

3281/2017

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 378826

03/06/17  
09/169937/17  
Mr. R. S. 5,00,000/-

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

*[Signature]*

3 JUN 2017

Additional Registrar of Assurances-1, Kolkata

THIS INDENTURE OF CONVEYANCE made this 3<sup>rd</sup> day of June Two Thousand and Seventeen BETWEEN MOSARAF ALI MOLLA (also known as Masarak Molla) (PAN: AMFPM1318L), son of late Javed Ali Molla, by religion Muslim,

*[Signature]*  
*Mosaraf Ali Molla*

*Mosaraf Ali Molla*

12877.

Serial No. ....

Name. ....

Address. ....

Pragati Mahanta  
Licencee, State of Assam  
BACHULAM GUNJAN  
2 & 3, Banka Road, New Market  
Kolkata - 700 001

16 MAY 2017

16 MAY 2017




*M*

Identified by me.  
Maidul Salam  
s/o - Moti sid. Meha.  
vill - Misrapur.  
P.O - Mallickpur.  
P.S - Baranipur.  
KOL - 700115  
Occu - Business.

by occupation Business, by Nationality Indian, residing at Baidya Khunki Para, Baikunthapur, Baruipur, Police Station Baruipur, Post Office Dakshin Gobindopur, South 24-Parganas, PIN 743353 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED** (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G), a Company incorporated under the Companies Act, 1956, having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N), son of Mr. Kapil Swain, by religion Hindu, by occupation Service, by nationality Indian, of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur; **and (2) ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit No. 405, 4<sup>th</sup> Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, 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, of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur 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 0.8258 Satak (Decimal) or 0.008258 Acre more or less comprised in a portion of R.S. and L.R. Dag No. 17, recorded in L.R. Khatian Nos. 104 and 207, in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayet, 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**

*J. Mahabali Mehta* 



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ADMISSION  
OFFICE  
3 JUN 1941

**Property.** The facts about the Vendor deriving title to the said Property as represented by the Vendor to the Purchasers are as follows:-

- (i) That by a Deed of Exchange dated 7<sup>th</sup> May 1964 made between Amina Khatun as the First Party and Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (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 15 Sataks more or less in the entire R.S. Dag No. 17, recorded in R.S. Khatian No. 330, in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24-Parganas.
- (ii) That the said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in R.S. Dag No. 17 absolutely and in equal shares.
- (iii) That by virtue of a Deed of Partition dated 5<sup>th</sup> June 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 Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 2 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 13 Sataks out of the said R.S. Dag No.17, absolutely and forever.

*Handwritten signature: Mubrez Ali Malla*




*[Handwritten signature]*

ADDITIONAL SECRETARY  
OF AS  
- 3 JUN 1967

- (iv) That 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 and legal representatives who all upon his death inherited and became entitled to his entire part or share in the said 13 Sataks in R.S. Dag No. 17, absolutely and in equal shares.
- (v) That by a Sale Deed dated 17<sup>th</sup> February 1993 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 11 Pages 381 to 390 Being No. 959 for the year 1993, the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to one Asraf Molla, Mosaraf Ali Molla (also known as Mosraf Ali Molla) (the Vendor hereto), Akbar Ali Molla, Moslem Molla, Munsur Ali Molla, Noor Ali Molla, Rustam Ali Molla, Yusuf Molla, Yunus Ali Molla, Ahammad Ali Molla, Mohammad Ali Molla and Jamshed Molla in equal shares **ALL THAT** piece and parcel of land containing an area of 6 cottahs or 9.91 Satak or 0.0991 Acre more or less comprised in a portion of R.S. and L.R. Dag No. 17, recorded in L.R. Khatian Nos. 104 and 207, in Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur, in the District of South 24-Parganas, absolutely and forever.

- B. The Vendor has contracted with the Purchasers for sale of the said Property being his entire part or share in Dag No. 17 (containing a land area of 0.8258 Satak or 0.008258 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. 5,00,000.00 (Rupees five lacs) only.

 Mosaraf Ali Molla 



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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 Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 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.

 Masraf al-Molla 



*[Handwritten signature]*

- (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. 5,00,000.00 (Rupees five lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the piece and parcel of land containing an area of 0.8258 Satak or 0.008258 Acre more or less comprised in portion of R.S. and L.R. Dag No. 17, recorded in L.R. Khatian Nos. 104 and 207, in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayet, Police Station Baruipur, in the District of South 24-Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be

 Masrat ali malla 



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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 No. 17 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or any of them or their predecessors-in-title done omitted executed or knowingly

*F Masrab at Malla* 



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ADDITIONAL REGISTRAR

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 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 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 their predecessors-in-title;
- (v) **AND THAT** notwithstanding any act deed or thing by the Vendor or their predecessor-in-title the properties benefits and rights hereby granted sold

 Masrat Ali Malik



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conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the Dag comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dag;

- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispdens 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

 Masrab Ali Malla 



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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 Vendor, 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 Properties or common to other properties belonging to the Vendor, including the said Properties, its custody and also shall, at the like requests and costs of the Purchasers, deliver to the Purchasers attested or xerox copies therefrom as the Purchasers may require and will in the meantime, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled

**III. AND THE VENDOR 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;

*Masrab ali Malla* 



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10/10/2010

10/10/2010

- 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 West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or the Urban Land (Ceiling & Regulation) Act, 1976 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

JF Masrabihi Molla



*[Handwritten signature]*

ADDRESS  
OF  
- 3 July 2011

defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land / property belonging to the Vendor as security for the obligations and liabilities of the Vendor;

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

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 0.8258 Satak or 0.008258 Acre more or less together with residential room on part thereof measuring about 100 Square feet more or less situate lying at and comprised in portion of R.S. and L.R. Dag No. 17, 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, 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. 17 recorded in Khatian No.330	Dag No. 17 recorded in Khatian Nos. 104 and 207	Bagan	15 Sataks	0.008258 Acre or 0.8258 Satak

The portion admeasuring 9.91 Sataks or 0.0991 Acre more or less of R.S. Dag No. 17 of which 1/12<sup>th</sup> share is being conveyed by the Vendor to the Purchasers is hatched by 'YELLOW' border in the Plan annexed hereto and butted and bounded as follows:

*Z Masrah Ali Malla* 



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ADDITIONAL  
OFF ASSESSOR  
- 3 JUN 2017



On the North : By R.S. Dag No. 11;  
 On the South : By R.S. Dag No. 17;  
 On the East : By R.S. Dag No. 18; and  
 On the West : By R.S. Dag No. 17.

**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:

- 1) Atiyon Ali Malla  
 Chakindapur 24 Pargana  
 Barruipur - 700145
- 2) Sam Saddam Malla  
 Gobinda Pur  
 Barri Pur  
 700145

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

- 1) Dilip K. Mahata  
 C/o Dsp Ltd Associates  
 1B 2 2 Hare Street  
 Kol-01
- 2) Atiyon Ali Malla

Masrab Ali Malla  
 GTSATATAS GATAT - GATAT

Arrowline Conclave Pvt. Ltd.

Jalobanta Swain

Director/Authorized Signatory  
 (JASOBANTA SWAIN)

ANTRAY DEVELOPERS LLP

Anun Senapati  
 Partner/Authorized Signatory



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**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** from the withinnamed Purchasers the withinmentioned sum of Rs. 5,00,000.00 (Rupees five lacs) 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:**

<i>Sl. No.</i>	<i>By Cheque/ Demand Draft No.</i>	<i>Date</i>	<i>Bank and Branch</i>	<i>Amount (in Rs.)</i>
1.	251970	02.06.2017	Karnataka Bank Limited, Overseas Branch Kolkata	2,50,000.00
2.	251971	02.06.2017	Karnataka Bank Limited, Overseas Branch Kolkata	2,50,000.00
			<b>Total</b>	<b><u>5,00,000.00</u></b>

(Rupees five lacs) only.

Masrur Ali Malla

(VENDOR)

**WITNESSES:**

Atiyon Ali Malla  
Soni Suddin Malla

Drafted by me:  
*Frank Bagan* Advocate  
For, DSP Law Associates  
4D, Nicco House,  
1B & 2, Hare Street  
Kolkata - 700 001  
F - 1415/2010.



*[Handwritten mark]*

... 7 JUN 2011

DATED THIS 3<sup>rd</sup> DAY OF JUNE 2017

BETWEEN

MOSARAF ALI MOLLA

...VENDOR

AND

ARROWLINE CONCLAVE PVT. LTD. & ANR.

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA-700001.

