

04866

1956

5000Rs.



Deficit value issued Rs. 438500
 Deficit Stamp Duty of Rs. 13425
 has been realised on 6/11/06
 as per Bank 071674
 Bank Draft No. 22/10/06
 Date 22/10/06

Deficit Stamp duty of Rs. 3500/-
 has been realised on 4-8-06
 as per Bank Draft No. 977018
 Date 3-8-06

Barasat, North 24-Paraganas

S. R. - II
Barasat, North 24-Paraganas

DEED OF CONVEYANCE

THIS INDENTURE made on this 3rd day of August, Two Thousand and Six

BETWEEN

SAHID ALAM son of LATE AMIR ALI KARIGAR residing at Vill & P.O. -
 PATHARGHATA, 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**.

Admissible under Rule 21 of the
 Act. 1989
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No.

A = 18591
 H = 281
 41
 1891-00

2501-4818

2017-1859

2701

Deficit value issued Rs. 438500
 has been realised on 6/11/06
 as per Bank 071674

District Sub-Registrar
 North 24 Paraganas, Barasat

Visit card no 906
 dt 3/8/06

2959/2
 Contd. 2
 6/11/06

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201750
 20
 270

4-8-06

2-139

01/8/06

ক্রেতার নাম...
সং...
তারিখ...
বিস্তারিত...
বিস্তারিত...

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

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

চালান নং

মোট টাকার পরিমাণ

31 JUL 2006

এই চালান নং-এ মোট কত টাকা

টাকায় বিনিময় করা হয়েছে

400000

ক্রেতার নাম

ডেভার - মি. এ. এ.

for Registration at... day of... 2006
of the Sadar Registration
Office at Barasat by...
of the Registrar / Clerks.

md. Sahid Alam
90 L. Narinuli Kamra
Pashur Shaha
Rajaraj
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian
by Profession -

md Sahid Alam



2196

md Sahid Alam 3/8/06

md. Amir
870... Sarkin ali
Pashur Shaha
Rajaraj
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian
by Profession -

AB. A...
Sfor. Lalr Sakin Ali
Pashur Shaha, Rajaraj
Service

[Signature]

3/8/06

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 AMIR ALI KARIGAR son of DOULAT ALI KARIGAR alias DOULAT ALI MOLLA was the recorded owner of agricultural land measuring an area of 01 Satak out of 37 Satak in R.S.DAG NO. 904, 02 Satak out of 39 Satak in R.S.DAG NO. 910, 03 Satak out of 69 Satak in R.S.DAG NO. 936, 03 Satak out of 71 Satak in R.S.DAG NO. 945 & 10 Satak out of 226 Satak in R.S.DAG NO. 1102 under L.R.KHATIAN NO. 57 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one DOULAT ALI MOLLA alias DOULAT ALI KARIGAR son of MOHAMMED ALI was the recorded owner of agricultural land measuring an area of 07 Satak out of 112 Satak in R.S.DAG NO. 791, 19 Satak out of 191 Satak in R.S.DAG NO. 883, 03 Satak out of 28 Satak in R.S.DAG NO. 996, 02 Satak out of 17 Satak in R.S.DAG NO. 998, 06 Satak out of 66 Satak in R.S.DAG NO. 999, 19 Satak out of 183 Satak in R.S.DAG NO. 1033, 14 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 03 Satak out of 35 Satak in R.S.DAG NO. 1077 & 02 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 76 Satak under KRI. Khatian No. 308 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS DOULAT ALI MOLLA died leaving behind his two sons namely FAKIR MOHAMMED & AMIR ALI and only daughter AYESHA KHATOON 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 accordingly AMIR ALI KARIGAR became the owner of 02.80 Satak in R.S.DAG NO. 791, 07.60 Satak in R.S.DAG NO. 883, 01.20 Satak in R.S.DAG NO. 996, 00.80 Satak in R.S.DAG NO. 998, 02.40 Satak in R.S.DAG NO. 999, 07.60 Satak in R.S.DAG NO. 1033, 05.60 Satak in R.S.DAG NO. 1037, 00.40 Satak in R.S.DAG NO. 1073, 01.20 Satak in R.S.DAG NO. 1077 & 00.80 Satak in R.S.DAG NO. 1197 i.e. in total 30.40 Satak and he is now well entitled to transfer the same to anyone in any way.

AND WHEREAS AMIR ALI KARIGAR died leaving behind his wife SUKHI BIBI, two sons namely ABU AUCHHAN, SAHID ALAM and two daughters namely JHARNA BIBI, REHANA 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 now well entitled to transfer the same to anyone in anyway. And accordingly SAHID ALAM, the vendor herein, became the owner of 14.47 Satak in different dags as mentioned in the schedule hereunder and is now well entitled to transfer the same to anyone in anyway.

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Signature of P.C.
South 24 Parganas
(S. S. S.)

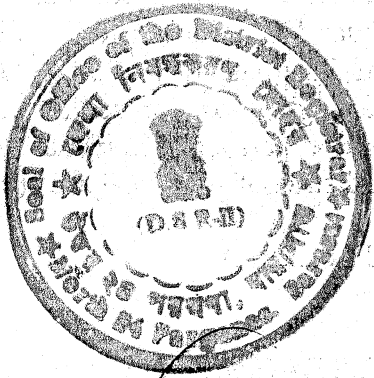
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AND WHEREAS SAHID ALAM, the vendor herein, is the absolute owner of the said land and enjoys a good and marketable title on the said land which she propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 14.47 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.

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 LAKH SEVENTY 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

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ಕಾರ್ತ 24 ಪುಣೆ
19.8.83

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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 00.82 Satak in R.S.DAG NO. 791, 02.22 Satak in R.S.DAG NO. 883, 00.30 Satak in R.S.DAG NO. 904, 00.60 Satak in R.S.DAG NO. 910, 00.87 Satak in R.S.DAG NO. 936, 00.86 Satak in R.S.DAG NO. 945, 00.36 Satak in R.S.DAG NO. 996, 00.23 Satak in R.S.DAG NO. 998, 00.70 Satak in R.S.DAG NO. 999, 02.22 Satak in R.S.DAG NO. 1033, 01.63 Satak in R.S.DAG NO. 1037, 00.15 Satak in R.S.DAG NO. 1073, 00.36 Satak in R.S.DAG NO. 1077, 02.92 Satak in R.S.DAG NO. 1102 & 00.23 Satak in R.S.DAG NO. 1197 **i.e. in total 14.47 Satak** under Kri. Khatian No. - 72 & 308 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. 791

- ON THE NORTH : R.S.DAG NO. 792
- 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
- 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

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**South 24 Parganas
(D.R.-II)**

3/8/06

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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

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. 1033
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

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REGISTERED BY (S)
South 24 Parganas
W.B.

3/8/06

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

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

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REGISTRAR 2/3 I (A)
North 24 Parganas
(W. B. INDIA)

3/8/06
