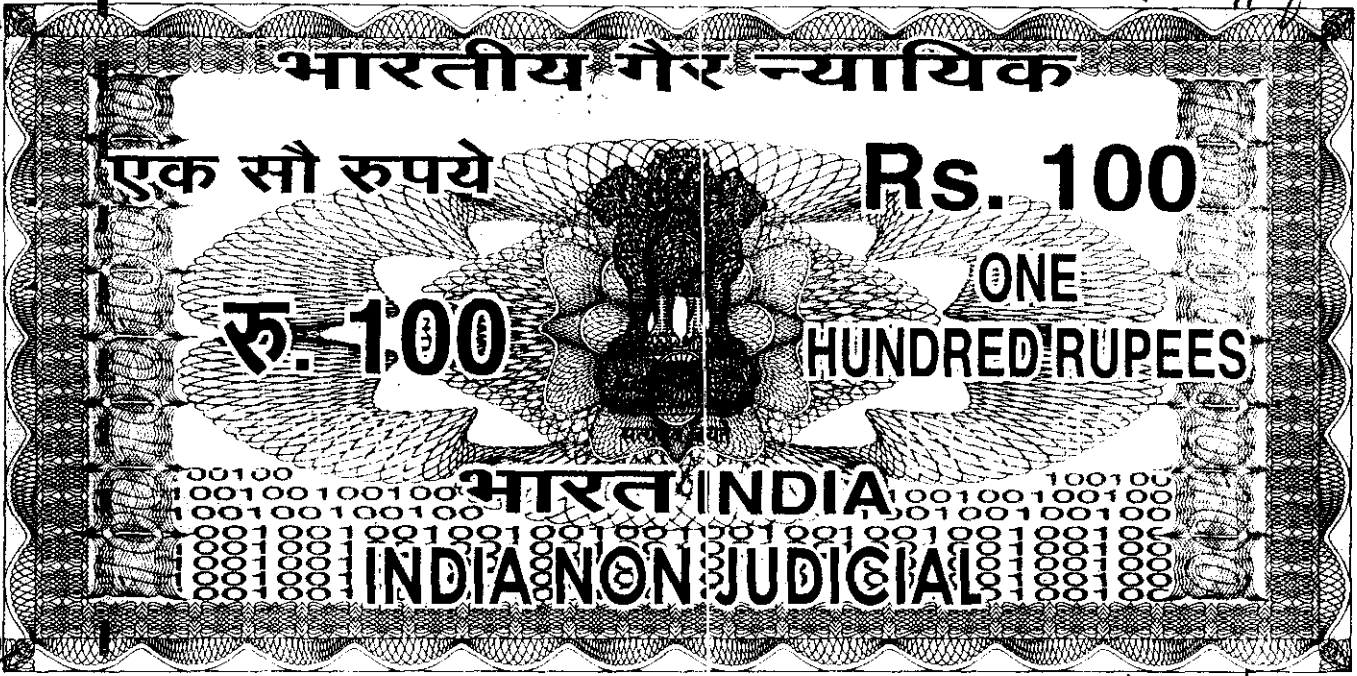


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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

15 MAY 2017

Ami
 Additional Registrar
 of Assurances-1, Kolkata

Babai Das
B *JD*


THIS INDENTURE OF CONVEYANCE made this 13¹⁵ day of May Two Thousand and Seventeen BETWEEN BABAI DAS (PAN: BJCPD2439J), son of Mr. Jhatu Das, by religion Hindu, by occupation Service, by Nationality Indian, residing at

JD
Babai Das

JD
JD

9816

Name.....
Address.....


22, 1st Street, 1st Floor
Kolkata - 700 061

04 MAY 2017

04 MAY 2017



Identified by me
Maidul Islam
s/o - Nur Md. Molla,
vill - Mirzapur.
P.O - Malikpur.
P.S - Baruipur.
KA - 700145
Occu - Business.



