
S/O. Wajid Ali  
P.O. Palhar Ghata  
P.S. Rajeswar  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

স্বাক্ষরিত

1623

Barakpur  
North 24 Parganas

স্বাক্ষরিত 28/6/06

S/O. Manik Mallick  
P.O. Palhar Ghata  
P.S. Rajeswar  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

Manik ali

S/O. Misaj ali  
vill P.O. palhar ghata  
P.S. Rajeswar  
Dist 24 Pgs(N)  
Oce. Busi

[Signature]

North 24 Parganas

28/6/06

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 WAJET ALI son of EMTAZ ALI was the recorded owner of agricultural land measuring 29 Satak out of 269 Satak in R.S.DAG NO. 788 & 06 Satak out of 183 Satak in R.S.DAG NO. 1036 i.e. in total 35 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, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 04 Satak out of 191 Satak in R.S.DAG NO. 883, 01 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 910, 02 Satak out of 69 Satak in R.S.DAG NO. 936, 01 Satak out of 71 Satak in R.S.DAG NO. 945, 01 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 01 Satak out of 66 Satak in R.S.DAG NO. 999, 07 Satak out of 114 Satak in R.S.DAG NO. 1014, 04 Satak out of 30 Satak in R.S.DAG NO. 1025, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 06 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 05 Satak out of 226 Satak in R.S.DAG NO. 1102, 01 Satak out of 14 Satak in R.S.DAG NO. 1114, 00 Satak out of 15 Satak in R.S.DAG NO. 1117, 02 Satak out of 32 Satak in R.S.DAG NO. 1137 & 01 Satak out of 24 Satak in R.S.DAG NO. 1159 i.e. in total 83 SATAK under L.R.KHATIAN NO. 789 situated at Mouza Genragari, 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 property 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 00.25 Satak out of 26 Satak in R.S.DAG NO. 713, 04.25 Satak out of 269 Satak in R.S.DAG NO. 788, 04 Satak out of 262 Satak in R.S.DAG NO. 789, 00.50 Satak out of 112 Satak in R.S.DAG NO. 790, 00.50 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 01 Satak out of 191 Satak in R.S.DAG NO. 883, 00.25 Satak out of 37 Satak in R.S.DAG NO. 904,

Contd...3



00.25 Satak out of 39 Satak in R.S.DAG NO. 910, 00.50 Satak out of 69 Satak in R.S.DAG NO. 936, 00.25 Satak out of 71 Satak in R.S.DAG NO. 945, 00.25 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 00.25 Satak out of 66 Satak in R.S.DAG NO. 999, 01.75 Satak out of 114 Satak in R.S.DAG NO. 1014, 01 Satak out of 30 Satak in R.S.DAG NO. 1025, 01 Satak out of 183 Satak in R.S.DAG NO. 1036, 00.75 Satak out of 143 Satak in R.S.DAG NO. 1037, 01.50 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 00.25 Satak out of 35 Satak in R.S.DAG NO. 1077, 01.25 Satak out of 226 Satak in R.S.DAG NO. 1102, 00.25 Satak out of 14 Satak in R.S.DAG NO. 1114, 00 Satak out of 15 Satak in R.S.DAG NO. 1117, 00.50 Satak out of 32 Satak in R.S.DAG NO. 1137 & 00.25 Satak out of 24 Satak in R.S.DAG NO. 1159 i.e. in total 20.75 Satak of his mother's share and was well entitled to transfer the same to anyone in anyway.

