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 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 ANO. 50967716  
 MV. 2010000001

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 922922

Additional Registrar  
 of Assurances-I, Kolkata

- 4 MAY 2016

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THIS INDENTURE OF CONVEYANCE made this 04<sup>th</sup> day of MAY  
 Two Thousand and Sixteen BETWEEN JAMSED MOLLA (also known as MOLLA

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DSP LAW ASSOCIATES  
Advocates

NA ..... 4D Nicco House  
..... 1B & 2 Hare Street,  
Rs. 100/- ..... Kolkata - 700001  
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



DISTRICT REGISTRAR  
KOLKATA  
- 4 MAY 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.

**JAMSHED**) son of Late Javed Ali Molla, by religion Muslim, residing at Baidya Khunki Para, Hariharpur, Baikunthapur, Baruipur, South 24-Parganas, Post Office-Dakshin Gobindapur, Police Station-Baruipur, PIN-700145 and having PAN: BKRPM5194H 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 his 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 and 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**:

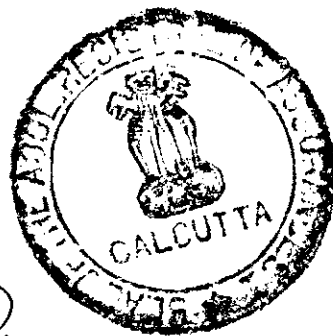
**WHEREAS:-**

- A. The Vendor is fully seized and possessed of and well and sufficiently entitled to, **ALL THAT** pieces and parcels of lands containing an area of 52.36 Sataks (Decimals) or 0.5236 Acre more or less comprised in:
- (i) portions containing an area of 12.65 Sataks or 0.1265 Acre more or less in R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian Nos. 98, 102, 260, 190/1, 190/5 and 190/6;
  - (ii) portion containing an area of 7.18 Sataks or 0.0718 Acre more or less in R.S. and L.R. Dag No. 16 (measuring 0.11 Acre) recorded in L.R. Khatian Nos. 207 and 763;
  - (iii) portion containing an area of 3.94 Sataks or 0.0394 Acre more or less in R.S. and L.R. Dag No. 17 (measuring 0.15 Acre) recorded in L.R. Khatian Nos. 104, 207 and 763;

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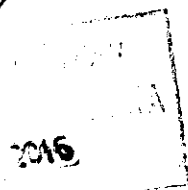
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- (iv) portion containing an area of 17 Sataks or 0.17 Acre or more or less in R.S. and L.R. Dag No. 19 (measuring 0.57 Acre) recorded in L.R. Khatian Nos. 83 and 146; and
- (v) portion containing an area of 11.59 Sataks or 0.1159 Acre more or less in R.S. and L.R. Dag No. 53 (measuring 0.41 Acre) recorded in L.R. Khatian Nos. 14/1, 104, 207, 265, 310 and 763

all 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:-

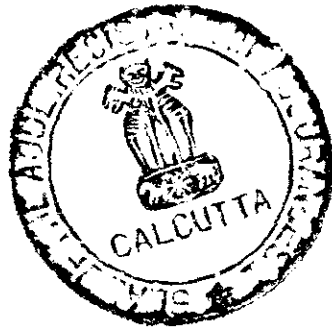
**A1. Re: R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 containing an area of 0.1265 Acre more or less (hereinafter referred to as "the 2.76 Acre Property"):**

- (i) That one Badsha Molla was the sole and absolute owner of **ALL THAT** the pieces and parcels of land containing an area of 276 Sataks or 2.76 Acres more or less situate lying at and being entire R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur in the District of South 24 Parganas hereinafter referred to as "the **2.76 Acre Property**" absolutely and forever.
- (ii) That the said Badsha Molla died intestate leaving him surviving his four sons namely Wahed Molla, Jobed Ali Molla (also known as Jabed Ali and Jabed Ali Molla) (since deceased), Tamir Ali Molla and Monor Ali Molla and two daughters namely Tuko Bibi (since deceased) and Rashmoni Bibi (since deceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the 2.76 Acre Property with each of the sons having one-fifth part or share and each of the daughters having one-tenth part or share. The names of the said Wahed Molla, Jabed Ali Molla, Tamir Ali Molla, Monor Ali Molla, Tuko Bibi and Rashmoni Bibi are recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 for L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26 and 50 under L.R. Khatian Nos. 25, 98, 103, 227, 102 and 260 respectively and for L.R. Dag No. 51 under L.R. Khatian Nos. 190/1, 190/2, 190/3, 190/4, 190/5 and 190/6.
- (iii) That the said Tuko Bibi died intestate leaving her surviving her two daughters namely Sukhjan Bibi (also known as Supriya Piyada) and Rupjan Bibi (also known as Rupjan Beoya Mondal) and the aforesaid brothers

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- 4 MAY 2016

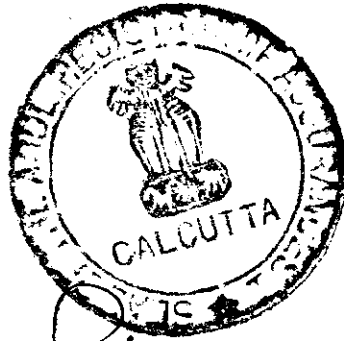
namely Wahed Molla, Jabed Ali Molla (since deceased), Tamir Ali Molla and Monor Ali Molla and one sister namely Rashmoni Bibi as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the 2.76 Acre Property, absolutely with each of the two daughters inheriting undivided  $1/30^{\text{th}}$  (one-thirtieth) part or share and out of the remaining  $1/30^{\text{th}}$  part or share each of the four brothers inheriting  $1/135^{\text{th}}$  part or share and the sister inheriting  $1/270^{\text{th}}$  part or share in the 2.76 Acre Property. Accordingly the said Rashmoni Bibi became entitled to  $28/270^{\text{th}}$  part or share of and in the 2.76 Acre Property.

