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V 089766

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.

Additional Registrar
of Assurances-I, Kolkata
22-9-15

QNO-728712/15
REV 20072800

THIS INDENTURE OF CONVEYANCE made this 22nd day of September Two Thousand and Fifteen BETWEEN (1) MOLLA NOORALI (also known as Noor Ali Molla) (PAN: CUYPM0773Q), son of Late Moraddi (also known as Moraddi Molla and Monor Ali Molla), by religion Muslim, by occupation Cultivation, residing at Baidya Khunki Para, Baikunthapur, District-South 24-Parganas, PIN-700 145, Post Office-

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ইউসুফ মোল্লা
ইউসুফ মোল্লা

67657

DSP LAW ASSOCIATES

4D Nicco House

NAME.....
ADD.....
Rs.....

1B & 2 Mare Street,
Kolkata 700001

- 6 AUG 2015

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

• 6 AUG 2015

• 6 AUG 2015

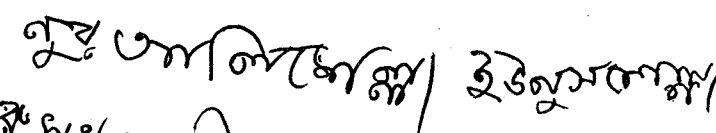


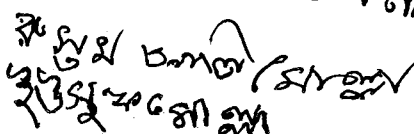
Identified by me
Maidul Islam
s/o - Noor Md. Molla
vill - Mirzapur.
p.o - Mallikpur.
p.s - Banipur.
Dist - 24 parganas(s.)
Pin - 700145
Occu - Business.

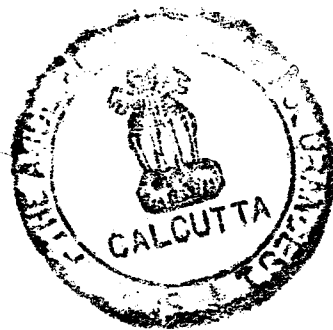
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 SEP 2015

Gobindapur, Police Station-Baruipur; (2) **MOLLA RUSTAM** (also known as Rustam Ali Molla) (PAN: CUIPM8939C), son of Late Manoruddi (also known as Manoruddin Molla and Monor Ali Molla), by religion Muslim, by occupation Cultivation, residing at Baidya Khunki Para, Baikunthapur, District-South 24-Parganas, PIN-700 145, Post Office-Gobindapur, Police Station-Baruipur; (3) **MOLLA YSUF** (also known as Molla Ysuf, Yusuf Molla and Ysuf Molla) (PAN: CUEPM1899R), son of Late Manoruddi (also known as Monor Ali Molla), by religion Muslim, by occupation Cultivation, residing at Baidya Khunki Para, Baikunthapur, District-South 24-Parganas, PIN-700 145, Post Office-Gobindapur, Police Station-Baruipur; and (4) **MOLLA YUNUS** (also known as Yunus Ali Molla) (PAN: CUYPM0774K), son of Late Manoruddi (also known as Manoruddin Molla and Monor Ali Molla), by religion Muslim, by occupation Cultivation, residing at Baidya Khunki Para, Baikunthapur, District-South 24-Parganas, PIN-700 145, Post Office-Gobindapur, Police Station-Baruipur; hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their 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-700017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N), son of Mr. Kapil Swain of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur and (2) **ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its Registered Office at Unit No. 405, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J), son of Mr. Swapan Senapati of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur and hereinafter 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:**









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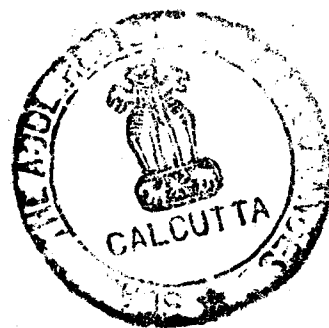
ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
22 SEP 2015

WHEREAS:-

A. The Vendors have approached the Purchasers for absolute freehold sale and transfer of **ALL THAT** the pieces and parcels of lands containing an area of 0.5827 Acre or 58.27 Sataks (Decimals) more or less 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 Nos. 227, 102, 260, 190/3, 190/5 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 Purchasers 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 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 and Javed Ali Molla) (since deceased), Tamir Ali Molla and Monorali Molla (also known as Monoruddin 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, Javed 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 Sukhjan Bibi (also known as Supriya Piyada) and

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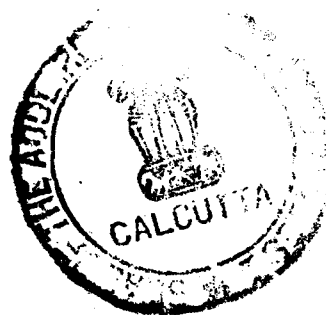
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Rupjan Bibi (also known as Rupjan Beoya Mondal) and the aforesaid brothers namely Wahed Molla (since deceased), Javed Ali Molla (since deceased), Tamir Ali Molla (since deceased) and Monorali Molla (since deceased) and one sister namely Rashmoni Bibi (since deceased) 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 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. Accordingly each of the said the four brothers became entitled to $28/135^{\text{th}}$ part or share of and in the Larger Property and the said Rashmoni Bibi became entitled to $28/270^{\text{th}}$ part or share of and in the Larger Property.

