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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

41-2758/15
 Certified that the Document is admitted to Registration, the Signature Sheet and the endorsement of the State on this document are the part of this Document. V 613215

[Signature]
 Additional Registrar
 of Assurances-1, Kolkata

18 DEC 2015

18 DEC 2015

14 JUL 2016

ANO-1088055fik
 MV.115840008

THIS INDENTURE OF CONVEYANCE made this 12th day of December Two Thousand and Fifteen BETWEEN RAKIB ALI MOLLA (also known as Rakiba Ali Molla and Abdul Rakib Molla) son of Late Md. Jobed Ali (also known as Jobed Ali

Rakib ali molla

[Signature]

[Signature]

[Signature]

Rakib ali molla

20/12/15
100/-
350/-

108693

27 NOV 2015

..... Date.....
.....
of.....
Rs.

L. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender
L. No. : 351-FS1989



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KOLKATA
12 DEC 2015

Identified by me

Maidul Islam
s/o - Noor Md. Molla
vill - Mirzapur.
P.O - Mallickpur.
P.S - Baranipur.
Dist - 24 Parganas (S.)
West Bengal
Pin - 700145
Occu - Business.

Molla) residing at Dakshin Bade Hooghly Polghat, Sonarpur, Post Office-Malancha Mahinagar, Police Station-Sonarpur, South 24-Parganas, Pincode-700145 (formerly 743353) having PAN: BBOPM8616A 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 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, 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 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 has approached the Purchasers for absolute freehold sale and transfer of **ALL THOSE** pieces and parcels of lands containing an area of 28.83 Sataks or 0.2883 Acre more or less comprised in portions of R.S. and L.R. Dag Nos. 19, 20, 21 and 22 all recorded in L.R. Khatian No. 101 in Mouza Baikunthapur, J. L. No. 36 under 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**" free from all Encumbrances whatsoever and with vacant peaceful possession and in connection therewith the Vendor has represented to the Purchaser as follows:-
- i. One Haran Mondal was the sole and absolute owner of, amongst other properties, **ALL THOSE** pieces and parcels of land comprised of **Firstly** a portion measuring 12 Sataks out of R.S. Dag No. 19 recorded in R.S. Khatian Nos. 235, 268 and 280, **Secondly** a portion measuring 6 Sataks out of R.S. Dag No. 20 recorded in R.S. Khatian No.367, **Thirdly** portion measuring 6 Sataks out of R.S. Dag No. 21 recorded in R.S. Khatian No.367, and **Fourthly** a portion measuring 5.5 Sataks out of R.S. Dag No. 22 recorded in R.S. Khatian No.367 with an aggregate area of 29.50 Sataks (or 0.295 Acre) more or less in

Sukib ali molla.






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REGISTRAR OF COMPANIES,
KOLKATA
12 DEC 2010

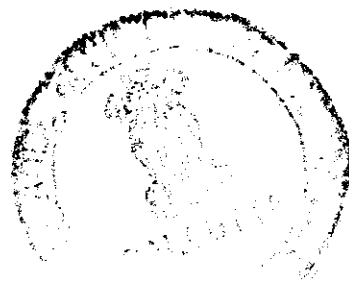
Mouza Baikunthapur, Police Station Baruipur, J.L. No. 36, in the District of South 24 Parganas and his name appeared in the Records of Rights published under the Revisional Settlement (hereinafter referred to as "the **Larger Property**").

- a) By a Sale Deed dated 21st January 1969 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 10, Pages 76 to 79, Being No. 379, for the year 1969, the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Jobed Ali Molla, amongst other properties, All That the Larger Property, absolutely and forever.
 - b) By a Deed of Gift dated 22nd September 1983 and registered with Sub-Registrar Baruipur in Book No. I, Volume No. 105, Pages 53 to 58, Being No. 5755, for the year 1983, the said Jobed Ali Molla in consideration of his love and affection towards his brother Jiad Ali Molla, granted conveyed and transferred by way of gift, amongst other properties, All That the Larger Property absolutely and forever.
 - c) By a Sale Deed dated 13th July 1989 and registered with Additional District Sub-Registrar Baruipur in Book I, Volume No. 59, Pages 97 to 103, Being No. 4711, for the year 1989, the said Jiad Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor hereto, amongst other properties, All That the Larger Property, absolutely and forever.
- B.** The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 28.83 Sataks or 0.2883 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 has agreed to purchase the same at and for a final total consideration of Rs. 1,15,84,000/- (Rupees one crore fifteen lacs eighty four 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,

Rakib ali molla.

[Signature]

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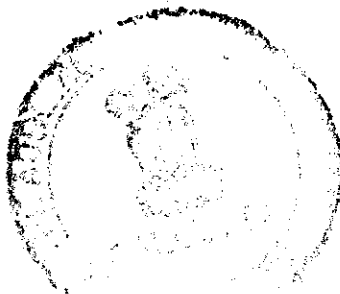
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ADDITIONAL COPY
OF ASSOCIATION
12 DEC 2012

- 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 of the said Property;
 - (iv) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
 - (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
 - (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
 - (vii) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
 - (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
 - (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can 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. 1,15,84,000/- (Rupees one crore fifteen lacs eighty four thousand) only of the lawful money of the Union of India in hand and well and truly paid 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

Rakib ali molla.  



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REGISTRAR
OFFICE NO. 1, KOLKATA
12 DEC 2012

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 herein **ALL THAT** piece or parcel of land containing an area of 28.83 Sataks or 0.2883 Acre more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 19 20, 21 and 22 all recorded in L.R. Khatian No. 101, in Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur, within Hariharpur Gram Panchayet, 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**" **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** 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 demands whatsoever of the Vendor out of or upon the entirety of the said L.R. Dag Nos. 20 and 21 and portion of ^{L.R} Dag Nos. 19 and 22 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.

Rakib alim molla

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

Rakib alim molla. *[Signature]*



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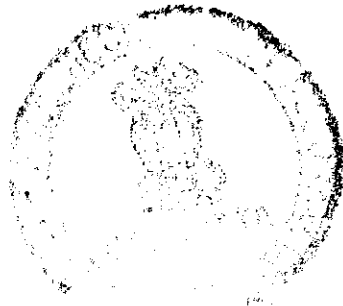
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12 DEC 2010

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor his predecessors-in-title;
- (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 ^{LR}Dag Nos. 20 and 21 and portion of ^{LR}Dag Nos. 19 and 22 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

Rakib alimolla.

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any reversion, remainder or residue attributable to the Vendor if found in such Dags;

- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispends 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;
- (viii) **AND ALSO THAT** the Vendors, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchaser produce or cause to be produced to the Purchasers or to its attorneys or agents for inspection the title deeds in connection with the said Property or common to other properties belonging to the Vendors, 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

Rakib ali molla

[Signature]

[Signature]



ADDITIONAL
OF ASSOCIATED LIBRARIES
12 DEC 2015

III. AND THE VENDOR DOTH 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, 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

Rakib alimolla

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12 DEC 2015
KOLKATA

said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land / property belonging to the Vendor as security for the obligations and liabilities of the Vendor.

- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property have been duly paid and there is no amount in arrears or outstanding in connection therewith.

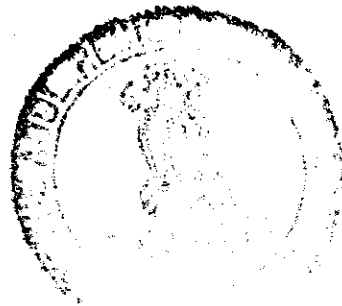
THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the pieces or parcels of lands containing an area of 28.83 Sataks or 0.2883 Acre more or less together with residential rooms on part thereof measuring about 400 Square feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 19, 20, 21 and 22 (as described below) all recorded in L.R. Khatian No. 101 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	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 19 recorded in Khatian Nos. 235, 268 and 280	Dag No. 19 recorded in Khatian Nos. 18, 101, 266 and 317	Bagan	0.57 Acre	12 Sataks or 0.12 Acre
Dag No. 20 recorded in Khatian No.367	Dag No. 20 recorded in Khatian No. 101	Danga	0.12 Acre	6 Sataks or 0.06 Acre
Dag No. 21	Dag No. 21	Danga	0.11 Acre	6 Sataks or 0.06

Rakib ali molla.

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REGISTRAR
OF COMPANIES
KOLKATA
12 DEC 2012

recorded in Khatian No.367	recorded in Khatian No. 101			Acre
Dag No. 22 recorded in Khatian No.367	Dag No. 22 recorded in Khatian No. 101	Danga	0.11 Acre	4.83 Sataks or 0.0483 Acre
		Totals:	0.91 Acre	28.83 Sataks or 0.2883 Acre

The entire R.S. Dag No. 19 is delineated in the Plan annexed hereto duly bordered thereon in 'BLUE' and the same is butted and bounded as follows:

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

The entire R.S. Dag No. 20 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. 21;
 On the **South** : By R.S. Dag No. 19;
 On the **East** : By R.S. Dag No. 26; and
 On the **West** : Partly by each of R.S. Dag Nos. 6 and 7.

The entire R.S. Dag No. 21 is delineated in the Plan annexed hereto duly bordered thereon in 'GREEN' and the same is butted and bounded as follows:

- On the **North** : By R.S. Dag No. 22;
 On the **South** : By R.S. Dag No. 20;
 On the **East** : By R.S. Dag No. 26; and
 On the **West** : By R.S. Dag No. 6.

The divided and demarcated portion of R.S. Dag No. 22 is delineated in the Plan annexed hereto duly bordered thereon in 'YELLOW' and the same is butted and bounded as follows:

- On the **North** : Partly by R.S. Dag No. 23 and partly by remaining portion of R.S. Dag No. 22;
 On the **South** : By R.S. Dag No. 21;
 On the **East** : Partly by R.S. Dag No. 24 and partly by remaining portion of R.S. Dag No. 22; and
 On the **West** : Partly by each of R.S. Dag Nos. 3 and 6.

Rakib ali molla

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ADDITIONAL SECRETARY
OF AGRICULTURE, GOVT. OF ANDHRA PRADESH
12 DEC 2010

OR HOWSOEVER OTHERWISE the said Property 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:

Rakib alii molla

Soreni Anr.
(SOHARAB ALI SARDAR)
30 Hasanpur Rd
P.O. Sonnera Halidpur
P.S. Jyagesa Dist. Bank 24/8.

Zinna Ali Lankar

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

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

Zinna Ali Lankar
WU - Khasmaldak
(Yozibottala)
PS - Baruepur
Kul 145

ANTRAY DEVELOPERS LLP
Arun Senapati
Partner/Authorized Signatory

Moussoim Gazi
Village + Post - Dakshin Gabindapur.

Drafted by me:
Kantik Bhowmik, Advocate
For, DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700001
F/11/15/10



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AMERICAN
OPEN ACCESS
12 DEC 2019

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs. 1,15,84,000/- (Rupees one crore fifteen lacs eighty four thousand) 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 or out of Demand Draft/Magnagers Cheque	Date	Bank and Branch	Amount (in Rs.)
1.	012270	19 th November 2015	HDFC Bank, Ballygunge Branch, Kolkata	1,02,96,000/-
2.	863287	19 th November 2015	Karnataka Bank Ltd., Park Street Branch, Kolkata	7,96,000/-
3	260369	12 th December 2015	Karnataka Bank Ltd., Park Street Branch, Kolkata	3,76,160/-
4.	Deduction of TDS			1,15,840
TOTAL:				1,15,84,000/-

(Rupees one crore fifteen lacs eighty four thousand) only.

Rakib ali malla

(VENDOR)

WITNESSES:

(i) Nartiz udelis Mustafa

Vill - Bader nagardly

P. S - Malanika

D. S - Sahaz Pur

Maidul Islam

Vill - Mirzapur

P. O - Mallickpur

P. S - Banipur

KA - 700145

Zarina Ali Zastan

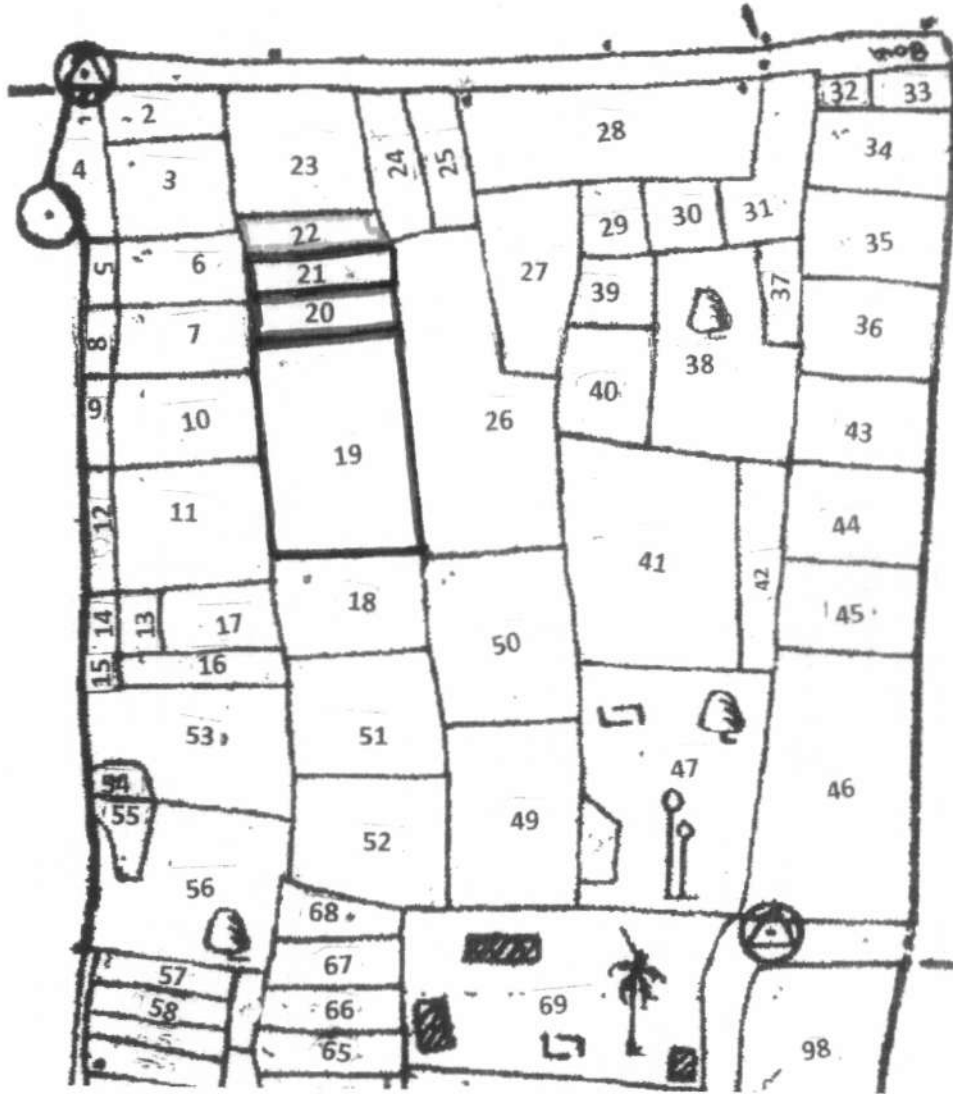
Mosselin G. G. G.
Singh e. H. G.



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REGISTRAR
COMPANIES, KOLKATA
12 DEC 2019

**PLAN SHOWING R.S. DAG NOS. 19, 20, 21 AND 22 AT MOUZA-
BAIKUNTHAPUR, J.L. NO.-36, POLICE STATION-BARUIPUR,
HARIHARPUR GRAM PANCHAYET, POST OFFICE
GOBINDAPUR, 24-PARGANAS (SOUTH).**



Arrowline Conclave Pvt. Ltd.

Jasobanta Swain
Director/Authorized Signatory

Rakib ali molla

NOT TO SCALE



ANTRAY DEVELOPERS LLP












Pran Suresh
Partner/Authorized Signatory












DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
19	0.12
20	0.06
21	0.06
22	0.0483
TOTAL	0.2883














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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2013

 <i>Rakibahimalla</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

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



RY

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2019









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001088055/2015


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	RAKIB ALI MOLLA Alias Rakiba Ali Molla Dakshin Bade Hooghly Polghat, Sonarpur, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller		 7590	Rakib ali molla 12/12/2015
2	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017	Represent ative of Buyer [ANTRAY DEVELOP ERS LLP]		 7589	Arun Senapati 12/12/15
3	Mr Jasobanta Swain 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017	Represent ative of Buyer [ARROWL INE CONCLA VE PRIVATE LIMITED]		 7591	Jasobanta Swain 12/12/2015



CV
ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
12 DEC 2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Maidul Islam Son of Noor Muhammad Molla Village Mirzapur, Kolkata, P.O:- Mallikpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700014	RAKIB ALI MOLLA, Mr Arun Senapati, Mr Jasobanta Swain	Maidul Islam 12/12/2015


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



Handwritten signature

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
12 DEC 2015

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

GRN: 19-201516-002638550-1

Payment Mode Online Payment

GRN Date: 12/12/2015 14:27:12

Bank : HDFC Bank

BRN : 191761477

BRN Date: 12/12/2015 14:37:39

DEPOSITOR'S DETAILS

Id No. : 19010001088055/2/2015

[Query No./Query Year]

Name : ARROWLINE CONCLAVE PRIVATE LIMITED

Contact No. : Mobile No. : +91 9163306923

E-mail :

Address : 3/1, DR.U.N.B. STREET, KOLKATA-700 017

Applicant Name : Org Arrowline Conclave Private Limited

Office Name :

Office Address :

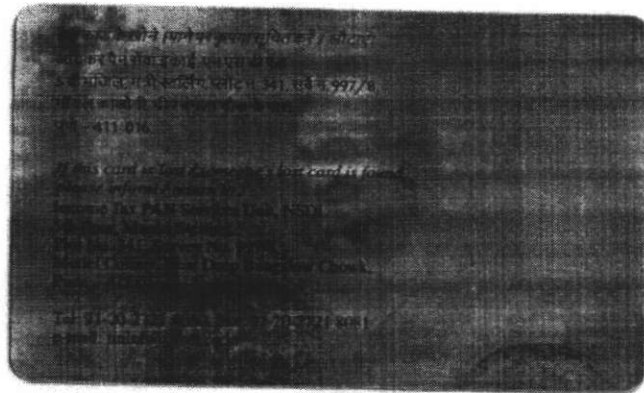
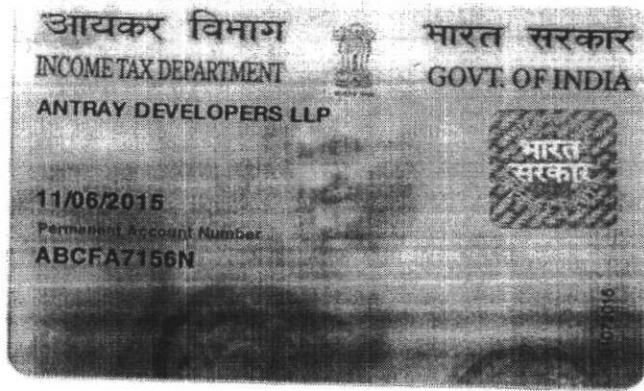
Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

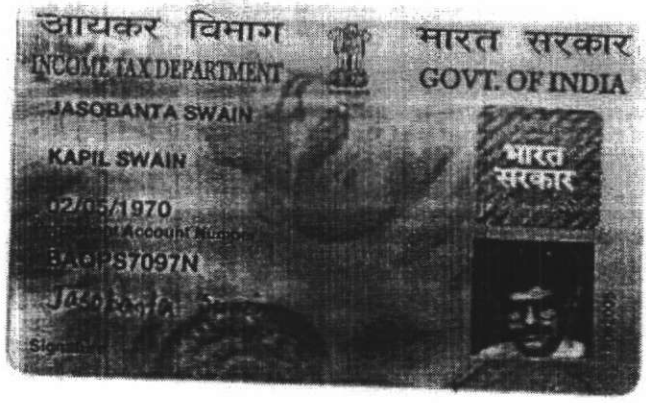
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001088055/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	127511
2	19010001088055/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	695060
Total				822571

In Words : Rupees Eight Lakh Twenty Two Thousand Five Hundred Seventy One only



ANTRAY DEVELOPERS LLP

Anurag Sinha
Partner/Authorized Signatory



Jasobanta Swain



Fun Senepah

आयकर विभाग
INCOME TAX DEPARTMENT
ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24062013

Arrowline Conclave Pvt. Ltd.

Director

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain

Director/Authorized Signatory



ভারত সরকার

Government of India



মইদুল ইসলাম

Maidul Islam

পিতা : নূর মোহাম্মদ মোল্লা

Father : Nur Mohammed Molla

জন্মতারিখ / DOB: 07/09/1982

পুরুষ / Male



7154 1808 9383

আধার - সাধারণ মানুষের অধিকার

Maidul Islam



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

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

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

7154 1808 9383



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKIB ALI MOLLA
MOHAMMAD JOBED ALI MOLLA

03/03/1983
Permanent Account Number
BBOPM8616A

Rakib Ali Molla
Signature



Rakib ali molla.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KCT2124303

পরিচয় পত্র



Elector's Name Rakiba Ali Molla

নির্বাচকের নাম রাকিব আলী মোল্লা

Father's Name Md. Jobed Ali

পিতার নাম মহঃ জোবেদ আলী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 19

১.১.২০০৬ এ বয়স ১৯

Rakib ali molla.

Address:

Dakshin Bade Hooghly Polghat Sonarpur South 24
Parganas 743353

ঠিকানা:

দক্ষিণ বাদে হুগলী পোলঘাট সোনারপুর দক্ষিণ ২৪ পরগণা ৭৪৩৩৫৩



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 110-Bishnupur East (SC)

বিধানসভা নির্বাচন ক্ষেত্র: ১১০-বিশুপুর পূর্ব (তপশিলী জাতি)

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 25.03.2006 তারিখ: ২৫.০৩.২০০৬

126/1083

Fakir ali molla.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	RAKIB ALI MOLLA (Alias: Rakiba Ali Molla) Son of Late Md Jobed Ali Dakshin Bade Hooghly Polghat, Sonarpur, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BBOPM8616A,; Status : Individual; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	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:-
1(1)	Mr Jasobanta Swain 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N,; Status : Representative; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence
2	ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, 4th Floor, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N,; Status : Organization; Represented by representative as given below:-
2(1)	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. CJYPS1829J,; Status : Representative; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Maidul Islam Son of Noor Muhammad Molla Village Mirzapur, Kolkata, P.O:- Mallikpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	RAKIB ALI MOLLA, Mr Arun Senapati, Mr Jasobanta Swain	

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

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:- 19 , RS Khatian No:- 235	12 Dec	48,33,000/-	48,33,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 20 , RS Khatian No:- 367	6 Dec	22,54,500/-	22,54,500/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 21 , RS Khatian No:- 367	6 Dec	22,54,500/-	22,54,500/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 22 , RS Khatian No:- 367	4.83 Dec	19,42,000/-	19,42,000/-	Proposed Use: Bastu, ROR: Danga, 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	400 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4	400 Sq Ft.	3,00,000/-	3,00,000/-	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	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	6	50
	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	6	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L2	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	3	50
	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	3	50
L3	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	3	50
	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	3	50
L4	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	2.415	50
	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	2.415	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	200 Sq Ft	50
	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	200 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 - 190105277 / 2016

Query No/Year	19010001088055/2015	Serial no/Year	1901009428 / 2015
Deed No/Year	I - 190105277 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Senapati	Presented At	Private Residence
Date of Execution	12-12-2015	Date of Presentation	12-12-2015

Remarks

On 12/12/2015

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

Presented for registration at 15:18 hrs on : 12/12/2015, at the Private residence 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 1,15,84,000/-

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

Execution is admitted on 12/12/2015 by

RAKIB ALI MOLLA, Alias Rakiba Ali Molla, Son of Late Md Jobed Ali, Dakshin Bade Hooghly Polghat, Sonarpur, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Others

Indetified by Maidul Islam, Son of Noor Muhammad Molla, Village Mirzapur, Kolkata, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Muslim, By Profession Business

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

Execution is admitted on 12/12/2015 by

Mr Arun Senapati Authorised signatory, ANTRAY DEVELOPERS LLP, Unit No. 405, Chandan Niketan, 4th Floor, 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, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Private Service

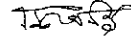
Indetified by Maidul Islam, Son of Noor Muhammad Molla, Village Mirzapur, Kolkata, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Muslim, By Profession Business

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

Execution is admitted on 12/12/2015 by

Mr Jasobanta 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 Jasobanta Swain, Son of Mr Kapil Swain, 304, Chandan Niketan, 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 Maidul Islam, Son of Noor Muhammad Molla, Village Mirzapur, Kolkata, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Muslim, By Profession Business



(Sujan Kumar Maity)

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

On 17/12/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,27,511/- (A(1) = Rs 1,27,413/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by

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

1. Rs. 1,27,511/- is paid, by online on 12/12/2015 2:37PM with Govt. Ref. No. 192015160026385501 on 12-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 191761477 on 12/12/2015, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,95,060/- and Stamp Duty paid by

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

1. Rs. 6,95,060/- is paid, by online on 12/12/2015 2:37PM with Govt. Ref. No. 192015160026385501 on 12-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 191761477 on 12/12/2015, Head of Account 0030-02-103-003-02



(Sujan Kumar Maity)

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

On 14/07/2016

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.



(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 178006 to 178043
being No 190105277 for the year 2016.**



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.07.16 09:40:44 +05:30
Reason: Digital Signing of Deed.

**(Sujan Kumar Maity) 16-07-2016 09:40:43
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.**

(This document is digitally signed.)

DATED THIS th 12 DAY OF DECEMBER 2015

BETWEEN

RAKIB ALI MOLLA

...VENDOR

AND

ARROWLINE CONCLAVE PRIVATE LIMITED &
ANR.

... PURCHASERS

CONVEYANCE

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