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

7/5/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Additional Registrar of Assurances - Kolkata
 07.5.15

L.T.I OF SUPRIYA PIYADA
 By The Pen of Mohidul Islam

L.T.I OF RUPJAN BEOYA
 By The Pen of MONDAL
 Mohidul Islam



THIS INDENTURE OF CONVEYANCE made this 7th day of May Two Thousand and Fifteen BETWEEN (1) SUPRIYA PIYADA (also known as **Sufia Bibi**) wife of Nur Mohammad residing at De Datta, Para (Paschim), Hariharpur, Baruipur, Police Station - Baruipur, South 24 Parganas, Pin - 743353, and (2) RUPJAN BEOYA MONDAL (also known as **Rupi Bibi**) wife of Sazed Mondal residing at 11, Musalmanpara, P.O. Chowhati, Ward 22, Sonarpur, Police Station - Sonarpur, South 24 Parganas, Pin - 700149, hereinafter referred to as "the VENDORS" (which expression unless excluded by

L.T.I OF RUPJAN BEOYA MONDAL
 By The Pen of Mohidul Islam.



L.T.I OF SUPRIYA PIYADA
 By The Pen of Mohidul Islam



Signature

Signature

4838

No.
Sold To
of
Rs.

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

10 APR 2015

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender
L. No. : 351-RS1989

Mohidul Islam
S/O - Noor Mohammad Molla.
vill - Mirzapur.
P.O - Mallikpur.
P.S - Basuli pur.
Kol - 700145
Occupation - Business.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
7 MAY 2015

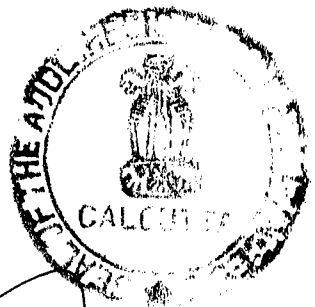
or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **FIRST PART AND ANTRAY DEVELOPERS PRIVATE LIMITED**, (having CIN: U45400WB2012PTC179429 and PAN AAKCA9029Q), a Company incorporated under the Companies Act, 1956, having its Registered Office at 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Kolkata-700017, Police Station: Beniapukur, represented by its Authorized Signatory Mr. Ishan Karnani (having PAN: AGAPK4693H) son of Mr. Mahesh Karnani, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **SECOND PART AND HONEYBIRD DEVELOPERS PRIVATE LIMITED** (having CIN: U45400WB2013PTC195703 and PAN AADCH2170G), a Company incorporated under the Companies Act, 1956 having its Registered Office at 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Kolkata-700017, Police Station: Beniapukur, and represented by its Authorized Signatory Mr. Arun Kumar Senapati (having PAN: CJYPS1829J) son of Mr. Swapan Senapati, and (2) **PETUNIA HEIGHTS PRIVATE LIMITED**, (having CIN U45400WB2013PTC195880 and PAN AAHCP3026B), a Company incorporated under the Companies Act, 1956 having its Registered Office at 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Kolkata-700017, Police Station: Beniapukur, represented by its Authorized Signatory Mr. Arun Kumar Senapati (having PAN: CJYPS1829J) son of Mr. Swapan Senapati hereinafter jointly referred to as "the **CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office) of the **THIRD PART**:

WHEREAS:-

- A. The Vendors have approached the Purchaser for absolute freehold sale and transfer of **ALL THAT** the pieces and parcels of lands containing an area of 0.14 Acre or 14 Sataks (Decimals) more or less comprised in portion of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian Nos. 102 and 190/6, 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 Vendors have represented to the Purchaser as follows:-
- (i) That one Badsha Molla was the sole and absolute owner of **ALL THAT** the pieces and parcels of land containing an area of 2.76 Acres or 276 Sataks more or less situate lying at and being the entire R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur in the District of South 24 Parganas hereinafter referred to as "the **Larger Property**" absolutely and forever.
 - (ii) That the said Badsha Molla died intestate leaving him surviving his four sons namely Wahed Molla, Jobed Ali Molla (also known as Javed Ali) (since

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By The Pen of Mchidul Islam

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deceased), Tamir Ali Molla and Monor Ali Molla and two daughters namely Tuko Bibi (since deceased) and Rashmoni Bibi (since deceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the Larger Property with each of the sons having one-fifth part or share and each of the daughters having one-tenth part or share. The names of the said Wahed Molla, Jabed Ali Molla, Tamir Ali Molla, Monor Ali Molla, Tuko Bibi and Rashmoni Bibi are recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 for L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26 and 50 under L.R. Khatian Nos. 25, 98, 103, 227, 102 and 260 respectively and for L.R. Dag No. 51 under L.R. Khatian Nos. 190/1, 190/2, 190/3, 190/4, 190/5 and 190/6 .