- (iv) That by a sale deed dated 10th March 1982 and registered with the Sub Registrar Baruipur in Book No. I Volume No. 19 Pages 267 to 271 Being No. 1461 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 the said Monoruiddin Molla All That portion admeasuring 20.25 Sataks out the Larger Property and their other properties which, inter alia, included 14.416 Sataks out of the Larger Property comprising of 7.35 Sataks more or less of the said Rashmoni Bibi and the remaining 7.066 Sataks more or less of the said Sukjan Bibi and Rupjan Bibi, absolutely and forever.
- (v) That the said Monorali Molla thus became entitled to one-fifth share as heir of the said Badsha Molla, $1/135^{\text{th}}$ share as heir of the said Tuko Bibi together with 0.14416 Acre more or less purchased by the Sale Deed dated 10th March 1982 aggregating to 0.72409 Acre more or less out of the Larger Property.
- (vi) That the said Monorali Molla died intestate leaving him surviving his wife namely Shamat Banu (since deceased), four sons namely Noor Ali Molla (the Vendor No. 1 hereto), Rustam Ali Molla (the Vendor No. 2 hereto), Yusuf Molla (the Vendor No. 3 hereto) and Yunus Ali Molla (the Vendor No. 4 hereto) and two daughters namely Rabijan Gazi (also known as Rabijan Bibi and Rabiran Bibi) and Mariyam Mandal (also known as Mariyam Mondal), as his only heirs and legal representatives who all

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22 SEP 2015

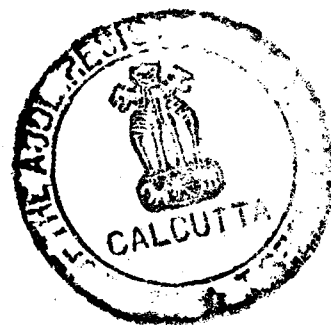
upon his death inherited and became entitled to his entire part or share of and in the Larger Property with his wife inheriting undivided $1/8^{\text{th}}$ part or share, each of the four sons inheriting undivided $7/40^{\text{th}}$ part or share and each of the daughters inheriting undivided $7/80^{\text{th}}$ part or share in the estate of Monorali Molla.

- (vii) That the said Shamat Banu died intestate leaving her surviving her said four sons namely the said Noorali Molla, Rustam Molla, Yusuf Molla, Yunus Molla and said two daughters namely Rabijan Gazi and Mariyam Mandal 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 with each of her four sons inheriting undivided one-fifth and each of the daughters inheriting one-tenth part or share in the estate of Shamat Banu.
- (viii) That the said Rashmoni Bibi, died intestate leaving her surviving her four daughters namely Suratan Bibi (since deceased), Kanchan Mondal (also known as Kanchan Bibi Mondal) (since deceased), Hiranman Bibi, Ariga Bibi (also known as Anja Bibi) (since deceased) as her heirs and legal representatives in respect of two third of her estate who all four upon her death inherited and became entitled to two-third of her entire part or share of and in the said Larger Property absolutely and in equal shares. The Husband of Rashmoni Bibi namely Kurban Molla predeceased her.
- (ix) That the Vendors hereto as four of the sons of Monor Ali Molla (brother of the said Rashmoni Bibi) inherited and became entitled to a part or share of the estate of Rashmoni Bibi.
- (x) That by virtue of inheritance from Monorali Molla, Shamat Banu and Rashmoni Bibi, the Vendors hereto became entitled to 58.27 Sataks more or less being the said Property.

B. The Vendors have contracted with the Purchasers for sale of the said Property (containing a land area of 0.5827 Acre or 58.27 Sataks more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendors have agreed to sell and the Purchasers have agreed to purchase the same

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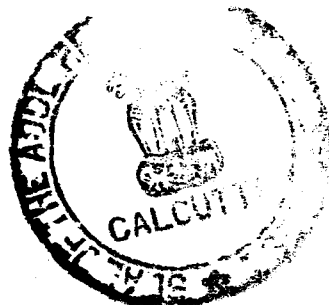
**ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
22 SEP 2015**

at and for a final total consideration of Rs. 2,00,72,800/- (Rupees two crores seventy two thousand eight hundred) only.

C. 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 Purchasers 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, 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 Vendors to the Purchasers;
- (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 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 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;

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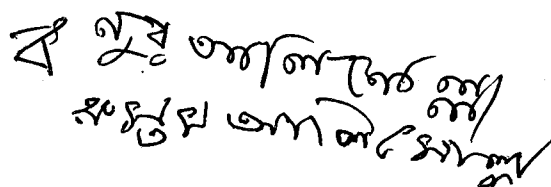
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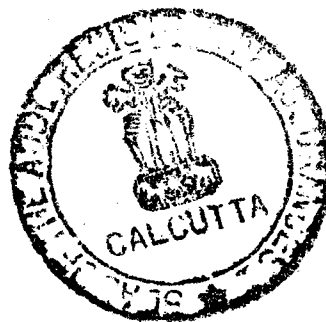
ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
22 SEP 2011

- (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 Purchasers 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 pursuance of the said agreement and in consideration of the sum of Rs. 2,00,72,800/- (Rupees two crores seventy two thousand eight hundred) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof 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 Purchasers 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 unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 58.27 Sataks or 0.5827 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 Nos. 227, 102, 260, 190/3, 190/5 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


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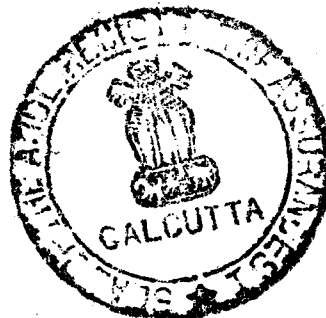
ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
22 SEP 2018

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 or any of them 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 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASERS
as follows:

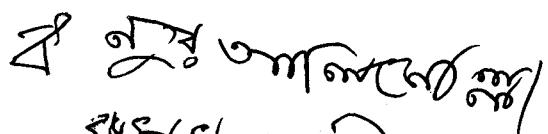
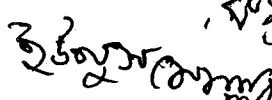
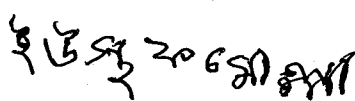
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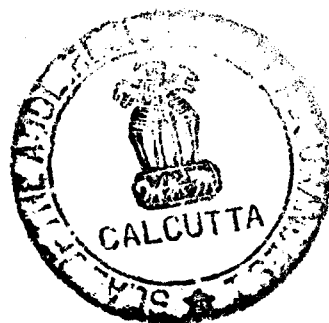
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ADDITIONAL REGISTRAR
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22 SEP 2015