Village Malancha Mahinagar, District South 24-Parganas, PIN-700145, Post Office-Malancha Mahinagar, Police Station-Sonarpur, 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, residing at 2/2, Brojen Mukherjee Road, Kolkata-700034, Post Office-Behala, Police Station-Behala; **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, by religion Hindu, by occupation Advocate, by nationality Indian, residing at 11/51, Kalicharan Ghosh Road, Kolkata-700050, Post Office-Sinhi, Police Station-Baranagar, 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 absolutely seized and possessed of and well and sufficiently entitled to **ALL THAT** the piece and parcel of land containing an area of 10 Chittack 8 Square Feet or 1.051 Satak more or less comprised in (i) a portion containing an area of 0.25 Satak more or less of R.S. and L.R. Dag No. 6 (measuring 16 Satak) recorded in R.S. Khatian No. 373 and (ii) a portion containing an area of 0.801 Satak more or less of R.S. and L.R. Dag No. 7 (measuring 18 Satak) recorded in R.S. Khatian No. 339, both recorded in L.R. Khatian Nos. 104 and 207 in Mouza Baikunthapur, J.L. No. 36, 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**." The facts about the Vendor deriving title to the said Property as represented by the Vendor to the Purchasers are as follows:-



Babar Das






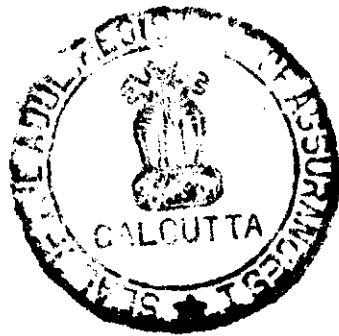
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1 MAR 2017

- (i) By the said Deed of Exchange dated 7th May 1964 and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL THAT** piece and parcel of land containing an area of 0.40 Acre more or less comprised in the entire R.S. Dag Nos. 5 and 6 both recorded in R.S. Khatian No. 373 and entire R.S. Dag Nos. 7 and 8 both recorded in R.S. Khatian No. 339 all in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as “the **Total Property**”).
- (ii) The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari, as his only heirs heiress and legal representatives, who all upon his death inherited and became entitled to his entire part or share of and in the Total Property, absolutely and in equal shares.
- (iii) By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Birendra Nath Hari and Tarulata Hari were exclusively allotted, amongst other properties, the Total Property, absolutely and forever and the names of Birendra Nath Hari and Tarulata Hari were recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the Total Property in L.R. Khatian No. 104 and 207.
- (iv) 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, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Total Property absolutely and in equal shares.

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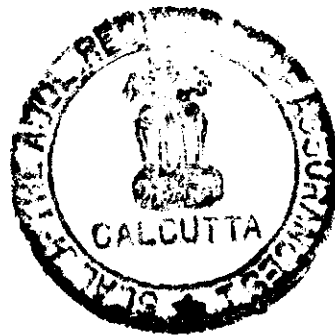


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ADDITIONAL REGISTRAR
OF AGENCIES - CALCUTTA
13 MAY 2017

- (v) By a Sale Deed dated 25th September 1989 and registered with Additional District Sub Registrar, Baruipur in Book No. I, Volume No. 77, Pages 274 to 282 Being No. 5701 for the year 1989, the said Tarulata Hari, Sukumar Hari, Amiya Kumar Hari, Ashim Hari, Latika Hari, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash for the consideration therein mentioned, sold conveyed and transferred unto and to one Manju Devi Goyal **ALL THAT** piece and parcel of land containing an area of 39 satak more or less comprised in (i) a portion containing an area of 2.75 satak more or less of R.S. and L.R. Dag No. 5 (measuring 3 satak), (ii) a portion containing an area of 2.25 satak more or less of R.S. and L.R. Dag No. 8 (measuring 3 satak), (iii) the entire R.S. and L.R. Dag No. 6 containing an area of 16 satak and (iv) the entire R.S. and L.R. Dag No. 7 containing an area of 18 satak more or less out of the Total Property, absolutely and forever.
- (vi) By a Sale Deed dated 7th September 1995 and registered with Additional Registrar of Assurances, Calcutta in Book No. I, Volume No. 84, pages 259 to 278 Being No. 3315 for the year 1995, the said Manju Devi Goyal for the consideration therein mentioned sold conveyed and transferred unto and to one Skipper International Private Limited All That a portion measuring 1 Bigha 2 Cottah 15 Chittack 31 Square feet out of her 39 Satak portion of the Total Property, absolutely and forever.
- (vii) Pursuant to the sale as aforesaid, the said Manju Devi Goyal remained the owner of the said Property and by a Sale Deed dated 7th June 2016 and registered with Additional District Sub-Registrar, Baruipur in Book I Volume No. 1611-2016 Pages from 91130 to 91150 Being No. 161105027 for the year 2016, the said Manju Devi Goyal for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That the said Property, absolutely and forever.