- (iv) That the said Jabed Ali Molla died intestate leaving him surviving his wife namely Napurjan Bibi (since deceased), four sons namely Samaser Mola (also known as Samser Molla and Samser Ali Molla), Asraf Molla, Jamshed Ali Molla (the Vendor hereto) and Mosaraf Ali Molla (also known as Mosarad Ali Molla) and four daughters namely Rijiya Mandal (also known as Rijiya Bibi), Golap Jan Bibi, Pirarjan Gaji (also known as Piyarjan Bibi and Pirarjan Gaji Bibi) and Atarjan Bibi, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the 2.76 Acre Property with wife inheriting undivided  $1/8^{\text{th}}$  part or share, each of the four sons inheriting undivided  $7/48^{\text{th}}$  part or share and each of the daughters inheriting  $7/96^{\text{th}}$  part or share in the estate of Jabed Ali Molla and consequently the wife inheriting  $7/270^{\text{th}}$  share, each of the sons inheriting  $49/1620^{\text{th}}$  part or share and each of the daughters inheriting  $49/3240^{\text{th}}$  part or share in the 2.76 Acre Property.
- (v) That the said Napurjan Bibi died intestate leaving her surviving her four sons namely Samaser Mola, Asraf Molla, Jamshed Ali Molla and Mosaraf Ali Molla and four daughters namely Atarjan Bibi, Rijiya Mandal, Golap Jan Bibi and Pirarjan Gaji as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the 2.76 Acre Property, absolutely with each of the four sons inheriting undivided one-sixth and each of the daughters inheriting one-twelfth part or share in the estate of Napurjan Bibi Mola and consequently each of the sons inheriting  $14/405$  part or share (corresponding to 0.0973 Acre more or less) and each of the daughters inheriting  $7/405$  part or share (corresponding to 0.0486 Acre more or less) in the 2.76 Acre Property.

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- (vi) That by a Sale Deed dated 10<sup>th</sup> March 1982 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 29 Pages 180 to 184 Being No. 1464 for the year 1982, the said Rashmoni Bibi and the two daughters of Tuko Bibi namely Sukjan Bibi and Rupjan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to the said Samaser Molla, Asraf Molla, Jamshed Ali Molla and Mosarad Ali Molla **All That** portion admeasuring 16.50 Sataks out of the 2.76 Acre Property and their other properties which inter alia, included 11.64 Sataks out of the 2.76 Acre Property comprising of 5.90 Sataks more or less of the said Rashmoni Bibi and the remaining 5.74 Sataks more or less of the said Sukjan Bibi and Rupjan Bibi, absolutely and forever.
- (vii) That the said Rashmoni Bibi, died intestate leaving her surviving her four daughters namely Suratan Bibi, Kanchan Mondal (also known as Kanchan Bibi Mondal), Hiranman Bibi, Ariga Bibi (also known as Anja Bibi) as her heirs heiresses and legal representatives in respect of two third of her estate who all four upon her death inherited and became entitled to two-third of her entire part or share of and in the said 2.76 Acre Property absolutely and in equal shares. Husband of Rashmoni Bibi namely Kurban Molla having predeceased her.
- (viii) That the Vendor hereto as one of the sons of the said Javed Ali Molla (brother of the said Rashmoni Bibi) inherited and became entitled to a part or share of the estate of Rashmoni Bibi.
- (ix) By virtue of inheritance and purchase as aforesaid the Vendor became entitled to the 2.76 Acre Property.

**A2. Re: R.S. and L.R. Dag No. 16 containing an area of 0.0718 Acre more or less (hereinafter referred to as "the Dag No. 16 Property"):**

- (i) By a Deed of Exchange dated 7<sup>th</sup> 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 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, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL THAT** piece and parcel

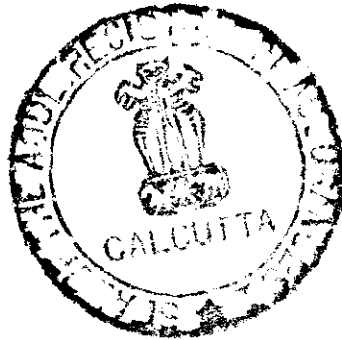
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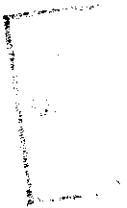
of land containing an area of 0.11 Acre more or less in the entire R.S. Dag No. 16 recorded in R.S. Khatian No. 392 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas.

- (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. 16 absolutely and in equal shares.
- (iii) By virtue of a Deed of Partition dated 30<sup>th</sup> 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 4 Sataks out of 11 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 7 Sataks out of 11 Sataks comprised in the said R.S. Dag No.16 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 entire part or share in the said 7 Sataks in the said Dag No. 16, absolutely and in equal shares.
- (v) By virtue of the following three sale deeds all registered with the Additional District Sub Registrar Baruipur, 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 respectively mentioned sold conveyed and transferred their entire 0.07 Acre portion of the said Dag No. 16, absolutely and forever as follows:-
- a. Sale Deed dated 19<sup>th</sup> April 1996 and registered in Book I Volume No. 41 Pages 177 to 186 Being No. 3303 for the year 1996 whereby portion

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- 4 MAY 2016

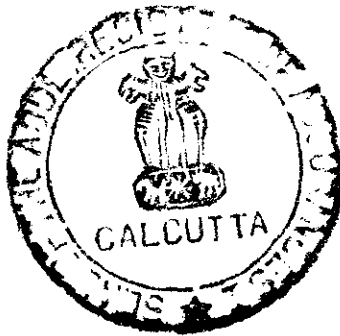
measuring 1 Cottah 13 Chittacks 22 Square Feet more or less was sold to the Vendor.

- b. Sale Deed dated 24<sup>th</sup> June 1997 and registered in Book I Volume No. 51 Pages 365 to 374 Being No. 3176 for the year 1999 whereby portion measuring 10 Chittacks more or less was sold in favour of Mina Bibi and Kelo Sk.
- c. Sale Deed dated 24<sup>th</sup> June 1997 and registered in Book I Volume No. 15 Pages 85 to 94 Being No. 886 for the year 1999, whereby portion measuring 1 Cottah 14 Chittacks more or less was sold in favour of Bhulua Sk..
- (vi) By a Sale Deed dated 30<sup>th</sup> April 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 29 Pages 353 to 360 Being No. 1805 for the year 1999, the said Bhulua Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein his entire said portion measuring 1 Cottah 14 Chittacks more or less in the said Dag No. 16, absolutely and forever.
- (vii) By a Sale Deed dated 11<sup>th</sup> August 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 66 Pages 87 to 94 Being No. 4043 for the year 1999, the said Mina Bibi and Kelo Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein their entire portion measuring 10 Chittacks more or less in the said Dag No. 16, absolutely and forever.
- (viii) The Vendor herein thus became the sole and absolute owner of the said Dag No. 16 Property recorded in L.R. Khatian Nos.763 and 207.

**A3. Re: R.S. and L.R. Dag No. 17 containing an area of 0.0394 Acre more or less (hereinafter referred to as "the Dag No. 17 Property"):**

- (i) By the said Deed of Exchange dated 7<sup>th</sup> May 1964 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 said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, 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 15 Sataks or 0.15 Acre more or less in the entire R.S. Dag No. 17 recorded in R.S. Khatian No. 330 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas.

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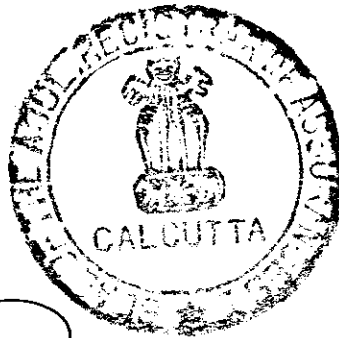
4 MAY 2016

- (ii) Upon the death of the said Kalipada Hari as stated above, 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, inherited and became entitled to his entire part or share in the said R.S. Dag no. 17, absolutely and in equal shares.
- (iii) By virtue of the said Deed of Partition dated 30<sup>th</sup> May 1970 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 2 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted portion admeasuring 13 Sataks out of the said R.S. Dag No.17 absolutely and forever.
- (iv) Upon the death of the said Birendra Nath Hari as stated above, 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, inherited and became entitled to his entire part or share in the said 13 Sataks in Dag No. 17, absolutely and in equal shares.
- (v) By a Sale Deed dated 17<sup>th</sup> February 1993 and registered with the Additional District Sub-Registrar Baruipur in Book I Volume No. 11 Pages 381 to 390 Being No. 959 for the year 1993 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 the said Vendor herein alongwith one Asraf Ali Molla, Mosharaf Ali Molla, Akbar Ali Molla, Moslem Ali Molla, Munsur Ali Molla, Nur Ali Molla, Rustam Ali Molla, Yusuf Ali Molla, Yunus Ali Molla, Ahammad Ali Molla and Mohammad Ali Molla portion measuring 6 Cottahs more or less out of the said Dag No. 17, absolutely and forever and out of such 6 Cottahs the Vendor became entitled to 0.83 Sataks or 0.0083 Acre more or less.
- (vi) By a Sale Deed dated 19<sup>th</sup> April 1996 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 41 Pages 177 to 186 Being No. 3303 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 the Vendor herein

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REGISTRAR OF COMPANIES  
KOLKATA  
- 4 MAY 2016



portion measuring 1 Cottah 12 Chittacks 3 Square Feet or 2.9 Sataks or 0.029 Acre more or less in the said Dag No. 17, absolutely and forever.

- (vii) By the said Sale Deed dated 24<sup>th</sup> June 1997 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 15 Pages 85 to 94 Being No. 886 for the year 1999 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 the said Bhulua Sk. portion measuring 2 Chittacks more or less in the said Dag No. 17, absolutely and forever.
- (viii) By the said Sale Deed dated 30<sup>th</sup> April 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 29 Pages 353 to 360 Being No. 1805 for the year 1999 the said Bhulua Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein his entire portion measuring 2 Chittacks or 0.21 Satak or 0.0021 Acre more or less in the said Dag No. 17, absolutely and forever.
- (ix) The Vendor herein thus became the sole and absolute owner of the said Dag No. 17 Property recorded in L.R. Khatian Nos. 763, 104 and 207.

**A4. Re: R.S. and L.R. Dag No. 19 containing an area of 0.17 Acre more or less (hereinafter referred to as "the Dag No. 19 Property"):**

- (i) One Nekjan Bibi was the owner of portion measuring 12 Sataks in R.S. Dag No. 19 which is also recorded in her name under L.R. Khatian No. 146. The said Nekjan Bibi sold her entire portion measuring 12 Sataks in the said Dag No. 19 to Ambar Ali Mondal by a Sale Deed dated 28<sup>th</sup> October 1952 and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No. 87, Pages 49 to 51, Being No. 7735 for the year 1952.
- (ii) Ambar Ali Mondal became the owner of the said portion measuring 12 Sataks in the said Dag No. 19 by virtue of the said purchase and was also the owner of another 5 Sataks acquired by him by way of inheritance.
- (iii) The name of Golam Bari Sk. was recorded in the R.S. as well as L.R. Records of Rights in respect of the 5 Sataks under L.R. Khatian No. 83.
- (iv) By a Sale Deed dated 20<sup>th</sup> April 1953 and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No. 33, Pages 83 to 85, Being No. 2483 for the year 1953, the said Ambar Ali Mondal for the

Ambar Ali Mondal





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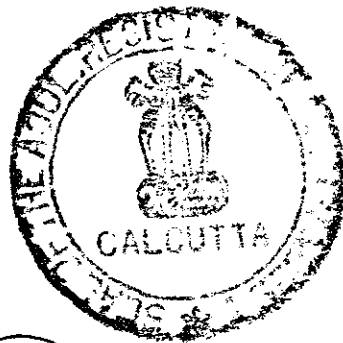
consideration therein mentioned sold conveyed and transferred unto and to one Golam Bari Sk. the said Dag No. 19 Property, absolutely and forever.

- (v) By a Deed of Exchange dated 8<sup>th</sup> May 1964 made between the said Golam Bari Sk as the First Party and the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick 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. 1690 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** the said Dag No. 19 Property.
- (vi) By virtue of the said Deed of Partition dated 30<sup>th</sup> May 1970 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 Kartick Chandra Hari was exclusively allotted the said Dag No. 19 Property, absolutely and forever.
- (vii) By a Sale Deed dated 24<sup>th</sup> October 1984 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 48 Pages 191 to 196 Being No. 5811 for the year 1984, the said Kartick Chandra Hari for the consideration therein mentioned sold conveyed and transferred unto and to one Sunil Kumar Hari the said Dag No.19 Property, absolutely and forever.
- (viii) The said Sunil Kumar Hari filed a Partition Suit No. 115 of 1994 before the Assistant District Judge, Baruipur against the other co-owners of R.S. Dag No. 19 and pursuant to the Terms of Settlement dated 15<sup>th</sup> January 1998, the said Sunil Kumar Hari continued to be exclusively allotted the said Dag No. 19 Property.
- (ix) By a Sale Deed dated 18<sup>th</sup> May 1998 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 37 Pages 113 to 120 Being No. 2277 for the year 1998, the said Sunil Kumar Hari for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein the said Dag No. 19 Property, absolutely and forever.
- (x) By virtue of the aforesaid sale deed, the Vendor herein became the sole and absolute owner of the said Dag No. 19 Property.

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ADDITIONAL REGISTRAR  
CALCUTTA  
- 4 MAY 2016

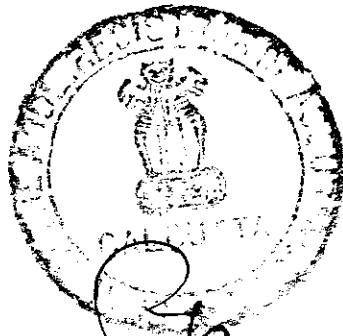
- (xi) The Purchasers have by virtue of the following three Indentures of Conveyance have purchased the remaining area of 40 Sataks in R.S. and L.R. Dag No. 19 from the co-owners of such Dag and pursuant to the execution and registration of these presents the Purchasers shall become the owners of the entire R.S. and L.R. Dag No. 19:-
- a. Sale Deed dated 19<sup>th</sup> August 2015 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 84814 to 84844 Being No. 190106793 for the year 2015 executed by Neorjan Bibi for 4.5 Sataks more or less.
  - b. Sale Deed dated 12<sup>th</sup> December 2015 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 189505 to 189541 Being No. 190109931 for the year 2015 executed by Rakib Ali Molla for 12 Sataks .
  - c. Sale Deed also dated 12<sup>th</sup> December 2015 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 189542 to 189576 Being No. 190109932 for the year 2015 executed by Rakib Ali Molla for 24 Sataks.

**A5. Re: R.S. and L.R. Dag No. 53 containing an area of 0.1155 Acre more or less (hereinafter referred to as “the Dag No. 53 Property”):**

- (i) By the said Deed of Exchange dated 7<sup>th</sup> May 1964 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 said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, 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) Upon the death of the said Kalipada Hari as stated above, 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, inherited and became entitled to his entire part or share in the said R.S. Dag no. 53, absolutely and in equal shares.
- (iii) By virtue of the said Deed of Partition dated 30<sup>th</sup> May 1970 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56

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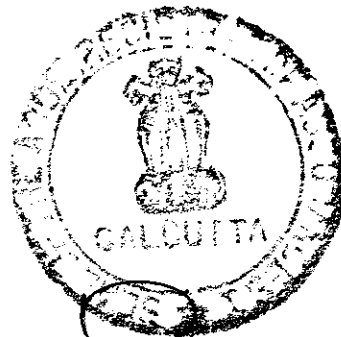


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Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 13 Sataks out of 41 Sataks, the said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 26 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 out of the said Dag No. 53, absolutely and forever.

- (iv) Upon the death of Birendra Nath Hari as stated above, 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, 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 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 the following four Sale Deeds all registered with Additional District Sub Registrar Baruipur 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 respectively mentioned sold conveyed and transferred portions of R.S. Dag No. 53, absolutely and forever:-
- a. Sale Deed dated 19<sup>th</sup> April 1996 and registered in Book I Volume No. 41 Pages 177 to 186 Being No. 3303 for the year 1996 whereby portion measuring 9 Chittacks and 29 Square Feet or 1 Satak or 0.01 Acre more or less was sold to the Vendor.

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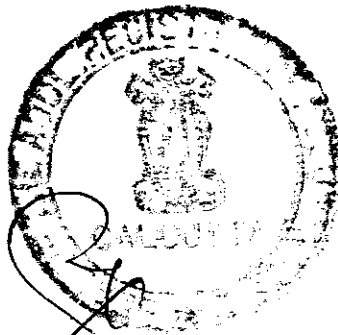


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- b. Sale Deed dated 24<sup>th</sup> June 1997 and registered in Book I Volume No. 44 Pages 379 to 388 Being No. 3551 for the year 1997 whereby portion measuring 3 Cottahs more or less was sold to Kalo Chitrakar .
- c. Sale Deed dated 24<sup>th</sup> June 1997 and registered in Book I Volume No. 51 Pages 365 to 374 Being No. 3176 for the year 1999 whereby portion measuring 1 Cottah 6 Chittacks or 2.28 Sataks or 0.0228 Acre more or less was sold to Mina Bibi and Kelo Sk.
- d. Sale Deed registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 39 Pages 161 to 170 Being No. 2420 for the year 1998 whereby portion measuring 2 Cottahs or 3.31 Sataks or 0.0331 Acre more or less was sold to Doly Chitrakar and Taru Chitrakar.
- (viii) By a Sale Deed dated 11<sup>th</sup> August 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 66 Pages 87 to 94 Being No. 4043 for the year 1999 the said Mina Bibi and Kelo Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein portion measuring 1 Cottah 6 Chittacks or 2.28 Sataks or 0.0228 Acre more or less in the said R.S. Dag No. 53, absolutely and forever.
- (ix) By a Sale Deed dated 22<sup>nd</sup> September 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 75 Pages 37 to 44 Being No. 4584 for the year 1999, the said Kalo Chitrakar for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein portion measuring 5 Sataks more or less in the said R.S. Dag No. 53, absolutely and forever.
- (x) By a Sale Deed dated 26<sup>th</sup> November 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 84 Pages 393 to 402 Being No. 5190 for the year 1999 the said Doly Chitrakar and Taru Chitrakar for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein portion measuring 2 Cottahs or 3.31 Sataks or 0.0331 Acre more or less in the said R.S. Dag No. 53, absolutely and forever.

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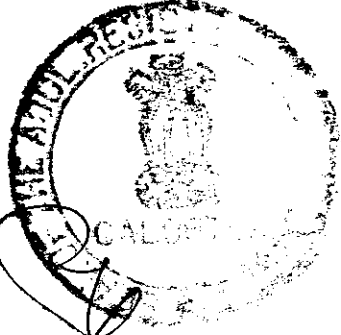
(xi) The Vendor herein thus became the sole and absolute owner of the said Dag No. 53 Property recorded in L.R. Khatian Nos. 14/1, 104, 207, 265, 310 and 763.

- B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 52.36 Sataks or 0.5236 Acre more or less) 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.2,05,00,000/- (Rupees two crores five lacs) only.
- 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

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under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

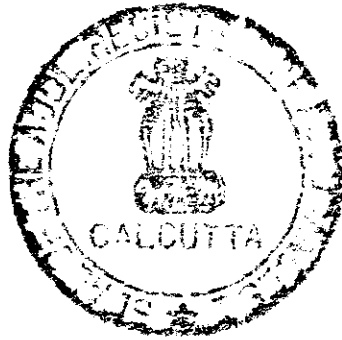
- (vii) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;  
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;
- (ix) 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.2,05,00,000/- (Rupees two crores five 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 52.36 Sataks or 0.5236 Acre more or less comprised in (i) portions containing an area of 0.1265 Acre or 12.65 Sataks more or less of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian Nos. 98, 102, 260, 190/1, 190/5 and 190/6 (ii) portion containing an area of 0.0718 Acre or 7.18 Sataks more or less of R.S. and L.R. Dag No. 16 (measuring 0.11 Acre) recorded in L.R. Khatian Nos. 207 and 763, (iii) portion containing an area of 3.94 Sataks or 0.0394 Acre more or less of R.S. and L.R. Dag No. 17 (measuring 0.15 Acre) recorded in L.R. Khatian Nos. 104, 207 and 763 (iv) portion containing an area of 17 Sataks or 0.17 Acre more or less of R.S. and L.R. Dag No. 19 (measuring 0.57 Acre) recorded in L.R. Khatian Nos. 83 and 146 and (v) portion containing an area of 11.59 Sataks or 0.1159 Acre more or less of R.S. and L.R. Dag No. 53 (measuring 0.41 Acre) recorded in L.R. Khatian Nos. 14/1, 104, 207, 265, 310 and 763 in Mouza Baikunthapur, J.L. No. 36, within

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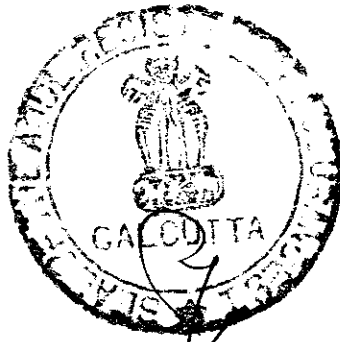
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Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**” **AND TOGETHER 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 Properties **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 Nos. 9, 10, 11, 12, 16, 17, 18, 19, 23, 26, 50, 51 and 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 Properties 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 Properties and leading to public road and/or meant for beneficial use and enjoyment of the said Properties **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

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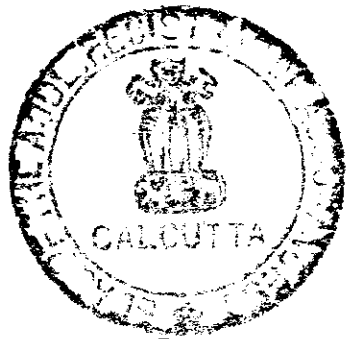
possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, 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 his 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 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 himself 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 lispendens 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



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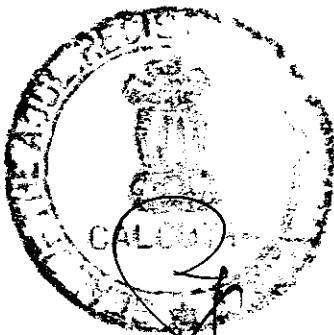
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rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-title;

- (v) **AND THAT** notwithstanding any act deed or thing by the Vendor or his 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 Dags 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 Dags;
- (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 effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever;
- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring 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 as shall or may reasonably be required by the Purchasers;

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- (viii) **AND ALSO THAT** the Vendor, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchaser produce or cause to be produced to the Purchasers or to its attorneys or agents for inspection the title deeds in connection with the said Properties or common to other properties belonging to the Vendors, including the said Properties, its custody and also shall, at the like requests and costs of the Purchasers, deliver to the Purchasers attested or xerox copies therefrom as the Purchasers may require and will in the meantime, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled

**III. AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair 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

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- 4 MAY 2016

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.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** the pieces or parcels of lands containing an area of 52.36 Sataks or 0.5236 Acre more or less together with residential rooms on part thereof measuring about 700 Square Feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 16, 17, 18, 19, 23, 26, 50, 51 and 53 in Mouza Baikunthapur, J. L.

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- 4 MAY 2016



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. 9 recorded in Khatian No.374	Dag No. 9 recorded in Khatian Nos. 98, 102 and 260	Doba	0.04 Acre	0.00176 Acre or 0.176 Satak ✓
Dag No. 10 recorded in Khatian No.374	Dag No. 10 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.23 Acre	0.01108 Acre or 1.108 Sataks ✓
Dag No. 11 recorded in Khatian No.275	Dag No. 11 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.35 Acre	0.0156 Acre or 1.56 Sataks ✓
Dag No. 12 recorded in Khatian No.275	Dag No. 12 recorded in Khatian Nos. 98, 102 and 260	Doba	0.06 Acre	0.0034 Acre or 0.34 Satak ✓
Dag No. 18 recorded in Khatian No.236	Dag No. 18 recorded in Khatian Nos. 98, 102 and 260	Danga	0.28 Acre	0.01266 Acre or 1.266 Sataks ✓
Dag No. 23 recorded in Khatian No.548	Dag No. 23 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.31 Acre	0.0142 Acre or 1.42 Sataks ✓
Dag No. 26 recorded in Khatian No.241	Dag No. 26 recorded in Khatian Nos. 98, 102 and 260	Danga	0.71 Acre	0.032 Acre or 3.2 Sataks ✓
Dag No. 50 recorded in Khatian No.453	Dag No. 50 recorded in Khatian Nos. 98, 102 and 260	Danga	0.45 Acre	0.02 Acre or 2 Sataks ✓
Dag No. 51 recorded in	Dag No. 51 recorded in Khatian	Bagan	0.33 Acre	0.0158 Acre or 1.58 Sataks ✓

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Khatian No.453	No. 190/1, 190/5 and 190/6			
Dag No. 16 recorded in Khatian No.392	Dag No. 16 recorded in Khatian Nos. 207 and 763	Bagan	0.11 Acre	0.0718 Acre or 7.18 Sataks
Dag No. 17 recorded in Khatian No.330	Dag No. 17 recorded in Khatian Nos. 104, 207 and 763	Bagan	0.15 Acre	0.0394 Acre or 3.94 Sataks
Dag No. 19 recorded in Khatian No. 235, 268 and 280	Dag No. 19 recorded in Khatian Nos. 83 and 146	Bagan	0.57 Acre	0.17 Acre or 17 Sataks
Dag No. 53 recorded in Khatian No.316	Dag No. 53 recorded in Khatian Nos. 14/1, 104, 207, 265, 310 and 763	Bagan	0.41 Acre	0.1159 Acre or 11.59 Sataks
		<b>Totals:</b>	<b>4 Acre</b>	<b>0.5236 Acre or 52.36 Sataks</b>

The entire R.S. Dag No. 9 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. 8;  
On the **South** : By R.S. Dag No. 12;  
On the **East** : By R.S. Dag No. 10; and  
On the **West** : By Mouza Gobindapur.

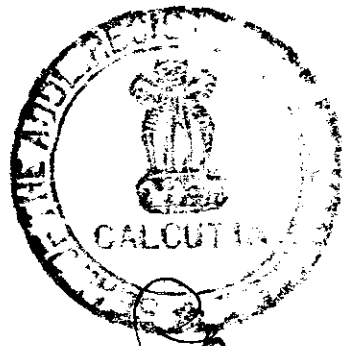
The entire R.S. Dag No. 10 is delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

On the **North** : By R.S. Dag No. 7;  
On the **South** : By R.S. Dag No. 11;  
On the **East** : By R.S. Dag No. 19; and  
On the **West** : By R.S. Dag No. 9.

25/12/2017







- 4 MAY 2016

17A

The entire R.S. Dag No. 11 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. 10;
- On the **South** : Partly by each of R.S. Dag Nos. 13 and 17;
- On the **East** : Partly by each of R.S. Dag Nos. 18 and 19; and
- On the **West** : By R.S. Dag No. 12.

The entire R.S. Dag No. 12 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. 9;
- On the **South** : By R.S. Dag No. 14;
- On the **East** : By R.S. Dag No. 11; and
- On the **West** : By Mouza Gobindapur.

The entire R.S. Dag No. 18 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. 19;
- On the **South** : By R.S. Dag No. 51;
- On the **East** : Partly by each of R.S. Dag Nos. 26 and 50; and
- On the **West** : Partly by each of R.S. Dag Nos. 11, 16 and 17.

The entire R.S. Dag No. 23 is delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

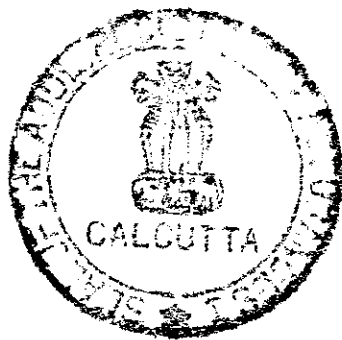
- On the **North** : By Public Road;
- On the **South** : By R.S. Dag No. 22;
- On the **East** : By R.S. Dag No. 24; and
- On the **West** : Partly by each of R.S. Dag Nos. 2 and 3.

The entire R.S. Dag No. 26 is delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

- On the **North** : Partly by each of R.S. Dag Nos. 24, 25 and 27;
- On the **South** : By R.S. Dag No. 50;
- On the **East** : Partly by each of R.S. Dag Nos. 27, 40 and 41; and
- On the **West** : Partly by each of R.S. Dag Nos. 18, 19, 20 and 21.

The entire R.S. Dag No. 50 is delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

35022728127



*[Handwritten signature]*

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100  
- 4 MAY 2016

On the **North** : By R.S. Dag No. 26;  
 On the **South** : By R.S. Dag No. 49;  
 On the **East** : Partly by each of R.S. Dag Nos. 41 and 47; and  
 On the **West** : Partly by each of R.S. Dag Nos. 18 and 51.

The entire R.S. Dag No. 51 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. 18;  
 On the **South** : By R.S. Dag No. 52;  
 On the **East** : Partly by each of R.S. Dag Nos. 49 and 50; and  
 On the **West** : Partly by each of R.S. Dag Nos. 16 and 53.

The portion admeasuring 7.18 Sataks of R.S. Dag No. 16 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **RED** and butted and bounded as follows:

On the **North** : By R.S. Dag No. 17;  
 On the **South** : By R.S. Dag No. 53;  
 On the **East** : Partly by each of R.S. Dag Nos. 18 and 51; and  
 On the **West** : By remaining portion of R.S. Dag No. 16.

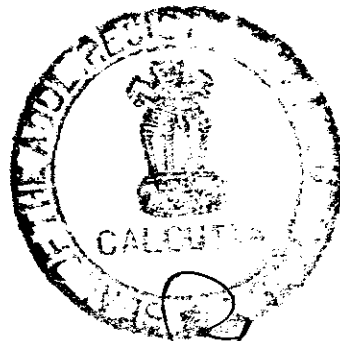
The portion admeasuring 6 Cottah of R.S. Dag No. 17 of which 1/12<sup>th</sup> share is being conveyed by the Vendor to the Purchasers is hatched by **YELLOW** border in the plan annexed hereto and butted and bounded as follows:

On the **North** : By R.S. Dag No. 11;  
 On the **South** : By R.S. Dag No. 17;  
 On the **East** : By R.S. Dag No. 18; and  
 On the **West** : By R.S. Dag No. 17.

The portion admeasuring 3.11 Sataks of R.S. Dag No. 17 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **RED** and marked "sold 17" and butted and bounded as follows:

On the **North** : By R.S. Dag No. 17;  
 On the **South** : By R.S. Dag No. 16;  
 On the **East** : R.S. Dag No. 18; and  
 On the **West** : R.S. Dag No. 17.

30/07/2014 12:00 PM



SECRETARY  
GOVERNMENT OF WEST BENGAL  
CALCUTTA  
- 4 MAY 2016



The entire R.S. Dag No. 19 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. 20;
- On the **South** : By R.S. Dag No. 18;
- On the **East** : By R.S. Dag No. 26; and
- On the **West** : Partly by each of R.S. Dag Nos. 7, 10 and 11.

The portion admeasuring 11.55 Sataks of R.S. Dag No. 53 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **RED** and butted and bounded as follows::

- On the **North** : By R.S. Dag No. 16;
- On the **South** : Partly by R.S. Dag Nos. 56 and 53;
- On the **East** : Partly by R.S. Dag Nos. 51 and 53; 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:

27/06/2018  
 Bijal Molla  
 1. Balakhandi Pura  
 P.S. - Bowli Pura - Dist. South 24 Parganas.  
 Dr. Sharmachandra Dasgupta  
 (Adv.)

27/06/2018  
 Read over and explained  
 the contents of this deed in  
 Bengali language to the vendor  
 Jamsed Molla who has understood  
 the same.  
 Sharmachandra Dasgupta  
 Adv.

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

Pratik Bhowmik Adv.  
 10 DCF Law Associates  
 2 More Street, KOL-01

Maidul Islam  
 Mallickpura - Banipur.  
 South 24 Parganas.  
 Pin - 700145.

Navin Kishor Mistry  
 Bodehorgly  
 Sonar Pura  
 700145

Arrowline Conclave Pvt. Ltd.  
 Jasobanta Swain  
 Director/Authorized Signatory

ANTRAY DEVELOPERS LLP  
 Anun Sengupta  
 Partner/Authorized Signatory



*[Handwritten signature]*  
- 4 MAY 2016

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** from the within named Purchasers the withinmentioned sum of Rs.2,05,00,000/- (Rupees two crores five 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.	012742	27-04-2016	HDFC Bank, Ballygunge, Kolkata	Arrowline Conclave Private Limited	Jamsed Molla	1,01,47,500/-
2.	Deduction of TDS					1,02,500/-
3.	111736	26-04-2016	HDFC Bank, U. N. Brahmachari Street, Kolkata	Antray Developer s LLP	Jamsed Molla	1,01,47,500/-
4.	Deduction of TDS					1,02,500/-
					<b>TOTAL:</b>	<b><u>2,05,00,000/-</u></b>

1. मूल्य 2/1/1/1 (Rupees two crores five lacs) only.

2. Sajjan Molla  
vi. Baikunthapur  
P.9 Barui Pur

4. सतीश कुमार (Vendor)  
विक्रय

2016/04/27

3. Bhavchandra molla  
Advocate  
Gauripur civil court/Kol-144.

5. सतीश कुमार  
28 मजरा

(VENDOR)

Drafted by me:

*Baluk Bandyopadhyay*, Advocate

For, DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

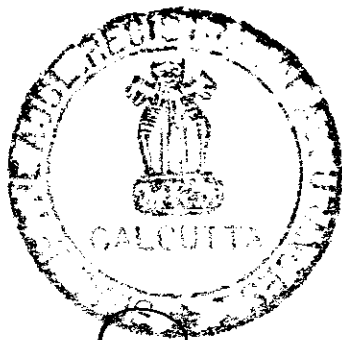
Kolkata-700001

F/14/5/10

5. सतीश कुमार (Vendor)  
विक्रय  
28 मजरा

6. Asigul molla  
vi. Baikunthapur  
P.9. Barui Pur  
Disg - Suth 24 Pgs.  
P.2 = 700145

7. Sadi molla  
Baikunthapur  
24 Pgs  
700145



*[Handwritten signature]*

SECRETARY  
GOVERNMENT OF WEST BENGAL  
CALCUTTA  
4 MAY 2016

DATED THIS 04<sup>th</sup> DAY OF MAY 2016

BETWEEN

JAMSED MOLLA

..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 NOS. 9, 10, 11, 12, 16, 17, 18, 19, 23, 26, 50, 51 AND 53  
AT MOUZA-BAIKUNTHAPUR, J. L. NO. 36, POLICE STATION-BARUIPUR,  
DISTRICT-24-PARGANAS (SOUTH), UNDER HARIHARPUR GRAM PANCHAYET,  
BARUIPUR PANCHAYET SAMITY, ALL BORDERED IN "RED".**

NOT TO SCALE



DAG NOS.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
9	0.176
10	1.108
11	1.56
12	0.34
16	7.18
17	3.94
18	1.266
19	17.0
23	1.42
26	3.2
50	2.0
51	1.58
53	11.59
<b>TOTAL:</b>	<b>52.36</b>

Arrowline Conclave Pvt. Ltd.

*Jasobanta Swain*  
Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

*Anur Swapat*  
Partner/Authorized Signatory

*38/000 (SPT 201)*

**VENDOR**

**PURCHASERS**



*[Handwritten Signature]*  
REGISTRAR  
OF COMPANIES, KOLKATA  
- 4 MAY 2016

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

GRN: 19-201617-000348631-1 Payment Mode Online Payment  
GRN Date: 03/05/2016 17:32:26 Bank: HDFC Bank  
BRN: 223661292 BRN Date: 03/05/2016 18:09:32

DEPOSITOR'S DETAILS

Name : ARROWLINE CONCLAVE PRIVATE LIMIED  
Contact No. : Mobile No. : +91 9830251884  
E-mail : amit@surekaproperties.com  
Address : 3/1 DR UN BRAHMACHARI STREET  
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	19010000509577/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	225587
2	19010000509577/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	1229920

- In Words : Rupees Fourteen Lakh Fifty Five Thousand Five Hundred Seven only  
Total 1455507







REGIONAL REGISTRAR  
KOLKATA  
- 4 MAY 2016



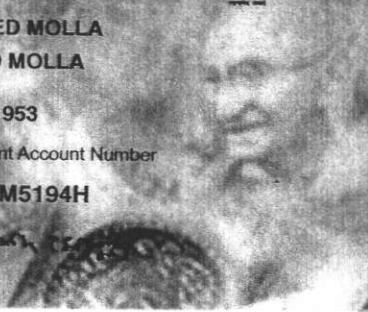
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAMSED MOLLA  
JAVED MOLLA

01/01/1953  
Permanent Account Number  
BKRPM5194H

Signature



जमशेद मोल्ला (सामान्य)

17

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARROWLINE CONCLAVE PRIVATE  
LIMITED



भारत सरकार  
GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24062013

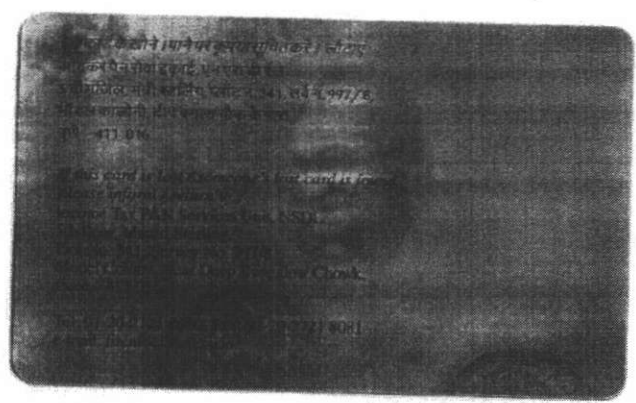
Arrowline Conclave Pvt. Ltd. ANTRAY DEVELOPERS LLP  
*Jasobanta Swain* Partner/Authorized Signatory  
*Jasobanta Swain* Director/Authorized Signatory

Arrowline Conclave Pvt. Ltd.

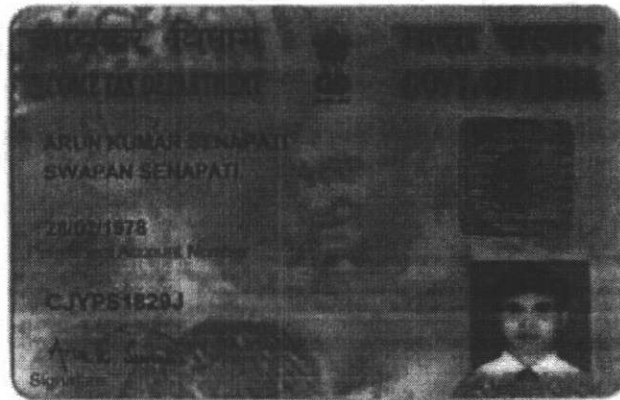
Director



Jasobanta Swain




ANTRAY DEVELOPERS LLP  
*Anun Senapati*  
Partner/Authorized Signatory





John Swapan

M. Jamsed

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD      WB / 18 / 104 / 279176  
পরিচয় পত্র





Elector's Name নির্বাচকের নাম	Molla Jamsed মোলা জামসেদ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Jabed জবেদ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	42 ৪২

উল্লেখিত ২৪৭ নং

Address

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

ঠিকানা

বৈদ্যা খুনকী পাড়া, বৈকুণ্ঠপুর, বারুইপুর,  
দঃ ২৪ পরগণা ।



Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন কেন্দ্র

Place

ALIPORE

স্থান

আলিপুর

Date

01.09.95

তারিখ

০১.০৯.৯৫



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



आधार

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

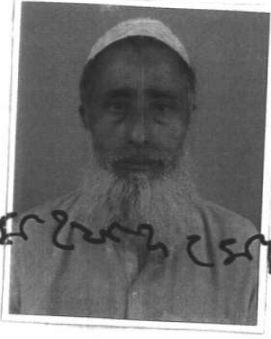










Address: Mirzapur, Akna  
Mirzapur, South 24  
Parganas, Mallickpore, West  
Bengal, 700145












7154 1808 9383










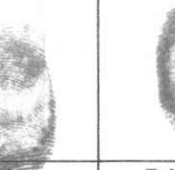

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

<i>Finger prints of the executant</i>					
 <p><i>Handwritten signature</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 <p><i>Jas</i> <i>en</i> Jasobanta Swain</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 <p><i>Arun Senapati</i> <i>Arun Senapati</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>



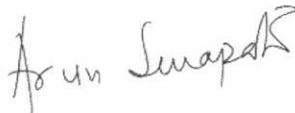




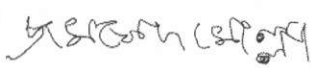
*26*



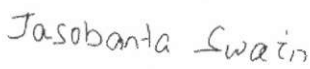


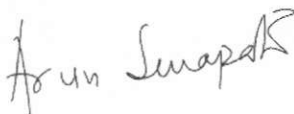
OFFICE OF THE  
- 4 MAY 2016

## Seller, Buyer and Property Details

### A. Seller & Buyer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>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</p>	 04/05/2016 3:21:03 PM	 LTI 04/05/2016 3:21:29 PM
		 04/05/2016 3:21:40 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>JAMSED MOLLA (Alias: MOLLA JAMSED) Son of Late Javed Ali Molla Baidya Khunki Para, Baikunthapur, Hariharpur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BKRPM5194H,; Status : Individual; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office</p>	 04/05/2016 3:24:10 PM	 LTI 04/05/2016 3:24:45 PM
		 04/05/2016 3:25:39 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 3:22:22 PM	 LTI 04/05/2016 3:22:48 PM
		 04/05/2016 3:23:03 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 3:21:03 PM	 LTI 04/05/2016 3:21:29 PM
		 04/05/2016 3:21:40 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,	JAMSED MOLLA, Mr Jasobanta Swain, Mr Arun Senapati	  04/05/2016 3:26:12 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:- 9 , RS Khatian No:- 374	0.176 Dec	66,900/-	66,900/-	Proposed Use: Bastu, ROR: Doba, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10 , RS Khatian No:- 374	1.108 Dec	4,22,000/-	4,22,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 11 , RS Khatian No:- 275	1.56 Dec	5,94,200/-	5,94,200/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 275	0.34 Dec	1,29,300/-	1,29,300/-	Proposed Use: Bastu, ROR: Doba, Width of Approach Road: 2 Ft.,
L5	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 18 , RS Khatian No:- 236	1.266 Dec	4,82,300/-	4,82,300/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,

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
L6	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 23 , RS Khatian No:- 548	1.42 Dec	5,68,400/-	5,68,400/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road Adjacent to Metal Road,
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	3.2 Dec	12,19,100/-	12,19,100/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 50 , RS Khatian No:- 453	2 Dec	7,61,900/-	7,61,900/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L9	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 51 , RS Khatian No:- 453	1.58 Dec	6,01,900/-	6,01,900/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L10	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 16 , RS Khatian No:- 392	7.18 Dec	27,35,500/-	27,35,500/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L11	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 17 , RS Khatian No:- 330	3.94 Dec	15,01,000/-	15,01,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,



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
L12	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 19 , RS Khatian No:- 235	17 Dec	64,76,900/-	64,76,900/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L13	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 53 , RS Khatian No:- 316	11.59 Dec	44,15,600/-	44,15,600/-	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	700 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13	700 Sq Ft.	5,25,000/-	5,25,000/-	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	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.088	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.088	50
L2	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.554	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.554	50
L3	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.78	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.78	50
L4	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.17	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.17	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L5	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.633	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.633	50
L6	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.71	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.71	50
L7	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1.6	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	1.6	50
L8	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	1	50
L9	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.79	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	0.79	50
L10	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	3.59	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	3.59	50
L11	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1.97	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	1.97	50
L12	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	8.5	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	8.5	50
L13	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	5.795	50
	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	5.795	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	JAMSED MOLLA	ANTRAY DEVELOPERS LLP	350 Sq Ft	50
	JAMSED MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	350 Sq Ft	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ARROWLINE CONCLAVE PRIVATE LIMITED

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 - 190103519 / 2016

Query No/Year	19010000509577/2016	Serial no/Year	1901003309 / 2016
Deed No/Year	I - 190103519 / 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 2,25,587/- ( A(1) = Rs 2,25,489/- ,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 2,25,587/-

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

1. Rs. 2,25,587/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003486311 on 03-05-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 223661292 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. 12,30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,29,920/-

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

1. Rs. 12,29,920/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003486311 on 03-05-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 223661292 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 13:58 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 2,05,00,000/-

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

Execution is admitted on 04/05/2016 by

JAMSED MOLLA, Alias MOLLA JAMSED, Son of Late Javed Ali 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 Cultivation

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: Beniapurkur, , 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:- Beniapurkur, 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: Beniapurkur, , 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. 12,30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,29,920/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 10988, 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