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or his 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 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 Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the 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 or any of them or their predecessors-in-title;

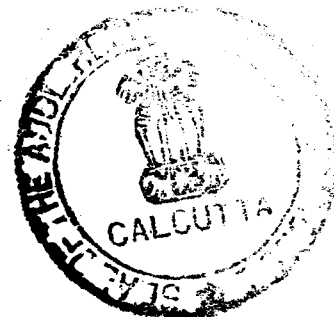


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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 SEP 2015

- (v) **AND THAT** notwithstanding anything contained in the said 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 Purchasers 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 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 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 lispendens 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 any of them 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 or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more

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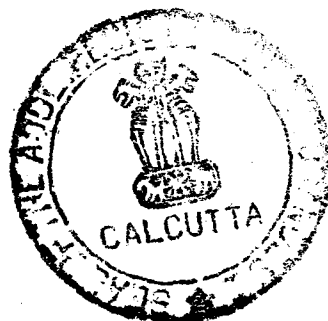
perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

- (viii) **AND ALSO THAT** the Vendors, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchaser produce or cause to be produced to the Purchasers or to its attorneys or agents for inspection the title deeds in connection with the said Property or common to other properties belonging to the Vendors, including the said Property, its custody and also shall, at the like requests and costs of the Purchasers, deliver to the Purchasers attested or xerox copies therefrom as the Purchasers may require and will in the meantime, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled

III. AND THE VENDORS DO 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 Vendors or any of them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act,

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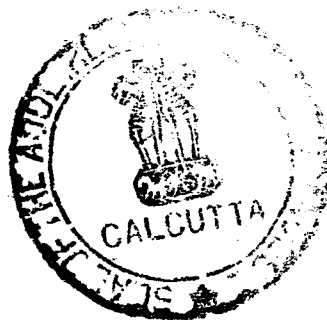
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OF ASSURANCES - KOLKATA
22 SEP 2015

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 Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendors have 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 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 agree 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 or any of them 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 Purchasers 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.


 ২৬ জুন ২০১৬ খ্রিস্টাব্দ
 ২৬ জুন ২০১৬ খ্রিস্টাব্দ
 ২৬ জুন ২০১৬ খ্রিস্টাব্দ



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 SEP 2015

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

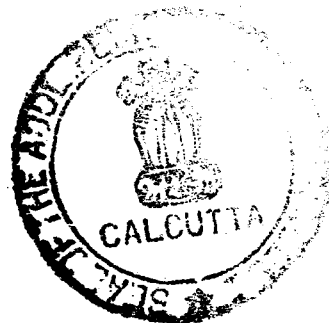
THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT the pieces or parcels of lands containing an area of 58.27 Sataks or 0.5827 Acre more or less together with residential rooms on part thereof measuring about 800 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 (as described below) recorded in L.R. Khatian Nos. 227, 102, 260, 190/3, 190/5 and 190/6, 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. 9 recorded in Khatian No.374	Dag No. 9 recorded in Khatian Nos. 227, 102 and 260	Doba	0.04 Acre	0.0097 Acre or 0.97 Sataks
Dag No. 10 recorded in Khatian No.374	Dag No. 10 recorded in Khatian Nos. 227, 102 and 260	Bagan	0.23 Acre	0.0484 Acre or 4.84 Sataks
Dag No. 11 recorded in Khatian No.275	Dag No. 11 recorded in Khatian Nos. 227, 102 and 260	Bagan	0.35 Acre	0.0732 Acre or 7.32 Sataks
Dag No. 12 recorded in Khatian No.275	Dag No. 12 recorded in Khatian Nos. 227, 102 and 260	Doba	0.06 Acre	0.0142 Acre or 1.42 Sataks

[Handwritten signatures and notes in Bengali script]



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 SEP 2015

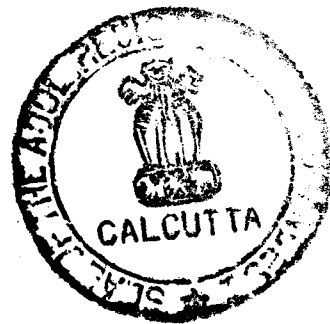
Dag No. 18 recorded in Khatian No.236	Dag No. 18 recorded in Khatian Nos. 227, 102 and 260	Danga	0.28 Acre	0.0588 Acre or 5.88 Sataks
Dag No. 23 recorded in Khatian No.548	Dag No. 23 recorded in Khatian Nos. 227, 102 and 260	Bagan	0.31 Acre	0.0658 Acre or 6.58 Sataks
Dag No. 26 recorded in Khatian No.241	Dag No. 26 recorded in Khatian Nos. 227, 102 and 260	Danga	0.71 Acre	0.1491 Acre or 14.91 Sataks
Dag No. 50 recorded in Khatian No.453	Dag No. 50 recorded in Khatian Nos. 227, 102 and 260	Danga	0.45 Acre	0.0931 Acre or 9.31 Sataks
Dag No. 51 recorded in Khatian No.453	Dag No. 51 recorded in Khatian No. 190/3, 190/5 and 190/6	Bagan	0.33 Acre	0.0704 Acre or 7.04 Sataks
		Totals:	2.76 Acre	0.5827 Acre or 58.27 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 Mouza Gobindapur.

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33920681870



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
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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.

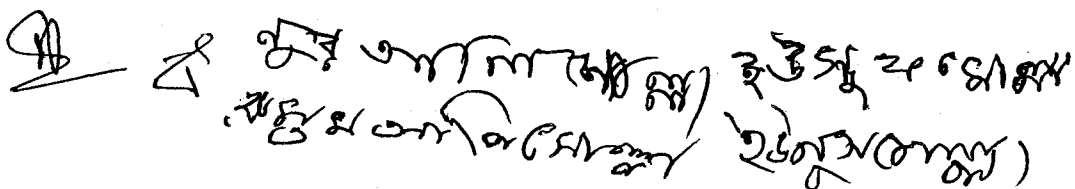
The entire R.S. Dag No. 12 is delineated in the Plan annexed hereto duly bordered thereon in **PINK** and the same is butted and bounded as follows:

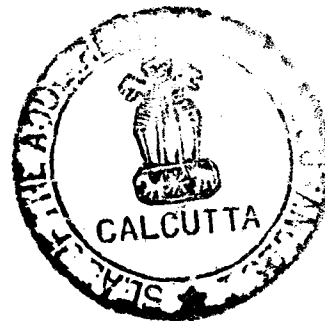
On the North : By R.S. Dag No. 9;
 On the South : By R.S. Dag No. 14;
 On the East : By R.S. Dag No. 11; and
 On the West : By Mouza Gobindapur.

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:

 The block contains a handwritten signature on the left and several lines of text in Devanagari script. The text appears to be a formal declaration or a note related to the land records, mentioning the date '23/5/2018' and the name 'Rajendra Kumar'.



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
22 SEP 2015

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;
 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:

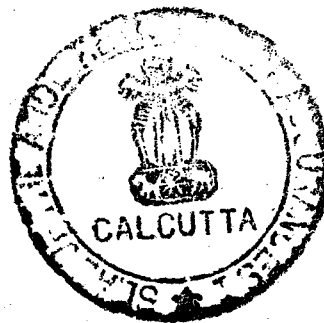
On the **North** : By R.S. Dag No. 26;
 On the **South** : By R.S. Dag No. 49;
 On the **East** : Partly by each of R.S. Dag Nos. 41 and 47; and
 On the **West** : Partly by each of R.S. Dag Nos. 18 and 51.

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.

Handwritten signature and text in Odia script.



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ADDITIONAL REGISTRAR
OF ASSURANCES - CALCUTTA
22 SEP 2015

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:

1) Roshid Ali Molla
c/o - Rustam Ali Molla
vill - Baskhatapur
P.O. - Gobindapur
P.S. - Buruipur Dist - 24 Pgs (S)
Pin - 74

২৪ বরুইপুর/০৭/১১
রুস্তাম আলি মল্লা (স্বাক্ষর)
২৪ পৃষ্ঠা ২৫-২৬/০৭/১১
২৪ বরুইপুর/০৭/১১

1) Roshemana Mondal

D/O - Yusuf Molla
vill - B-1 Brahmapur place
P.S. - Basdmoni
P.O. - Brahmapur Bolla Dist - 24 P.G.S (S)
Pin - 96

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

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

1. Subhan Narker
CLDSP Law Associates.
4D, Nicco House
1B & 2, Hare Street.
Kolkata - 700001.
2. Dilip Kr. Mahanta
CLDSP Law Associates
4D Nicco House
1B & 2 Hare Street
Kod - 700001

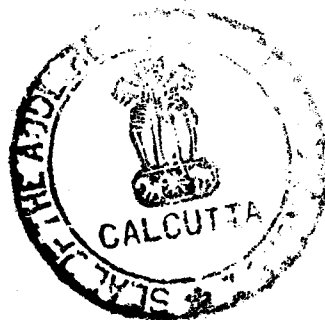
ANTRAY DEVELOPERS LLP

Arun Sanyal
Partner/Authorized Signatory

3. মোস্তাফিজ (স্বাক্ষর)
মোস্তাফিজ মুন্স
মোস্তাফিজ মুন্স
700145
মো. মোস্তাফিজ মুন্স

Read over and explained the
contents of this document in
Bengali language to Molla Noorali,
Molla Rustam, Molla Yusuf and
Molla Yunus who have understood
the same.

Maidul Islam.



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
22 SEP 2015

RECEIPT AND MEMO OF CONSIDERATION:

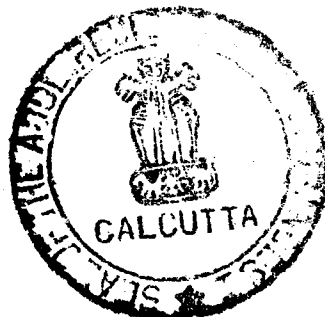
RECEIVED from the within named Purchasers the withinmentioned sum of Rs.2,00,72,800/- (Rupees two crores seventy two thousand eight hundred) only being the consideration in full payable under these presents to the Vendor as per details given in the Memo hereunder written:

MEMO OF CONSIDERATION:

<i>Sl. No.</i>	<i>By Demand Draft</i>	<i>Date</i>	<i>Bank and Branch</i>	<i>Paid by</i>	<i>Paid to</i>	<i>Amount (in Rs.)</i>
1.	045902	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Noor Ali Molla	24,84,009/-
2.	045907	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Antray Developers LLP	Noor Ali Molla	24,84,009/-
3.	045903	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Rustam Ali Molla	24,84,009/-
4.	045906	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Antray Developers LLP	Rustam Ali Molla	24,84,009/-
5.	026998	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Yusuf Molla	24,84,009/-

Handwritten signature

Handwritten notes in Bengali script:
 ২৪,৮৪,০০৯/-
 ২৪,৮৪,০০৯/-
 ২৪,৮৪,০০৯/-

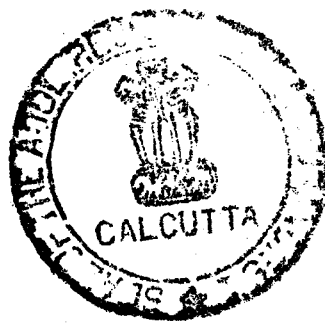


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ADDITIONAL REGISTRAR
OF ASSurances / CALCUTTA
22 SEP 2015

6.	045905	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Antray Developers LLP	Yusuf Molla	24,84,009/-
7.	026999	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Yunus Ali Molla	24,84,009/-
8.	045910	16-09-2015	Karnataka Bank Ltd., Park Street, Kolkata	Antray Developers LLP	Yunus Ali Molla	24,84,009/-
9.	Deduction of TDS			Arrowline Conclave Private Limited	Noor Ali Molla	25,091/-
10.	Deduction of TDS			Antray Developers LLP	Noor Ali Molla	25,091/-
11.	Deduction of TDS			Arrowline Conclave Private Limited	Rustam Ali Molla	25,091/-
12.	Deduction of TDS			Antray Developers LLP	Rustam Ali Molla	25,091/-
13.	Deduction of TDS			Arrowline Conclave Private Limited	Yusuf Molla	25,091/-
14.	Deduction of TDS			Antray Developers LLP	Yusuf Molla	25,091/-

নূর আলি মল্লা
 রুস্তাম আলি মল্লা
 ইউসুফ আলি মল্লা
 ইউসুফ আলি মল্লা



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ADDITIONAL REGISTRAR
OF ASSURANCE - CALCUTTA
2 SEP 2015

15.	Deduction of TDS	Arrowline Conclave Private Limited	Yunus Ali Molla	25,091/-
16.	Deduction of TDS	Antray Developers LLP	Yunus Ali Molla	25,091/-
			TOTAL:	<u>2,00,72,800/-</u>

(Rupees two crores seventy two thousand eight hundred) only.

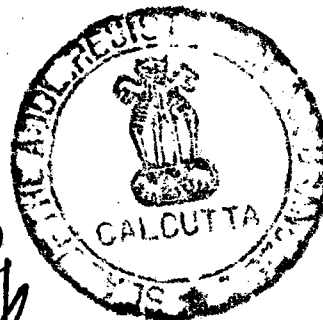
Handwritten signatures and text in Bengali script, likely representing the vendors.

(VENDORS)

WITNESSES:

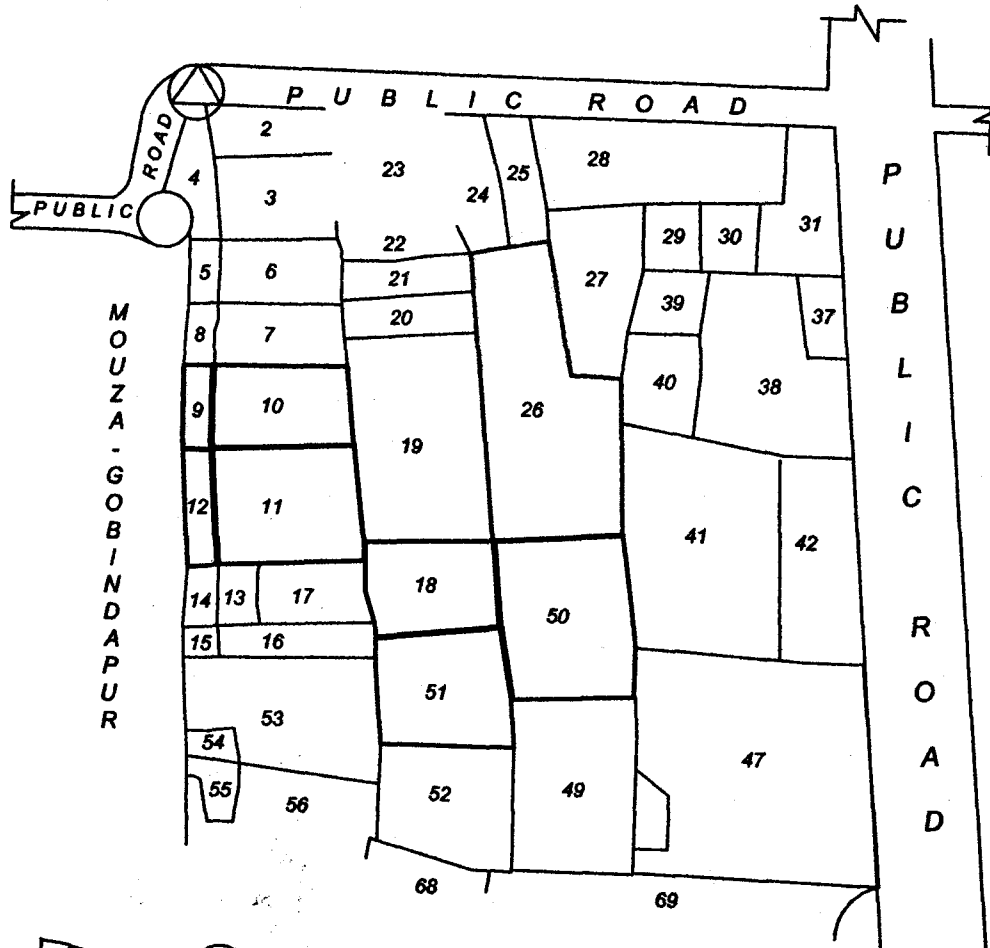
- i) Rashid Ali Molla
- ii) Rashemara Mondal
- iii) দেবীপ্রিয় বসু

Drafted by me:
Ratik Bhowmik, Advocate
 For, DSP Law Associates
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata-700001
 F/1415/2010



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
22 SEP 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).**



স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

NOT TO SCALE



Arrowline Conclave Pvt. Ltd.

Jasobanta Swaen

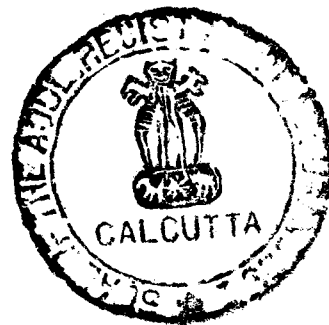
Director/Authorized Signatory

ANTRAY DEVELOPERS LLP

Arun Senapati

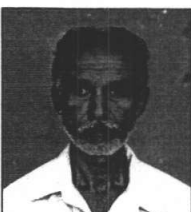
Partner/Authorized Signatory

DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
9	0.0097
10	0.0484
11	0.0732
12	0.0142
18	0.0588
23	0.0658
26	0.1491
50	0.0931
51	0.0704
TOTAL	0.5827

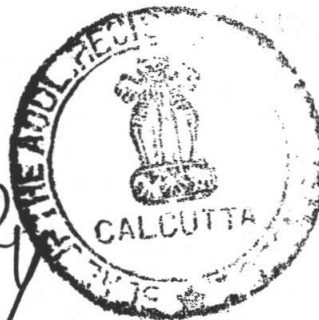


27
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 SEP 2015

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

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

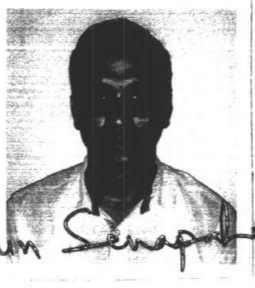
		<i>Finger prints of the executant</i>				
 Handwritten signature in Devanagari script						
		Little	Ring	Middle (Left	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right	Ring Hand)	Little



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ADDITIONAL REGISTRAR
OF ASSIGNED KOLKATA
22 SEP 2015

	<i>Finger prints of the executant</i>				
 23-1-2011 23-01-2011					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 SEP 2015

All Eas

 **Government of India**

 **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



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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

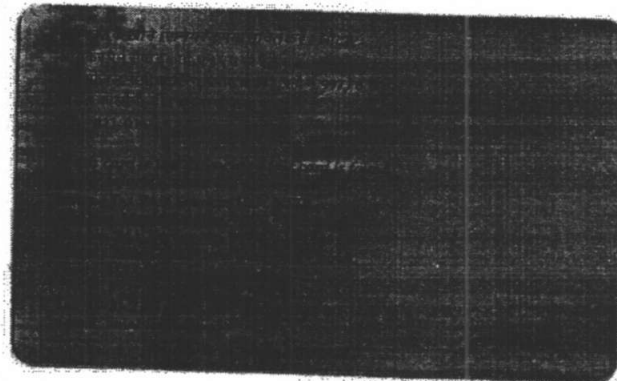
Address: Mirzapur, Akna
Mirzzapur, South 24
Parganas, Mallickpore, West
Bengal, 700145

7154 1808 9383

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in



ANTRAY DEVELOPERS LLP

Arjun Senapati
Partner/Authorized Signatory

आयकर विभाग

INCOME TAX DEPARTMENT

ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार

GOVT OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24032013

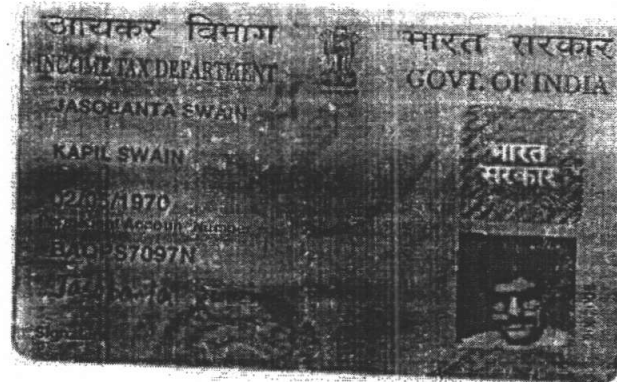
Arrowline Conclave Pvt. Ltd.

Director

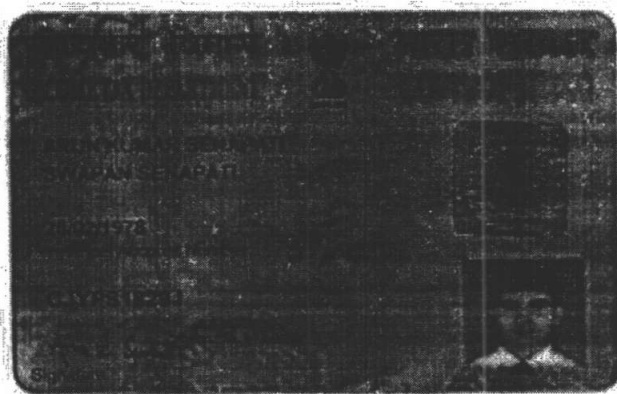
Arrowline Conclave Pvt. Ltd.

Jacobanta Swain

Director/Authorized Signatory



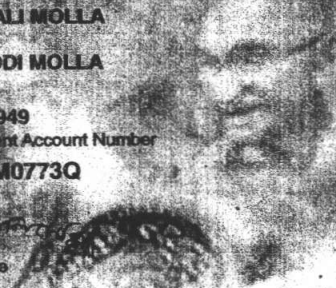
Jasobanta Swain



John Lempert

आयकर विभाग
INCOME TAX DEPARTMENT
NOOR ALI MOLLA
MORADDI MOLLA
01/12/1949
Permanent Account Number
CUYPM0773Q
Signature

