

3306/2016

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45 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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.

V 922924

Q.No - 5095 69/16
 MV - 13 00 0000

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata

- 4 MAY 2016

[Signature]

THIS INDENTURE OF CONVEYANCE made this 04th day of MAY
 Two Thousand and Sixteen BETWEEN SALEHA BIBI wife of Jamsed Molla

সালেহা বিবি
[Signature]

[Signature]

0321870

10986

DSP LAW ASSOCIATES

Advocate
4D Nicco House
1B & 2 Ho Street,
Kolkata - 700001

NAME.....
 ADD.....
 Rs. 100/-
 27 APR 2016
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

27 APR 2016

27 APR 2016



Identified by me.
 Maidul Islam
 s/o - Noor Md. Molla.
 vill - Mirzapur.
 P.O - Mallickpur.
 P.S - Banipur.
 Dist - South 24 Parganas
 pin - 700145
 Occu - Business.

ADDRESS.....
 OF A.....
 - 4 MAY 2016

by religion Muslim, at Baidya Khunki Para, Hariharpur, Baikunthapur, Baruipur, South 24-Parganas, Post Office-Dakshin Gobindapur, Police Station-Baruipur, PIN-700145 and having PAN: CJMPB6992D hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED**, (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G) a Company incorporated under the Companies Act, 1956, having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N) son of Mr. Kapil Swain of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, **(2) ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit No.405, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur hereinafter jointly referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

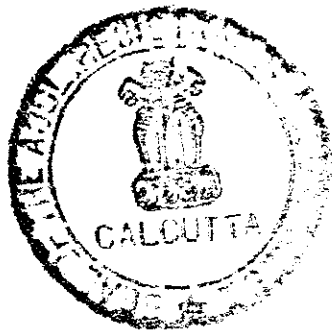
WHEREAS:-

A. The Vendor is fully seized and possessed of and well and sufficiently entitled to, **ALL THAT** piece and parcel of land containing an area of 2 Cottahs 22 Square Feet or 3.381 Sataks (Decimals) or 0.03381 Acre more or less comprised in portion of R.S. and L.R. Dag No. 53 recorded in L.R. Khatian No. 762 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**". The facts about the Vendor deriving title to the said Property as represented by the Vendor to the Purchaser is as follows:-

- (i) By a Deed of Exchange dated 7th May 1964 made between one Amina Khatun as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari(since deceased), Lalita Hari, Birendra Nath Hari(since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick

27/5/64



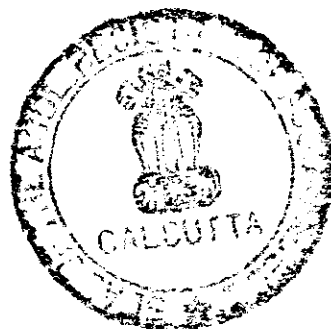


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- 4 MAY 2016

Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, All That piece and parcel of land containing an area of 0.41 Acre more or less in the entire R.S. Dag No. 53 recorded in R.S. Khatian No. 316 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas.

- (ii) The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in R.S. Dag No. 53 absolutely and in equal shares.
- (iii) By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 13 Sataks out of 41 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 26 Sataks out of 41 Sataks and the said Surendra Hari and Lalita Hari were exclusively allotted a portion measuring 2 Sataks out of 41 Sataks, absolutely and forever.
- (iv) The said Birendra Nath Hari died intestate leaving behind his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his part or share in the said Dag No. 53, absolutely and in equal shares.
- (v) The said Surendra Nath Hari died intestate leaving behind his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and daughter namely Nilima Bhadra as his only heirs

Handwritten signature and initials: *Manik Chandra Hari* and *AS*



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- 4 MAY 2016

heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 53, absolutely and in equal shares.

