C 2786 D 01345 174 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & ... u/s 5 (1) of W. B. L. R. Act. 1... duly Stamped under the In... Stamp Act 1899 Subsequ... ammended Schedule I.A. No... Fees Paid.

Registrar of T... North 24-Pargan...

19/5/06
22/5/06

45500+45500/-

19 MAY 2006 has been realised on 22.5.06

as per Banker's Cheque / Bank Draft No 446587, 446586 dt 19.5.06 of S.B.I Salt Lake

14 FEB 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 19th May, Two Thousand and Six

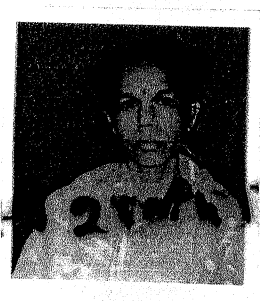
BETWEEN

D. S. R. II Barasat, North 24-Parganas 22.5.01

1. NAMITA MONDAL wife of BALAI MONDAL residing at Vill & P.O. – CHANDIBERIA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH), **2. MINATI NASKAR** wife of ASHOKE NASKAR residing at Vill & P.O. – ARJUNPUR, P.S. – BARASAT, DIST. 24 – PARAGANA S (NORTH), **3. MAYA HALDAR** wife of SHITAL HALDAR residing at Vill – EKSARA SCHOOLER MATH, P.O. – CHAMRAI, P.S. – LILUAH, DIST. - HOWRAH & **4. CHHAYA ROY** wife of SAMIR ROY residing at Vill – SARDARHAIT, P.O. – SASAN, P.S. – BARASAT, DIST. 24 – PARAGANAS (NORTH) all by faith HINDU by occupation House wives 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**.

A = 17589/-
H = 28/-
W.B. = 9/-
17621/-
স্টাম্প 250/-
রেজি 20/-
270/-

Contd…2



নং 2274 তাং 18/5/06

ক্রেতার নাম.....

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

নাং.....

ষ্ট্যাম্পের মূল্য ..... টাকা 5000

ষ্ট্যাম্প ভেন্ডারের নাম.....

বিধান নগর [সল্টলেক সিটি]

এ, ডি, এস, আর, অফিস।

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

Seal of Office of the District Sub-Registrar (D.S.R.II) North 24 Parganas

কলাম নং

মোট ষ্ট্যাম্প ফরম তাং

এই চালান নং-এ মোট ফরম পিস

ষ্ট্যাম্প খরিদ করা হইয়াছে.....

ক্রেতারীর নাম—বারাকপুর

ভেন্ডার— মিতা দত্ত

17 MAY 2006

300000

Presented for Registration at.....A.M./P.M.
on the.....day of.....
at.....of the Sadar Registration
Office at Barasat by.....
name of the Executant / Claimants.

(1) Name.....
S/o, W/o.....
of.....
P.S.....P.O.....
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession.....

(3) Name.....
S/o, W/o.....
of.....
P.S.....P.O.....
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession.....

(2) Name.....
S/o, W/o.....
of.....
P.S.....P.O.....
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession.....

পরিতোষ মন্ডল

1117

North 24-Parganas
19 MAY 2006

পরিতোষ মন্ডল

1118

স্বপ্নবতী মন্ডল

1119

মায়া হালদার

1120

North 24-Parganas
19 MAY 2006

ছায়া রায়

সমীরণ রায়
পিতা:- ৺ বিভূতি ভূষণ রায়
সাং- সরুইহাটি, বারাসাত
পেশা:- ব্যবসা

A N D

VANILLA FIELDS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 23, MAHARSHI DEBENDRA RD., P.S. – POSTA, KOLKATA – 700 007 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 SITAPADA BISWAS son of LATE MONMOTHO BISWAS was the recorded owner of agricultural land measuring 00 Satak out of 06 Satak in R.S.DAG NO. 202, 02 Satak out of 07 Satak in R.S.DAG NO. 206, 10 Satak out of 30 Satak in R.S.DAG NO. 221, 01 Satak out of 14 Satak in R.S.DAG NO. 296, 00 Satak out of 13 Satak in R.S.DAG NO. 297, 02 Satak out of 54 Satak in R.S.DAG NO. 298, 01 Satak out of 41 Satak in R.S.DAG NO. 301, 00 Satak out of 11 Satak in R.S.DAG NO. 308, 02 Satak out of 07 Satak in R.S.DAG NO. 318, 01 Satak out of 26 Satak in R.S.DAG NO. 372, 04 Satak out of 96 Satak in R.S.DAG NO. 381, 01 Satak out of 10 Satak in R.S.DAG NO. 383, 00 Satak out of 09 Satak in R.S.DAG NO. 384, 01 Satak out of 08 Satak in R.S.DAG NO. 390, 01 Satak out of 31 Satak in R.S.DAG NO. 413, 02 Satak out of 26 Satak in R.S.DAG NO. 414, 13 Satak out of 13 Satak in R.S.DAG NO. 421, 04 Satak out of 35 Satak in R.S.DAG NO. 454, 00 Satak out of 09 Satak in R.S.DAG NO. 548, 01 Satak out of 16 Satak in R.S.DAG NO. 550, 01 Satak out of 18 Satak in R.S.DAG NO. 555, 01 Satak out of 13 Satak in R.S.DAG NO. 564, 01 Satak out of 17 Satak in R.S.DAG NO. 568, 06 Satak out of 204 Satak in R.S.DAG NO. 612, 11 Satak out of 190 Satak in R.S.DAG NO. 613, 01 Satak out of 32 Satak in R.S.DAG NO. 632, 05 Satak out of 116 Satak in R.S.DAG NO. 634, 01 Satak out of 09 Satak in R.S.DAG NO. 642, 01 Satak out of 09 Satak in R.S.DAG NO. 643, 05 Satak out of 73 Satak in R.S.DAG NO. 670, 02 Satak out of 24 Satak in R.S.DAG NO. 707, 15 Satak out of 46 Satak in R.S.DAG NO. 708, 05 Satak out of 66 Satak in R.S.DAG NO. 714, 05 Satak out of 15 Satak in R.S.DAG NO. 805, 09 Satak out of 28 Satak in R.S.DAG NO. 855, 03 Satak out of 39 Satak in R.S.DAG NO. 862, 03 Satak out of 83 Satak in R.S.DAG NO. 1001, 01 Satak out of 46 Satak in R.S.DAG NO. 1015, 04 Satak out of 35 Satak in R.S.DAG NO. 1019, 04 Satak out of 82 Satak in R.S.DAG NO. 1048, 03 Satak out of 23 Satak in R.S.DAG NO. 1088, 04 Satak out of 14 Satak in R.S.DAG NO. 1091, 02 Satak out of 26 Satak in R.S.DAG NO. 1100, 21 Satak out of 109 Satak in R.S.DAG NO. 1105, 01 Satak out of 24 Satak in R.S.DAG NO. 1119, 06 Satak out of 47 Satak in R.S.DAG NO. 1135, 02 Satak out of 84 Satak in R.S.DAG NO. 1157, 01 Satak out of 34 Satak in R.S.DAG NO. 1161, 01 Satak out of 17 Satak in R.S.DAG NO. 1172, 01 Satak out of 14 Satak in R.S.DAG NO. 1173, 02 Satak out of 30 Satak in R.S.DAG NO. 1185, 01 Satak out of 16 Satak in R.S.DAG NO. 1190, 01 Satak out of 16 Satak in R.S.DAG NO. 1195 & 01 Satak out of 16 Satak in R.S.DAG NO. 1217 i.e. in total 177 SATAK under L.R.KHATIAN NO. 692 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

Contd…3

(D S R-II)

19 MAY 2006

AND WHEREAS SITAPADA BISWAS died leaving behind his four sons namely BISWANATH BISWAS, JAGANNATH BISWAS, AMAR BISWAS, DHARAPADA BISWAS and four daughters namely NAMITA MONDAL, MINATI NASKAR, MAYA HALDAR, CHHAYA ROY who all became the owners of the said property in equal ratio by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS NAMITA MONDAL & 3 OTHERS, the vendors herein, become the absolute owners of 50% of the said land measuring 88.50 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 88.50 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 16,00,000/- (Rupees Sixteen Lakhs 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. 16,00,000/- (Rupees Sixteen Lakhs only) 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 annual rent and NOTWITHSTANDING any such act deed or things whatsoever

Contd…4

19 MAY 2006

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 00 Satak in R.S.DAG NO. 202, 01 Satak in R.S.DAG NO. 206, 05 Satak in R.S.DAG NO. 221, 00.50 Satak in R.S.DAG NO. 296, 00 Satak in R.S.DAG NO. 297, 01 Satak in R.S.DAG NO. 298, 00.50 Satak in R.S.DAG NO. 301, 00 Satak in R.S.DAG NO. 308, 01 Satak in R.S.DAG NO. 318, 00.50 Satak in R.S.DAG NO. 372, 02 Satak in R.S.DAG NO. 381, 00.50 Satak in R.S.DAG NO. 383, 00 Satak in R.S.DAG NO. 384, 00.50 Satak in R.S.DAG NO. 390, 00.50 Satak in R.S.DAG NO. 413, 01 Satak in R.S.DAG NO. 414, 06.50 Satak in R.S.DAG NO. 421, 02 Satak in R.S.DAG NO. 454, 00 Satak in R.S.DAG NO. 548, 00.50 Satak in R.S.DAG NO. 550, 00.50 Satak in R.S.DAG NO. 555, 00.50 Satak in R.S.DAG NO. 564, 00.50 Satak in R.S.DAG NO. 568, 03 Satak in R.S.DAG NO. 612, 05.50 Satak in R.S.DAG NO. 613, 00.50 Satak in R.S.DAG NO. 632, 02.50 Satak in R.S.DAG NO. 634, 00.50 Satak in R.S.DAG NO. 642, 00.50 Satak in R.S.DAG NO. 643, 02.50 Satak in R.S.DAG NO. 670, 01 Satak in R.S.DAG NO. 707, 07.50 Satak in R.S.DAG NO. 708, 02.50 Satak in R.S.DAG NO. 714, 02.50 Satak in R.S.DAG NO. 805, 04.50 Satak in R.S.DAG NO. 855, 01.50 Satak in R.S.DAG NO. 862, 01.50 Satak in R.S.DAG NO. 1001, 00.50 Satak in R.S.DAG NO. 1015, 02 Satak in R.S.DAG NO. 1019, 02 Satak in R.S.DAG NO. 1048, 01.50 Satak in R.S.DAG NO. 1088, 02 Satak in R.S.DAG NO. 1091, 01 Satak in R.S.DAG NO. 1100, 10.50 Satak in R.S.DAG NO. 1105, 00.50 Satak in R.S.DAG NO. 1119, 03 Satak in R.S.DAG NO. 1135, 01 Satak in R.S.DAG NO. 1157, 00.50 Satak in R.S.DAG NO. 1161, 00.50 Satak in R.S.DAG NO. 1172, 00.50 Satak in R.S.DAG

Contd…5

Seal of Office of the District Registrar
North 24 Parganas, Barasat
(D S R-II)

19 MAY 2006

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 **VANILLA FIELDS PVT. LTD.** by cheques as mentioned below an amount Rs. 16,00,000/- (Rupees : SIXTEEN LAKHS ONLY)

SL. NO.	NAME	BANK	CHEQUE NO.	AMOUNT
1	NAMITA MONDAL	INDIAN BANK	344868	4,00,000.00
2	MINATI NASKAR	INDIAN BANK	344869	4,00,000.00
3	MAYA HALDAR	INDIAN BANK	344870	4,00,000.00
4	CHHAYA ROY	INDIAN BANK	344871	4,00,000.00

WITNESSES :

1. [illegible]
2. [illegible]

[illegible]

SIGNATURE OF THE VENDORS

Contd…6

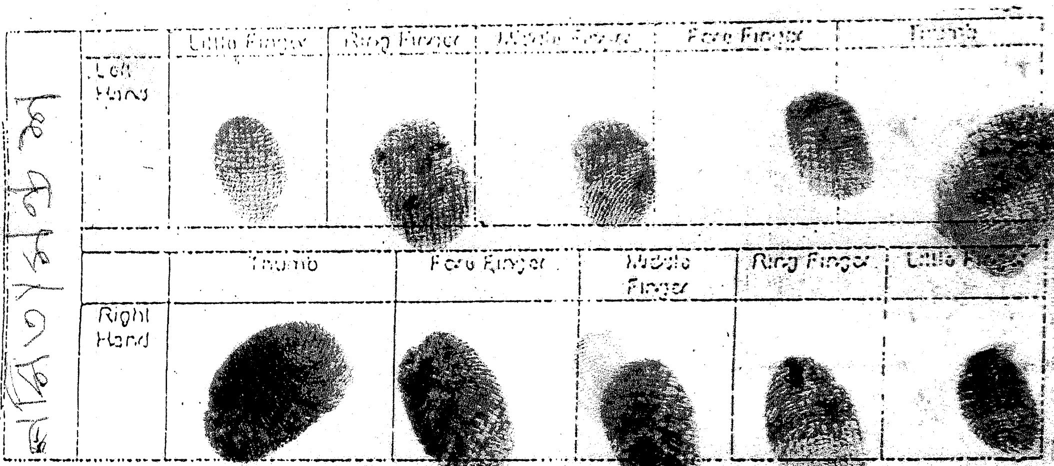
Seal of Office of the District Registrar
North 24 Parganas, Barasat
(D S R-II)

19 MAY 2006

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

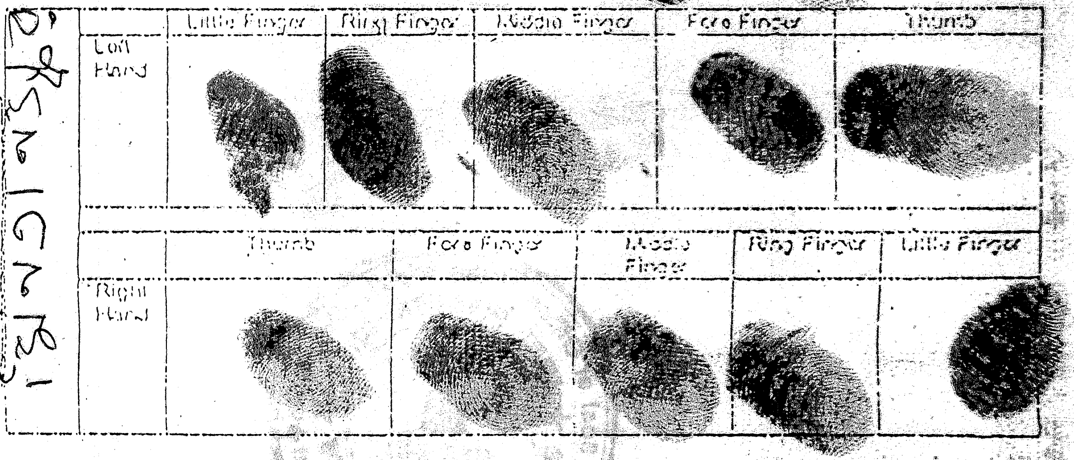
ললিত মণ্ডল



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

PHOTO

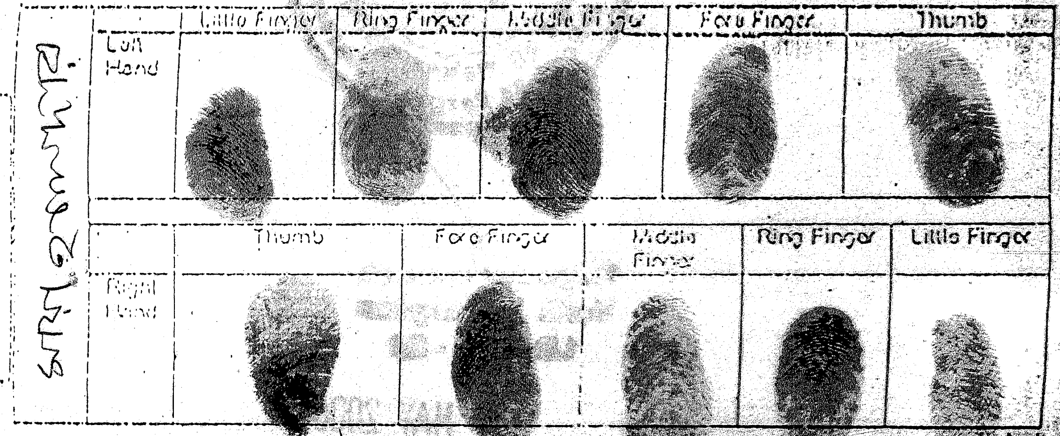
মিনতা বস্তুর



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

PHOTO

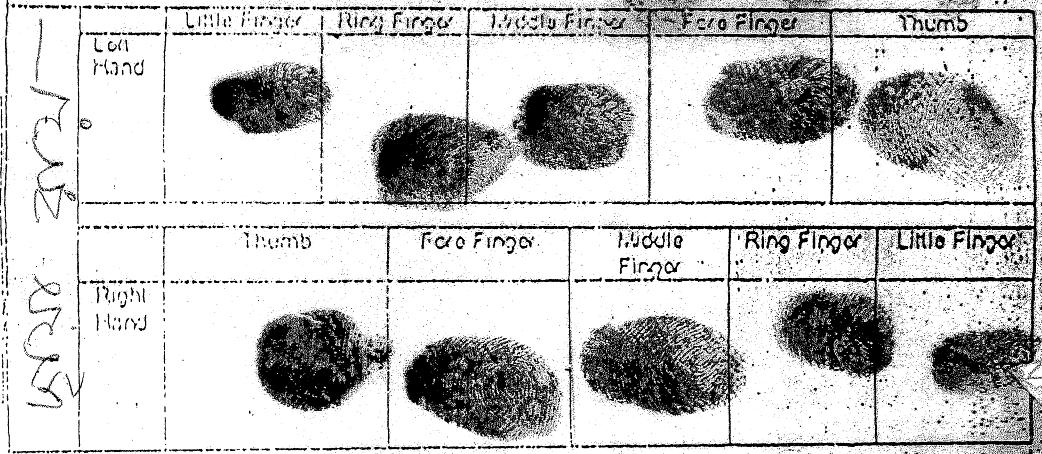
মায়া হালদার



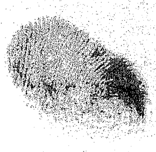
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

[illegible]



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



Seal of Office of the District Registrar
জেলা নিবন্ধকের দপ্তর
(D S R-II)
North 24 Parganas
উত্তর ২৪ পরগণা, বারাসাত
Barasat

North 24-Parganas

19 MAY 2006

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. [illegible] — নমিতা মন্ডল
পিতা- [illegible] — মিনতী মন্ডল
গ্রাম- [illegible] — মায়া হালদার

2. [illegible] — ছায়া রায়
পিতা+[illegible] — [illegible]
গ্রাম [illegible]

SIGNATURE OF THE VENDORS

Drafted by:

Mohanabesho
Disha
Barasat J. R.
Office N.C. NO I

Seal of Office of the District Registrar
North 24 Parganas, Barasat
(D.S.R-II)

Deed No.....
Volume No .....
Page..... of the
Being No.....
for the year 2006.

Registrar of D.S.R.
North 24-Parganas
D.S.R.-II

19 MAY 2006

Seal of Office of the District Registrar
North 24 Parganas
(D.S.R-II)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2181 to 2195
being No 01345 for the year 2007.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(X) 19-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal