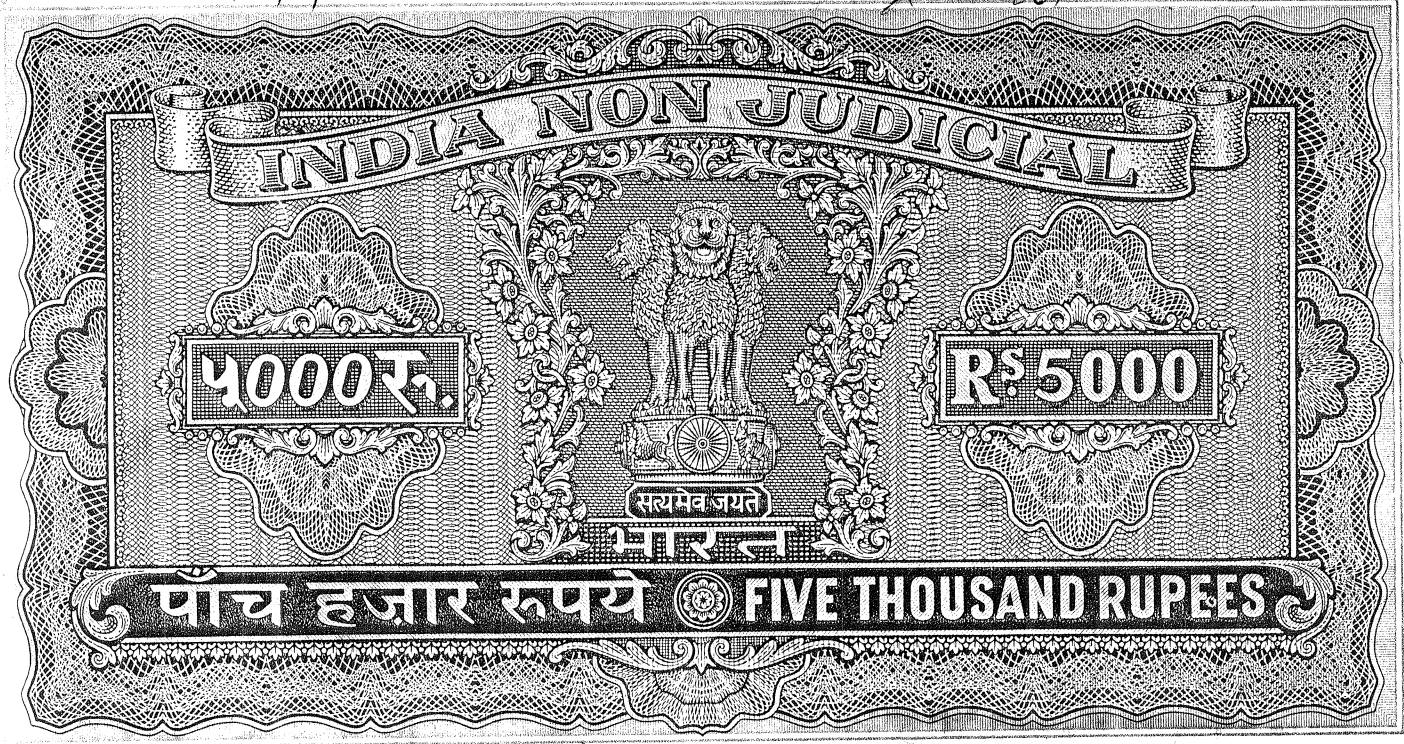


05490

200161 308 5000Rs.



5000
11500
16500

admissible under Rule 2 of the
w/s 6 (1) of W. B. L. R. Act, 1930
duly Stamp under the Indian
Stamp Act 1899 Subsequently
introduced Schedule LA, 1956
Stamp Paid. 18-00

21/8/06
22/8/06
23

923000
29650/-
7.1.08
695013

Stamp duty of Rs. 11500/-
has been realised on 22.8.06
as per Banker's Cheque /
Bank Draft No. 977905
Date 21-8-06 of Barasat

330000
A 3619.00
A 3519.00
28
3651.36

7.1.08

D. S. R. - II
Barasat, North 24-Paraganas
22/8/06
Registrar w/s 7
North 24-Paraganas
21-8-06
107 JAN 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 21st day of August, Two Thousand and Six

BETWEEN

1. ABU AUCHHAN son of LATE AMIR ALI KARIGAR, 2. SUKHI BIBI wife of AMIR ALI KARIGAR residing at Vill & P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) & 3. REHANA BIBI wife of LABLU HUSSAIN residing at Vill & P.O. - TILDANGA, P.S. - BADURIA, DIST. 24 - PARAGANAS (NORTH) by faith Hindu by occupation cultivator 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.

JAU 280-00
Hw 28-00
270-00

v.c. No = 1057
Dt. = 21.8.08

JAU 250
Hw 20
230

Contd...2

w/v 923000
16523

2065 21/8/06
 Snow Flowers Sales P.O.
 Mon Del P.O. - Warben
 1000 টাকা মাত্র
 1000

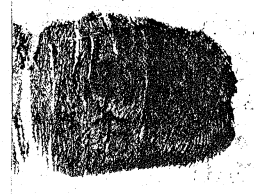
চালান নং
 মোট ট্যাক্স কত তাহা 17 AUG 2006
 এই চালান নং-এ মোট কত টাকায়
 ট্যাক্স খরিদ করা হইয়াছে 180000
 টেকারীর নাম—সদ্যাকপুর
 ভেঙার—মিতা দত্ত
 Office at Baranati by...
 Office of the Registrars / Officers



Abu A. Sheikh
 Sukhi Zibi
 5 lot W 10 lot Amrahi Kerigai
 Debari Zibi
 W 16 lot in Jessair
 District - North 24 Parganas
 Caste - Hindu / Muslim / Other
 Pargana - Rajarhat
 Cuffindin



Abubennu
 2588
 North 24 Parganas
 21-8-06



Abubennu
 2589
 সুখি জিবি



2590
 সুখি জিবি

Salidul Zibi
 R. A. Badak Zirik
 P. S. ...
 District - North 24 Parganas
 Caste - Hindu / Muslim / Other
 Pargana - Rajarhat
 Cuffindin

সুখি জিবি
 মিতা দত্ত
 ১০০০ টাকা মাত্র
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North 24 Parganas
 21-8-06

65231
7-1-8
102
A Per Min. Record
North 24-Paraganas
L.R. No. 57
7-1-8

: 2 :

AND

SNOW FLOWER SALES PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at MANDAL PARA, KASBA, KOLKATA – 700078 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 SUKHLBIBI, 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 ABU AUCHHAN & 2 OTHERS, the vendor herein, became the owner of 27.69 Satak in different dags as mentioned in the schedule hereunder and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ABU AUCHHAN & 2 OTHERS, the vendor 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.

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স্বাক্ষরিত অ/s I (১)
North 24-Parganas
(J.A.R.-M)
21 8 06

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Fifth block of faint, illegible text at the bottom of the page.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 27.69 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 3,30,000/- (Rupees THREE LAKHS THIRTY 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. 3,30,000/- (Rupees THREE LAKHS THIRTY THOUSANDS ONLY) 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 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.



UNIVERSITY OF NORTH CAROLINA
North 24-Pargues

21806

REC

OFFICE OF THE REGISTRAR

OFFICE OF THE REGISTRAR

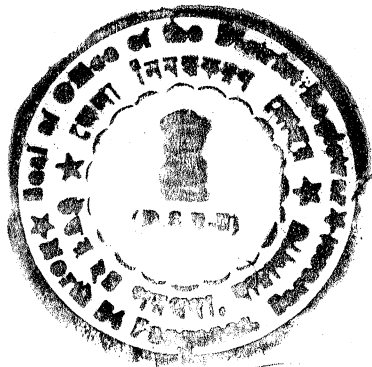
SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 01.57 Satak in R.S.DAG NO. 791, 04.27 Satak in R.S.DAG NO. 883, 00.55 Satak in R.S.DAG NO. 904, 01.10 Satak in R.S.DAG NO. 910, 01.70 Satak in R.S.DAG NO. 936, 01.70 Satak in R.S.DAG NO. 945, 00.66 Satak in R.S.DAG NO. 996, 00.45 Satak in R.S.DAG NO. 998, 01.35 Satak in R.S.DAG NO. 999, 04.27 Satak in R.S.DAG NO. 1033, 03.15 Satak in R.S.DAG NO. 1037, 00.19 Satak in R.S.DAG NO. 1073, 00.66 Satak in R.S.DAG NO. 1077, 05.62 Satak in R.S.DAG NO. 1102 & 00.45 Satak in R.S.DAG NO. 1197 i.e. in total 27.69 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
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

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North 24-Parganas

21/8/06

উত্তর ২৪ পরগণা জেলা প্রশাসন

উত্তর ২৪ পরগণা জেলা প্রশাসন

উত্তর ২৪ পরগণা জেলা প্রশাসন

উত্তর ২৪ পরগণা জেলা প্রশাসন

উত্তর ২৪ পরগণা জেলা প্রশাসন

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

R.S.DAG NO. 1073

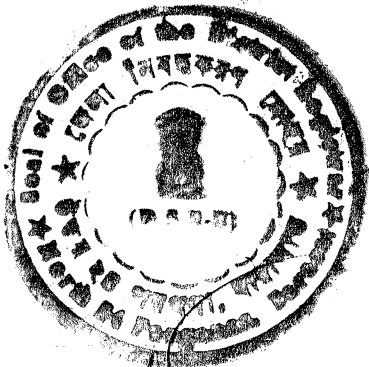
- ON THE NORTH : R.S.DAG NO. 1075
- ON THE SOUTH : R.S.DAG NO. 1072
- ON THE EAST : PART OF R.S.DAG NO. 1073
- ON THE WEST : R.S.DAG NO. 1074

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



Board of Commissioners of the District of Columbia
North 24-Park
U.S. D.C.
21.8.06

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

MEMO OF CONSIDERATION

Paid by **RIBBON FARMS PROJECTS PVT. LTD.** by cash an amount of Rs. 3,30,000/- (Rupees THREE LAKHS THIRTY THOUSANDS ONLY)

WITNESSES :

- 1. *Handwritten signature in Bengali*
- 2. *Handwritten signature in Bengali*

Handwritten signature

Handwritten signature in Bengali

Handwritten signature in Bengali

SIGNATURE OF THE VENDORS

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. *Handwritten signature in Bengali*
- 2. *Handwritten signature in Bengali*

Handwritten signature

Handwritten signature in Bengali

Handwritten signature in Bengali

SIGNATURE OF THE VENDORS

Saswati Poddar



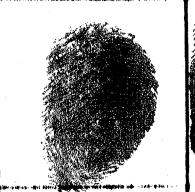
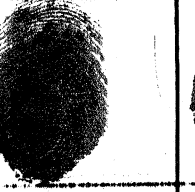




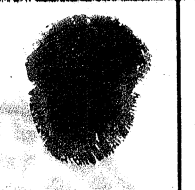
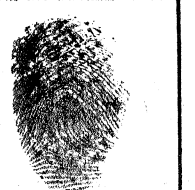
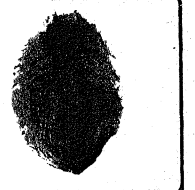

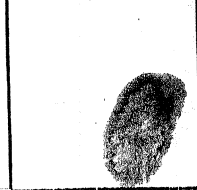


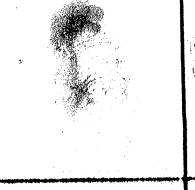
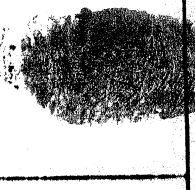
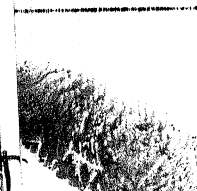


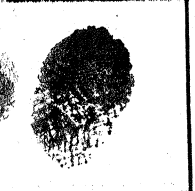


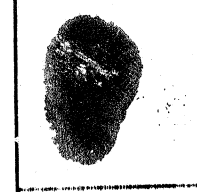
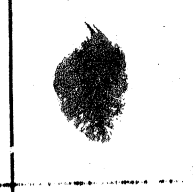
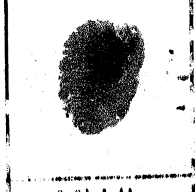

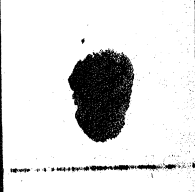
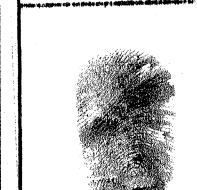
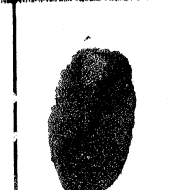
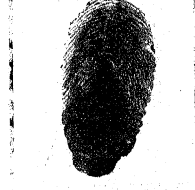
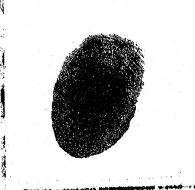

Drafted by: **SASWATI PODDAR, Adv.**
WB/236/01



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REGISTRAR a/s Y (A)
North 24-Parganas
C.D. B. S. S.
21-8-06

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Promotants					
1	 Abbas					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
2	 Bina					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
3	 Bina					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



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MUNICIPALITY OFFICER
North 24-Parganas
W.B. INDIA
21-8-66

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3492 to 3506
being No 00161 for the year 2008.



(X) 31-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal