4071/15

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

193745

MV Rs 20,05,058/-

20-5-15

THIS INDENTURE OF CONVEYANCE made this 26th day of May Two Thousand and Fifteen BETWEEN

LIST OF SALE PERSONS
By the pen of Md. Ali Ashraf Gazi

LIST OF PURCHASERS
By the pen of Md. Ali Ashraf Gazi

LIST OF RAIYA NAMES
By the pen of Md. Ali Ashraf Gazi

25170

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

NAME.....
ADD.....
Rs. 5000/-
19 MAY 2015
SURANJAN MUKHERJEE

19 MAY 2015

Mokidul Salam
S/o – Md. Noor Mohammad Molla.
Vill – Minapur.
P.O – Mallickpur.
P.S – Baruipur.
Kol – 700145
Occu – Business.

20 MAY 2018

(1) RIJIYA MANDAL (PAN: CSAPM1968F) wife of Niyamat Mandal and daughter of late Jobed Ali Mola by religion Muslim, by occupation Housewife, residing at Dakshin Badehooghly, Post Office Malancha Mahinagar Polghat, Police Station Sonarpur, in the District of South 24-Parganas, PIN-700145, **(2) GOLAP JAN BIBI** wife of Sahadali Sheikh and daughter of late Jobed Ali Mola, by religion Muslim, by occupation Housewife, residing at Dakshin Badehooghly, Post Office Malancha Mahinagar Polghat, Police Station Sonarpur, in the District of South 24-Parganas, PIN-700145, **and (3) GAJI PIRARJAN** (also known as **Pirarjan Gaji**) wife of Nurhochen Gaji and daughter of late Jobed Ali Mola, by religion Muslim, by occupation Housewife, residing at Baidya Para, Magrahat, Post Office Magrahat, Police Station Magrahat in the District of South 24-Parganas, PIN-743355, 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 respective heirs executors administrators and legal representatives) of the **FIRST PART AND ARROWLINE CONCLAVE PRIVATE LIMITED,** (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G) a Company incorporated under the Companies Act, 1956, having its Registered Office at Unit No. 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Post Office Circus Avenue, Kolkata-700017, Police Station: Beniapukur, Kolkata Municipal Corporation Ward No. 64, represented by its Authorized Signatory Mr. Ishan Karnani (PAN: AGAPK4693H) son of Mr. Mahesh Karnani, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **SECOND PART AND DELPRO CONSTRUCTION PRIVATE LIMITED,** (CIN: U45400WB2013PTC192666 and PAN: AAECD6477B), a Company incorporated under the Companies Act, 1956 having its Registered Office at Unit No. 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Kolkata-700017, Post Office Circus Avenue, Police Station: Beniapukur, Kolkata Municipal Corporation, Ward No. 64, represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati hereinafter referred to as "the **CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **THIRD PART:**

L.T.I. OF RIJIYA MANDAL
By the Pen of Mukul Das

L.T.I. OF GOLAP JAN BIBI
By the Pen of Mukul Das

WHEREAS:-

A. The Vendors have approached the Purchaser for absolute freehold sale and transfer of **ALL THAT** the pieces and parcels of lands containing an area of 0.1464 Acre or 14.64 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. 98, 102, 190/1 and 190/6 in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur in the District of South 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" free from all Encumbrances whatsoever and with vacant peaceful possession and in connection therewith the Vendors have represented to the Purchaser as follows:-

(i) That one Badsha Molla was the sole and absolute owner of **ALL THAT** the pieces and parcels of land containing an area of 2.76 Acres or 276 Sataks more or less situate lying at and being 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 Jabed Ali and Jabed Ali Molla) (since deceased), Tamir Ali Molla and Monor Ali Molla and two daughters namely Tuko Bibi (since deceased) and Rashmoni Bibi (since deceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the Larger Property with each of the sons having one-fifth part or share and each of the daughters having one-tenth part or share. The names of the said Wahed Molla, Jabed Ali Molla, Tamir Ali Molla, Monor Ali Molla, Tuko Bibi and Rashmoni Bibi are recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 for L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26 and 50 under L.R. Khatian Nos. 25, 98, 103, 227, 102 and 260 respectively and for L.R. Dag No. 51 under L.R. Khatian Nos. 190/1, 190/2, 190/3, 190/4, 190/5 and 190/6.

(iii) That the said Tuko Bibi died intestate leaving her surviving her two daughters namely Sukhjan Bibi (also known as Supriya Piyada) and Rupjan Bibi (also

L.T.I. OF SUKHJAN BIBI
By the pen of Mishidul Islam

L.T.I. OF RITIYA MANDAL
By the pen of Mishidul Islam

L.T.I. OF GURAPTAN BIBI
By the pen of Mishidul Islam

known as Rupjan Beoya Mondal) and the aforesaid brothers namely Wahed Molla (since deceased), Jabed Ali Molla (since deceased), Tamir Ali Molla (since deceased) and Monur Ali 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 1/30th (one-thirtieth) part or share and out of the remaining 1/30th part or share each of the four brothers inheriting 1/135th part or share and the sister inheriting 1/270th part or share in the Larger Property.

(iv) That the said Jabed Ali Molla died intestate leaving him surviving his wife namely Napurjan Bibi (since deceased), four sons namely Samaser Mola (also known as Samser Molla and Samser Ali Molla), Asraf Molla, Jamshed Ali Molla and Mosaraf Ali Molla (also known as Mosarad Ali Molla) and four daughters namely Rijiya Mandal (also known as Rijiya Bibi) (the Vendor No. 1 hereto), Golap Jan Bibi (the Vendor No. 2 hereto), Pirarjan Gaji (also known as Piyarjan Bibi and Pirarjan Gaji Bibi) (the Vendor No. 3 hereto) and Atarjan Bibi, as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with wife inheriting undivided 1/8th part or share, each of the four sons inheriting undivided 7/48th part or share and each of the daughters inheriting 7/96th part or share in the estate of Jabed Ali Molla and consequently the wife inheriting 7/270th share, each of the sons inheriting 49/1620th part or share and each of the daughters inheriting 49/3240th part or share in the Larger Property.

(v) That the said Napurjan Bibi Mola died intestate leaving her surviving her four sons namely the said Samaser Mola, Asraf Molla, Jamshed Ali Molla and Mosaraf Ali Molla and four daughters namely the said Atarjan Bibi, Rijiya Mandal, Golap Jan Bibi and Pirarjan Gaji 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 four sons inheriting undivided one-sixth and each of the daughters inheriting one-twelfth part or share in the estate of Napurjan Bibi Mola and consequently each of the sons inheriting 1/30th part or share (corresponding to 0.0973 Acre more or less) and each of the daughters inheriting 1/60th part or share (corresponding to 0.0486 Acre more or less) in the Larger Property.

L.T.T. OF PIRARJAN GAJI
By the pen of Michiduel Islam

L.T.T. OF RIJIYA MANDAL
By the pen of Michiduel Islam

L.T.T. OF GOLAPJAN BIBI
By the pen of Michiduel Islam

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

B. The Vendors had approached the Purchaser and Confirming Party for sale of a portion of the Larger Property comprised in the pieces or parcels of land measuring 12.25 Sataks or 0.1225 Acre in R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26 and 50 and by an Agreement for Sale dated 30th May 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 11 Pages 433 to 451 Being No. 5394 for the year 2013 (hereinafter referred to as "the **said Agreement for Sale**"), the Purchaser and the Confirming Party jointly agreed to purchase the said 12.25 Satak out of the Larger Property at the consideration of Rs. 1741643/- and on the terms and conditions therein contained.

C. Subsequently the Vendors have also agreed to sell and transfer their entire parts and shares of R.S. and L.R. Dag No. 51. Accordingly the Vendors and the Purchaser and the Confirming Party have by mutual consent agreed to the following modifications to the said Agreement for Sale:

(i) The Property under sale by the Vendors to the Purchaser and the Confirming Party shall be their entire 14.64 Sataks more or less in the Larger Property instead of 12.25Sataks more or less and the Vendors' entire part and share of and in L.R. Dag No. 51 shall also be included in the sale.

(ii) The consideration payable by the Confirming Party and the Purchaser to the Vendors shall be increased to Rs. 2075755/- on account of increase in the area out of which a sum of Rs. 174165/- was paid by the Purchaser and the Confirming Party under the said Agreement for Sale.

(iii) The description of the said Property contained certain inadvertent errors which all shall be deemed to have been corrected as per the description of the said Property as mentioned in these presents.

D. The Vendors, the Confirming Party and the Purchaser by signing this deed do hereby acknowledge confirm and accept that the modifications to the said Agreement for Sale as recited above are fully and finally agreed and the said

L.T.I OF GAJI PIRARJAN
By The pen of Mehidul Islam

L.T.I OF RIJIYA MANDAL
By The pen of Mehidul Islam

L.T.I OF GOLAPJAN BIBI
By The pen of Mehidul Islam

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Agreement for Sale shall stand modified and rectified with the same and be read with the said modifications for all intents and purposes.

E. The Purchaser and the Confirming Party have pursuant to the said Agreement for Sale made further part payment of Rs. 367407/- from time to time to the Vendors leaving thereby a sum of Rs. 1534183/- as the remaining total consideration payable to the Vendors. Out of the said part payment of Rs.541572/-, a sum of Rs. 199489.50 has been paid by the Purchaser and a sum of Rs. 342082.50 has been paid by the Confirming Party.

F. Subsequently, upon mutual discussions between the Purchaser and the Confirming Party it was decided between them that the Purchaser alone shall purchase the entirety of said Property.

G. The Confirming Party pursuant to the rights and authorities conferred to it under the said Agreement for Sale has nominated the Purchaser herein as being entitled in place and stead of the Confirming Party to complete the purchase of the whole of the said Property which nomination the Vendors have accepted. Although not entitled to but in consideration of acceptance of nomination, the Vendors demanded an increased consideration of Rs.2283057/- (Rupees twenty-two lacs eighty-three thousand and fifty-seven) only for the sale of the said Property to which the Purchaser agreed and accordingly the final total consideration for sale of the said Property became Rs. 2283057/-.

H. The Purchaser has reimbursed to the Confirming Party the entire part payment of Rs. 342082.50 made by it to the Vendors under and pursuant to the said Agreement for Sale by cheque No. 052244 dated 14-05-2015 drawn on Karnataka Bank Ltd., Park Street, Kolkata in the name of Delpro Construction Private Limited and has paid the balance consideration of Rs. [redacted] directly to the Vendors at or before the execution hereof.
1940974.50

L.T.I OF GAJI PIRARJAN
By The pen of Mishidul Solam

L.T.I OF RIJIYA MANDAL
By The pen of Mishidul Solam

L.T.I OF GOLAP JAN BIBI
By The pen of Mishidul Solam

I. Pursuant to the nomination and acceptance as aforesaid, the Vendors are contracted with the Purchaser for sale of the said Property (containing a land area of 0.1464 Acre or 14.64 Sataks more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendors have agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs. 2283057/- (Rupees twenty two lacs eighty three thousand fifty seven) only.

J. In connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-

(i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, 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 Purchaser;

(iii) That the Vendors are paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession thereof;

(iv) That there shall be no difficulty in the mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;

I.T.I OF GAJI PIRARJAN
By The Pen of Michidul Islam

I.T.I OF RIJIYA MANDAL
By The pen of Michidul Islam

I.T.I OF GOLPJAN BIBI
By The pen of Michidul Islam

CALCUTTA

20 MAY 2015

(v) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;

(vi) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

(vii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;

(viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;

(ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

(x) That save those relating to sale of the said Property to the Confirming Party and on nomination to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and nomination and in consideration of the sum of Rs.2283057/- (Rupees twenty two lacs eighty three thousand fifty seven) only out of which a sum of Rs. 342082.50 (Rupees three lacs forty two thousand eighty two and paise fifty) only has been paid by the Purchaser to the Vendors through the Confirming Party and a sum of Rs. 1940974.50 (Rupees nineteen lacs forty thousand nine hundred seventy four and paise fifty) only has been paid by the Purchaser directly to the Vendors

L.T.I OF GIAZI PIRAJIAN
By The pen of Mohidul Islam

L.T.I OF RIJIYA MANDAL
By The pen of Mohidul Islam

L.T.I OF GOLAPJAN BIBI
By The pen of Mohidul Islam

at or before the execution hereof (the receipt of which sum of Rs. 2283057/- the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and the Confirming Party doth hereby also acknowledge and confirm the receipt of reimbursement of the amount paid by them to the Vendors and otherwise paid or incurred by them in full and final settlement as recited hereinabove and of and from the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure and the Confirming Party doth hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 14.64 Satak or 0.1464 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. 98, 102, 190/1 and 190/6, in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayet in the District of South 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the entirety of the said L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and

I.T.I OF GAJI PIRAJAN
By The pen of Mehidul Islam

I.T.I OF RIJIYA MANDAL
By The pen of Mehidul Islam

I.T.I OF GOLAP JAN BIBI
By The pen of Mehidul Islam

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

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the Vendors or the Confirming Party and each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the Vendors and/or Confirming Party 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

L.T.I OF GAJI PIRAR JAN
By The pen of Michidul Islam

L.T.I OF RIJIYA MANDAL
By The pen of Michidul Islam

L.T.I OF DILAP JAN BIBI
By The pen of Michidul Islam

transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and their predecessors-in-title.

(v) **AND THAT** notwithstanding anything contained in the 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 Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dags.

(vi) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby

I.T.I OF GAJI FIRARJAN
By The pen of Mishidul Islam

I.T.I OF RIJIYA MANDAL
By The pen of Mishidul Islam

I.T.I OF GOLAPJAN BIBI
By The pen of Mishidul Islam

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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 their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser;

(viii) **AND THAT** the Confirming Party has no claim whatsoever or howsoever on the said Property and all agreements and understanding whatsoever between the Vendors and the Confirming Party in anyway relating to the said Property have stood completely extinguished without any outstanding dues or claims of the Confirming Party on any account whatsoever or howsoever.

III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

L.T.I OF GAJI PIRAR JAN
By The pen of Michidul Islam

L.T.I, OF RIJIYA MANDAL
By The pen of Michidul Islam

L.T.I OF GULAP JAN BIBI
By The pen of Michidul Islam

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a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.

c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.

e) **AND THAT** the Vendors have represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any

L.T.I OF GAZI FIRAJAN
By The pen of Michidul Islam

L.T.I, OF RISIYA MANDAL
By The pen of Michidul Islam

L.T.I OF GULAPJAN BIBI
By The pen of Michidul Islam

ADDITIONAL REGISTRAR
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part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the Vendors since becoming the owner thereof and prior thereto of its predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the representation or assurances made and/or contained on the part of the Vendors being found to be false and hereby grant and confer upon the Purchaser the irrevocable charge and lien in respect of any other land / property belonging to the Vendors as security for the obligations and liabilities of the Vendors.

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

L.T.I OF GAJI PIRARJAN
By The pen of Michidul Islam

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT the pieces or parcels of lands containing an area of 0.1464 Acre or 14.64 Sataks more or less together with residential rooms on part thereof measuring about 200 Square feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 recorded in L.R. Khatian Nos. 98, 102, 190/1 and 190/6, in Mouza Baikunthapur, J. L. No. 36 under Police Station

L.T.I OF RIJIYA MANDAL
By The pen of Michidul Islam

L.T.I OF GOLAPJAN BIBI
By The pen of Michidul Islam

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. 98 and 102	Doba	0.04 Acre	0.003Acre
Dag No. 10 recorded in Khatian No.374	Dag No. 10 recorded in Khatian Nos. 98 and 102	Bagan	0.23 Acre	0.01293 Acre
Dag No. 11 recorded in Khatian No.275	Dag No. 11 recorded in Khatian Nos. 98 and 102	Bagan	0.35 Acre	0.01824 Acre
Dag No. 12 recorded in Khatian No.275	Dag No. 12 recorded in Khatian Nos. 98 and 102	Doba	0.06 Acre	0.00319 Acre
Dag No. 18 recorded in Khatian No.236	Dag No. 18 recorded in Khatian Nos. 98 and 102	Danga	0.28 Acre	0.01456 Acre
Dag No. 23 recorded in Khatian No.548	Dag No. 23 recorded in Khatian Nos. 98 and 102	Bagan	0.31 Acre	0.01608 Acre
Dag No. 26 recorded in Khatian No.241	Dag No. 26 recorded in Khatian Nos. 98 and 102	Danga	0.71 Acre	0.03698 Acre
Dag No. 50 recorded in	Dag No. 50 recorded in Khatian	Danga	0.45 Acre	0.02334 Acre

L.T.I OF GAZI PIRAJAN
By The pen of Michidul Islam

L.T.I OF RIJIYA MANDAL
By The pen of Michidul Islam

L.T.I OF GULAP JAN BIBI
By The pen of Michidul Islam

CALCUTTA

20 MAY 2015

Khatian No.453	Nos. 98 and 102			
Dag No. 51 recorded in Khatian No.453	Dag No. 51 recorded in Khatian No. 190/1 and 190/6	Bagan	0.33 Acre	0.01811 Acre
		Totals:	**2.76 Acre**	**0.1464 Acre or 14.64 Sataks**

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

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

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

L.T.I OF GAZI FIRAJAN
By The Pen of Mehidul Islam

L.T.I, OF RIJIYA MANDAL
By The pen of Mehidul Islam

L.T.I OF GULAP JAN BIBI
By The pen of Mehidul Islam

On the **West** : By Public Road.

The entire R.S. Dag No. 18 is delineated in the Plan annexed hereto duly bordered thereon in **GREEN** and the same is butted and bounded as follows:

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

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

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

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

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

L.T.I OF GAJI PIRARJAN
By The pen of Michidul Solam

L.T.I OF RIJIYA MANDAL
By The pen of Michidul Solam

L.T.I OF GOLAPJAN BIBI
By The pen of Michidul Solam

REGIONAL REGISTRAR
INSURANCE-II, KOLKATA
20 MAY 2015

On the **South** : By R.S. Dag No. 52;

On the **East** : Partly by each of R.S. Dag Nos. 49 and 50; and

On the **West** : Partly by each of R.S. Dag Nos. 16 and 53.

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

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

SIGNED SEALED AND DELIVERED by the abovenamed **VENDORS** at Kolkata in the presence of:

1. [illegible]
পিতা মৃত - সাবাদানী [illegible]
গ্রাম বাদেহরামী
থানা [illegible]
2. Mohidul Islam

1.T.I OF RIJIYA MANDAL
By The pen of Mohidul Islam

2
1.T.I OF GOLAP JAN BIBI
By The pen of Mohidul Islam

3
1.T.I OF GAJI PIRARJAN
By The pen of Mohidul Islam

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

1. [illegible]
2. Mohidul Islam.

Arrowline Conclave Pvt. Ltd.
Ishan
Authorised Signatory
(ISHAN KARNANI)

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

1. [illegible]
2. Mohidul Islam
S/o – Noor Mohammad Molla.
Vill – Mirzapur.
P.O – Mallickpur
P.S – Baruipur
Kol – 700145
Occu – Business

Delpro Construction Pvt. Ltd.
Arun Senapati
Authorised Signatory
(ARUN SENAPATI)

Read over and explained the Contents of this documents in bengali language to Rijiya Mandal, Golapjan Bibi and Gaji Pirajan who have understood the same.
Mohidul Islam.