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 anyone in anyway. And accordingly ISMAIL MOLLA, the vendor herein, became the owner of 00.08 Satak out of 26 Satak in R.S.DAG NO. 713, 11.08 Satak out of 269 Satak in R.S.DAG NO. 788, 01.33 Satak out of 262 Satak in R.S.DAG NO. 789, 00.17 Satak out of 112 Satak in R.S.DAG NO. 790, 00.16 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak in R.S.DAG NO. 867, 00.34 Satak in R.S.DAG NO. 883, 00.09 Satak in R.S.DAG NO. 904, 00.08 Satak in R.S.DAG NO. 910, 00.17 Satak in R.S.DAG NO. 936, 00.08 Satak in R.S.DAG NO. 945, 00.09 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 00.08 Satak in R.S.DAG NO. 999, 00.58 Satak in R.S.DAG NO. 1014, 00.33 Satak in R.S.DAG NO. 1025, 02.34 Satak in R.S.DAG NO. 1036, 00.25 Satak in R.S.DAG NO. 1037, 00.50 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.08 Satak in R.S.DAG NO. 1077, 00.42 Satak in R.S.DAG NO. 1102, 00.09 Satak in R.S.DAG NO. 1114, 00 Satak in R.S.DAG NO. 1117, 00.17 Satak in R.S.DAG NO. 1137 & 00.08 Satak in R.S.DAG NO. 1159 i.e. in total 18.59 Satak and is now well entitled to transfer the same to anyone in anyway. The vendor herein already sold 04.66 Satak of land comprised in R.S.DAG NO. 788 and accordingly now the vendor herein is the absolute owner of 13.93 Satak of land as mentioned in the schedule below and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ISMAIL MOLLA, the vendor herein, became the absolute of the said land measuring 13.93 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 13.93 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,70,000/- (Rupees One Lakh Seventy Thousands only ) only and on the terms and conditions hereunder.

Contd...4





NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 1,70,000/- (Rupees One Lakhs seventy Thousands 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 pattaahs 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.

Contd...5





: 5 :

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 00.08 Satak out of 26 Satak in R.S.DAG NO. 713, 06.42 Satak out of 269 Satak in R.S.DAG NO. 788, 01.33 Satak out of 262 Satak in R.S.DAG NO. 789, 00.17 Satak out of 112 Satak in R.S.DAG NO. 790, 00.16 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak in R.S.DAG NO. 867, 00.34 Satak in R.S.DAG NO. 883, 00.09 Satak in R.S.DAG NO. 904, 00.08 Satak in R.S.DAG NO. 910, 00.17 Satak in R.S.DAG NO. 936, 00.08 Satak in R.S.DAG NO. 945, 00.09 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 00.08 Satak in R.S.DAG NO. 999, 00.58 Satak in R.S.DAG NO. 1014, 00.33 Satak in R.S.DAG NO. 1025, 02.34 Satak in R.S.DAG NO. 1036, 00.25 Satak in R.S.DAG NO. 1037, 00.50 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.08 Satak in R.S.DAG NO. 1077, 00.42 Satak in R.S.DAG NO. 1102, 00.09 Satak in R.S.DAG NO. 1114, 00 Satak in R.S.DAG NO. 1117, 00.17 Satak in R.S.DAG NO. 1137 & 00.08 Satak in R.S.DAG NO. 1159 i.e. in total 13.93 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).

### MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491421 dated 27.06.06 drawn on INDIAN BANK amounting Rs. 1,70,000/- (Rupees : ONE LAKH SEVENTY THOUSANDS ONLY )  
WITNESSES :

1. *Mouley ali*  
vill + P. o pathar ghata

2. *Tarique Islam.*  
vill + P. o pathar ghata.  
P. S - Rajarhat  
dist - 24 pgs (N)

*[Signature]*  
SIGNATURE OF THE VENDOR

Contd...6



# DISTRICT NORTH 24 PARGANAS





OFFICE OF THE

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

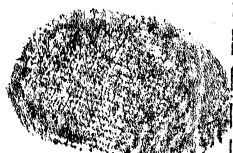




(1)

Name : ..... Status - Presentant

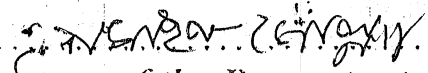
## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

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.

  
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.

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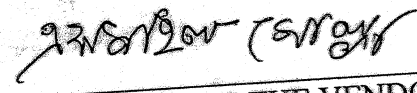


IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

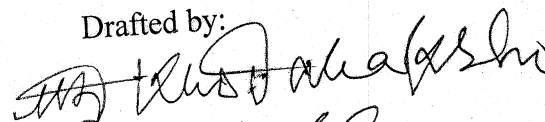
WITNESSES :

1. Manty ali  
vill + P.O Pathar ghata

2. Tarikal Jela  
vill + P.O. Pathar ghata

  
SIGNATURE OF THE VENDOR

Drafted by:

  
of Sigha.  
B. G. S. D. P.  
office in C. N. I

69



Handwritten signature and date: 28/6/06



Book No. ...  
Volume No. ...  
Page No. ... 18279 ...  
being No. ...  
of the year 2005... 06

Handwritten signature and initials: J. K. M.

Handwritten signature and date: 17/02/2007

Registrar & J. (D.S.)  
North 24 Parganas