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**PLAN SHOWING R.S. DAG NO. 17 AT MOUZA-BAIKUNTHAPUR, J. L. NO. 36, POLICE STATION-BARUIPUR, DISTRICT-24-PARGANAS (SOUTH) UNDER HARIHARPUR GRAM PANCHAYET, BARUIPUR PANCHAYET SAMITY, BORDERED IN "YELLOW".**

HATCHED

AS



DAG NO.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
17	0.8258
<b>TOTAL:</b>	<b>0.8258</b>

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain

Authorized Signatory

ANTRAY DEVELOPERS LLP

Arjun Senapati

Partner/Authorized Signatory

Masruf Ali Mulla



**VENDOR**












**PURCHASERS**














3 JUN 2011



<i>Finger prints of the executant</i>					
 <i>Masrah at malle</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 Suain</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 Sanyal</i> <i>Arun Sanyal</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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ADDITIONAL COPY  
OF ASSOCIATION  
- 3 JUN 2016

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARROWLINE CONCLAVE PRIVATE  
LIMITED



26/04/2013

Permanent Account Number

AALCA6048G

24052013

Arrowline Conclave Pvt. Ltd.

Jacobanta Swain

Director/Authorized Signatory





Jasobanta Swain





ANTRAY DEVELOPERS LLP

*Jo un Sinapat*

Partner/Authorized Signatory







अरुण सेनापति



आयकर विभाग  
INCOME TAX DEPARTMENT

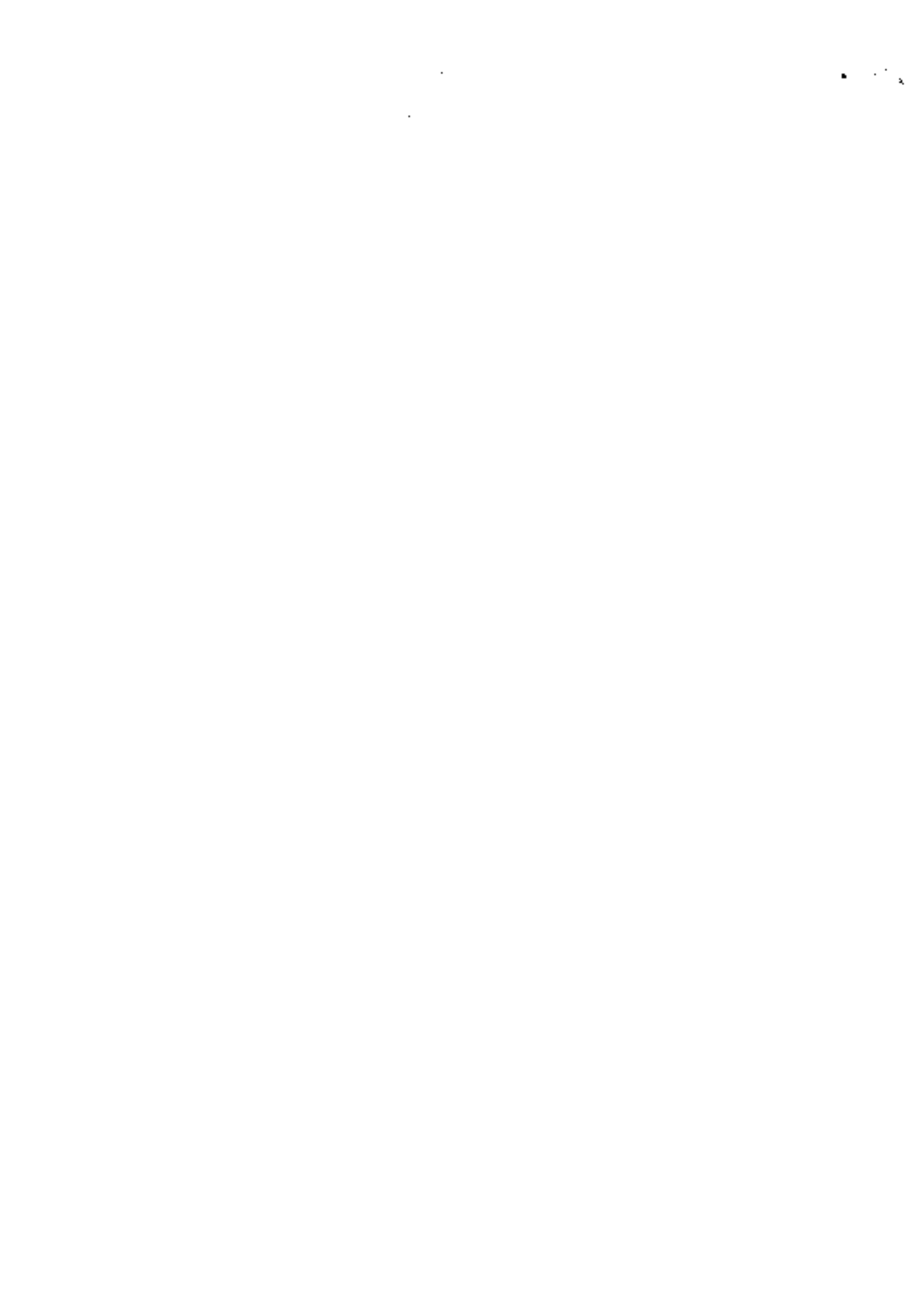
भारत सरकार  
GOVT. OF INDIA

MOSARAF ALI MOLLA  
JARED ALI MOLLA

14/04/1969  
Permanent Account Number  
AMFPM1318L

*Mosarab Ali Molla*  
Signature

*Mosarab Ali Molla*





ভারত সরকার  
Government of India



সাধারণ মানি মোল্লা  
Mosaraf Ali Molla  
পিতা : জাবেদ আলি মোল্লা  
Father : Jabed Ali Molla

স্বাক্ষরিত / DOB: 01/01/1967  
পুরুষ / Male



4748 2584 2572

আধার - সাধারণ মানুষের অধিকার

Mosaraf Ali Molla



ज.प.वि.  
पंजाब विश्वविद्यालय, पंजाब  
पटियाला

~~पंजाब विश्वविद्यालय, पंजाब~~  
~~पंजाब विश्वविद्यालय, पंजाब~~

Address: Bakumthaga,  
South 24 Parganas, Dakshin  
Chandernagar, West Bengal  
753145

4748 2584 2572



Medicof. dot media



MAIDUL ISLAM



Maidul Islam

DOB: 07/09/1982

MALE



7154 1808 9383

**MERA AADHAAR, MERI PEHCHAN**

Maidul Islam



आधार

██████████ प्रौद्योगिकी  
██████████ INDIA

**Address**

S/O Nur Mohammad Molla, Vill- Mirzapur,  
PO- Mallickpur, PS- Barupur, Akna  
Mirzapur, South 24 Parganas,  
West Bengal - 700145



100 100 100

100 100 100

100 100 100

P.O. Box No. 1234,  
Barpeta-781 001

Maidul Islam



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

GRN: 19-201718-001647524-1  
GRN Date: 02/06/2017 17:57:27  
BRN: 334975888

Payment Mode Online Payment

Bank: HDFC Bank  
BRN Date: 02/06/2017 17:58:11

DEPOSITOR'S DETAILS

Id No.: 19010000769937/1/2017  
[Query No./Query Year]

Name: ISHA HOLDINGS LIMITED  
Contact No.: Mobile No.: +91 9903010400  
E-mail:  
Address: 52A S P SARANI, KOLKATA-17  
Applicant Name: Org 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	19010000769937/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	25020
2	19010000769937/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	5098

Total

30118

In Words: Rupees Thirty Thousand One Hundred Eighteen only

*am*



*[Handwritten signature]*

12/10/2001

## Major Information of the Deed

Deed No :	I-1901-03334/2017	Date of Registration	03/06/2017
Query No / Year	1901-0000769937/2017	Office where deed is registered	
Query Date	01/06/2017 3:00:47 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, 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. 5,00,000/-	Rs. 5,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 25,120/- (Article:23)	Rs. 5,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :



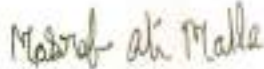
District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur

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-17	RS-330	Bastu	Bagan	0.8258 Dec	4,25,000/-	4,25,000/-	Width of Approach Road: 2 Ft.,
<b>Grand Total :</b>					<b>.8258Dec</b>	<b>4,25,000 /-</b>	<b>4,25,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>75,000 /-</b>	<b>75,000 /-</b>	

### Seller Details :







Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>MOSARAF ALI MOLLA,</b> (Alias: Masarak Molla) Son of Late Javed Ali Molla Executed by: Self, Date of Execution: 03/06/2017 , Admitted by: Self, Date of Admission: 03/06/2017 ,Place : Office			
		03/06/2017	LTI 03/06/2017	03/06/2017
Baidya Khunki Para, Baikunthapur, P.O:- Dakshin Gobindopur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743353 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AMFPM1318L, Status :Individual				



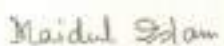
**Buyer Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>ARROWLINE CONCLAVE PRIVATE LIMITED ( Private Limited Company )</b> 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
2	<b>ANTRAY DEVELOPERS LLP ( LLP )</b> 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	Name	Photo	Finger Print	Signature
	<b>Mr Jasobanta Swain</b> Son of Mr Kapil Swain Date of Execution - 03/06/2017, , Admitted by: Self, Date of Admission: 03/06/2017, Place of Admission of Execution: Office	 <small>Jun 3 2017 12:34PM</small>	 <small>LTI 03/06/2017</small>	 <small>03/06/2017</small>
	304, Chandan Niketan, 52A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BAQPS7097N Status : Representative, Representative of : ARROWLINE CONCLAVE PRIVATE LIMITED (as Authorised Signatory)			
2	Name	Photo	Finger Print	Signature
	<b>Mr Arun Senapati (Presentant)</b> Son of Mr Swapan Senapati Date of Execution - 03/06/2017, , Admitted by: Self, Date of Admission: 03/06/2017, Place of Admission of Execution: Office	 <small>Jun 3 2017 12:31PM</small>	 <small>LTI 03/06/2017</small>	 <small>03/06/2017</small>
	304, Chandan Niketan, 52A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: CJYPS1829J Status : Representative, Representative of : ANTRAY DEVELOPERS LLP (as Authorised Signatory)			

**Identifier Details :**

Name & address	
Mr Maidul Islam Son of Mr Noor Muhammad Molla Vill-Mirzapur, P.O:- Mallikpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of MOSARAF ALI MOLLA, Mr Jasobanta Swain, Mr Arun Senapati	03/06/2017
	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED-0.4129 Dec,ANTRAY DEVELOPERS LLP-0.4129 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED-50 Sq Ft,ANTRAY DEVELOPERS LLP-50 Sq Ft

**Endorsement For Deed Number : I - 190103334 / 2017**

**On 03-06-2017**

**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.

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

Presented for registration at 12:12 hrs on 03-06-2017, at the Office of the A.R.A. - I KOLKATA by Mr Arun Senapati .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 5,00,000/-

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

Execution is admitted on 03/06/2017 by MOSARAF ALI MOLLA, Alias Masarak Molla, Son of Late Javed Ali Molla, Baldya Khunki Para, Baikunthapur, P.O: Dakshin Gobindopur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743353, by caste Muslim, by Profession Business

Indetified by Mr Maidul Islam, , Son of Mr Noor Muhammad Molla, Vill-Mirzapur, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

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

Execution is admitted on 03-06-2017 by Mr Jasobanta Swain, Authorised Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED (Private Limited Company), 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Maidul Islam, , Son of Mr Noor Muhammad Molla, Vill-Mirzapur, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

Execution is admitted on 03-06-2017 by Mr Arun Senapati, Authorised Signatory, 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

Indetified by Mr Maidul Islam, , Son of Mr Noor Muhammad Molla, Vill-Mirzapur, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,098/- ( A(1) = Rs 5,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2017 5:58PM with Govt. Ref. No: 192017180016475241 on 02-06-2017, Amount Rs: 5,098/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 334975888 on 02-06-2017, Head of Account 0030-03-104-001-16



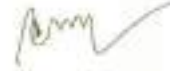


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,020/- and Stamp Duty paid by Stamp Rs 100/-  
By online = Rs 25,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12877, Amount: Rs.100/-, Date of Purchase: 16/05/2017, Vendor name: S Tiwari  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/06/2017 5:58PM with Govt. Ref. No: 192017180016475241 on 02-06-2017, Amount Rs: 25,020/-, Bank  
HDFC Bank (HDFC0000014), Ref. No. 334975888 on 02-06-2017, 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**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 105748 to 105781

being No 190103334 for the year 2017.



Digitally signed by MALAY  
CHAKRABORTY  
Date: 2017.06.03 14:34:30 +05:30  
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 6/3/2017 2:34:30 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)