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the withinmentioned sum of Rs. 2283057/- (Rupees twenty two lacs eighty three thousand fifty seven) only being the consideration in full payable under these presents to the Vendors (and out of which a sum of Rs. 342082.50(Rupees three lacs forty two thousand eighty two and paise fifty) only paid by Purchaser through the Confirming Party to the Vendors and separately reimbursed by the Purchaser to the Confirming Party as recited above) and a sum of Rs. 1940974.50 (Rupees nineteen lacs forty thousand nine hundred seventy four and paise fifty) only paid by the Purchaser to the Vendors directly all as per details given in the Memo hereunder written

MEMO OF CONSIDERATION

Sl. No.	*By Demand Draft / Cash*	*Date*	*Bank and Branch*	*Paid by*	*Paid to*	*Amount (in Rs.)*
1.	Cash	30-05-2013	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	10000/-
2.	Cash	30-05-2013	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	10000/-
3.	Cash	30-05-2013	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	10000/-
4.	Cash	30-05-2013	Not Applicable	Arrowline Conclave Private Limited	Rijiya Mandal	20000/-

L.T.I OF GAJI PIRARJAN
By The pen of Mehidul Solam

L.T.I OF RIJIYA MANDAL
By The pen of Mehidul Solam

L.T.I OF GOLAPJAN BIBI
By The pen of Mehidul Solam

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

5.	Cash	30-05-2013	Not Applicable	Arrowline Conclave Private Limited	Pirarjan Gaji	20000/-
6.	Cash	30-05-2013	Not Applicable	Arrowline Conclave Private Limited	Golap Jan Bibi	20000/-
7.	Cash	31-05-2013	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	19027.50
8.	Cash	31-05-2013	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	19027.50
9.	Cash	31-05-2013	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	19027.50
10.	Cash	31-05-2013	Not Applicable	Arrowline Conclave Private Limited	Rijiya Mandal	9027.50
11.	Cash	31-05-2013	Not Applicable	Arrowline Conclave Private Limited	Pirarjan Gaji	9027.50
12.	Cash	31-05-2013	Not Applicable	Arrowline Conclave Pvt. Limited	Golap Jan Bibi	9027.50

L.T.I OF GAJI PIRARJAN
By The pen of Mehidul Solam

L.T.I OF RIJIYA MANDAL
By The pen of Mehidul Solam

L.T.I OF GOLAP JAN BIBI
By The pen of Mehidul Solam

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

13.	Cash	06-05-2015	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	17000/-
14.	Cash	06-05-2015	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	17000/-
15.	Cash	06-05-2015	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	17000/-
16.	Cash	07-05-2015	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	18000/-
17.	Cash	07-05-2015	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	18000/-
18.	Cash	07-05-2015	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	18000/-
19.	Cash	08-05-2015	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	18000/-
20.	Cash	08-05-2015	Not Applicable	Delpro Construction Pvt. Limited	Golap Jan Bibi	18000/-

L.T.I OF GAJI PIRARJAN
By The pen of Mehidul Islam

L.T.I OF RIJIYA MANDAL
By The pen of Mehidul Islam

L.T.I OF GOLAPJAN BIBI
By The pen of
Mehidul Islam

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

21.	Cash	08-05-2015	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	18000/-
22.	Cash	09-05-2015	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	17000/-
23.	Cash	09-05-2015	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	17000/-
24.	Cash	09-05-2015	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	17000/-
25.	Cash	11-05-2015	Not Applicable	Delpro Construction Private Limited	Rijiya Mandal	15000/-
26.	Cash	11-05-2015	Not Applicable	Delpro Construction Private Limited	Golap Jan Bibi	15000/-
27.	Cash	11-05-2015	Not Applicable	Delpro Construction Private Limited	Pirarjan Gaji	15000/-
28.	Cash	12-05-2015	Not Applicable	Arrowline Conclave Pvt. Limited	Rijiya Mandal	18500/-

L.T.I OF RIJIYA MANDAL
By The pen of Mohidul Islam

L.T.I OF GAJI PIRARJAN
By The pen of Mohidul Islam

L.T.I OF GOLAP JAN BIBI
By The pen of Mohidul Islam

CALCUTTA

20 MAY 2015

29.	Cash	12-05-2015	Not Applicable	Arrowline Conclave Private Limited	Golap Jan Bibi	18500/-
30.	Cash	12-05-2015	Not Applicable	Arrowline Conclave Private Limited	Pirarjan Gaji	18500/-
31.	Cash	13-05-2015	Not Applicable	Arrowline Conclave Private Limited	Rijiya Mandal	18968/-
32.	Cash	13-05-2015	Not Applicable	Arrowline Conclave Private Limited	Golap Jan Bibi	18968/-
33.	Cash	13-05-2015	Not Applicable	Arrowline Conclave Private Limited	Pirarjan Gaji	18968/-
34.	861081	14-05-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Rijiya Mondal	580496/-