(iii) That the said Tuko Bibi died intestate leaving her surviving her two daughters namely Supriya Piyada (also known as Sukhjan Bibi) and Rupjan Beoya Mondal (also known as Rupjan Bibi) (the Vendors hereto) and the aforesaid brothers namely Wahed Molla, Jabed Ali Molla, Tamir Ali Molla and Monor Ali Molla and one sister namely Rashmoni Bibi as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the Larger Property, absolutely and forever with each of the two daughters inheriting undivided $1/30^{\text{th}}$ (one-thirtieth) part or share and out of the remaining $1/30^{\text{th}}$ part or share each of the four brothers inheriting $1/135^{\text{th}}$ part or share and the sister inheriting $1/270^{\text{th}}$ part or share in the Larger Property.

(iv) The said Rashmoni Bibi, amongst other properties, also owned Dag Nos. 95, 96, 141, 142, 143 and 144 and the said Tuko Bibi, amongst other properties, also owned Dag No. 95, 96, 141, 142, 143, 144 and 145 and by a sale deed dated 10th March 1982 and registered with the Sub Registrar Baruipur in Book I Volume No. 29 Pages 180 to 184 Being No. 1464 for the year 1982, the said Rashmoni Bibi and the two daughters of Tuko Bibi namely Sukjan Bibi and Rupjan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to Samaser Molla, Asraf Molla, Jamshed Ali Molla and Mosarad Ali Molla All That portion admeasuring 16.50 sataks out their portion and share in the Larger Property and other abovementioned properties in Mouza Baikunthapur which inter alia, included 11.64 sataks out of the Larger Property comprising of 5.90 sataks more or less of the said Rashmoni Bibi and the remaining 5.74 sataks more or less of the said Sukjan Bibi and Rupjan Bibi, absolutely and forever.

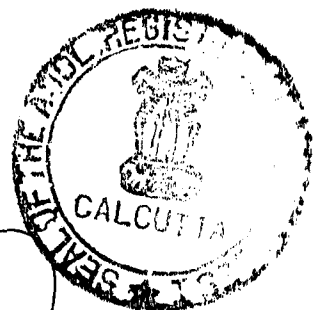
B. The Vendors have approached the Confirming Parties for sale of the said Property and by an Agreement for sale dated 30th August 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 16 Pages 6532 to 6550 Being No. 8452 for the year 2013 (hereinafter referred to as "the said Agreement for Sale") the Confirming Parties agreed to purchase the said Property at the consideration of Rs. 1400000/- and on the terms and conditions therein contained. Under and pursuant to the said Agreement for Sale, the Confirming Parties paid a sum of Rs.200000/- (Rupees two lacs) only as part payment of the consideration leaving thereby a sum of Rs. 1200000/- (Rupees twelve lacs) as the balance consideration payable to the Vendors.


L.T.I OF SUPRIYA PIYADA
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L.T.I OF RUPJAN BEOYA MONDAL
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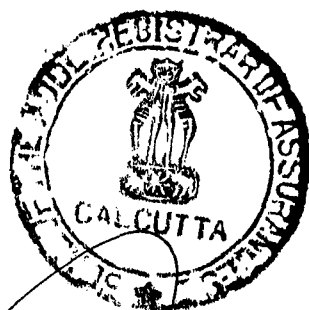
ADDITIONAL REGISTRAR
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- C. The Confirming Parties pursuant to the rights and authorities conferred to them under the said Agreement for Sale have nominated the Purchaser herein as being entitled in place and stead of the Confirming Parties to complete the purchase of the said Property which nomination the Vendors have accepted. Although not entitled to but in consideration of acceptance of nomination, the Vendors demanded an increased consideration of Rs. 2117500/- (Rupees twenty one lacs seventeen thousand five hundred) only for the sale of the said Property to which the Purchaser agreed and accordingly the final consideration of the said Property became Rs. 2117500/-.
- D. The Purchaser has reimbursed to the Confirming Parties the entire part payment of Rs.200000/- (Rupees two lacs) only made by them to the Vendors under and pursuant to the said Agreement for Sale by a cheque bearing No. 219911 dated 06.05.2015 drawn on Karnataka Bank Ltd., Park Street Branch in full and final settlement (the receipt whereof the Confirming Party do hereby admit and acknowledge) and have paid the entire balance consideration of Rs.1917500/- (Rupees nineteen lacs seventy thousand five hundred) only directly to the Vendors at or before the execution hereof.
- E. Pursuant to the nomination and acceptance as aforesaid, the Vendors are contracted with the Purchaser for sale of the said Property (containing a land area of 0.14 acre or 14 Sataks 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 Vendors have agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs. 21,17,500/- (Rupees twenty one lacs seventeen thousand five hundred) only.
- F. In connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-

- (i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;


L.T.I OF SUPRIYA PIYADA
By the pen of Mohidul Islam.


L.T.I OF RUPJAN BEOYAMONDA
By the pen of Mohidul Islam.



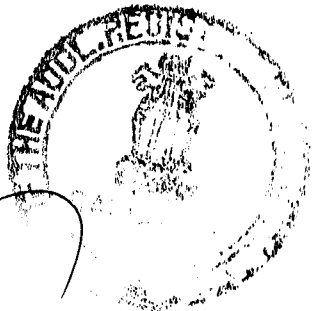
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- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchaser;
- (iii) That the Vendors are 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 Purchaser 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 Purchaser;
- (v) That save and except the Vendors 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 Vendors nor any of the predecessors-in-title of the Vendors 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 Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors 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 Vendors 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 Confirming Parties and on nomination to the Purchaser hereto, the Vendors have 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 the premises aforesaid and in pursuance of the said agreement and nomination and in consideration of the sum of Rs. 21,17,500/- (Rupees twenty one lacs seventeen thousand five hundred) only out of which a sum of Rs. 200000/- (Rupees two lacs) only has been paid by the Purchaser to the Vendors through the Confirming Parties and a sum of Rs. 1917500/- (Rupees nineteen lacs seventeen thousand) only has been paid by the Purchaser directly to the Vendors at or before the execution hereof (the receipt of which sum of Rs.2117500/- the Vendors do 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

I.T-I OF SUPRIYA PIYADA
By The Pen of Mchidul Islam


I.T-I OF RUPJAN BEOYA MONDAL
By The Pen of Mchidul Islam





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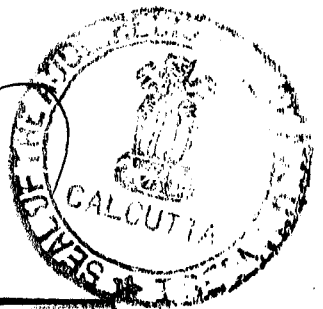
transferred assigned and assured or expressed or intended so to be and the Confirming Parties do hereby also acknowledge and confirm the receipt of reimbursement of the amount paid by them to the Vendors and otherwise paid or incurred by them in full and final settlement as recited hereinabove and of and from 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 Vendors do hereby grant sell convey transfer assign and assure and the Confirming Parties do hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 14 Satak or 0.14 acre more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian No. 102 and 190/6, 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 Vendors out of or upon the entirety of the said L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 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 Vendors or any person or persons from whom the Vendors 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 Vendors 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:


I.T-I OF SUPRIYA PIYADA
By The Pen of Mst. Mdul Salam



I.T-I OF RUPJAN BEDYA MONDAL
By The Pen of Mst. Mdul Salam.



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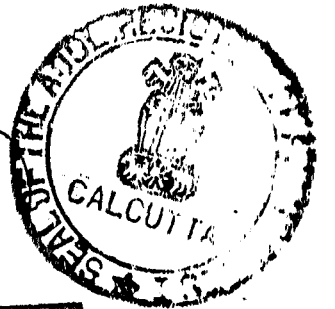


ADDITIONAL REGISTRAR
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- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or the Confirming Parties and each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are 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 Vendors and/or Confirming Parties have 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 Vendors have now in themselves 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 Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and their predecessors-in-title.
- (v) **AND THAT** notwithstanding anything contained in the Agreement for Sale or any act deed or thing by the Vendors or their 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 Vendors' entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dags.
- (vi) **AND THAT** the Purchaser 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


 L.T-I OF SUPRIYA PIYADA
 By The Pen of Mohiudul Islam

 
 L.T-I OF RUPJAN BEGYA MONDAL
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OF ASSURANCE COMPANY
- 7 MAY 2015



receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors 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 Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vii) **AND THAT** the Vendors 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 Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (viii) **AND THAT** the Confirming Parties have no claim whatsoever or howsoever on the said Property and all agreements and understanding whatsoever between the Vendors and the Confirming Parties in anyway relating to the said Property have stood completely extinguished without any outstanding dues or claims of the Confirming Parties on any account whatsoever or howsoever.

III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER 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 Vendors 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.


I.T.I OF SUPRIA PIYADA
By The Pen of Mohidul Islam.



I.T.I OF RUPJAN BEOYA  MONDAL
By The Pen of Mohidul Islam





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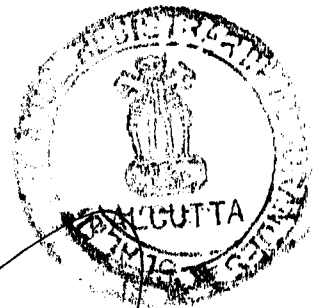
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 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 Vendors 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 Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchaser 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 Vendors 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 Vendors 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 Vendors hereinabove, the Vendors agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the representation or assurances made and/or contained on the part of the Vendors being found to be false and hereby grant and confer upon the Purchaser the irrevocable charge and lien in respect of any other land / property belonging to the Vendors as security for the obligations and liabilities of the Vendors.
- 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)


I.T.I OF SUPRIYA PIYADA
By The pen of Mohidul Islam


I.T.I OF RUPJAN BEOYA MONDAL
By The Pen of Mohidul Islam

See





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OF ASSURANCES-I, KOLKATA
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ALL THAT the pieces or parcels of lands containing an area of 0.14 Acre or 14 Sataks more or less together with residential rooms on part thereof measuring about 200 Square feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian No. 102 and 190/6, in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayet in the District of South 24 Parganas:-

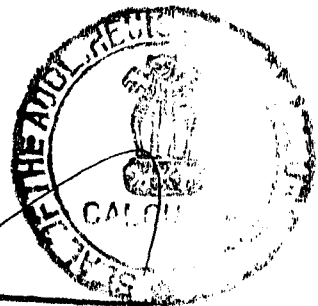
R.S. Dag	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 9	Dag No. 9 recorded in Khatian No. 102	Doba	0.04 Acre	0.003 Acre
Dag No. 10	Dag No. 10 recorded in Khatian No. 102	Bagan	0.23 Acre	0.011 Acre
Dag No. 11	Dag No. 11 recorded in Khatian No. 102	Bagan	0.35 Acre	0.019 Acre
Dag No. 12	Dag No. 12 recorded in Khatian No. 102	Doba	0.06 Acre	0.004 Acre
Dag No. 18	Dag No. 18 recorded in Khatian No. 102	Danga	0.28 Acre	0.014 Acre
Dag No. 23	Dag No. 23 recorded in Khatian No. 102	Bagan	0.31 Acre	0.015 Acre
Dag No. 26	Dag No. 26 recorded in Khatian No. 102	Danga	0.71 Acre	0.038 Acre
Dag No. 50	Dag No. 50 recorded in Khatian No. 102	Danga	0.45 Acre	0.022 Acre
Dag No. 51	Dag No. 51 recorded in Khatian No. 190/6	Bagan	0.33 Acre	0.014 Acre
		Totals:	2.76 Acre	0.14 Acre or 14 sataks

The entire R.S. Dag No. 9 is delineated in the Plan annexed hereto duly bordered thereon in **VIOLET** and the same is butted and bounded as follows:

On the North : By R.S. Dag No. 8;
 On the South : By R.S. Dag No. 12;
 On the East : By R.S. Dag No. 10; and
 On the West : By Public Road.


 I.T.I OF SUPRIYA PIYADA
 By The Pen of Motihdul Salam.


 I.T.I OF RUPJAN BEOYA MONDAL
 By The Pen of Motihdul Salam



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

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

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

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

The entire R.S. Dag No. 12 is delineated in the Plan annexed hereto duly bordered thereon in **PINK** and the same is butted and bounded as follows:

On the **North** : By R.S. Dag No. 9;
 On the **South** : By R.S. Dag No. 14;
 On the **East** : By R.S. Dag No. 11; and
 On the **West** : By Public Road.

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



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

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

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

On the **North** : Partly by each of R.S. Dag Nos. 24, 25 and 27;
 On the **South** : By R.S. Dag No. 50;


 I.T.-I OF SUPRIYA DIYADA
 By The Pen of Mohi dul Islam

 
 I.T.-I OF RUPJAN BEOYA MONDAL
 By The Pen of Mohi dul Islam



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

On the East : Partly by each of R.S. Dag Nos. 27, 40 and 41; and
On the West : Partly by each of R.S. Dag Nos. 19, 20 and 21.

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

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

The entire R.S. Dag No. 51 is delineated in the Plan annexed hereto duly bordered thereon in **CYAN** and the same is butted and bounded as follows:

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

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the abovenamed **VENDORS** at Kolkata
in the presence of:

১. স্বামী - বিজয়

স্বামী বিজয় কুমার স্বামী বিজয়

স্বামী - স্বামী - স্বামী, স্বামী

স্বামী - স্বামী স্বামী, স্বামী স্বামী-১৪৫

২. স্বামী স্বামী স্বামী

স্বামী স্বামী স্বামী স্বামী

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3. Dilwadi Mondal.

S/O - Rajeev Mondal.

Dakshin Chowkati

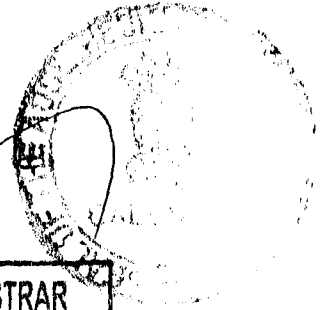
P.O. Chowkati,

P.S. Sonarpur.

Kat. 199

I.T.I OF SUPRIYA PIYADA
By The Pen of Mohidul Islam

I.T.I OF RUPJAN BEGYA MONDAL
By The Pen of Mohidul Islam



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2018

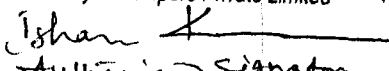
SIGNED SEALED AND DELIVERED

by the withinnamed **PURCHASER** at
Kolkata in the presence of:

- 1) Naviz Uddin Maitra
LT Ramjaya Ashi Maitra
VILL - Bode Hooghly
P.S - Sonaz Puz
P.O - Malaneta Malinagar

- 2) Mohidul Islam
S/O - Noor Mohammad molla.
Vill - Mirzapur.
P.O - Mallikpur.
P.S - Banipur.
KOL - 700145

For Antray Developers Private Limited

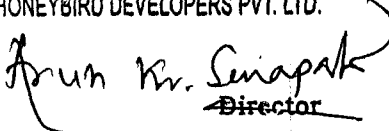
Ishan 
~~Authorized Signatory~~
~~Director~~
(ISHAN KARNANI)

SIGNED SEALED AND DELIVERED

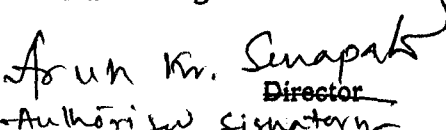
by the withinnamed **CONFIRMING**
PARTIES at Kolkata in the presence of:

- 1) Naviz Uddin Maitra
- 2) Mohidul Islam.

HONEYBIRD DEVELOPERS PVT. LTD.

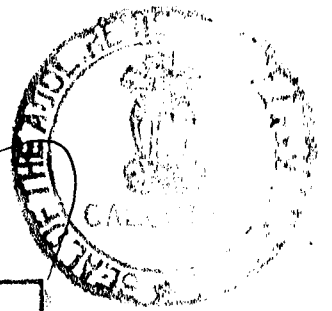
Arun K. Senapati 
~~Director~~
- Authorized Signatory

Petunia Heights Pvt. Ltd.

Arun K. Senapati 
~~Director~~
- Authorized Signatory
(ARUN KUMAR SENAPATI)

Read over and explained the
Contents of this documents to
Supriya Piyada and Rupjan
Beoya Mondal who have
understood the same.

