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29/6 पश्चिम बंगाल WEST BENGAL

W 315431

QND - 898621/16  
 MV - 13/010008

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.

*[Signature]*  
 Additional Registrar  
 of Assurances-I, Kolkata

3

29 JUN 2016

29/6/2016  
 13/010008

THIS INDENTURE OF CONVEYANCE made this 29<sup>th</sup> day of June Two Thousand and Sixteen BETWEEN ASRAFALI MANDAL (also known as Asraf Ali Mondal), son of late Arshed Mandal (also known as Arsed Mandal), by religion Muslim,

*[Signature]*  
 अशरफ अली मंडल

*[Signature]*

1187090

456838FA00

DSP LAW ASSOCIATES  
Advocates  
4D Nicco House  
1B & 2 Hare Street,  
Kolkata - 700001

NAME.....  
ADD.....  
Rs. 100/-  
27 JUN 2016  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
223, K. S. Roy Road, Kolkata

27 JUN 2016

27 JUN 2016

27 JUN 2016

27 JUN 2016




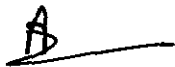
Identified by me  
Maidul Islam  
S/o - Noor Md. Molla  
vill - Mirzapur.  
P.O - Mallikpur.  
P.S - Banipur.  
Dist - South - 24 Pgs.  
Pin - 700145  
Occu - Business.

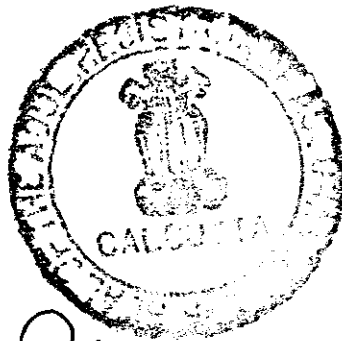
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
29 JUN 2016

by occupation Cultivation, by nationality Indian, residing at Village-Dakshin Bادهوoghly, Srirampur Hospital Road, South 24-Parganas, PIN-700145, Post Office-Malancha Mahinagar, Polghat, Sonarpur, Police Station-Sonarpur having PAN: CYQPM5541L 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, by religion Hindu, by occupation Service, by nationality Indian, of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, and **(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, 4<sup>th</sup> Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati, by religion Hindu, by occupation Advocate, by nationality Indian, 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 45.265 Sataks (Decimal) or 0.45265 Acre more or less comprised in:
- (i) Portion containing an area of 29.11 Sataks or 0.2911 Acre more or less in R.S. and L.R. Dag No. 49 (measuring 0.45 Acre) recorded in L.R. Khatian Nos. 265 and 310;
  - (ii) Portion containing an area of 14.50 Sataks or 0.1450 Acre more or less in R.S. and L.R. Dag No. 52 (measuring 0.36 Acre) recorded in L.R. Khatian Nos. 145, 217, 265, 266, 310 and 317; and

   
 Jasobanta Swain  
 Arun Senapati



7


GOVERNMENT OF WEST BENGAL  
CALCUTTA  
29 JUN 2018

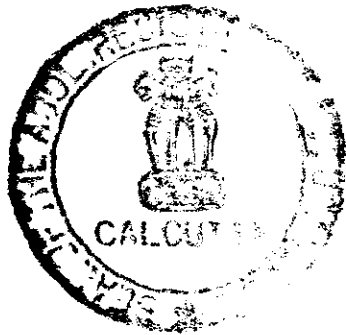
(iii) Portion containing an area of 1.655 Sataks or 0.01655 Acre more or less in R.S. and L.R. Dag No. 53 (measuring 0.41 Acre) recorded in L.R. Khatian Nos. 14/1, 104, 207, 265 and 310;

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 Purchasers are as follows:-

**A1. Re: R.S. and L.R. Dag No. 49 containing an area of 0.2911 Acre more or less(hereinafter referred to as "the Dag 49 Property"):**

- (i) One Golam Bari Sk. was the sole and absolute owner of All That the entire R.S. Dag No. 49 (formerly C.S. Dag No. 48) containing an area of 45 Sataks in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas and his name was recorded in the Records of Rights published under the Revisional Settlement.
- (ii) By a Deed of Exchange dated 8<sup>th</sup> 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 Chandra Hari as the Second Party and registered with the District Registrar, 24 Parganas in Book I 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 the entire R.S. Dag No. 49.
- (iii) 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 the said R.S. Dag No. 49, absolutely and in equal shares.
- (iv) 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 the First Party, Surendra Nath Hari and Lalita Hari as the Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra

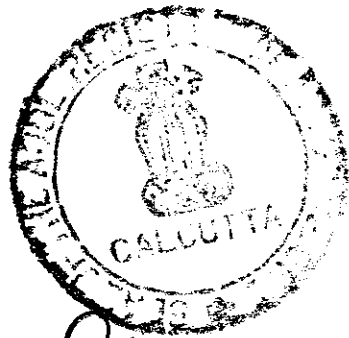
  
 Gopal Chandra Hari



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ADDITIONAL DEPUTY SECRETARY  
OF ASSTANT SECRETARY  
**29 JUN 2016**





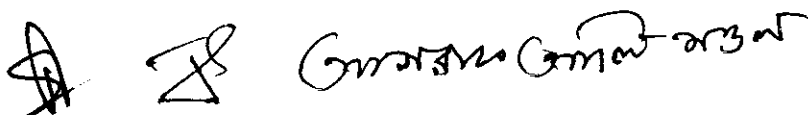
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CALCUTTA  
29 JUN 1944



**A2. Re: R.S. and L.R. Dag No. 52 containing an area of 0.1450 Acre more or less (hereinafter referred to as "the Dag 52 Property"):**

- (i) 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 one Ambar Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Golam Bari Sk. All That a portion containing an area of 3 Sataks or 0.03 Acre more or less situate lying at and being a portion of R.S. Dag No. 52 (formerly C.S. Dag No. 51) in Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur in the District of South 24 Parganas. The name of the said Golam Bari Sk. was recorded in the Records of Rights published under the Revisional Settlement.
- (ii) One Haran Mondal was the sole and absolute owner of All That a portion containing an area of 15 Sataks or 0.15 Acre more or less in the said R.S. Dag No. 52 in the said Mouza Baikunthapur and his name was recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 317.
- (iii) By a Sale Deed dated 8<sup>th</sup> October 1958 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 87 Pages 120 to 122 Being No. 7900 for the year 1958 the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Golam Bari Sk. All That the said portion measuring 15 Sataks or 0.15 Acre more or less out of the said R.S. Dag No. 52.
- (iv) One Lokman Mondal (also known as Lokman Ali Mondal) was the sole and absolute owner of All That a portion containing an area of 8 Sataks or 0.08 Acre more or less in the said R.S. Dag No. 52 in the said Mouza Baikunthapur and his name was recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the said Act of 1955 under L.R. Khatian No. 266.
- (v) By a Sale Deed dated 23<sup>rd</sup> May 1960 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 59 Pages 235 to 236 Being No. 5068 for the year 1960 the said Lokman Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Golam Bari Sk. All That the said portion measuring 8 Sataks or 0.08 Acre more or less out of the said R.S. Dag No. 52.

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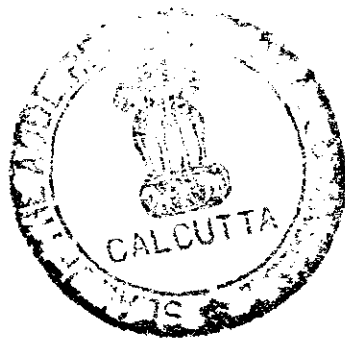


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29 JUN 2016

- (vi) One Newarjan Bibi and Bhutijan Bibi (also known as Bhuti Bibi) were the full and absolute owners of All That a portion containing an area of 3 Sataks or 0.03 Acre more or less of the said R.S. Dag No. 52 in the said Mouza Baikunthapur and their names were recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 145 and 217 respectively.
- (vii) By a Sale Deed dated 23<sup>rd</sup> May 1960 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 59 Pages 232 to 234 Being No. 5067 for the year 1960 the said Newarjan Bibi and Bhutijan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to the said Golam Bari Sk. All That the said portion measuring 3 Sataks or 0.03 Acre more or less out of the said R.S. Dag No. 52.
- (viii) By virtue of the aforesaid four Sale Deeds dated 20<sup>th</sup> April 1953, 8<sup>th</sup> October 1958 and 23<sup>rd</sup> May 1960 the said Golam Bari Sk. became the sole and absolute owner of **ALL THAT** portion of land containing an area of 29 Sataks or 0.29 Acre more or less in the said R.S. Dag No. 52 in the said Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur in the District of South 24 Parganas hereinafter referred to as "**the 0.29 Acre Property.**"
- (ix) By the said Deed of Exchange dated 8<sup>th</sup> May 1964 and registered with the District Registrar, Alipore in Book I Being No. 1690 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 the 0.29 Acre Property, absolutely and forever.
- (x) 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 0.29 Acre Property, absolutely and in equal shares.
- (xi) By virtue of a 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

MANIK CHANDRA HARI



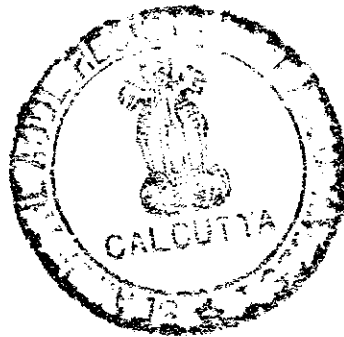
29 JUN 2016

Being No. 2536 for the year 1970, the said Surendra Nath Hari and Lalita Hari were, inter alia, exclusively allotted, amongst other properties, the 0.29 Acre Property, absolutely and forever

- (xii) The names of Lalita Hari and Surendra Nath Hari were mutated as Raiyat in the Records of Rights published under the said Act of 1955 in respect of 10 Sataks in the said L.R. Dag No. 52 under L.R. Khatian Nos. 265 and 310 respectively out of which 1.5 sataks is the subject matter of sale hereby.
- (xiii) Upon the death of the said Surendra Nath Hari as stated above, his 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 inherited and became entitled to his entire estate, including the 0.29 Acre Property, absolutely and in equal shares.
- (xiv) By a Sale Deed dated 8<sup>th</sup> June 1979 and registered with the District Registrar, Alipore 24 Parganas 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 Abed Ali Mondal, amongst other properties, their entire one-half share in the 0.29 Acre Property, absolutely and forever.
- (xv) By a Sale Deed dated 8<sup>th</sup> June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I Volume No. 103 Pages 15 to 22 Being No. 3153 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 Vendor hereto, amongst other properties, their entire remaining one-half share in the 0.29 Acre Property, absolutely and forever.
- (xvi) By a Sale Deed dated 18<sup>th</sup> 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 presented for registration on 25<sup>th</sup> January 2010 and registered with the Additional District Sub-Registrar, Baruipur in Book





27

ADDITIONAL REGISTRAR  
OF ADVERTISEMENTS KOLKATA  
**29 JUN 2015**

No. I, Volume No. 2 Pages 2561 to 2568 Being No. 523 for the year 2010, one Abed Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Sajahan Molla (also known as Sajahan Ali Molla) All That a portion measuring 2 Cottahs 6 Chittacks equivalent to 3.9256 Sataks rounded off to 3.93 Sataks or 0.0393 Acre more or less out of his one-half share in the 0.29 Acre Property, absolutely and forever.

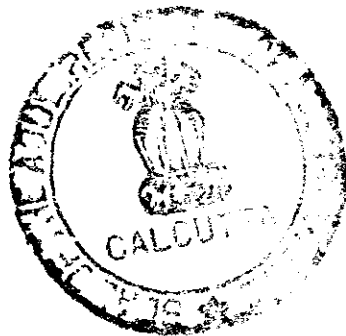
- (xvii) By a Sale Deed dated 4<sup>th</sup> May 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120924 to 120956 Being No. 3520 for the year 2016, the said Sajahan Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP (the Purchasers hereto) All That the said portion measuring 2 Cottahs 6 Chittacks equivalent to 3.93 Sataks or 0.0393 Acre more or less, absolutely and forever.
- (xviii) The Vendor thus became the sole and absolute owner of Dag 52 Property containing an area of 0.1450 acre more or less.

**A3. Re: R.S. and L.R. Dag No. 53 containing an area of 0.01655 Acre more or less (hereinafter referred to as "the Dag No. 53 Property"):**

- (i) One Amina Khatun (also known as Amina Bibi) was the sole and absolute owner of All That the entire R.S. Dag No. 53 (formerly C.S. Dag No. 52) containing an area of 41 Sataks in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas and her name was recorded in the Records of Rights published under the Revisional Settlement.
- (ii) By a Deed of Exchange dated 7<sup>th</sup> May 1964 made between one Amina Khatun Bibi as the First Party and one 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. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and



*Lawrence Binod Hari*


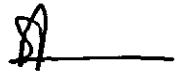


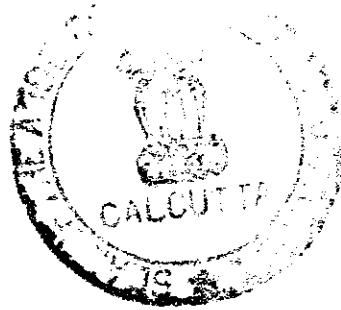
29 JUN 2010  
KOLKATA




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. 530 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as "the 0.41 Acre Property").

- (iii) 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 share in the 0.41 Acre Property, absolutely and in equal shares.
- (iv) By virtue of a 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, inter alia, exclusively allotted 13 Sataks out of the 0.41 Acre Property and the said Birendra Nath Hari and Tarulata Hari were, inter alia, exclusively allotted 26 Sataks out of the 0.41 Acre Property and the said Surendra Hari and Lalita Hari were, inter alia, exclusively allotted a portion measuring 2 Sataks out of the 0.41 Acre Property, absolutely and forever.
- (v) The said Birendra Nath Hari died intestate leaving him surviving 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, who all upon his death inherited and became entitled to his entire part or share of and in the 0.41 Acre Property, absolutely and in equal shares.
- (vi) Upon the death of the said Surendra Nath Hari 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, inherited and became entitled to his entire part or share of and in the 0.41 Acre Property, absolutely and in equal shares.
- (vii) By a Sale Deed dated 8<sup>th</sup> June 1979 and registered with the District Registrar, Alipore 24 Parganas 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


  
 ১৯৭৯ সালের ৬ই জুন তারিখ



  
ADDITIONAL REGISTRAR  
OF ASSAULTS AND BOLSATA  
29 JUN 2015

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 0.41 Acre Property, absolutely and forever.

- (viii) By a Sale Deed dated 17<sup>th</sup> April 1996 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 20 Pages 75 to 81 Being No. 1585 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 said Abed Ali Mondal and the Vendor hereto All That land measuring 3.31 Sataks or 2 Cottah more or less out of the 0.41 Acre Property, in equal shares absolutely and forever.
- (ix) 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 and 310.

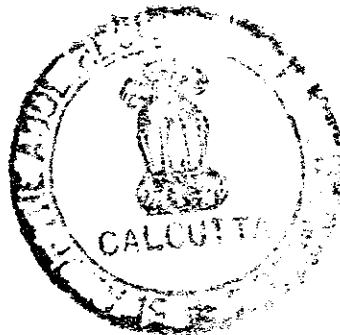
B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 45.265 Sataks or 0.45265 Acre more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters 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.1,31,01,000/- (Rupees one crore thirty one lacs one thousand)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.





*[Handwritten Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
29 JUN 2018

- (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 is in 'khas' and exclusive possession thereof;
- (iv) That there shall be no difficulty in the mutation of the names of the Purchasers as owners 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 the Vendor has unequivocally and absolutely accepted the ownership of the Purchasers in respect of the said 3.93 Sataks in the 0.29 Acre Property and that the Vendor has no shares, right, title or interest in the same.
- (vii) 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 Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other applicable law.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) 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.

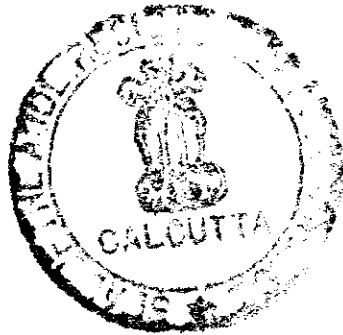
COMMISSIONER



24  
ADDITIONAL REGISTRAR  
OF ASSurances, KOLKATA  
29 JUN 2015

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.1,31,01,000/- (Rupees one crore thirty one lacs one thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchasers 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 Purchasers 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 45.265 Sataks or 0.45265 Acre more or less comprised in (i) Portion containing an area of 0.2911 Acre or 29.11 Sataks more or less of R.S. and L.R. Dag No. 49 (measuring 0.45 Acre) recorded in L.R. Khatian Nos. 265 and 310, (ii) Portion containing an area of 0.1450 Acre or 14.50 Sataks more or less of R.S. and L.R. Dag No. 52 (measuring 0.36 Acre) recorded in L.R. Khatian Nos. 145, 217, 265, 266, 310 and 317, and (iii) Portion containing an area of 1.655 Sataks or 0.01655 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 and 310 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" **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

Omprakash Omprakash Omprakash



27

OFFICE OF THE SECRETARY  
GOVERNMENT OF WEST BENGAL  
29 JUN 2016

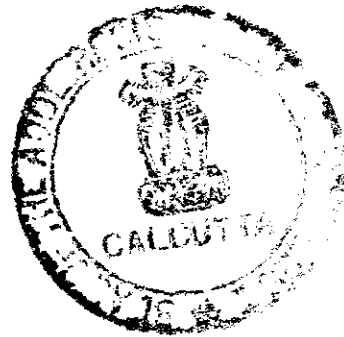


drainage and any other utility and facility and to dig out and open any passages/roadways, abutting the said Property, for the said works and to repair and restore to its former position upon completion of the said works **AND TOGETHER WITH** all sorts of benefits rights easements claims and demands 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 Nos. 49, 52 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 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 Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDOR 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

*Handwritten text, possibly a name or date, in black ink.*



R

29 JUN 2015

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 lispens 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;
- (v) **AND THAT** the Vendor has by a Sale Deed of even date sold an area of 0.04 Acre more or less in the said R.S. Dag No. 52 and has by this deed sold 0.145 Acre more or less and accordingly the Vendor's entire one hundred percent share in said R.S. Dag No. 52 has been sold conveyed transferred assigned and assured, 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;

*Conveyance to the Purchasers*



2

ADDITIONAL MINISTER  
OF AGRICULTURE, HOORHATA  
29 JUN 2016

- (vi) **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;
- (vii) **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;
- (viii) **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;

*JP* *A*

*CONTRACTOR*



2

ADDITIONAL REGISTRAR  
OF ASSURANCE-I, KOLKATA  
29 JUN 2015

- (ix) **AND ALSO THAT** the Vendor, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchasers 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 Property or common to other properties belonging to the Vendor, including the said Property, 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

*[Handwritten initials]*

*[Handwritten signature]*



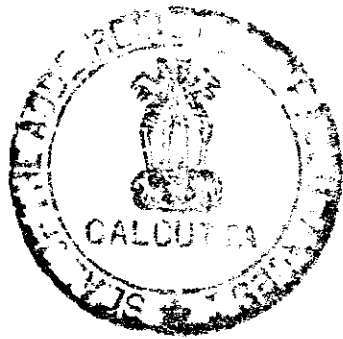
2  
ADDITIONAL REGISTRAR  
OF A...  
29 JUN 2010



- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the Vendor since becoming the owner thereof and prior thereto of its predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof And That the Purchasers are already the owners and in vacant peaceful possession of the portions of the R.S. Dag No. 52 already purchased by the Purchasers and the Vendor has unequivocally and absolutely accepted and recognized the sales so made in favour of the Purchasers without any right or claim whatsoever of the Vendor or his predecessors and if any, the Vendor has hereby given up and conveyed his entire right title and interest in the entire R.S. Dag No. 52 to the Purchasers 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 or any contrary right or claim made by any person 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.



Goverdhan Kumar Singh



91

ADDITIONAL REGISTRAR  
OF ASSHUTOSHA, KOLKATA  
29 JUN 2016

- 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 45.265 Sataks or 0.45265 Acre more or less together with residential rooms on part thereof measuring about 600 Square Feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 49, 52 and 53 (as described below) in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayat, Post Office Gobindapur, in the District of South 24-Parganas:-

<b>R.S. Dag and Khatian Number</b>	<b>L.R. Dag and Khatian Number</b>	<b>Recorded Nature</b>	<b>Total Area in Dag</b>	<b>Area of Dag being subject matter of sale</b>
Dag No. 49 recorded in Khatian No. 239	Dag No. 49 recorded in Khatian Nos. 265 and 310	Danga	0.45 Acre	0.2911 Acre or 29.11 Sataks
Dag No. 52 recorded in Khatian Nos. 527, 529, 532, 533, 534, and 555	Dag No. 52 recorded in Khatian Nos. 145, 217, 265, 266, 310 and 317	Bagan	0.36 Acre	0.1450 Acre or 14.50 Sataks
Dag No. 53 recorded in Khatian No. 530	Dag No. 53 recorded in Khatian Nos. 14/1, 104, 207, 265 and 310	Bagan	0.41 Acre	0.01655 Acre or 1.655 Sataks
		<b>Total:</b>	<b>1.22 Acre</b>	<b>0.45265 Acre or 45.265 Sataks</b>



Goverdhan Govindarajan



*R*

ADDITIONAL REGISTRAR  
OF ADULT PROTECTION SOCIETY  
29 JUN 2016

The portion admeasuring 45 Sataks of R.S. Dag No. 49 of which 29.11 Sataks is being conveyed by the Vendor to the Purchasers 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. 50;
- On the **South** : By R.S. Dag No. 69;
- On the **East** : Partly by each of R.S. Dag Nos. 47 and 48; and
- On the **West** : Partly by each of R.S. Dag Nos. 51 and 52.

The portion admeasuring 32.08 Sataks of R.S. Dag No. 52 of which 14.50 Sataks is being conveyed by the Vendor to the Purchasers 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 R.S. Dag No. 51 and partly by remaining portion of R.S. Dag No. 52 belonging to the Purchasers hereto;
- On the **South** : Partly by each of R.S. Dag Nos. 68 and 69;
- On the **East** : Partly by R.S. Dag No. 49 and partly by remaining portion of R.S. Dag No. 52 belonging to the Purchasers hereto; and
- On the **West** : Partly by each of R.S. Dag Nos. 53 and 56 and partly by remaining portion of R.S. Dag No. 52 belonging to the Purchasers hereto.

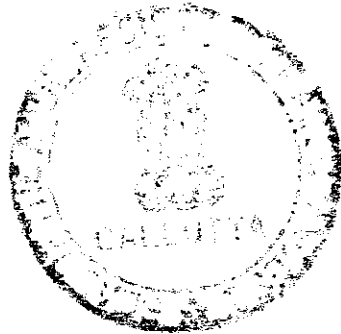
The portion admeasuring 3.31 Sataks of R.S. Dag No. 53 of which 1.655 Sataks is being conveyed by the Vendor to the Purchasers is delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

- On the **North** : By remaining portion of R.S. Dag No. 53;
- On the **South** : By R.S. Dag No. 56;
- On the **East** : Partly by each of R.S. Dag Nos. 51 and 52; and
- On the **West** : By remaining portion of 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.



*Handwritten signature*



2

ADDITIONAL REGISTRAR  
OF ADVERTISEMENTS  
29 JUN 2016

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:

Laxman Dasgupta  
vill - PO Sitokundur  
P.3 Bournipur

Abdul Cronimondal,  
N.A. Mondal

C.M. Mondal  
2, B. N. Chatterjee St  
KOL-1

Received over 2 copies of the  
content of this document  
by Mr. Laxman Dasgupta to Arun Dasgupta  
Mondal  
who has under stamp the same  
Arun Dasgupta

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

Laxman Dasgupta

Abdul Cronimondal

Godinda P.O. 700-145  
Gopal Mondal  
Godinda Puri

Abedati Mondal

vill - Badahugly  
P.O - Malucha Mahinagar  
P.S - Sonar Pura

PIN - 700145

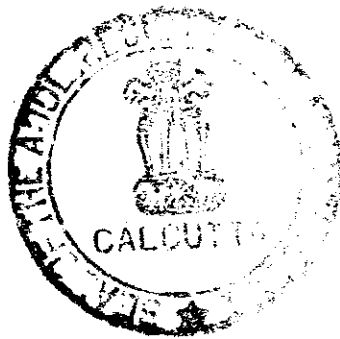
Drafted by me:  
Katar Dasgupta, Advocate  
For, DSP Law Associates  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata-700001  
11/11/10

Arrowline Conclave Pvt. Ltd

Jasobanta Swain  
Authorized Signatory

ANTRAY DE... (Faint text)

Arun Dasgupta  
Authorized Signatory



24  
MINISTER OF AGRICULTURE  
GOVERNMENT OF WEST BENGAL  
29 JUN 2016



**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** from the within named Purchasers the withinmentioned sum of **Rs.1,31,01,000/- (Rupees one crore thirty one lacs one thousand)**only being the consideration in full payable under these presents to the Vendor as per details given in the Memo of Consideration hereunder written:

**MEMO OF CONSIDERATION:**

<b>Sl. No.</b>	<b>By or out of Manager's Cheque No.</b>	<b>Date</b>	<b>Bank and Branch</b>	<b>Paid by</b>	<b>Paid to</b>	<b>Amount (in Rs.)</b>
1.	013085	27-06-2016	HDFC Bank, Ballygunge, Kolkata	Arrowline Conclave Private Limited	Asraf Ali Mandal	64,84,995/-
2.	Deduction of TDS					65,505/-
4.	113028	24-06-2016	HDFC Bank, U. N. Brahmachari Street, Kolkata	Antray Developer s LLP	Asraf Ali Mandal	64,84,995/-
6.	Deduction of TDS					65,505/-
					<b>TOTAL:</b>	<b><u>1,31,01,000/-</u></b>

**(Rupees one crore thirty one lacs one thousand) only.**

*Asraf Ali Mandal*

**(VENDOR)**

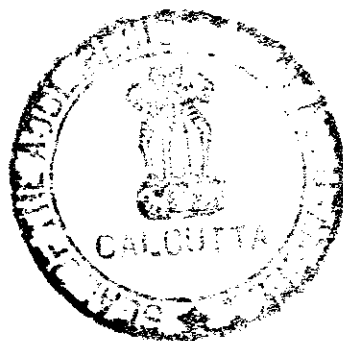
**WITNESSES:**

*Abdul Moni Mandal*  
*Ramon Dasgupta*

*Abdul Moni Mandal*

*N. A. Mondal*

*Girish Mondal*



2  
ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR  
29 JUN 2019

**PLAN SHOWING R.S. DAG NOS. 49, 52 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".**



DAG NOS.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
49	29.11
52	14.5
53	1.655
<b>TOTAL:</b>	<b>45.265</b>

*মালিকের স্বাক্ষর*

**VENDOR**

Arrowline Conclave Pvt. Ltd.  
*Jacobanta Swain*  
Authorized Signatory

ANTRAY DEVELOPERS LLP  
*Arun Samanta*  
Authorized Signatory

**PURCHASERS**



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
29 JUN 2016

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

GRN: 19-201617-001116631-1 Payment Mode Online Payment  
GRN Date: 29/06/2016 12:21:18 Bank : HDFC Bank  
BRN : 237315768 BRN Date: 29/06/2016 12:35:10

DEPOSITOR'S DETAILS

Id No. : 19010000898671/1/2016  
[Query No./Query Year]  
Name : ANTRAY DEVELOPERS LLP  
Contact No. : Mobile No. : +91 9830038400  
E-mail :  
Address : 52A SHAKESPEARE SARANI, KOLKATA-700017  
Applicant Name : Mr 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	19010000898671/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	144198
2	19010000898671/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	785980

Total

930178

In Words : Rupees Nine Lakh Thirty Thousand One Hundred Seventy Eight only



REGISTRAR  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
29 JUN 2016

 ভারত সরকার  
Government of India

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

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



**7154 1808 9383**

**আধার - সাধারণ মানুষের অধিকার**

 আধার  
ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: মির্জাপুর  
অকনা মির্জাপুর, মলিকপুর  
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

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












**7154 1808 9383**












 1947  
1800 300 1947












 help@uidai.gov.in

 www.uidai.gov.in

M. Islam

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

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

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





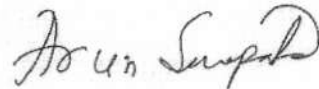




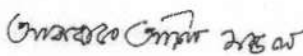
29





OFFICIAL REGISTRAR  
KOLKATA  
29 JUN 2019

## 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,52A, Shakespeare Sanari, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017</p>	 29/06/2016 3:15:31 PM	 LTI 29/06/2016 3:15:54 PM
		 29/06/2016 3:16:04 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Asrafali Mandal (Alias: Mr Asraf Ali Mondal) Son of Late Arshed Mandal Vill-Dakshin Badehooghly Srirampur Hospital Road, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CYQPM5541L,; Status : Individual; Date of Execution : 29/06/2016; Date of Admission : 29/06/2016; Place of Admission of Execution : Office</p>	 29/06/2016 3:26:19 PM	 LTI 29/06/2016 3:26:50 PM
		 29/06/2016 3:27:20 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, 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 Josobanta Swain            304,Chandan Niketan,52A, Shakespeare Sanari, P.O:- Circus Avenue, P.S:- Shakespear Sarani, 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 : 29/06/2016; Date of Admission : 29/06/2016; Place of Admission of Execution : Office</p>	 29/06/2016 3:17:09 PM	 LTI 29/06/2016 3:17:06 PM
		<p><i>Josobanta Swain</i></p> 29/06/2016 3:17:26 PM	
2	<p>Antray Developers LLP            405, 4th Floor, 52A Shakespeare 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,52A, Shakespeare Sanari, P.O:- Circus Avenue, P.S:- Shakespear Sarani, 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 : 29/06/2016; Date of Admission : 29/06/2016; Place of Admission of Execution : Office</p>	 29/06/2016 3:15:31 PM	 LTI 29/06/2016 3:15:54 PM
		<p><i>Arun Senapati</i></p> 29/06/2016 3:16:04 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 Asrafali Mandal, Mr Josobanta Swain, Mr Arun Senapati	<i>Maidul Islam</i>  29/06/2016 3:28:06 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:- 49 , RS Khatian No:- 239	29.11 Dec	81,27,600/-	81,27,600/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 52 , RS Khatian No:- 527	14.5 Dec	40,60,000/-	40,60,000/-	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:- 53 , RS Khatian No:- 530	1.655 Dec	4,63,400/-	4,63,400/-	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	600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3	600 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer					

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Asrafali Mandal	Arrowline Conclave Private Limited	14.555	50
	Mr Asrafali Mandal	Antray Developers LLP	14.555	50
L2	Mr Asrafali Mandal	Arrowline Conclave Private Limited	7.25	50
	Mr Asrafali Mandal	Antray Developers LLP	7.25	50
L3	Mr Asrafali Mandal	Arrowline Conclave Private Limited	0.8275	50
	Mr Asrafali Mandal	Antray Developers LLP	0.8275	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Asrafali Mandal	Antray Developers LLP	300 Sq Ft	50
	Mr Asrafali Mandal	Arrowline Conclave Private Limited	300 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, 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 - 190104972 / 2016**

<b>Query No/Year</b>	19010000898671/2016	<b>Serial no/Year</b>	1901004734 / 2016
<b>Deed No/Year</b>	I - 190104972 / 2016		
<b>Transaction</b>	[0101] Sale, Sale Document		
<b>Name of Presentant</b>	Mr Arun Senapati	<b>Presented At</b>	Office
<b>Date of Execution</b>	29-06-2016	<b>Date of Presentation</b>	29-06-2016

**Remarks**

**On 29/06/2016**

**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 1,44,198/- ( A(1) = Rs 1,44,100/- ,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 1,44,198/-

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

1. Rs. 1,44,198/- is paid, by online on 29/06/2016 12:35PM with Govt. Ref. No. 192016170011166311 on 29-06-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 237315768 on 29/06/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,86,080/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,85,980/-

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

1. Rs. 7,85,980/- is paid, by online on 29/06/2016 12:35PM with Govt. Ref. No. 192016170011166311 on 29-06-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 237315768 on 29/06/2016, 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 13:56 hrs on : 29/06/2016, 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 1,31,01,000/-

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

Execution is admitted on 29/06/2016 by

Mr Asrafali Mandal, Alias Mr Asraf Ali Mondal, Son of Late Arshed Mandal, Vill-Dakshin Badehooghly Srirampur Hospital Road, P.O: Malancha Mahinagar, Thana: Sonarpur, , 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 29/06/2016 by

Mr Josobanta Swain Authorised Signatory, Arrowline Conclave Private Limited, 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:South 24-Parganas, West Bengal, India, PIN - 700017 Mr Josobanta Swain, Son of Mr Kapil Swain, 304,Chandan Niketan,52A, Shakespeare Sanari, P.O: Circus Avenue, Thana: Shakespear Sarani, , 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 29/06/2016 by

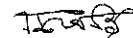
Mr Arun Senapati Authorised Signatory, Antray Developers LLP, 405, 4th Floor, 52A Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Arun Senapati, Son of Mr Swapan Senapati, 304,Chandan Niketan,52A, Shakespeare Sanari, P.O: Circus Avenue, Thana: Shakespear Sarani, , 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. 7,86,080/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,85,980/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 45683, Purchased on 27/06/2016, 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 168488 to'168523**

**being No 190104972 for the year 2016.**



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2016.07.01 16:28:35 +05:30

Reason: Digital Signing of Deed.

**(Sujan Kumar Maity) 01/07/2016 16:28:33**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**West Bengal.**

**(This document is digitally signed.)**



DATED THIS 29<sup>th</sup> DAY OF JUNE 2016

BETWEEN

ASRAFALI MANDAL

... VENDOR

AND

ARROWLINE CONCLAVE PVT. LTD. &  
ANR.

... PURCHASERS

CONVEYANCE

**DSP LAW ASSOCIATES**

**Advocates**

**4D, NICCO HOUSE**

**1B & 2, HARE STREET**

**KOLKATA-700001.**