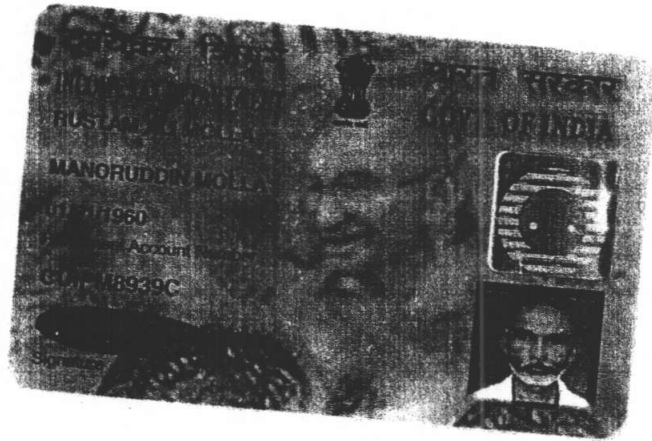
भारत सरकार
GOVT. OF INDIA



श्री. अनिलदास शर्मा

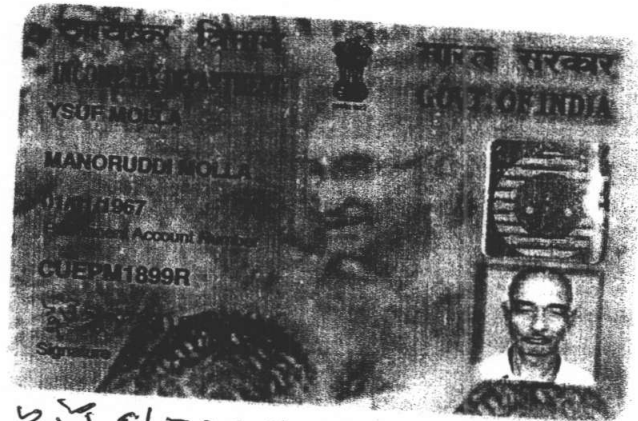
In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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



शुद्ध अनाज (सहान)





इ. उ. म. न. म. न. म. न.





इडेनमन मल्ल

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार :-
आपका पत्र सेवा यूनिट, (उत्थ/इसल)
प्लॉट नं. ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई - ४०० ६१४

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

GRN: 19-201516-001909442-1

Payment Mode Online Payment

GRN Date: 21/09/2015 19:24:34

Bank: HDFC Bank

BRN: 177447828

BRN Date: 21/09/2015 19:32:24

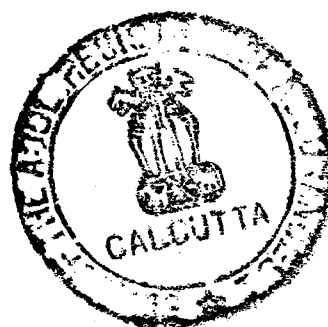
Id No. : 19010000728712/4/2015

[Query No./Query Year]

Name : ARROWLINE CONCLAVE PRIVATE LIMITED
Contact No. : Mobile No. : 91 916 06923
E-mail :
Address : DR U N BRAHMACHARI STREET, KOLKATA - 700017
Applicant Name : Mr ARROWLINE CONCLAVE PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale Sale Document Payment No 4

PAYMENT DETAILS			
Sl. No.			
1	19010000728712/4/2015	Property Registration- Registration Fees	0030-03-104-001-16 220890
2	19010000728712/4/2015	Property Registration- Stamp duty	0030-02-103-003-02 1204288

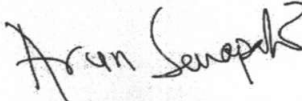
In Words : Rs. Fourteen Lakh Twenty Five Thousand One Hundred Seventy Eight only
Total 1425178

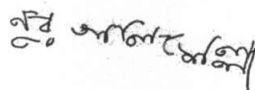


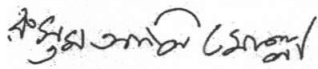
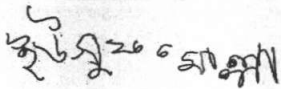
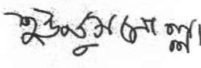
22
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 SEP 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Arun Senapati, Authorised Signatory Authorised Signatory, ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	 22/09/2015 02:38:22 PM	 LTI 22/09/2015 02:38:43 PM
		 22/09/2015 02:38:52 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr MOLLA NOORALI (Alias: Mr Noor Ali Molla) Son of Late Moraddi Molla Baidya Khunki Para, Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CUYPM0773Q, Status : Individual Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:41:40 PM	 LTI 22/09/2015 02:42:01 PM
		 22/09/2015 02:42:40 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
2	Mr MOLLA RUSTAM (Alias: Mr Rustam Ali Molla) Son of Late Manoruddi Molla Baidya Khunki Para, Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CUIPM8939C, Status : Individual Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:43:19 PM	 LTI 22/09/2015 02:43:40 PM
		 22/09/2015 02:44:10 PM	
3	Mr MOLLA YUSUF (Alias: Mr Yusuf Molla) Son of Late Manoruddi Molla Baidya Khunki Para, Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CUEPM1899R, Status : Individual Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:46:09 PM	 LTI 22/09/2015 02:46:29 PM
		 22/09/2015 02:47:03 PM	
4	Mr MOLLA YUNUS (Alias: Mr Yunus Ali Molla) Son of Late Manoruddi Molla Baidya Khunki Para, Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CUYPM0774K, Status : Individual Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:44:56 PM	 LTI 22/09/2015 02:45:15 PM
		 22/09/2015 02:45:36 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 PAN No. AALCA6048G, Status : Organization Represented by representative as given below:-		
1(1)	Mr Jasobanta Swain, Authorised Signatory Authorised Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N, Status : Representative Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:39:23 PM	 LTI 22/09/2015 02:40:42 PM
		Jasobanta Swain 22/09/2015 02:40:58 PM	
2	ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N, Status : Organization Represented by representative as given below:-		
2(1)	Mr Arun Senapati, Authorised Signatory Authorised Signatory, ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear 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 Date of Execution : 22/09/2015 Date of Admission : 22/09/2015 Place of Admission of Execution : Office	 22/09/2015 02:38:22 PM	 LTI 22/09/2015 02:38:43 PM
		Arun Senapati 22/09/2015 02:38:52 PM	

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	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,	Mr MOLLA NOORALI, Mr MOLLA RUSTAM, Mr MOLLA YUSUF, Mr MOLLA YUNUS, Mr Jasobanta Swain, Mr Arun Senapati	<i>Maidul Islam</i> 9/22/2015 2:47:43 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 9 , RS Khatian No:- 374	0.97 Dec	3,17,390/-	3,17,390/-	Proposed Use: Bastu, ROR: Doba, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10 , RS Khatian No:- 374	4.84 Dec	15,83,700/-	15,83,700/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 11 , RS Khatian No:- 275	7.32 Dec	23,95,200/-	23,95,200/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 275	1.42 Dec	4,64,630/-	4,64,630/-	Proposed Use: Bastu, ROR: Doba, Width of Approach Road: 2 Ft.,

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190107630 / 2015

Query No/Year	19010000728712/2015	Serial no/Year	1901007342 / 2015
Deed No/Year	I - 190107630 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Senapati	Presented At	Office
Date of Execution	22-09-2015	Date of Presentation	22-09-2015

Remarks

On 19/09/2015

Certificate of Market Value (W.E.P.U.V. Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,72,800/-



(Sujan Kumar Maity)

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

On 22/09/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,20,890/- (A(1) = Rs 2,20,792/- ,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 2,20,890/-

Description of Online Payment

1. Rs 2,20,890/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,04,388/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,04,288/-

Description of Online Payment

1. Rs 12,04,288/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)

Presentation Under Section 52 & Rule 22(a) of W.B. Registration Rules 1962

Presented for registration at 13:37 hrs on : 22/09/2015, at the Office of the A.R.A. - I KOLKATA by Mr Arun Senapati ,.

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

Execution is admitted on 22/09/2015 by

Mr MOLLA NOORALI, Alias Mr Noor Ali Molla, Son of Late Moraddi Molla, Baidya Khunki Para, Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

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)

Execution is admitted on 22/09/2015 by

Mr MOLLA RUSTAM, Alias Mr Rustam Ali Molla, Son of Late Manoruddi Molla, Baidya Khunki Para, Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

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)

Execution is admitted on 22/09/2015 by

Mr MOLLA YUSUF, Alias Mr Yusuf Molla, Son of Late Manoruddi Molla, Baidya Khunki Para, Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

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)

Execution is admitted on 22/09/2015 by

Mr MOLLA YUNUS, Alias Mr Yunus Ali Molla, Son of Late Manoruddi Molla, Baidya Khunki Para, Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

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 22/09/2015 by

Mr Jasobanta Swain Authorised Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED

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 22/09/2015 by

Mr Arun Senapati Authorised Signatory, ANTRAY DEVELOPERS LLP

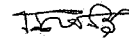
Indetified by Mr Maidul Islam, Son of Mr Noor Muhammad Molla, Vill-Mirzapur, P.O: Mallikpur, Thana: Baruipur,
, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,04,388/- and Stamp Duty paid by Stamp
Rs 100/-, by online = Rs 12,04,288/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 67657, Purchased on 06/08/2015, Vendor named
Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.12125	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.12125	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.12125	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.12125	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.12125	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.12125	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.12125	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.12125	12.5
L2	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.605	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.605	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.605	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.605	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.605	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.605	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.605	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.605	12.5
L3	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.915	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.915	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.915	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.915	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.915	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.915	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.915	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.915	12.5

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L5	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 18 , RS Khatian No:- 236	5.88 Dec	19,23,945/-	19,23,945/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L6	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 23 , RS Khatian No:- 548	6.58 Dec	25,59,600/-	25,59,600/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road Adjacent to Metal Road,
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	14.91 Dec	48,78,560/-	48,78,560/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 50 , RS Khatian No:- 453	9.31 Dec	30,46,245/-	30,46,245/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L9	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 51 , RS Khatian No:- 453	7.04 Dec	23,03,530/-	23,03,530/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	800 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	800 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L4	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.1775	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.1775	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.1775	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.1775	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.1775	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.1775	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.1775	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.1775	12.5
L5	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.735	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.735	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.735	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.735	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.735	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.735	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.735	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.735	12.5
L6	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.8225	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.8225	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.8225	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.8225	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.8225	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.8225	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.8225	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.8225	12.5

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L7	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	1.86375	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	1.86375	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	1.86375	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	1.86375	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	1.86375	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	1.86375	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	1.86375	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	1.86375	12.5
L8	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	1.16375	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	1.16375	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	1.16375	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	1.16375	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	1.16375	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	1.16375	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	1.16375	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	1.16375	12.5
L9	Mr MOLLA NOORALI	ANTRAY DEVELOPERS LLP	0.88	12.5
	Mr MOLLA NOORALI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.88	12.5
	Mr MOLLA RUSTAM	ANTRAY DEVELOPERS LLP	0.88	12.5
	Mr MOLLA RUSTAM	ARROWLINE CONCLAVE PRIVATE LIMITED	0.88	12.5
	Mr MOLLA YUNUS	ANTRAY DEVELOPERS LLP	0.88	12.5
	Mr MOLLA YUNUS	ARROWLINE CONCLAVE PRIVATE LIMITED	0.88	12.5
	Mr MOLLA YUSUF	ANTRAY DEVELOPERS LLP	0.88	12.5
	Mr MOLLA YUSUF	ARROWLINE CONCLAVE PRIVATE LIMITED	0.88	12.5

Transfer of Property from Seller to Buyer

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 112730 to 112777

being No 190107630 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.09.23 19:10:23 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 23/09/2015 19:10:22
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 22nd DAY OF SEPTEMBER 2015

BETWEEN

MOLLA NOORALI & ORS.

... VENDORS

AND

**ARROWLINE CONCLAVE PRIVATE
LIMITED & ANR.**

... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA-700001.