Mohidul Islam



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Vendors the withinmentioned sum of Rs. 2117500/- (Rupees twenty one lacs seventeen thousand five hundred) only being the consideration in full payable under these presents to the Vendors (and out of which a sum of Rs. 200000/- paid by Confirming Parties to the Vendors subsequently reimbursed by the Purchaser to the Confirming Parties) and a sum of Rs. 1917500/- paid by the Purchaser to the Vendors as per details given in the Memo hereunder written

MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Cheque Number/Demand Draft Number	Date	Bank, Branch	Amount (in Rs. P.)
1.	058754	29.08.2013	Karnataka Bank, Park Street Branch	100000/-
2.	058755	29.08.2013	Karnataka Bank, Park Street Branch	100000/-
3.	026958	07.05.2015	Karnataka Bank, Kolkata-Overseas Branch	1210000/-
4.	860932	07.05.2015	Karnataka Bank, Kolkata-Overseas Branch	707500/-
Total:-				2117500/-

(Rupees twenty one lacs seventeen thousand five hundred) only

WITNESSES:

স্বাক্ষর - মোহিদুল ইসলাম
 উদ্ভোগ কর্তৃক মোহিদুল ইসলাম
 Dilwar Mondal
 Naziruddin Mustafi
 Mohidul Islam

L.T.I OF SUPRIYA PIYADA
 By The pen of Mohidul Islam.

L.T.I OF RUPJAN BEOYA MONDAL
 By The pen of Mohidul Islam

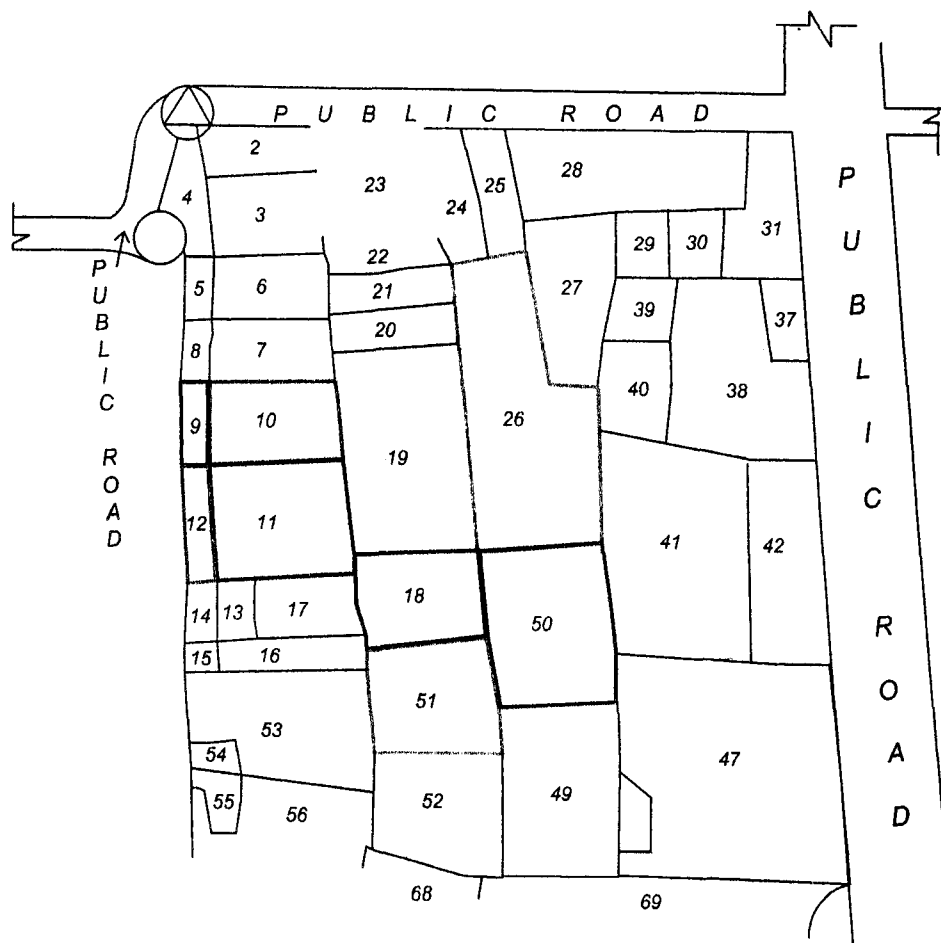
Drafted by me:
 Rohu Bagra, Advocate
 For, DSP Law Associates
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata-700001

f/1415/2010



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

PLAN SHOWING R.S. DAG NOS. 9, 10, 11, 12, 18, 23, 26, 50 AND 51 AT MOUZA-BAIKUNTHAPUR, J.L. NO.-36, POLICE STATION-BARUIPUR, 24-PARGANAS (SOUTH).



NOT TO SCALE



DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
9	0.003
10	0.011
11	0.019
12	0.004
18	0.014
23	0.015
26	0.038
50	0.022
51	0.014
TOTAL	0.14

L.T-I OF SUPRIYA PIYADA
By The Pen of Mohidul Islam

L.T-I OF RUPJAN BEOYA MONDAL
By The Pen of Mohidul Islam

For Antray Developers Private Limited

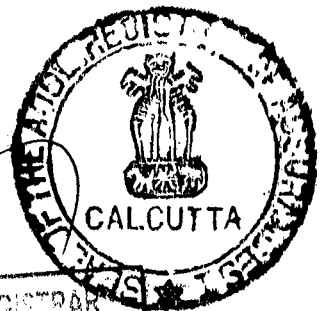
Ishan K.
Authorized Signatory
Director

HONEYBIRD DEVELOPERS PVT. LTD.












Arun Kr. Senapati
Authorized Signatory
Director












Petunia Heights Pvt. Ltd.












Arun Kr. Senapati
Authorized Signatory
Director

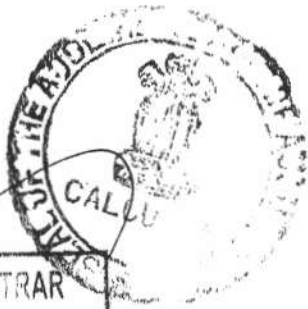


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

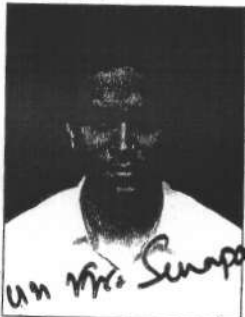










<i>Finger prints of the executant</i>					
 <p>I.T.I OF SUPRIYA PIYADA By The Pen of Mohi dul Islam</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>I.T.I OF RUPJAN BEOYA By The Pen of Mohi dul Islam</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015

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

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little











**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2015**

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 03772 / 2015, Deed No. (Book - I , 03905/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ishan Karnani 405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	 07/05/2015	 LTI 07/05/2015	<i>Ishan K.</i> 07/05/2015

II . Signature of the person(s) admitting the Execution at Office.

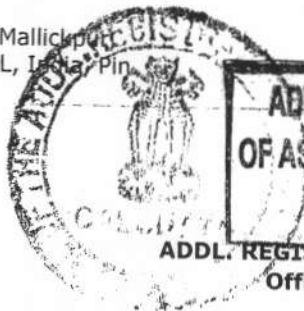
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Supriya Piyada Address -De Datta Para (Paschim), Hariharpur, Baruipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743353	Self	 07/05/2015	 LTI 07/05/2015	L.T-I OF SUPRIYA PIYADA By The pen of Moti dul Islam
2	Rupjan Beoya Mondal Address -11, Musalmanpara, Ward 22, Sonarpur, Thana:-Sonarpur, P.O. :-Chowhati, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149	Self	 07/05/2015	 LTI 07/05/2015	L.T-I OF RUPJAN BEOYA MONDAL By The pen of Moti dul Islam.
3	Arun Kumar Senapati Address -405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Confirming Party	 07/05/2015	 LTI 07/05/2015	<i>Arun Kr. Senapati</i>
4	Ishan Karnani Address -405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Self	 07/05/2015	 LTI 07/05/2015	<i>Ishan K.</i> 07/05/2015

Name of Identifier of above Person(s)

Mohidul Islam
Village:Mirzapur, Thana:-Baruipur, P.O. :-Mallickpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145

Signature of Identifier with Date

Moti dul Islam
07/05/15



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
= 7 MAY 2015
(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03905 of 2015
(Serial No. 03772 of 2015 and Query No. 1901L000009306 of 2015)

On 07/05/2015

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, 5, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 2189.00/-, on 07/05/2015