- (vi) By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore in Book I Volume No. 103 Pages 1 to 7 Being No. 3151 for the year 1979 the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to the said Sukumar Hari their entire 2 Sataks or 0.02 Acre more or less in the said R.S. Dag No. 53, absolutely and forever.
- (vii) By a Sale Deed dated 17th April 1996 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 20 Pages 301 to 310 Being No. 1621 for the year 1996, the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to one Sk. Hiru and Asma Khatun portion measuring 4 Cottahs 1 Chittack more or less in the said R.S. Dag No. 53, absolutely and forever.
- (viii) By a Sale Deed dated 5th March 1997 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 16 Pages 29 to 36 Being No. 1179 for the year 1997, the said Sk. Hiru and Asma Khatun for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein the said Property out of the said portion measuring 4 Cottahs 1 Chittacks, absolutely and forever.
- (ix) Thus, the Vendor herein by way of the abovementioned Sale Deed became the sole and absolute owner of the said Property and got his name mutated as Raiyat in the Records of Rights published under the said Act of 1955 in respect of the said Property under L.R. Khatian No. 762.

B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 3.381 Sataks more or less or 0.03381 Acre) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchasers have agreed to purchase the same at and for a final total consideration of Rs.13,00,000/- (Rupees thirteen lacs) only.

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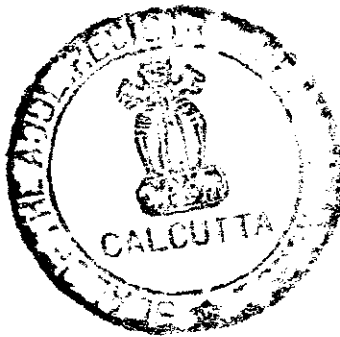
- 4 MAY 2016

- C. In connection with the sale of the said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-
- (i) That the Vendor is the sole and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
 - (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;
 - (iii) That the Vendor is paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession thereof;
 - (iv) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
 - (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
 - (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
 - (vii) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
 - (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
 - (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can

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REGISTRAR
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- 4 MAY 2016

claim any right title or interest whatsoever in the said Property or any part thereof;

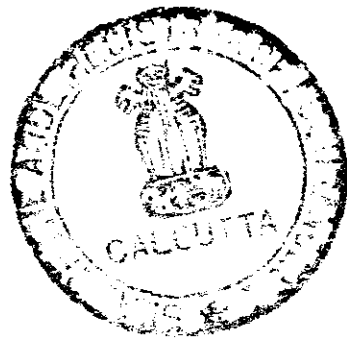
- (x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.13,00,000/- (Rupees thirteen lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** piece and parcel of land containing an area of 2 Cottahs 22 Square Feet or 3.381 Sataks or 0.03381 Acre more or less comprised in portion of R.S. and L.R. Dag No. 53 recorded in L.R. Khatian No. 762 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**” **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND TOGETHER WITH** full free and unfettered right and liberty (including the right of easements and of ingress and egress) at all times by day or night to pass and repass with or without men materials and vehicles for all purposes connected with the beneficial use and enjoyment of the said property and for all lawful purposes and also the full and free right and liberty of laying underground and over head pipe line, water pipe line, water main, gas pipes lines and posts, electric wirings and cables, telephone lines, underground sewers and drainage and any other utility and facility and to dig out and open any passages/roadways , abutting the said Property, for the said works and to repair and restore to its former position upon completion of the said works **AND TOGETHER WITH** all sorts of benefits rights easements claims and demands anywise relating to or concerning the said

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- 4 MAY 2016

Property **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the entirety of the said R.S. and L.R. Dag No. 53 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or her predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed

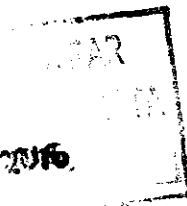
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- 4 MAY 2016

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transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in herself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands 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 and her predecessors-in-title;
- (v) **AND THAT** notwithstanding any act deed or thing by the Vendor or her predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the Dag comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dag;
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor

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4 MAY 2016



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- 4 MAY 2016

Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the Vendor since becoming the owner thereof and prior thereto of its predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land / property belonging to the Vendor as security for the obligations and liabilities of the Vendor.
- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property have been duly paid and there is no amount in arrears or outstanding in connection therewith.

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- 4 MAY 2016

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece or parcel of land containing an area of 2 Cottahs 22 Square Feet or 3.381 Sataks or 0.03381 Acre more or less together with residential room on part thereof measuring about 100 Square feet more or less situate lying at and comprised in portion of R.S. and L.R. Dag No. 53 recorded in L.R. Khatian No. 762 in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayet, Post Office Gobindapur, in the District of South 24 Parganas:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 53 recorded in Khatian No.316	Dag No. 53 recorded in Khatian No. 762	Bagan	0.41 Acre	0.03381 Acre or 3.381 Sataks

The said Property is delineated in the Plan annexed hereto duly bordered thereon in 'RED' and the same is butted and bounded as follows:

On the **North** : By R.S. Dag No. 53;
On the **South** : By R.S. Dag No. 53;
On the **East** : By R.S. Dag No. 51; and
On the **West** : By R.S. Dag No. 53.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovenamed **VENDOR** at Kolkata in the presence of:

1. Sijahan Molla
v. = Baikunthapur
P.S. = Baruipur
D. = South 24 Parg
P. = 700/145
2. *[Handwritten signature]*
Shant Chandra MPA
Advocate -
Baruipur civil Court 701-144.

[Handwritten signature]
Read over and explained the contents of this deed in Bengali language to Saleha Bibi who has understood the same
Shant Chandra MPA
Adv.



[Handwritten signature]
- 4 MAY 2016

SIGNED SEALED AND DELIVERED by
the withinnamed **PURCHASERS** at Kolkata in
the presence of:

Pradip Bandyopadhyay
Adv.
C/o DSI Law Associates
Advocates
2 Hare street, Kol-01

Maidul Islam
Mirzapur,
Mallickpur.
Baniapur.
South-24 Parganas
Pin - 700145

Narain Koley Mistry
Bade Hoogly
Sonarpur
700145

Soumi Mollen
Baikunthapur
700145

Arijul Mollen
ni - Baikunthapur
P.S - Baikunthapur
Dist - South 24 Parg
P.O - 700145

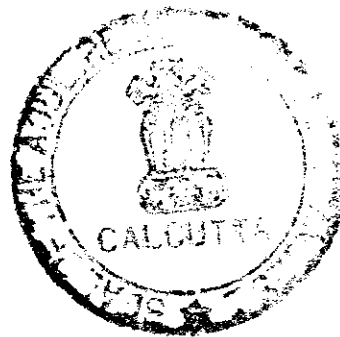
Arrowline Conclave Pvt. Ltd.

Jasobanta Swain

Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

Arun Sinapat
Partner/Authorized Signatory



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- 4 MAY 2016

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs.13,00,000/- (Rupees thirteen lacs) only being the consideration in full payable under these presents to the Vendor as per details given in the Memo hereunder written:

MEMO OF CONSIDERATION:

Sl. No.	By Manager's Cheque No.	Date	Bank and Branch	Paid by	Paid to	Amount (in Rs.)
1.	012743	27-04-2016	HDFC Bank, Ballygunge, Kolkata	Arrowline Conclave Private Limited	Saleha Bibi	6,50,000/-
2.	111737	26-04-2016	HDFC Bank, U. N. Brahmachari Street, Kolkata	Antray Developers LLP	Saleha Bibi	6,50,000/-
					TOTAL:	<u>13,00,000/-</u>

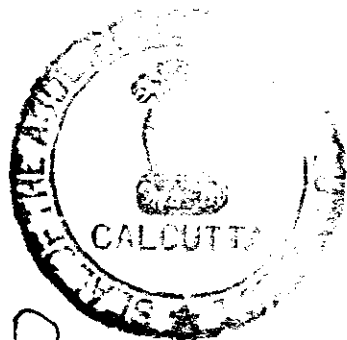
(Rupees Thirteen lacs) only.

1. Sajahan Molla
 ১৩০০০০/-
 ২৭/০৪/১৬
 ২. Bharat Chandra Adv.
 ১৩০০০০/-
 ২৬/০৪/১৬
 ১৩০০০০/-
 ২৬/০৪/১৬
 (VENDOR)

WITNESSES:

Drafted by me:
Bhaskar Chandra, Advocate
 For, DSP Law Associates
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata-700001
 F1141510

3. Sajahan Molla
 ১৩০০০০/-
 ২৭/০৪/১৬
 ১৩০০০০/-
 ২৬/০৪/১৬
 ১৩০০০০/-
 ২৬/০৪/১৬
 4. Bharat Chandra
 ১৩০০০০/-
 ২৬/০৪/১৬
 ১৩০০০০/-
 ২৬/০৪/১৬



ER
INDIA
- 4 MAY 2016

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DATED THIS 04th DAY OF MAY 2016

BETWEEN

SALEHA BIBI

..VENDOR

AND

ARROWLINE CONCLAVE PRIVATE
LIMITED & ANR.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA-700001.

PLAN SHOWING R.S. DAG NO. 53 AT MOUZA-BAIKUNTHAPUR, J. L. NO. 36, POLICE STATION-BARUIPUR, DISTRICT-24-PARGANAS (SOUTH), UNDER HARIHARPUR GRAM PANCHAYET, BARUIPUR PANCHAYET SAMITY, BORDERED IN "RED".



21/6/2015

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain
Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

Joyn Senapati
Partner/Authorized Signatory

VENDOR

PURCHASERS



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 4 MAY 2016

Finger prints of the executant



शिवम शर्मा

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant

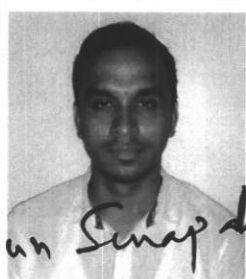


Jasobanta Swain

Jasobanta Swain

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant



Arun Senapati

Arun Senapati

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



R
OFFICE OF THE
OF ASSURANCE
- 4 MAY 2016
KOLKATA

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-000348471-1 Payment Mode Online Payment
GRN Date: 03/05/2016 17:21:54 Bank : HDFC Bank
BRN : 223659053 BRN Date: 03/05/2016 18:09:32

DEPOSITOR'S DETAILS

Id No. : 19010000509549/1/2016
[Query No./Query Year]
Name : ARROWLINE CONCLAVE PRIVATE LIMITED
Contact No. : Mobile No. : +91 9830251884
E-mail : amit@surekaproperties.com
Address : 3/1 DR UN BRAHMACHARI STREET, KOLKATA 700017
Applicant Name : Org ARROWLINE CONCLAVE PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

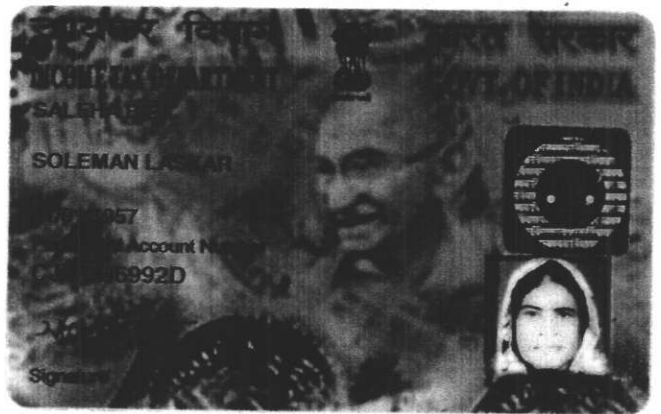
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000509549/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	14387
2	19010000509549/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	64920

In Words : Rupees Seventy Nine Thousand Three Hundred Seven only
Total 79307





REGISTRAR OF COMPANIES
KOLKATA
- 4 MAY 2016



3160 21 12 12

Handwritten marks in the top left corner.

आयकर विभाग
INCOME TAX DEPARTMENT
ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24052013

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain
Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

Jasobanta Swain
Partner/Authorized Signatory

Arrowline Conclave Pvt./Ltd.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JASOBANTA SWAIN


KAPIL SWAIN

02/05/1970

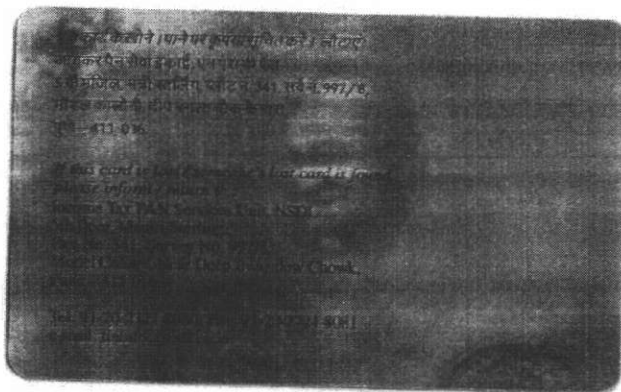
Account Number
BAOPS7097N

Jasobanta

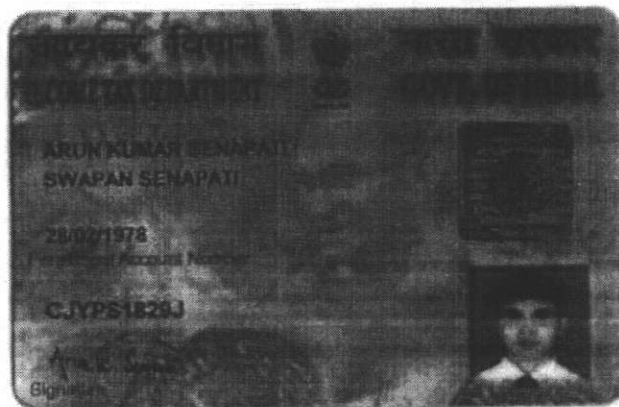
Signature



Jasobanta Swain



ANTRAY DEVELOPERS LLP
Anur Senapati
Partner/Authorized Signatory



Arun Senapati



ভারত সরকার
Government of India



মইদুল ইসলাম
Maidul Islam
পিতা : নূর মোহাম্মদ মোল্লা
Father : Nur Mohammad Molla

জন্মতারিখ / DOB: 07/09/1982
পুরুষ / Male

7154 1808 9383



আধার - সাধারণ মানুষের অধিকার

M. Islam



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:, মির্জাপুর
অকনা মির্জাপুর, মল্লিকপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: Mirzapur, Akna
Mirzzapur, South 24
Parganas, Mallickpore, West
Bengal, 700145

7154 1808 9383



1947
1800 300 1947



help@uidai.gov.in




www.uidai.gov.in

All See


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

WB / 18 / 104 / 279363

IDENTITY CARD
পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Saleha সালেহা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Jamsed জামসেদ
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	38 ৩৮

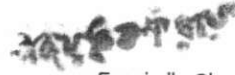
সালেহা ২১ ডি ডি

Address

Baidya Khunki Para, Baikunthapur,
Baruipur, S. 24 Parg .

ঠিকানা

বৈদ্যা খুনকী পাড়া, বৈকুণ্ঠপুর, বারুইপুর,
দ: ২৪ পরগণা ।



Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place ALIPORE



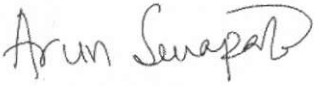
স্থান আলিপুর



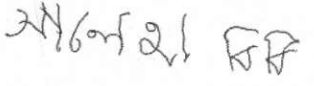
Date 01.09.95



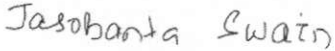



তারিখ ০১.০৯.৯৫

Seller, Buyer and Property Details

A. Seller & Buyer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Arun Senapati 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	 04/05/2016 3:27:29 PM	 LTI 04/05/2016 3:27:45 PM
		 04/05/2016 3:27:56 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	SALEHA BIBI Wife of Jamsed Molla Baidya Khunki Para, Baikunthapur, Hariharpur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. CJMPB6992D,; Status : Individual; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office	 04/05/2016 3:30:10 PM	 LTI 04/05/2016 3:30:38 PM
		 04/05/2016 3:32:49 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, Kolkata, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048G,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Jasobanta Swain 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N,; Status : Representative; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office	 04/05/2016 3:28:57 PM	 LTI 04/05/2016 3:29:13 PM
		 04/05/2016 3:29:31 PM	
2	ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N,; Status : Organization; Represented by representative as given below:-		
2(1)	Mr Arun Senapati 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. CJYPS1829J,; Status : Representative; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office	 04/05/2016 3:27:29 PM	 LTI 04/05/2016 3:27:45 PM
		 04/05/2016 3:27:56 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Maidul Islam Son of Mr Noor Mohammad Molla Vill. Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	SALEHA BIBI, Mr Jasobanta Swain, Mr Arun Senapati	 04/05/2016 3:33:20 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 53 , RS Khatian No:- 316	3.381 Dec	12,25,000/-	12,25,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	SALEHA BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	1.6905	50
	SALEHA BIBI	ANTRAY DEVELOPERS LLP	1.6905	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	SALEHA BIBI	ANTRAY DEVELOPERS LLP	50 Sq Ft	50
	SALEHA BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	50 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ARROWLINE CONCLAVE PRIVATE LIMITED
Address	3/1, Dr. U. N. Brahmachari Street, Kolkata, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017
Applicant's Status	Buyer/Claimant

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190103518 / 2016

Query No/Year	19010000509549/2016	Serial no/Year	1901003306 / 2016
Deed No/Year	I - 190103518 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Senapati	Presented At	Office
Date of Execution	04-05-2016	Date of Presentation	04-05-2016

Remarks

On 04/05/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,387/- (A(1) = Rs 14,289/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,387/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 14,387/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003484711 on 03-05-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 223659053 on 03/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 65,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 64,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 64,920/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003484711 on 03-05-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 223659053 on 03/05/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:50 hrs on : 04/05/2016, at the Office of the A.R.A. - I KOLKATA by Mr Arun Senapati .

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 13,00,000/-

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

Execution is admitted on 04/05/2016 by

- SALEHA BIBI, Wife of Jamsed Molla, Baidya Khunki Para, Baikunthapur, Hariharpur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession House wife
Indetified by Mr Maidul Islam, Son of Mr Noor Mohammad Molla, Vill. Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04/05/2016 by

Mr Jasobanta Swain Authorized Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED, 3/1, Dr. U. N. Brahmachari Street, Kolkata, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Jasobanta Swain, Son of Mr Kapil Swain, 304 Chandan Niketan, Kolkata, 52A, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Private Service
Indetified by Mr Maidul Islam, Son of Mr Noor Mohammad Molla, Vill. Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04/05/2016 by

Mr Arun Senapati Authorized Signatory, ANTRAY DEVELOPERS LLP, Unit No. 405, Chandan Niketan, Fourth Floor, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Arun Senapati, Son of Mr Swapan Senapati, 304 Chandan Niketan, Kolkata, 52A, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Advocate
Indetified by Mr Maidul Islam, Son of Mr Noor Mohammad Molla, Vill. Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 65,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 64,920/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 10986, Purchased on 27/04/2016, Vendor named Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 120841 to 120874
being No 190103518 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.05.06 10:09:28 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 06/05/2016 10:09:27
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)