B. The Vendor has contracted with the Purchasers for sale of the said Property being his entire part or share in R.S. and L.R. Dag Nos. 6 and 7 (containing a land area of 1.051 Satak or 0.01051 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 and 'khas' physical 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. 2,20,000/- (Rupees two lacs twenty thousand) only.

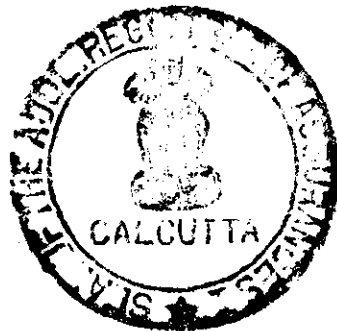
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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 MAY 2017

- 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, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
 - (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;
 - (iii) That the Vendor is paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession thereof;
 - (iv) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
 - (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
 - (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor has 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

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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;

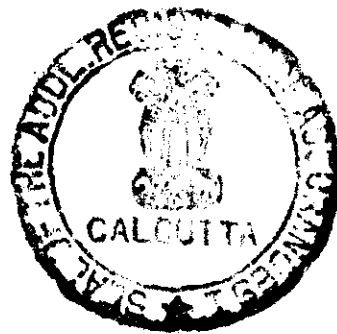
- (x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,20,000/- (Rupees two lacs twenty thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the piece and parcel of land containing an area of 10 Chittack 8 square feet or 1.051 Satak more or less comprised in (i) a portion containing an area of 0.25 Satak more or less of R.S. and L.R. Dag No. 6 (measuring 16 Satak) recorded in R.S. Khatian No. 373 and (ii) a portion containing an area of 0.801 Satak more or less of R.S. and L.R. Dag No. 7 (measuring 18 Satak) recorded in R.S. Khatian No. 339, both recorded in L.R. Khatian Nos. 104 and 207 in Mouza Baikunthapur, J.L. No. 36, 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**" **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** 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. 6 and 7 and properties benefits

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and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or any of them or their 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;

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ADDITIONAL REGISTRAR
OF ASSESSMENT & COLLECTOR
13 MAY 2017

- (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 and his predecessors-in-title;
- (v) **AND THAT** notwithstanding any act deed or thing by the Vendor or his predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dags;
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 MAY 2017

right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever;

- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or their 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;

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

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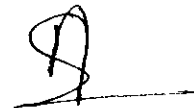
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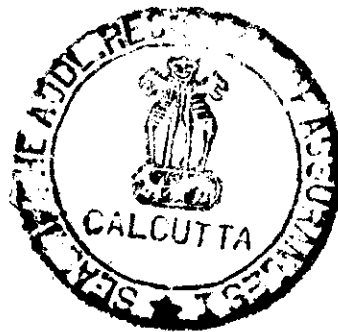
and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

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



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ADDITIONAL REGISTRAR
OF ASSAM
13 MAY 2017

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

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece or parcel of land containing an area of 1.051 Satak (Decimal) or 0.01051 Acre more or less together with residential rooms on part thereof measuring about 100 Square feet more or less situate lying at and comprised in portion of R.S. and L.R. Dag Nos. 6 and 7 (as described below), recorded in L.R. Khatian Nos. 104 and 207, in Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur, within Hariharpur Gram Panchayet, Post Office Gobindapur, Pin Code-700145 in the District of South 24-Parganas:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 6 recorded in Khatian No.373	Dag No. 6 recorded in Khatian Nos. 104 and 207	Bagan	0.16 Acre	0.25 Satak or 0.0025 Acre
Dag No. 7 recorded in Khatian No.339	Dag No. 7 recorded in Khatian Nos. 104 and 207	Bagan	0.18 Acre	0.801 Satak or 0.00801 Acre
			Total	1.051 Satak or 0.01051 Acre

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

- On the North :** Partly by each of R.S. Dag Nos. 6 and 22;
- On the South :** By R.S. Dag No. 10;
- On the East :** By Partly by each of R.S. Dag Nos. 19, 20, 21 and 22; and
- On the West :** Partly by each of R.S. Dag Nos. 6 and 7.

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 MAY 2017

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:
Maidul Islam
Misraapur.
Mallikpur.
Baruipur.
KOL - 145.

Babai Das
(BABAI DAS)

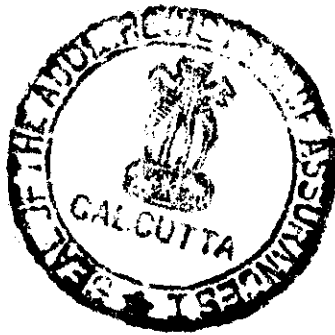
Sudip Chakraborty

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

Jasohanta Swain

Sudip Chakraborty
52 A, Shakespeare Sarani
Kolkata - 700017.

Arun Senapati



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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the withinnamed Purchasers the withinmentioned sum of Rs.2,20,000/- (Rupees two lacs twenty 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:

Sl. No.	By Cheque/ Demand Draft No.	Date	Bank and Branch	Paid by	Paid to	Amount (in Rs.)
1.	000104	12-05-2017	HDFC Bank, Hazra Road, Kolkata	Arrowline Conclave Private Limited	Babai Das	1,10,000/-
2.	544612	12-05-2017	Karnataka Bank Ltd., Overseas Branch, Kolkata	Antray Developers LLP	Babai Das	1,10,000/-
					TOTAL:	<u>2,20,000/-</u>

(Rupees two lacs twenty thousand) only.

Babai Das

(VENDOR)

WITNESSES:

Maidul Islam

Sudip Chakraborty

Drafted by me:

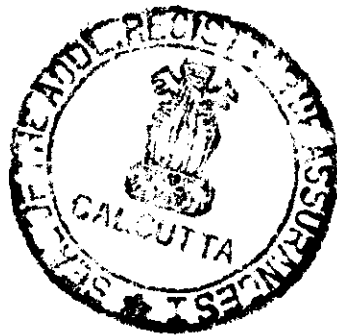
Sudip Chakraborty, Advocate

For, DSP Law Associates

4D, Nicco House, 1B & 2, Hare Street

Kolkata-700 001

f/14/5/16

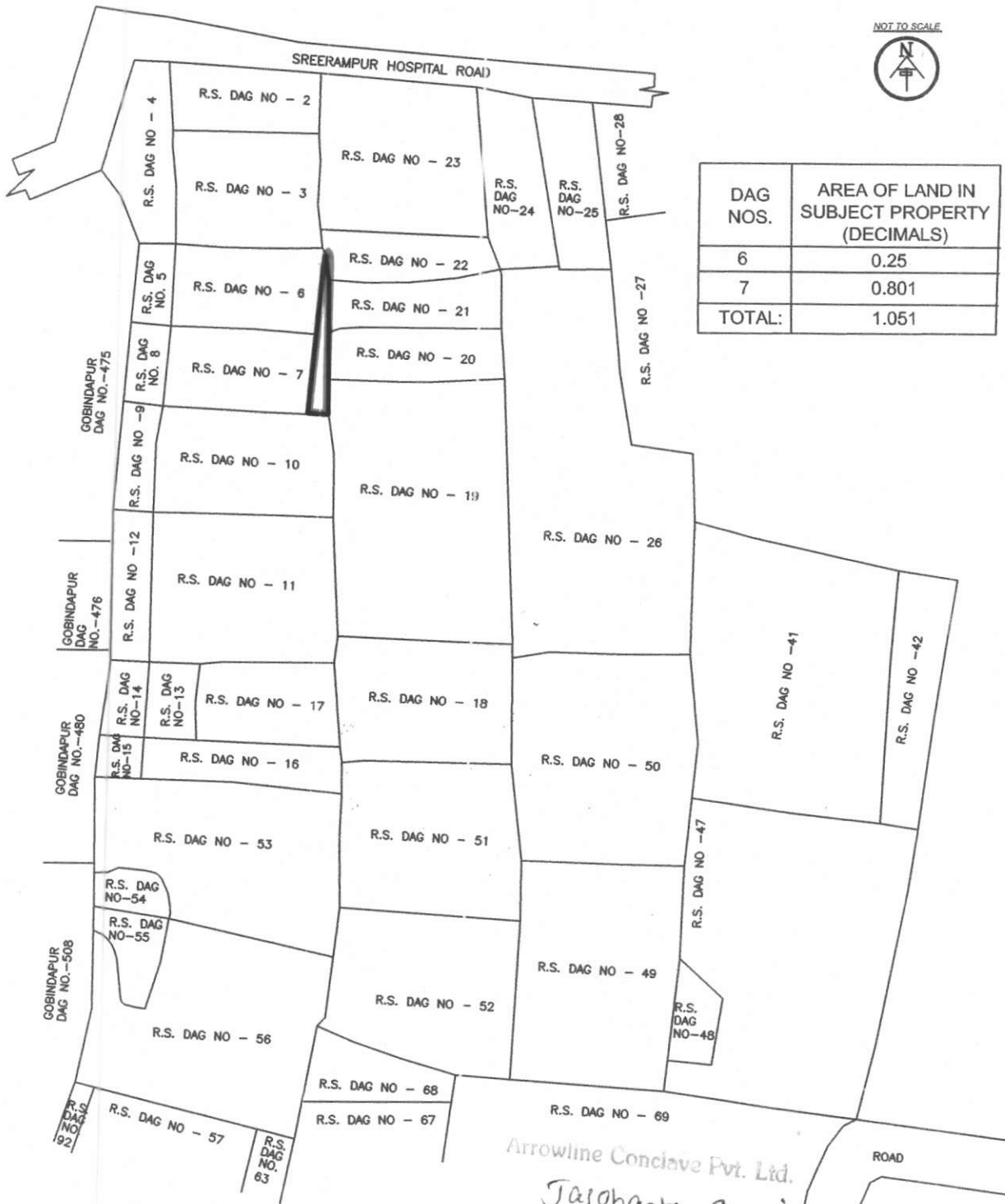


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**PLAN SHOWING R.S. DAG NOS. 6 AND 7 AT MOUZA-BAIKUNTHAPUR,
J. L. NO. 36, POLICE STATION-BARUIPUR, DISTRICT-24-PARGANAS
(SOUTH), UNDER HARIHARPUR GRAM PANCHAYET, BARUIPUR
PANCHAYET SAMITY, BORDERED IN "RED".**



DAG NOS.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
6	0.25
7	0.801
TOTAL:	1.051

Arrowline Conciave Pvt. Ltd.
Jatobanta Swain
 Director/Authorized Signatory

ANTRAY DEVELOPERS LLP
Arun Senapati
 Partner/Authorized Signatory

Barbari Das

VENDOR

PURCHASERS



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES I KOLKATA
13 MAY 2017



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 19010000648498/2017

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	Mr BABAI DAS Village Malancha Mahinagar, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		1779 	Babai Das 13/05/2017
2	Mr Jasobanta Swain 2/2, Brojen Mukherjee Road, Kolkata, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Buyer [ARROWLINE CONCLUSIVE PRIVATE LIMITED]		1780 	Jasobanta Swain 13/05/2017
3	Mr Arun Senapati 11/51, Kalicharan Ghosh Road, Kolkata, P.O:- Sinthi, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Representative of Buyer [ANTRAY DEVELOPERS LLP]		1781 	Arun Senapati 13/5/17



ADDITIONAL
2
ADDITIONAL RECD
OF
13 MAY 2017












Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Maidul Islam Son of Mr Noor Mohammad Molla Village Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Mr BABA DAS, Mr Jasobanta Swain, Mr Arun Senapati	Maidul Islam 13/05/17












(Maidul Islam)

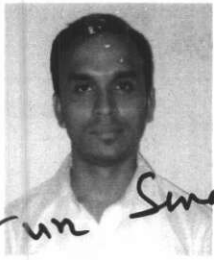










ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



13 MAY 2017

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




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 MAY 2017

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

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


7154 1808 9383

আধার - সাধারণ মানুষের অধিকার

Maidul Islam



ठिकाना: तिर्झापुर
अकना तिर्झापुर, मलिकपुर
दक्किन २४ पुरगना, पच्छिम बङ्ग,

Unique Identification Authority of India

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

7154 1808 9383

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in



ভারত সরকার

Government of India



বাবাই দাস
Babai Das

জন্মতারিখ/DOB: 19/08/1989
পুরুষ / Male



5348 9972 6912

আধার - সাধারণ মানুষের অধিকার

Babai Das



আধার

ঠিকানা: /: ঝট্টু দাস
সরদার পাড়া রোড
রাজপুর সোনারপুর (এম), মালান্চা মহিনগর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
Unique Identification Authority of India

Address: S/O: Jhantu Das,
SARDAR PARA ROAD,
Rajpur Sonarpur(M),
Malancha Mahinagar, South
24 Parganas, West Bengal,
700145

5348 9972 6912

1947
1800 300 1947

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आयकर विभाग

INCOME TAX DEPARTMENT

ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार

GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

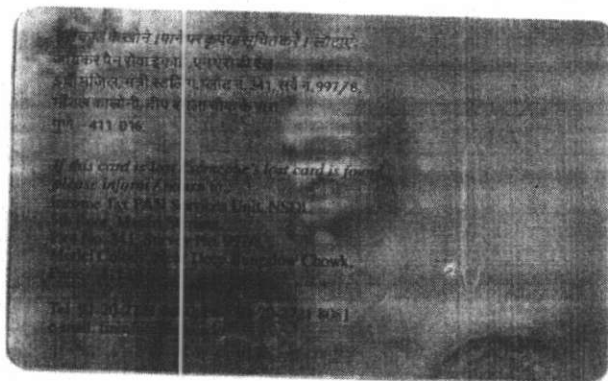
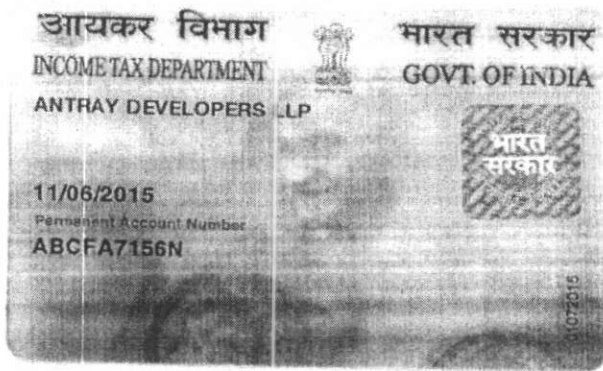
24062013

Arrowline Conclave Pvt. Ltd.

Jacobanta Swain

Director/Authorized Signatory





ANTRAY DEVELOPERS LLP

Anun Senap
Partner/Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


JASOBANTA SWAIN

KAPIL SWAIN

02/05/1970
Permanent Account Number

BAQP57097N

Jasobanta Swain
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Jasobanta Swain
Signature

Income Tax PAN Services Unit, NSD,
3rd Floor, Trade World, A Wing,
Kamla Mills Compound,
S. B. Marg, New Delhi, India - 110 002
Tel: 26122194
email: nsd@pan.irdi.gov.in

Jasobanta Swain



ভারত সরকার
Government of India



যশোবন্ত সোয়াইন
Jasobanta Swain
পিতা : কপিল সোয়াইন
Father : Kapil Swain
জন্মতারিখ / DOB : 02/05/1970
পুরুষ / Male



5827 0093 6087

আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় পরিচালনা প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
2/2, ব্রজেন মুখার্জী রোড,
বেহালা, কোলকাতা, বেহালা,
পশ্চিম বঙ্গ, 700034

Address:
2/2, BROJEN MUKHERJEE
ROAD, Behala, Kolkata, Behala,
West Bengal, 700034

5827 0093 6087



1947

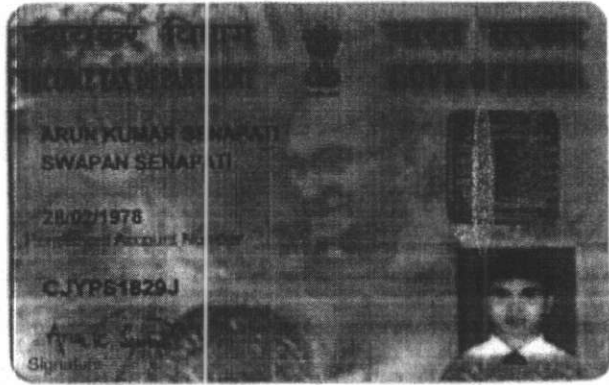


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www.uidai.gov.in

Jasobanta Swain



Arun Senapati



ভারত সরকার
Government of India



অরুণ কুমার সেনাপতি
Arun Kumar Senapati
পিতা : স্বপন কুমার সেনাপতি
Father : SWAPAN KUMAR SENAPATI
জন্মতারিখ / DOB : 28/02/1978
পুরুষ / Male



4452 8961 9086

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:
তালগাছাড়ী, রামনগর, পূর্ব
মেদিনীপুর, পশ্চিমবঙ্গ, 721441

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
Talga Chhari, Ramnagar, East
Midnapore, West Bengal, 721441

4452 8961 9086

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Babai Das



Baberu Das

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

GRN: 19-201718-001090640-1

Payment Mode Online Payment

GRN Date: 12/05/2017 19:34:25

Bank : HDFC Bank

BRN : 327402627

BRN Date: 12/05/2017 19:34:55

DEPOSITOR'S DETAILS

Name : ISHA HOLDINGS LIMITED

Contact No. :

Mobile No. : +91 9903010400

E-mail :

Address : 52A S P SARANI, KOLKATA-7

Applicant Name : Mr ARROWLINE CONCLAVE PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000648498/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	12979
2	19010000648498/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	2690

In Words : Rupees Fifteen Thousand Six Hundred Sixty Nine only

Total

15669

AM

Major Information of the Deed

Deed No :	I-1901-02829/2017	Date of Registration	15/05/2017
Query No / Year	1901-0000648498/2017	Office where deed is registered	
Query Date	12/05/2017 4:48:21 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, Kolkata, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9163306923, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,20,000/-	Rs. 2,59,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,079/- (Article:23)	Rs. 2,690/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6	RS-373	Bastu	Bagan	0.25 Dec	30,000/-	45,000/-	Width of Approach Road: 2 Ft.,
L2	RS-7	RS-339	Bastu	Bagan	0.801 Dec	1,20,000/-	1,44,180/-	Width of Approach Road: 2 Ft.,
TOTAL :					1.051Dec	1,50,000 /-	1,89,180 /-	
Grand Total :					1.051Dec	1,50,000 /-	1,89,180 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	70,000/-	70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	70,000 /-	70,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr BABAI DAS Son of Mr Jhatu Das Village Malancha Mahinagar, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.: BJCPD2439J, Status :Individual, Executed by: Self, Date of Execution: 13/05/2017 , Admitted by: Self, Date of Admission: 13/05/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARROWLINE CONCLAVE PRIVATE LIMITED (Private Limited Company) 3/1, Dr. U. N. Brahmachari Street, Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AALCA6048G, Status :Organization
2	ANTRAY DEVELOPERS LLP (LLP) Unit No. 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Jasobanta Swain Son of Mr Kapil Swain 2/2, Brojen Mukherjee Road, Kolkata, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BAQPS7097N Status : Representative, Representative of : ARROWLINE CONCLAVE PRIVATE LIMITED (as Authorized Signatory)
2	Mr Arun Senapati (Presentant) Son of Mr Swapan Senapati 11/51, Kalicharan Ghosh Road, Kolkata, P.O:- Sinthi, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: CJYPS1829J Status : Representative, Representative of : ANTRAY DEVELOPERS LLP (as Authorized Signatory)

Identifier Details :

Name & address
Mr Maidul Islam Son of Mr Noor Mohammad Molla Village Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr BABAI DAS, Mr Jasobanta Swain, Mr Arun Senapati

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BABAI DAS	ARROWLINE CONCLAVE PRIVATE LIMITED-0.125 Dec,ANTRAY DEVELOPERS LLP-0.125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BABAI DAS	ARROWLINE CONCLAVE PRIVATE LIMITED-0.4005 Dec,ANTRAY DEVELOPERS LLP-0.4005 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BABAI DAS	ARROWLINE CONCLAVE PRIVATE LIMITED-50 Sq Ft,ANTRAY DEVELOPERS LLP-50 Sq Ft

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,979/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,979/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9810, Amount: F's. 100/-, Date of Purchase: 04/05/2017, Vendor name: B Ganga
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2017 7:34PM with Govt. Ref. No: 192017180010906401 on 12-05-2017, Amount Rs: 12,979/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 327402627 or 12-05-2017, Head of Account 0030-02-103-003-02



Malay Chakrabarty
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 1901-2017, Page from 89216 to 89253

being No 190102829 for the year 2017.



Digitally signed by MALAY
CHAKRABORTY
Date: 2017.05.16 16:02:32 +05:30
Reason: Digital Signing of Deed.

(Malay Chakraborty) 5/16/2017 4:02:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF MAY 2017

BETWEEN

BABAI DAS

...VENDOR

AND

ARROWLINE CONCLAVE PVT. LTD. & ANR.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA-700 001.