L.T.I OF RIJIYA MANDAL
By The pen of Mohidul Islam

L.T.I OF GAJI PIRARJAN
By The pen of Mohidul Islam

L.T.I OF GOLAP JAN BIBI
By The pen of Mohidul Islam

35.	861082	14-05-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Pvt Limited	Golapjan Bibi	580496/-
36.	861083	14-05-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Pvt. Limited	Gaji Pirarjan	580496/-
					TOTAL:	**2283057/-**

(Rupees twenty two lacs eighty three thousand fifty seven) only

WITNESSES:

1. [illegible]
2. Mokidul Solam

L.T.I OF RIJIYA MANDAL
By The pen of Mokidul Solam

L.T.I OF GOLAP JAN BIBI
By The pen of Mokidul Solam

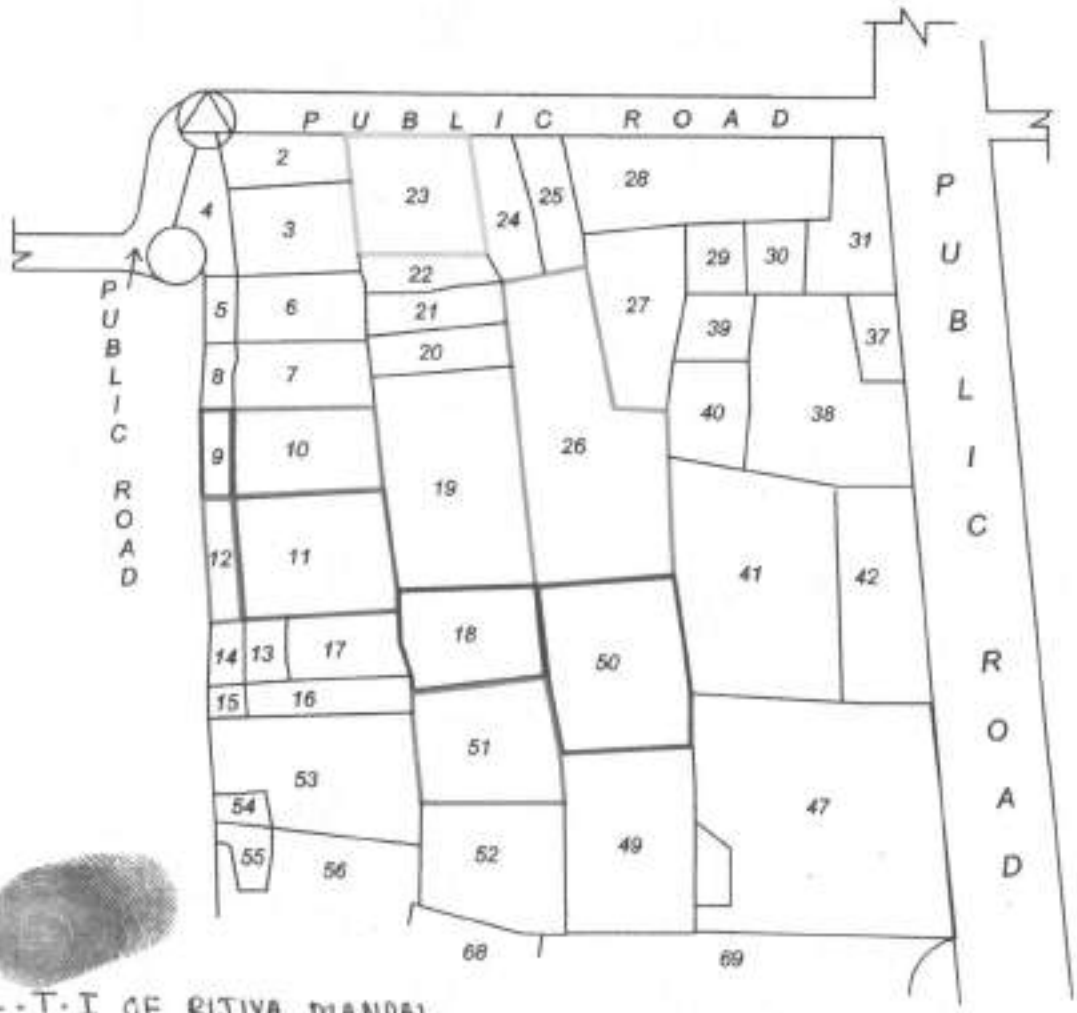
L.T.I OF GAJI PIRARJAN
By
The pen of Mokidul Solam

