

27

04224

108/166 5000Rs. 246



5000
 30 2200
 7200

23
 Admissible under Rule 21 & also
 w/s 5, (1) of W. B. L. R. Act. 1938
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 1
 Fees Paid.



व. चhayed अली

Market Value issued Rs. 50000
 Deficit Stamp Duty 17/06 6578
 on realising 12/7/06 89908
 Banker's 120582
 Draft No. 21914
 B. Prashad Sharma
 2200/-
 Stamp Duty of Rs. 12-7-06
 has been received on
 as per Banker's Cheque /
 Bank Draft No. 975809
 Date 11-7-06 of S. P. Sharma

Sale
 23

120000

H 1309

H 28

sub 4

1341

1341

11 JUL 2006

DEED OF CONVEYANCE

THIS INDENTURE made on this 11th July, Two Thousand and Six

BETWEEN

SAHIDA BIBI wife of CHHAYED ALI residing at Vill & P.O. - KATHALIA, P.S. - BHANGORE, DIST. 24 - PARAGANAS (SOUTH) all by faith muslim by occupation cultivators 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 = 1309 | MIV 303000
 H = 28 | 22501 - 3322
 sub 4 | 201 - 1309
 1341 - 2501
 60% 1208

Contd...2
 250
 270

D. S. Pathi
 District North 24 Parganas

12-7-06
 12081
 8/9/06

2
500 10/7/08

সেতার নাম
নাম
চ্যাম্পের মূল্য 5000
চ্যাম্প ভেঙারের ব্যয়
বিধান নগর [সিটিসেলক সিটি]
এ. ডি. কলকাতা, ভারত।

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

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চ্যাম্প নং
গোট চ্যাম্প নং
এই চ্যাম্প নং-এ গোট কত টুকরা
চ্যাম্প পরিচি করা হইয়াছে
স্বাক্ষরকারীর নাম
ভেঙার—মিতা দত্ত

05 JUL 2006

224000



Office at Barabati by...
Office of the Registrar/Claimant

[Handwritten signature]
স্বাক্ষরকারীর নাম
র: কলকাতা

[Handwritten signature]
Saimda Rishi
Chhaya Chhaya
Kolkata
P.S. Bangalore
District - North 24 Parganas
by Caste - Hindu, Muslim, Christian
or Profession



1989

Register up to
North 24 Parganas
19.8.04

17 JUL 2006

[Handwritten signature]
স্বাক্ষরকারীর নাম
র: কলকাতা

[Handwritten signature]
Rishi Karan
Saimda Rishi
Bangore
P.S. D...
District - North 24 Parganas
by Caste - Hindu, Muslim, Christian
or Profession

[Handwritten signature]

Register up to
North 24 Parganas
19.8.04

17 JUL 2006

মিতা - আমলা (কলকাতা)
স্বাক্ষরকারীর নাম
র: কলকাতা

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 SAFIRAN BIBI wife of LATE YOUSOUF MOLLA was the recorded owner of agricultural land measuring 02 Satak out of 15 Satak in R.S.DAG NO. 709 and 08 Satak out of 65 Satak in R.S.DAG NO. 816 under L.R.KHATIAN NO. 677 and 690/1 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS SAFIRAN BIBI alongwith her husband died leaving behind their only daughter SAHIDA BIBI, the vendor herein, and accordingly she became the absolute owner of the said property by way of inheritance as per Muslim Law of Faraz and iswell entitled to transfer the same to anyone in anyway.

AND WHEREAS SAHIDA BIBI, the vendors herein, became the absolute owner of the said land as mentioned in the schedule below and enjoy 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 10 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,20,000 /- (Rupees One Lakh Twenty 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.1,20,000 /- (Rupees One Lakh Twenty 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 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

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Second block of faint, illegible text.

Third block of faint, illegible text.



Handwritten signature or initials in black ink.

Printed text: **Inspector of Prisons**
North 24 Parganas
West Bengal

Printed date: **11 JUL 2006**

Vertical list of names or titles on the right side of the page, possibly a distribution list.

