

656(R)

05153/2013

RG-136

8438/1\*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 571864

Q - 11/02/13  
 K.M. 42715148/1  
 Additional Registrar of Assurances II  
 Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
 of Assurances-II, Kolkata

*(Signature)*

Case No-1726

CONVEYANCE

1. Date: 12<sup>th</sup> April 2013
2. Place: Kolkata
3. Parties

Md. Salam  
*(Signature)*

Md. Salam  
*(Signature)*

9718

Siddhartha Bhattacharya



c-2986

RICARDIA VINCOM PVT. LTD.

TANGERINE VILLA PVT. LTD.

Siddhartha Bhattacharya  
Director,

SAHA & RAY

Advocates

NAME.....3A/1, 3rd Floor, Hastings Chambers  
ADD.....7C, Kiran Shankar Roy Road  
Rs.....Kolkata-700001

5000/-

12 APR 2013

SURANJAN MUKHERJEE

Licensed Stamp Vender

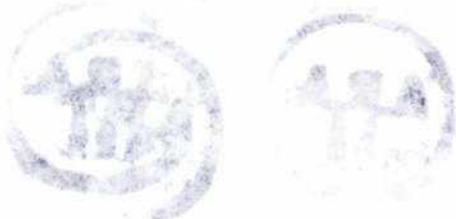
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

12 APR 2013  
12 APR 2013




c-2990

Md. Salam



Mominul Khan  
S/o - Aziz Khan  
vill - Raigachi  
Post P.S - Rajarhat  
Dist - North 24 parganas  
Business

ADDITIONAL REGISTRAR  
12 APR 2013

  
**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 08438 of 2013**  
**(Serial No. 05153 of 2013 and Query No. 1902L000011102 of 2013)**

**On 12/04/2013**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19.33 hrs on :12/04/2013, at the Private residence by Siddhartha Bhalotia ,Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 12/04/2013 by

1. Mohammad Salam Alias Mahamad Salama, son of Late Mohammad Yusuf , Raigachi Ghat, Munshi Para, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Siddhartha Bhalotia  
Director, Tangerime Villa Pvt Tld, 27, Biplabi Trailakya Maharaj Sarani, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Ricardia Vincom Pvt Ltd, 27, Biplabi Trailakya Maharaj Sarani, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others

Identified By Mominul Khan, son of A Khan, Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Anup Kumar Mandal )  
ADDL REGISTRAR OF ASSURANCES-II

**On 16/04/2013**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-27,15,149/-

Certified that the required stamp duty of this document is Rs.- 162928 /- and the Stamp duty paid as: Impressive Rs.- 5000/-


( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-II

**On 03/05/2013**

**Payment of Fees:**

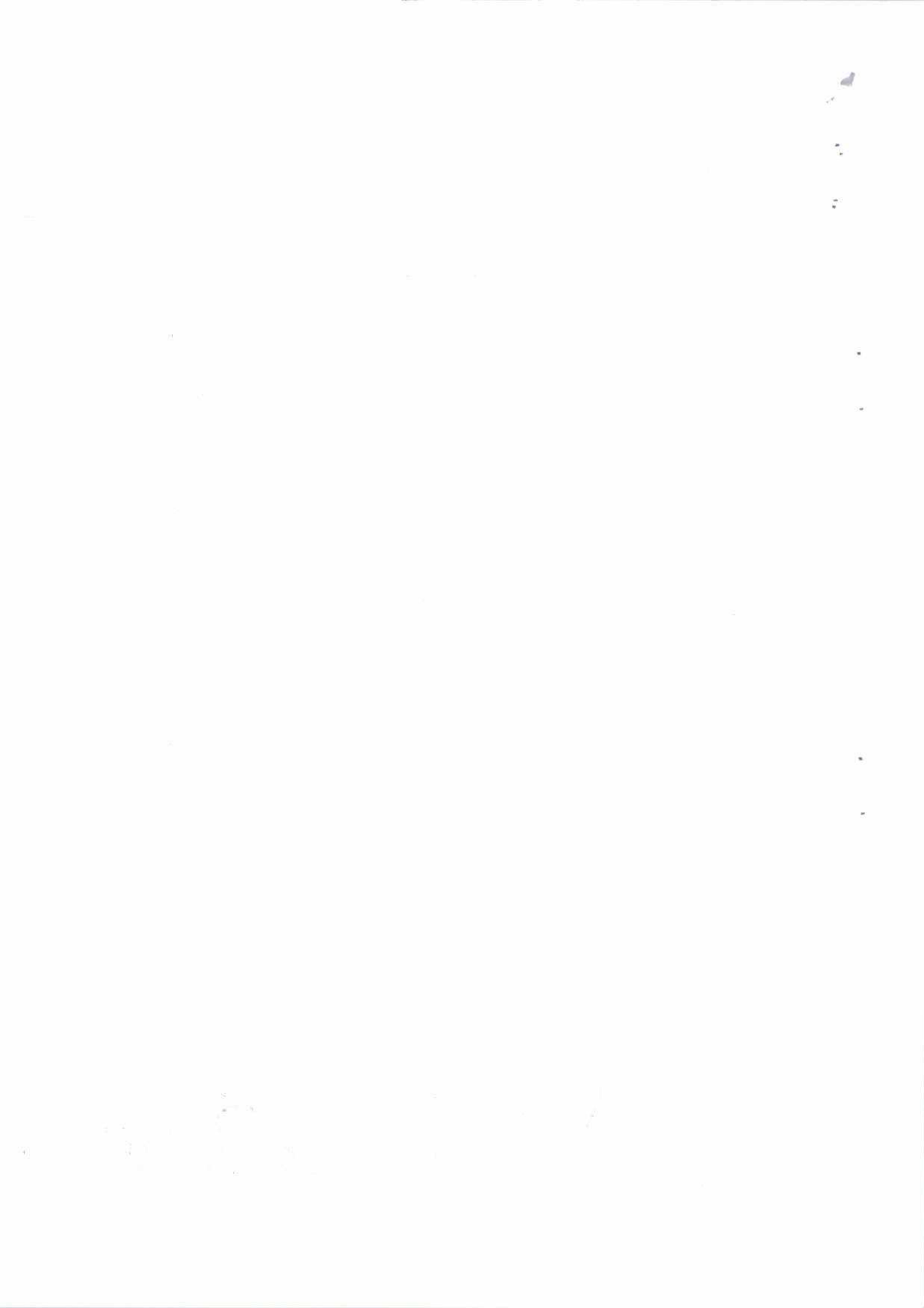
Amount by Draft



  
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

12/06/2013 16:18:00





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
District:Kolkata

**Endorsement For Deed Number : I - 08438 of 2013**  
**(Serial No. 05153 of 2013 and Query No. 1902L000011102 of 2013)**

Rs. 29963/- is paid , by the draft number 756698, Draft Date 24/04/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 03/05/2013

( Under Article : A(1) = 29865/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/05/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 157928/- is paid , by the draft number 756695, Draft Date 24/04/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 03/05/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 12/06/2013**

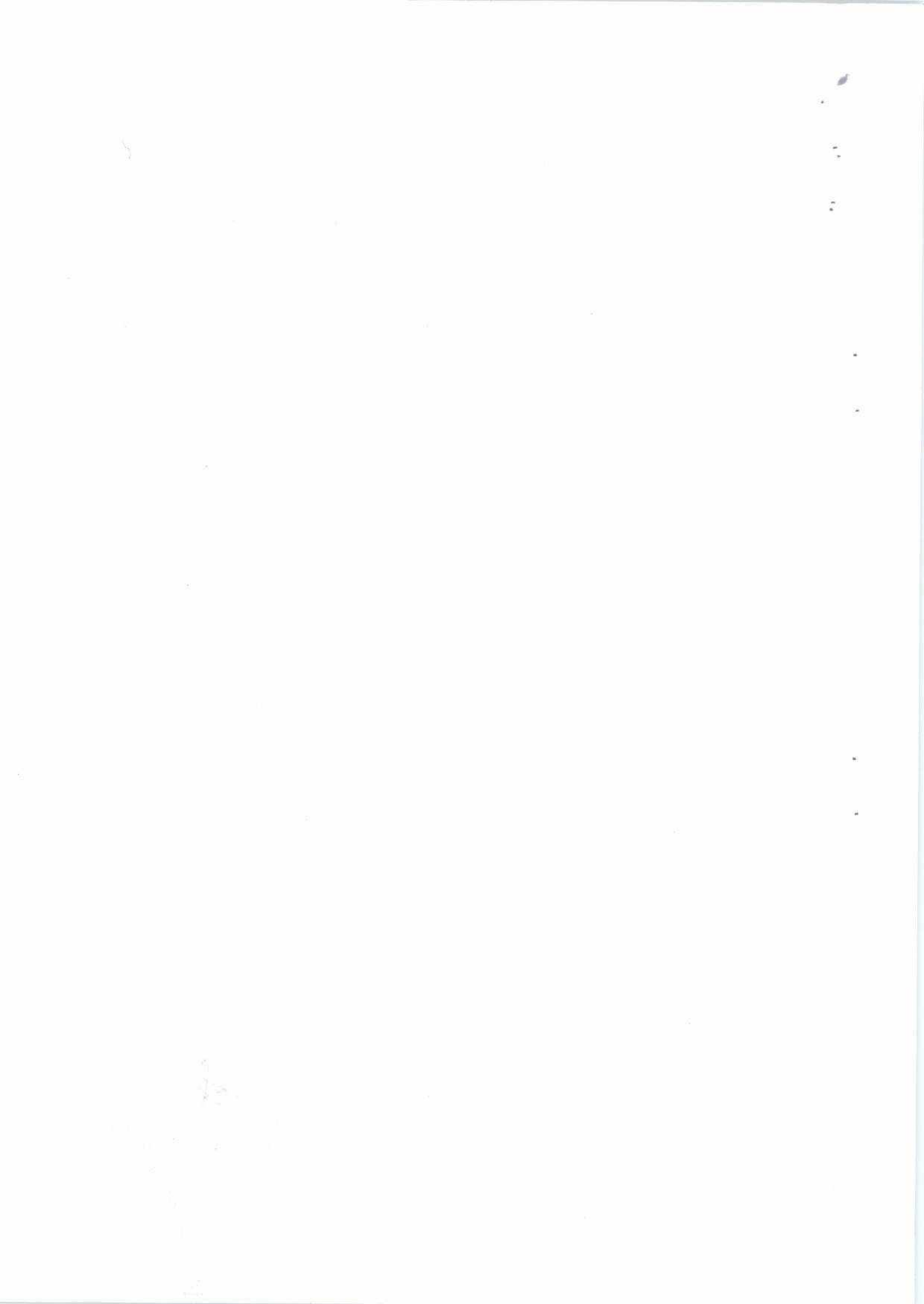
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Mohammad Salam alias Mahamad Salama alias MD. Salam**, son of Late Mohammad Yusuf, residing at Village Raigachi Ghat, Munshi Para, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Tangerime Villa Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street, represented by its director Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Burtalla
- 3.3 **Ricardia Vincom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street, represented by its director Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Kolkata-700006, Police Station Burtalla (collectively **Purchasers**, includes successors-in-interest).

Vendor and Purchasers, collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 654, recorded in L.R. *Khatian* No. 1418, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 654 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:
- 5.1.1 **Purchase by Vendor:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 31<sup>st</sup> March, 1975, registered in the Office of Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 50, at Pages 100 to 102, being Deed No.3255 for the year 1975, the Vendor purchased from Abdul Latif land measuring 14 (fourteen) decimal, more or less, comprised in R.S. *Dag* No. 654, recorded in R.S. *Khatian* Nos.744, 746, and 747, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District 24 Parganas

Md. Salam



ADDITIONAL REGISTRAR  
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- (**Mother Property**), free from all encumbrances and for the consideration mentioned therein.
- 5.1.2 **Record of Rights of Vendor:** The Vendor got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.1418, in respect of the Mother Property.
- 5.1.3 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the absolute owner of the Mother Property and consequently of the Said Property, comprised in the Mother Property.
- 5.1.4 **Said Agreement of Said Property:** By an Agreement dated 7<sup>th</sup> September, 2006 (**Said Agreement**), the Vendor had agreed to sell *inter alia* the Said Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendor a total sum of Rs.4,00,000/- (Rupees four lac) (**Said Advance**) under the Said Agreement.
- 5.1.5 **Assignment to Green Oaks Developers:** By an Agreement dated 8<sup>th</sup> October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the Said Property acquired by virtue of the Said Agreement and/or against the Vendor under the Said Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.6 **Assignment to Siddha Projects Private Limited:** By an Agreement dated 7<sup>th</sup> November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement and/or against the Vendor under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.7 **Assignment to Purchasers:** By an Agreement, Siddha Projects assigned to the Purchasers and their assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or against the Vendors under the Said Agreement, First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the all benefits under the Said Agreement, the First Assignment Agreement and the Second Assignment Agreement together with the benefit of the Said Advance.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or



ADD:   
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thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3<sup>rd</sup> floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchasers. The Vendor shall have no responsibility or obligation in this regard.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in



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the Said Property more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 654, recorded in L.R. *Khatian* No. 1418, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.654 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.12,70,494/- (Rupees twelve lac seventy thousand four hundred and ninety four) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and/or assigns by reason of the aforesaid.



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OF ASSURANCES, KOLKATA  
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- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the Vendor hold and own any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendor contiguous to the Said Property being and remaining agricultural and (b) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and conversion of the nature of use and classification





thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 654, recorded in L.R. *Khatian* No. 1418, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 654 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 1048 and by R.S./L.R. *Dag* No. 646  
**On the East** : By R.S./L.R. *Dag* No. 653  
**On the South** : By R.S./L.R. *Dag* No. 652  
**On the West** : By R.S./L.R. *Dag* No. 655

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>R.S./ L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Nature of the Land</b>	<b>Total Area of Dag (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Raigachi	654	1418	<i>Sali</i>	14	7	Mohammad Salam alias Mahamad Salama alias MD. Salam
<b>Total Area of Land Sold:</b>					<b>7.00</b>	

**9. Execution and Delivery**

- 9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

*Md. Salam (Mohammad Salam)*  
 (Mohammad Salam alias Mahamad Salama alias MD. Salam)  
 [Vendor]



ADDITIONAL REGISTRAR  
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~~Read over and explained the contents of this document by me to Mohammad Salam alias Mahamad Salama alias MD. Salam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.~~

Signature \_\_\_\_\_

**Tangerime Villa Private Limited  
Ricardia Vincom Private Limited**

Siddhartha Bhalotia

**(Siddhartha Bhalotia)  
Authorized Signatory  
[Purchasers]**

**Witnesses:**

Signature Abdul Rabik

Name Abdul Rafik

Father's Name Coli Abdul Baik

Address Village Kajandighar

Munshi Para, PIN-7000135

Signature Arna Chakrabarty

Name Arna Chakrabarty

Father's Name Arna Chakrabarty

Address 79, K. S. Roy Road

Ko Malo - 700001



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### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.12,70,494/- (Rupees twelve lac seventy thousand four hundred and ninety four) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No.258495 (Part)	08.09.2006	Tamilnad Mercantile Bank Limited	80,000/-
Demand Draft No.707104 (Part)	11.04.2013	Syndicate Bank	4,13,748/-
Pay Order No.022530 (Part)	11.04.2013	The Lakshmi Vilas Bank Limited	7,76,746/-
<b>Total:</b>			<b>12,70,494/-</b>

*Md. Salam (Mohammad Sulam)*

(**Mohammad Salam** alias **Mahamad Salama** alias **MD. Salam**)  
[Vendor]

#### Witnesses:

Signature Abdul Rafik  
Name Abdul Rafik

Signature Sunil Chatterjee  
Name Sunil Chatterjee

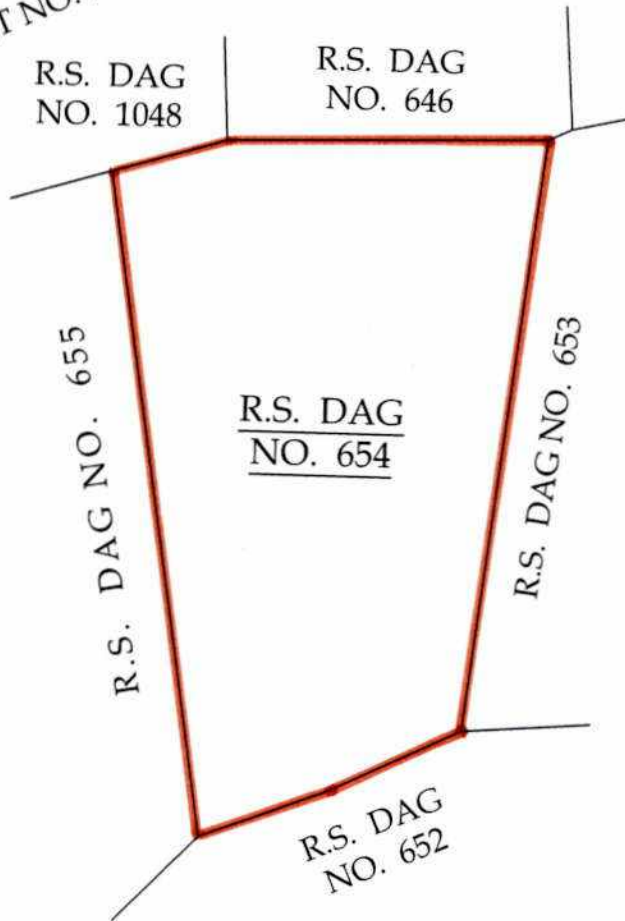


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OF ASSURANCES-W, KOLKATA  
12 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 654, L.R. KHATIAN NO.- 1418, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 654 is 14 DECIMAL

MOUZA - RAIGACHI  
SHEET NO. 2



**RICARDIA VINCOM PVT. LTD.**

*Siddhartha Bhattacharya*

**Director,**

*Md. Salam*

NAME & SIGNATURE OF THE VENDOR/S :

**TANGERIME VILLA PVT. LTD.**

*Siddhartha Bhattacharya*

**Director.**

LEGEND : 7.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 14 DECIMAL Of R.S./L.R. DAG NO.- 654 .

































SHOWN THUS :-



ADDITIONAL REGISTRAR  
OF ASSAM  
12 APR 2019



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Siddhant Bhalwa</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Md. Salam</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR  
OF ASSAM  
12 APR 2019



Dated this 12<sup>th</sup> day of April, 2013

**Between**

**Mohammad Salam *alias* Mahamad Salama *alias* MD. Salam  
... Vendor**

**And**

**Tangerime Villa Private Limited & Anr.  
... Purchasers**

**CONVEYANCE**

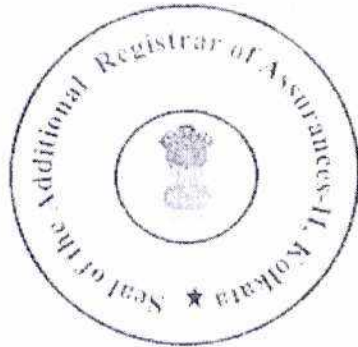
Portion of  
R.S./L.R. Dag No. 654  
Mouza Raigachi  
District North 24 Parganas


**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 26  
Page from 1070 to 1084  
being No 08438 for the year 2013.



  
(Dulal chandraSaha) 13-June-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal