

04019

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708212 5000Rs.



Admissible under Rule 21 & 22  
 s/r 5 (1) of W. B. I. R. Act, 1938  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule LA. No. 1

Stamp Paid

1009000  
12934

11/9/06

Bank of India  
Branch 247

07/24/

8/9/06

Mohd. J. Khan

03 JUL 2006

**DEED OF CONVEYANCE**

11/9/06

Stamp duty of Rs. 34000/-  
 has been realised on 4.7.06  
 as per Banker's Cheque  
 Bank Draft No. 975253  
 Date 3.7.06 S.B. Barua

2369/1  
 11/9/06  
 4.7.06

THIS INDENTURE made on this 3<sup>rd</sup> July, Two Thousand and Six

BETWEEN

1. AJIT NASKAR, 2. KASHINATH NASKAR, 3. BRINDABAN NASKAR, 4. DEB BRATA NASKAR all sons of LATE UPENDRA NATH NASKAR, 5. BISWANATH NASKAR, son of LATE SURENDRA NATH NASKAR, 6. PRADIP NASKAR, 7. BIKASH NASKAR, 8. SUBIR NASKAR, 9. PUSPEN NASKAR, 10. PRABIR NASKAR all sons of LATE JITEN NASKAR, 11. DIPALI NASKAR wife of LATE JITEN NASKAR, all residing at Vill & P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 12. PRAMILA NASKAR/R wife of LATE RABINDRA NATH NASKAR residing at Vill & P.O. - RAGHUNATHPUR, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 13. CHAPALA MONDAL wife of LATE KARNADHAR MONDAL residing at Vill - KRISHNAPUR, P.O. - PRAFULLA KANAN, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 14. NIRMALA MONDAL wife of GOKUL CHANDRA MONDAL residing at Vill - TEGHARIA, P.O. - HATIARA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 15. MALLIKA MONDAL wife of LAKSHMIKANT MONDAL residing at Vill - KRISHNAPUR, P.O. - PRAFULLA KANAN, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 16. MONIKA MONDAL wife of DHARNI MONDAL residing at Vill - TEGHARIA, P.O. - HATIARA, P.S. - RAJARHAT, DIST. 24 -

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200 750

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visiting no 724

11/3/10



PARAGANAS ( NORTH ), 17. ASTABALA MONDAL wife of LATE ANIL MONDAL, 18. BIKASH MONDAL, 19. BIBHASH MONDAL, 20. PANNA MONDAL all sons of LATE ANIL MONDAL & 21. SWAPNA MONDAL daughter of LATE ANIL MONDAL all residing at Vill & P.O. - AKANDKESARI, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ) hereinafter called the 'VENDORS' (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.

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 SARAT CHANDRA BISWAS son of LATE RAM DULAL BISWAS was the recorded owner of agricultural land measuring an area of 37 Satak out of 236 Satak in C.S.DAG NO. 1138 i.e. R.S.DAG NO. 1016 under C.S.KHATIAN NO. 21 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SARAT CHANDRA BISWAS transferred 37 Satak out of the above mentioned land by way of a sale deed bearing no. 1200 dated 18.06.1943 copied in Book No. I, Vol. No. 22 Pages 78 to 79 for the year 1943 duly registered at S.R., COSSIPORE DUMDUM to UPENDRA NATH NASKAR & NARENDRA NATH NASKAR both sons of LATE KRISHNA CHANDRA NASKAR and accordingly both of them became the absolute owners of the said property and were well entitled to transfer the same to anyone in anyway.

AND WHEREAS UPENDRA NATH NASKAR & NARENDRA NATH NASKAR have not applied for the mutation at the settlement office and accordingly at the time of recent settlement, the heir of SARAT CHANDRA BISWAS, RAJANI KANT BISWAS mutated his name at the settlement office under L.R.KHATIAN NO. 558 though he is not the legal owner of the said property.

AND WHEREAS NARENDRA NATH NASKAR died without having any legal successor and accordingly the UPENDRA NATH NASKAR & SURENDRA NATH NASKAR, the brothers of NARENDRA NATH NASKAR, became the absolute owners of the said property and were well enjoying the same and were well entitled to transfer the same to anyone in anyway.

AND WHEREAS UPENDRA NATH NASKAR died leaving behind his five sons namely JITENDRA NATH NASKAR, AJIT NASKAR, KASHINATH NASKAR, BRINDABAN NASKAR, DEB BRATA NASKAR and four daughters namely PRAMILA NASKAR, CHAPALA NASKAR, NIRMALA NASKAR, MALLIKA MONDAL and accordingly all of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SURENDRA NATH NASKAR died leaving behind his only son namely BISWANATH NASKAR and only daughter namely URMILA MONDAL and accordingly both of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

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1737

Bachip Nasder

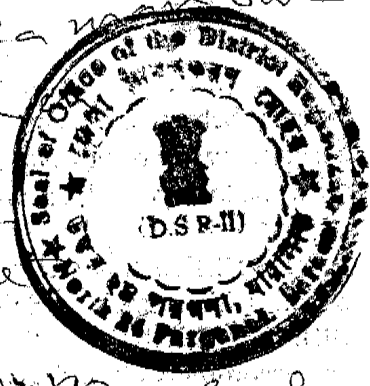
(13) chowale mandal  
MO L. Karnadhar mandal  
R-2 Krishna pur  
K.S. - Rajahat



1738

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(14) wirnala mandal  
MO Gokul  
mandal  
R-2 Te shania  
K.S. - Rajahat



1739

Bikesh Nankar

(15) mallikar mandal  
MO Lakshmi Anant mandal  
R-2 Krishna pur Rajahat



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(16) monika mandal  
MO Bharani mandal  
R-2 Te shania Rajahat



1741

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(17) Astabula mandal  
MO A. Anil mandal

(18) Bikesh mandal  
K.S. - Rajahat

(19) P. S. Bibhash mandal  
District - North 24 Parganas

(20) by Caste Hindu/Muslim/Christian  
by Profession  
MO A. Anil mandal

MO A. Anil mandal



1742

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(21) Swapana mandal  
MO A. Anil mandal



1743

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all R-2 Akandke soni  
K.S. - Rajahat



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Registrar of P.S.  
North 24 Parganas  
K.S. - Rajahat



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3 JUL 2006



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AND WHEREAS JITENDRA NATH NASKAR died leaving behind his five sons namely PRADIP NASKAR, BIKASH NASKAR, PRABIR NASKAR, SUBIR NASKAR, PUSPEN NASKAR and wife namely DIPALI NASKAR and only daughter MONIKA MONDAL and accordingly all of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS URMILA MONDAL wife of LATE TARAPADA MONDAL died leaving behind only son namely ANIL MONDAL and accordingly he became the absolute owner of the said property by way of inheritance and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS ANIL MONDAL son of LATE TARAPADA MONDAL died leaving behind wife namely ASTABALA MONDAL, three sons namely BIKASH MONDAL, BIBHASH MONDAL, PANNA MONDAL and only daughter SWAPNA MONDAL and accordingly all of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS AJIT NASKAR & 20 OTHERS, the vendors herein, are the absolute owners of the said land and enjoys 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 37 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 6,50,000/- (Rupees SIX LAKHS FIFTY THOUSANDS ) 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. 6,50,000/- (Rupees SIX 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



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স্বামীজী মন্ডল

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স্বামীজী মন্ডল

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Birash Moudal

1750

Birash Moudal

1751

স্বামীজী মন্ডল

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স্বামী মন্ডল

1753

স্বামী মন্ডল  
স্বামী মন্ডল

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স্বামী মন্ডল



Sudip Moudal  
No. Aziz Moudal  
P. S. ...  
District - North 24-Parganas  
by Caste - Hindu/Muslim/Christian  
Profession - ...

*[Signature]*  
District Registrar  
North 24-Parganas  
West Bengal

3 JUL 2006

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 purchase 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 37 Satak comprised in C.S.DAG NO. 1138 i.e. R.S.DAG NO. 1016 under C.S.KHATIAN NO. 21, L.R.KHATIAN NO. 558 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 ).

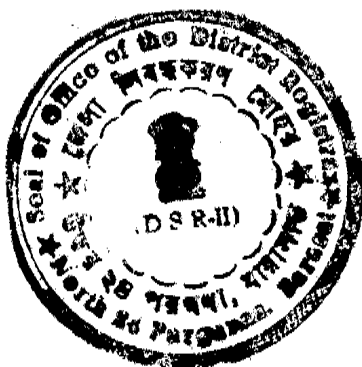
The Plot of land are bounded as under :-

R.S.DAG NO. 1016 :

ON THE NORTH : R.S.DAG NO. 789  
ON THE SOUTH : R.S.DAG NO 1107, 1108, 1109 & 1110  
ON THE EAST : PART OF R.S.DAG NO. 1016  
ON THE WEST : R.S.DAG NO. 708 & 1015

Contd...5

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*[Signature]*  
District Registrar  
Patancheru  
A. S. R. - II

3 JUL 2006

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**MEMO OF CONSIDERATION**

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cash an amount of Rs. 6,50,000/- (Rupees : SIX LAKHS FIFTY THOUSANDS ONLY )

WITNESSES :

1.


१)  **प्रादिप मास्कर**  
**वः सुधीर मास्कर**

2.

५ **सुरेश मास्कर**  
७ **सुधीर मास्कर**

७ **Bikash Nalkar**  
८ **Bikash Mondal**  
९ **कमल मास्कर**

११ **Pradip MasKar**  
१२ **सुधीर मास्कर**

१३  **सुधीर मास्कर**  
**वः सुधीर मास्कर**

१०) **नीरामा मास्कर**

११) **सुधीर मास्कर**


१२) **सुधीर मास्कर**

१३) **सुधीर मास्कर**

१४) **सुधीर मास्कर**

**SIGNATURE OF THE VENDORS**

१५) **सुधीर मास्कर**

१६)  **सुधीर मास्कर**  
**वः सुधीर मास्कर**

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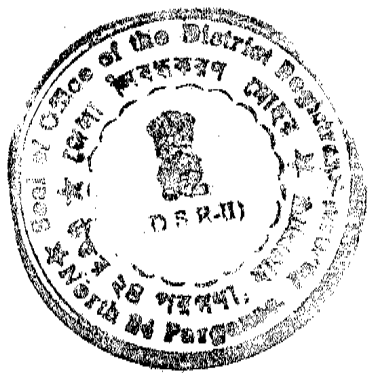
१७) **सुधीर मास्कर**


१८) **Bikash Mondal**

१९) **सुधीर मास्कर**

२०) **सुधीर मास्कर**

२१) **सुधीर मास्कर**



  
Registrar with I & O  
North 24 Parganas  
W. B. - 84

F 3 JUL 2006

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SPECIMEN FORM FOR TEN FINGERPRINTS



*Handwritten signature*

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



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



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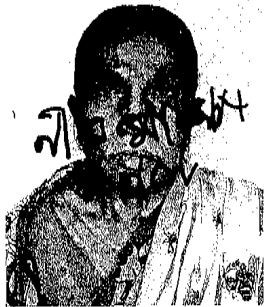
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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



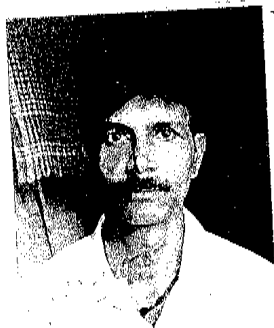


SPECIMEN FORM FOR TEN FINGERPRINTS



*Paternal*

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



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



*Dr. C. S. Rao  
or  
Dr. S. S. Rao*

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



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



SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

*Handwritten notes in Hindi: एन० एन० १३३४ / २२७७*



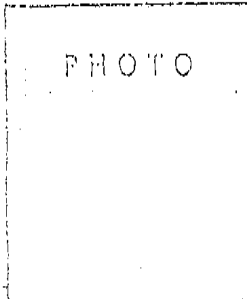
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



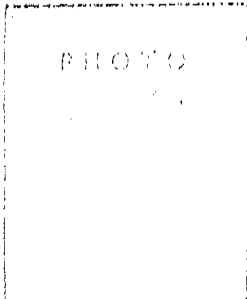
SPECIMEN FORM FOR TEN FINGERPRINTS



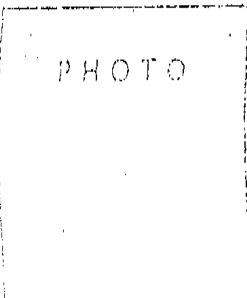
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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






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.

1)  अशित नरकर  
या अशित नरकर

2.

- 2) अशित नरकर
- 3) अशित नरकर
- 4) Bikash Narkar
- 5) Bikash Moudel
- 6) Pradip Naykar
- 7) अशित नरकर

8)  अशित नरकर  
या अशित नरकर

- 9) अशित नरकर
- 10) अशित नरकर
- 11) अशित नरकर

SIGNATURE OF THE VENDORS


Drafted by:

*Prithvi Kumar Jagtap*  
Bhamburda, Shivajinagar, East, Mumbai  
Licence No - D-11.1/58  
dated - 3/7/06

21) अशित नरकर

22) अशित नरकर  
या अशित नरकर

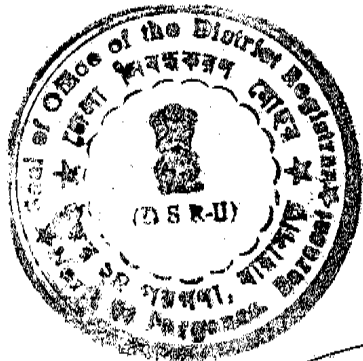
या अशित नरकर

23)  अशित नरकर  
या अशित नरकर

24) अशित नरकर  
या अशित नरकर

25) अशित नरकर

26) अशित नरकर



Register No Y-02  
Distt 24-Parganas  
S. N. N. - 24

3 JUL 2006



Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
for the year 2006...

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19/02/2007

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