Amount by Draft

Rs. 23385/- is paid , by the draft number 863425, Draft Date 06/05/2015, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 07/05/2015

(Under Article : A(1) = 23287/- B = 2189/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 07/05/2015)

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.-21,17,500/-

Certified that the required stamp duty of this document is Rs.- 105896 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 105895/- is paid , by the draft number 863427, Draft Date 06/05/2015, Bank : State Bank of India, SHAKESPEAR SARANI, received on 07/05/2015

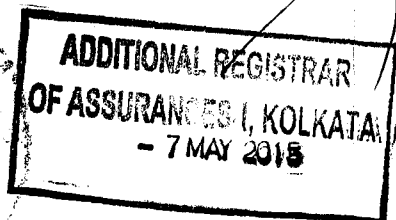
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14.00 hrs on :07/05/2015, at the Office of the A.R.A. - I KOLKATA by Ishan Karnani ,Claimant.

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

Execution is admitted on 07/05/2015 by

1. Supriya Piyada Alias Sufia Bibi, wife of Nur Mohammad , De Datta Para (Paschim), Hariharpur, Baruipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743353, By Caste Muslim, By Profession : Others
2. Rupjan Beoya Mondal Alias Rupi Bibi, wife of Sazed Mondal , 11, Musalmanpara, Ward 22, Sonarpur, Thana:-Sonarpur, P.O. :-Chowhati, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Muslim, By Profession : Others



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

07/05/2015 17:10:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03905 of 2015
(Serial No. 03772 of 2015 and Query No. 1901L000009306 of 2015)

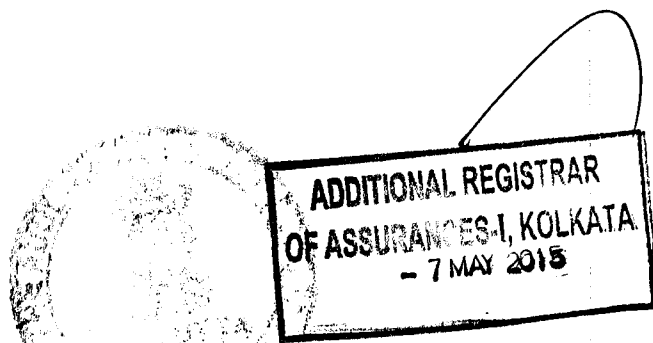
3. Arun Kumar Senapati
Authorized Signatory, Honeybird Developers Pvt. Ltd., 405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.

Authorized Signatory, Petunia Heights Pvt. Ltd., 405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

4. Ishan Karnani
Authorized Signatory, Antray Developers Pvt. Ltd., 405, Chandan Niketan, 4th Floor, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

Identified By Mohidul Islam, son of Noor Mohammad Molla, Village:Mirzapur, Thana:-Baruipur, P.O. :-Mallickpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Muslim, By Profession: Business.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA




(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA


07/05/2015 17:10:00

EndorsementPage 2 of 2

30a


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD JTK2785517
পরিচয় পত্র



Elector's Name Moidul Islam
নির্বাচকের নাম মইদুল ইসলাম
Father's Name Nur Mahammad Molla
পিতার নাম নূর মহম্মদ মোল্লা

Sex M
লিঙ্গ পুং
Age as on 1.1.2003 22
১.১.২০০৩-এ বয়স ২২

Moidul Islam

500

Address:
Mirjapur, Mallickpur, Baruipur, South 24 Parganas
700145

ঠিকানা :
মিরজাপুর, মল্লিকপুর, বারুইপুর, দক্ষিণ ২৪ পরগণা ৭০০১৪৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
Assembly Constituency: 104-Baruipur
বিধানসভা নির্বাচন ক্ষেত্র : ১০৪-বারুইপুর
District:South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা
Date: 09.07.2003 তারিখ: ০৯.০৭.২০০৩

0470825

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 3856 to 3879
being No 03905 for the year 2015.



MR

(Dinabandhu Roy) 11-May-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

DATED THIS 7th DAY OF May 2015

BETWEEN

SUPRIYA PIYADA & ANR.
... VENDORS

AND

ANTRAY DEVELOPERS PVT. LTD.
... PURCHASER

AND

HONEYBIRD DEVELOPERS PVT. LTD. & ANR.
... CONFIRMING PARTIES

CONVEYANCE

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