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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 922923

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.

NO-5095 01/16
MV-1500 0000

Additional Registrar
of Assurances-I, Kolkata

- 4 MAY 2016

Sajahan Molla

THIS INDENTURE OF CONVEYANCE made this 04th day of
MAY Two Thousand and Sixteen BETWEEN SAJAHAN MOLLA son of

Sajahan Molla

10987

DSP LAW ASSOCIATES

Advocates

4D Nicco House

1B & 2 Hare Street,

Kolkata - 700001

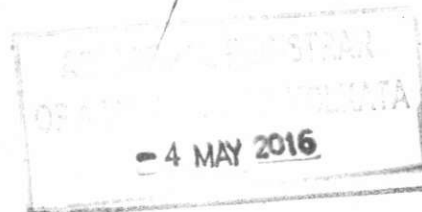
NAME.....	1B & 2 Hare Street,
NO.....	Kolkata - 700001
Rs. <u>100/-</u> =	
27 APR 2016	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

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.



Jamsed Molla by religion Muslim, residing at 90, Baidya Khunki Para, Hariharpur, Baruipur, South 24-Parganas, Post Office-Dakshin Gobindapur, Police Station-Baruipur, PIN-700145 and having PAN: CKWPM9303A 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:-

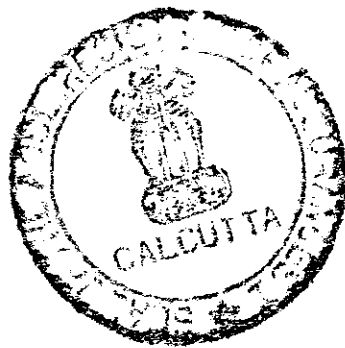
A. The Vendor is fully seized and possessed of and well and sufficiently entitled to, **ALL THAT** piece and parcel of land containing an area of 2 Cottahs 6 Chittacks or 3.93 Sataks (Decimals) or 0.0393 Acre more or less comprised in portion of R.S. and L.R. Dag No. 52 recorded in L.R. Khatian Nos. 145, 217, 265, 266, 310 and 317 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 8th May 1964 made between one Golam Bari Sk. 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





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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. 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, 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 0.36 Acre more or less in the entire R.S. Dag No. 52 recorded in R.S. Khatian Nos. 527, 529, 532, 533, 534 and 555 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. 52 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 Surendra Nath Hari and Lalita Hari were exclusively allotted the entire R.S. Dag No. 52, absolutely and forever.
- (iv) The said Surendra Nath Hari died intestate leaving behind wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and one daughter namely Nilima Bhadra as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire estate, including the entire R.S. Dag No. 52, absolutely and in equal shares.
- (v) By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore in Book No. I, Volume No. 103, Pages 8 to 14, Being No. 3152 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 one Md. Abed Ali Mondaltheir entire one-half share out of the entire R.S. Dag No. 52, absolutely and forever.

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REGISTRAR
- 4 MAY 2016

(vi) By a Sale Deed dated 18th December 2009 and registered with the Additional District Sub-Registrar, Baruipur in Book No. I Volume No. 26 Pages 2358 to 2368 Being No. 8258 for the year 2009 as rectified by a Deed of Rectification dated 25.01.2009 and registered with Additional District Sub Registrar Baruipur in Book No. I, Volume No. 2, Pages 2561 to 2568, Being No. 523 for the year 2010, the said Md. Abed Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein the said Property out of his entire share in R.S. Dag No. 52, absolutely and forever.

(vii) Thus, the Vendor herein by way of the abovementioned Sale Deed became the sole and absolute owner of the said Property, absolutely and forever.

B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 3.93 Sataks or 0.0393 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 the final total consideration of Rs.15,00,000/- (Rupees fifteen 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 owner 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

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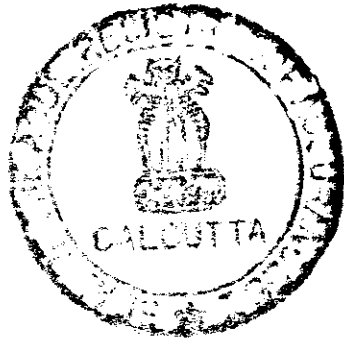
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- concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (v) That save and except the Vendor no other person has any right title or interest in the said Property 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 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.

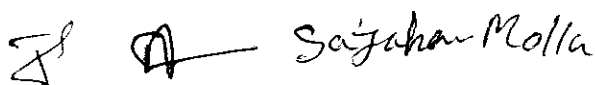
I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.15,00,000/- (Rupees fifteen lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof 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 6 Chittacks or 3.93 Sataks or 0.0393 Acre more or less comprised in portion of R.S. and L.R. Dag No. 52 recorded in L.R. Khatian Nos. 145, 217, 265, 266, 310 and 317 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station

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- 4 MAY 2016

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 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. 52 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

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- 4 MAY 2016

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



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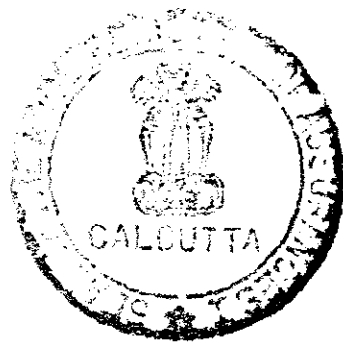


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- 4 MAY 2016

- (v) **AND THAT** notwithstanding anything contained in the said Agreement for Sale or 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 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 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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- 4 MAY 2016

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 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,

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- 4 MAY 2016
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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 piece or parcel of land containing an area of 2 Cottahs 6 Chittacks or 3.93 Sataks or 0.0393 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. 52 recorded in L.R. Khatian Nos. 145, 217, 265, 266, 310 and 317 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. 52 recorded in Khatian No.527, 529,	Dag No. 52 recorded in Khatian Nos. 145, 217, 265, 266, 310 and 317	Bagan	0.36 Acre	0.0393 Acre or 3.93 Sataks

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SECRETARY
KARNATAKA
4 MAY 2016

532, 533, 534, and 555				
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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. 51;

On the **South** : By R.S. Dag No. 52;

On the **East** : By R.S. Dag No. 52; and

On the **West** : By R.S. Dag No. 52.

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:

Sajahan Molla

২১/৬/১৭ ২/১১/১৭
শ্রীমান সজাহান মোল্লা
১৫৫ - হেড হাউস রোড
২১/৬ - হাটগির্জা রোড, ৫৪৪০২৪
 Sharmachandra Mondal (Adv.)

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

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

Katak Bhowmik Adv.
Chakrabarty Law Associates
21 More Street, Kolkata
Stariz Uddin Mustari
Bade hoo ghy
Sonar P.O.
700145
 Maidul Islam
 Mirzapur, Mallickpur.
 Bonipur, South-24 Parganas.
 Pin - 700145.

ANTRAY DEVELOPERS LLP
Anum Swain
 Partner/Authorized Signatory



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MAY 2016
4 MAY 2016

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs.15,00,000/- (Rupees fifteen 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.	012744	27-04-2016	HDFC Bank, Ballygunge, Kolkata	Arrowline Conclave Private Limited	Sajahan Molla	7,50,000/-
2.	111738	26-04-2016	HDFC Bank, U. N. Brahmachari Street, Kolkata	Antray Developer s LLP	Sajahan Molla	7,50,000/-
					TOTAL:	<u>15,00,000/-</u>

(Rupees fifteen lacs) only.

1. 27/04/16 27/4/16
2. 26/04/16 26/4/16
3. Bharat chandra molla Advocate Banurajini Convt Kol - 144.
4. 26/04/16 (26/04/16) Sr. 28/04/16 28/4/16 700145
5. 28/04/16 (28/04/16) Sr. 28/04/16 28/4/16 700145
6. Arigul molla vi - Baikhante Pwr P.S - Baikhante Pwr Ri - Suth 24 P.S P.N - 700145

Sajahan Molla

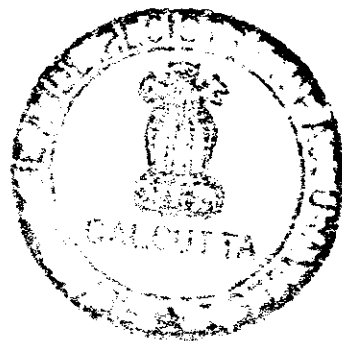
(VENDOR)

WITNESSES:

Drafted by me:
 Advocate For, DSP Law Associates
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata-700001
 P.N. 700145

Sr. 28/04/16 28/4/16 700145

7. Salin molla Baikhante Pwr 700145



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POST OFFICE
CALCUTTA
4 MAY 2016

DATED THIS 04th DAY OF MAY 2016

BETWEEN

SAJAHAN MOLLA

..VENDOR

AND

**ARROWLINE CONCLAVE PRIVATE
LIMITED & ANR.**

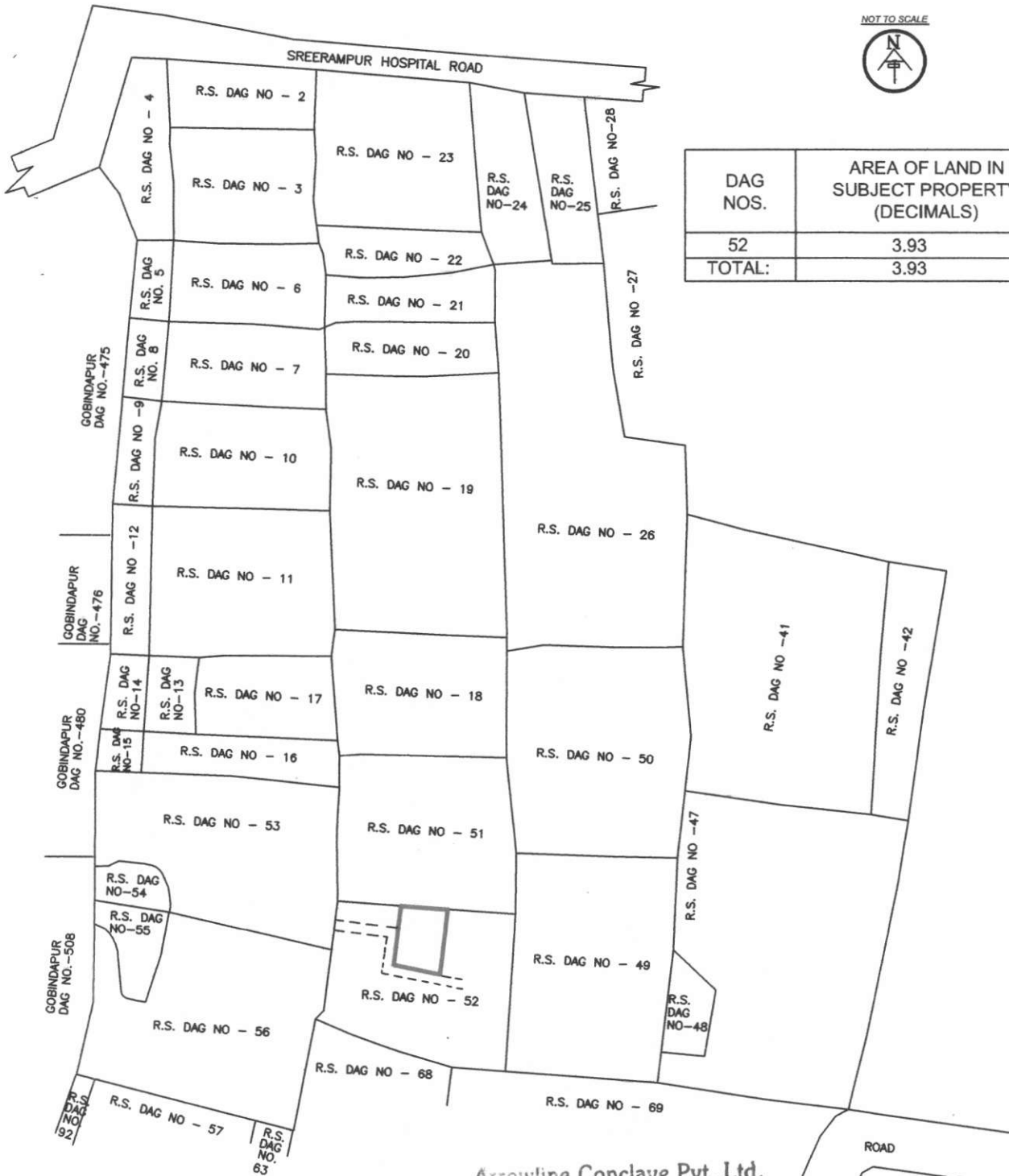
... PURCHASERS

CONVEYANCE

**DSP LAW ASSOCIATES
Advocates
4D, NICCO HOUSE
1B & 2, HARE STREET
KOLKATA-700001.**



PLAN SHOWING R.S. DAG NO. 52 AT MOUZA-BAIKUNTHAPUR, J. L. NO. 36, POLICE STATION-BARUIPUR, DISTRICT-24-PARGANAS (SOUTH) UNDER HARIHARPUR GRAM PANCHAYET, BARUIPUR PANCHAYET SAMITY, BORDERED IN "RED".



DAG NOS.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
52	3.93
TOTAL:	3.93

Sajahan Molla

VENDOR

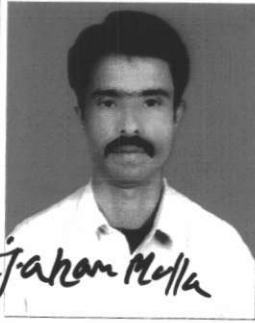










Arrowline Conclave Pvt. Ltd.
Jasobanta Swain
 Director/Authorized Signatory












ANTRAY DEVELOPERS LLP
Arjun Senapati
 Partner/Authorized Signatory

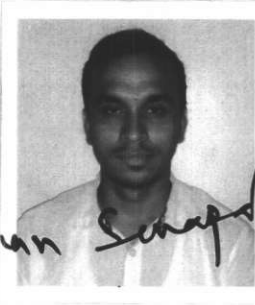










PURCHASERS



26
REGISTRAR
OF ASSURANCE, KOLKATA
= 4 MAY 2016

<i>Finger prints of the executant</i>					
 Sajahan Molla Sajahan Molla					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Jakobanta Swain Jakobanta Swain					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSOCIATED BANKS
KOLKATA
= 4 MAY 2016

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

GRN: 19-201617-000348731-1 Payment Mode Online Payment
GRN Date: 03/05/2016 17:40:11 Bank: HDFC Bank
BRN: 223662940 BRN Date: 03/05/2016 18:09:33

DEPOSITOR'S DETAILS

Name : ARROWLINE CONCLAVE PRIVATE LIMITED
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

Id No. : 19010000509531/1/2016
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000509531/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	16587
2	19010000509531/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	74920

Total

91507

In Words : Rupees Ninety One Thousand Five Hundred Seven only



Handwritten signature

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 4 MAY 2016

All Seen




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAJAHAN MOLLA
JAMSED MOLLA
01/01/1977

Permanent Account Number
CKWPM9303A

Signature



Sajahan Molla

Handwritten marks resembling the letters 'A' and 'Y'.

आयकर विभाग
INCOME TAX DEPARTMENT
ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



26/04/2013

Permanent Account Number

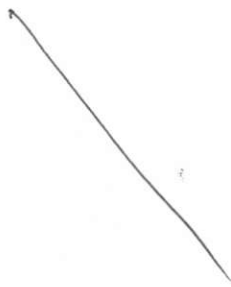
AALCA6048G

24052013

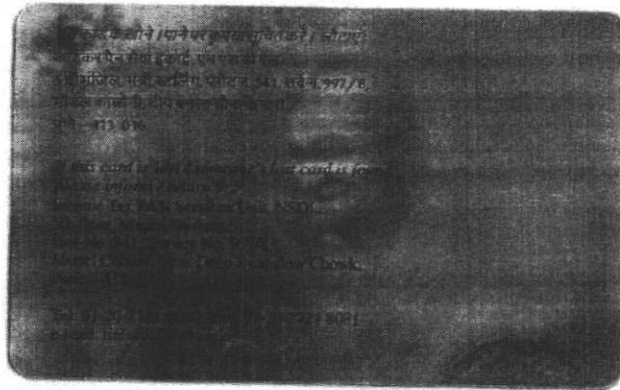
Arrowline Conclave Pvt. Ltd.
Jasobanta Swain
Director/Authorized Signatory

~~ANTRAY DEVELOPERS LLP~~
~~*Jasobanta Swain*~~
~~Partner/Authorized Signatory~~

~~Arrowline Conclave Pvt. Ltd.~~
~~Director~~

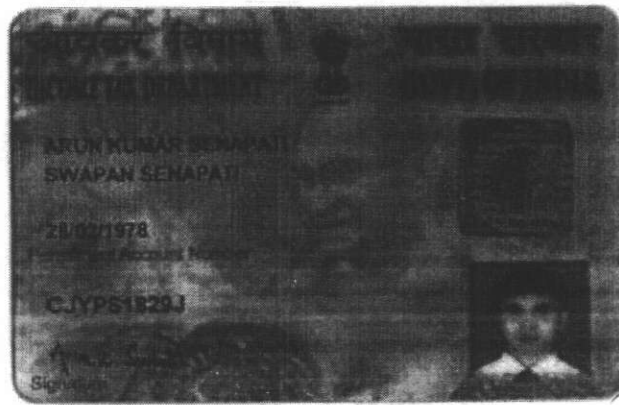


Jasobanta Swain



ANTRAY DEVELOPERS LLP

Arun Senapati
Partner/Authorized Signatory



Aron Swapan

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
Mirzapur, South 24
Parganas, Mallickpore, West
Bengal. 700145

7154 1808 9383

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/18/104/279323



নির্বাচকের নাম : সাজাহান মোল্লা
Elector's Name : Sajahan Molla
পিতার নাম : জামসেদ মোল্লা
Father's Name : Jamsed Molla
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : XX/XX/1977

Sajahan Molla

WB/18/104/279323

ঠিকানা:

বেদ্য খুনাকী পাড়া, বৈকুণ্ঠপুর, বারুইপুর, দক্ষিণ 24
পরগানা-743353

Address:

BADY KHUNAKI
PARA, BAIKUNTHAPUR, BARUIPUR, SOUTH
24 PARGANAS-743353


Date: 08/12/2015

140-বারুইপুর পশ্চিম নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

140-Baruipur Paschim Constituency



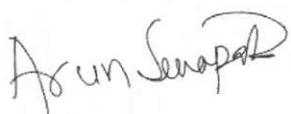
ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম তোলান ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।




In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.





05/10/2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

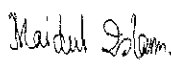
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Arun Senapati 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	 04/05/2016 3:36:52 PM	 LTI 04/05/2016 3:37:06 PM
		 04/05/2016 3:37:15 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr SAJAHAN MOLLA Son of Mr Jamsed Molla 90, Baidya Khunki Para, Hariharpur, Baruipur, 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. CKWPM9303A,; Status : Individual; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office	 04/05/2016 3:38:36 PM	 LTI 04/05/2016 3:38:49 PM
		 04/05/2016 3:39:24 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>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:-</p>		
1(1)	<p>Mr Jasobanta Swain 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, 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</p>	 04/05/2016 3:37:42 PM	 LTI 04/05/2016 3:37:57 PM
		<p><i>Jasobanta Swain</i></p> 04/05/2016 3:38:14 PM	
2	<p>ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N,; Status : Organization; Represented by representative as given below:-</p>		
2(1)	<p>Mr Arun Senapati 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, 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</p>	 04/05/2016 3:36:52 PM	 LTI 04/05/2016 3:37:06 PM
		<p><i>Arun Senapati</i></p> 04/05/2016 3:37:15 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,	Mr SAJAHAN MOLLA, Mr Jasobanta Swain, Mr Arun Senapati	 04/05/2016 3:39:54 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:- 52 , RS Khatian No:- 532	3.93 Dec	14,25,000/-	14,25,000/-	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	Mr SAJAHAN MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1.965	50
	Mr SAJAHAN MOLLA	ANTRAY DEVELOPERS LLP	1.965	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	Mr SAJAHAN MOLLA	ANTRAY DEVELOPERS LLP	50 Sq Ft	50
	Mr SAJAHAN MOLLA	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 - 190103520 / 2016

Query No/Year	19010000509531/2016	Serial no/Year	1901003308 / 2016
Deed No/Year	I - 190103520 / 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 16,587/- (A(1) = Rs 16,489/- ,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 16,587/-

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

1. Rs. 16,587/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003487311 on 03-05-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 223662940 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. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

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

1. Rs. 74,920/- is paid, by online on 03/05/2016 6:09PM with Govt. Ref. No. 192016170003487311 on 03-05-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 223662940 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 13:53 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 15,00,000/-

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

Execution is admitted on 04/05/2016 by

Mr SAJAHAN MOLLA, Son of Mr Jamsed Molla, 90, Baidya Khunki Para, Hariharpur, Baruipur, 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: Beniapukur, , 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:- Beniapukur, 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: Beniapukur, , 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. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 10987, 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 120924 to 120956
being No 190103520 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.05.06 10:12:32 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 06/05/2016 10:12:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)