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 02 Satak in R.S.DAG NO. 709 and 08 Satak in R.S.DAG NO. 816 i.e. in total 10 Satak under L.R.KHATIAN NO. 677 and 690/1 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. 709

ON THE NORTH : R.S.DAG NO. 711
 ON THE SOUTH : R.S.DAG NO. 708
 ON THE EAST : PART OF R.S.DAG NO. 709
 ON THE WEST : R.S.DAG NO. 706

R.S.DAG NO. 816

ON THE NORTH : R.S.DAG NO. 814, 815 & 818
 ON THE SOUTH : R.S.DAG NO. 1126, 1127 & 1128
 ON THE EAST : PART OF R.S.DAG NO. 816
 ON THE WEST : R.S.DAG NO. 803

Contd. 4



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পূর্ব ২৪ পরগণা
North 24 Parganas
কেন্দ্রীয়
কলকাতা

11 JUL 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

অনুগ্রহ বিধি
ব: আবু রাসিম

(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)



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Registrar of F.O.
South 24 Parganas
C.B. S. S. - 24

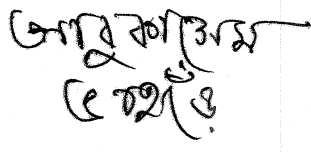
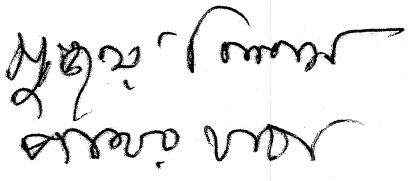
11 JUL 2006


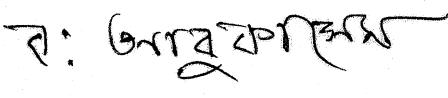
86 C

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cheque no. 491438 dated 11.07.06 drawn on INDIAN BANK amounting Rs. 1,20,000/- (Rupees : ONE LAKH TWENTY THOUSANDS ONLY)

WITNESSES :

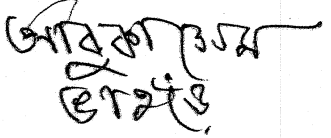
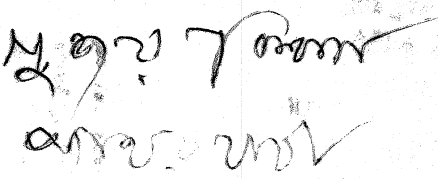
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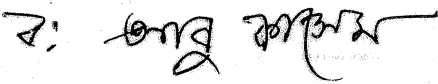

 अनंशुवर विवि
 र: 

SIGNATURE OF THE VENDOR/S

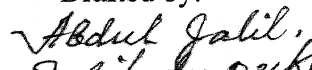
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

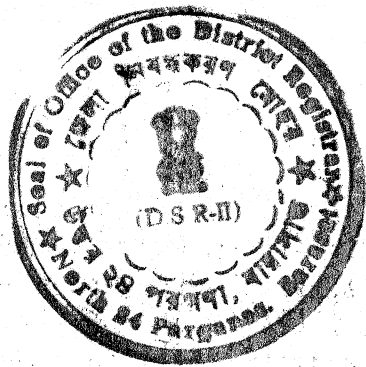
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SIGNATURE OF THE VENDOR/S

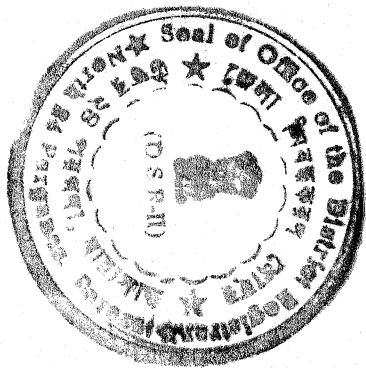
Drafted by:

 of Sikha prukharia,
 Ofc - Licence no. P-40.
 A. D. S. R. O. Barasat.

7



Registrar of T & M
North 24-Parganas
A. S. R. - 24

11 JUL 2006



Registrar of T & M
North 24-Parganas
A. S. R. - 24

17/02/2007

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