(VENDORS)

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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

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



L.T.I OF RIJIYA MANDAL
By The pen of Mohidul Solam

L.T.I OF GOLAPJAN BIBI
By The pen of Mohidul Solam

L.T.I OF GAJI PIRARJAN
By The pen of Mohidul Solam

NOT TO SCALE

N

DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
9	0.003
10	0.01293
11	0.01824
12	0.00319
18	0.01456
23	0.01608
26	0.03698
50	0.02334
51	0.01811
TOTAL	0.1464

Arrowline Conclave Pvt. Ltd.
Ishan
Authorised Signatory

Delpro Construction Pvt. Ltd.
Arun Sinapuria
Authorised Signatory
Director

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

 L.T.I OF RIJIYA MANDAL By The pen of Mohidul Solam					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
 L.T.I OF GULAPJAN BIBI By The pen of Mohidul Solam					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
 L.T.I OF GAJI PIRARJAN By The pen of Mohidul Solam					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

	Finger prints of the executant				
 Ishan Kar					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19011000071580/2015	Query Date	19/05/2015 5:58:26 PM
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Arrowline Conclave Pvt Ltd		
Address	52 A, Shakespeare Sarani,Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700017		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9163306923		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 22,83,058/-	Total Market Value:	Rs. 22,83,058/-
Stampduty Payable	Rs. 1,14,173/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 25,211/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed	19/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Arun Sengupta

Ishan

L.T.I OF RIJIYA MANDAL By The pen of Mohidul Islam.

L.T.I OF GOLAPJAN BIBI By The pen of Mohidul Islam

L.T.I OF GAJI PIRARJAN By The pen of Mohidul Islam.

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	0.3 Decimal	54,645/-	54,645/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L1	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L1	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Arun Senapati

Ishan

L.T.I OF RIJIYA MANDAL By The pen of Mohidul Islam.

L.T.I OF GOLAPJAN BIBI By The pen of Mohidul Islam.

L.T.I OF GAJI PIRARJAN By The pen of Mohidul Islam.

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
S1	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	67 Sq Ft	33.33
S1	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	67 Sq Ft	33.33
S1	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	67 Sq Ft	33.34

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
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10 , RS Khatian No:- 374	1.293 Decimal	1,56,825/-	1,56,825/-	Proposed Use: Bastu, ROR: Bagan

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L2	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L2	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L2	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333

Arun Senapati

Ishan

L.T.I OF RIJIYA MANDAL By The pen of Mohi dul Islam.

L.T.I OF GOLAPJAN BIBI By The pen of Mohi dul Islam.

L.T.I OF GAJI PIRARJAN By The pen of Mohi dul Islam.

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 11 , RS Khatian No:- 275	1.824 Decimal	2,21,190/-	2,21,190/-	Proposed Use: Bastu, ROR: Bagan

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L3	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L3	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L3	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333

Arun Senapati

Ishan

1.T.I OF RIJIYA MANDAL By The pen of Mohidul Islam.

1.T.I OF GOLAPJAN BIBI By The pen of Mohidul Islam.

1.T.I OF GAJI PIRARJAN By The pen of Mohidul Islam.

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Balkunthpur	RS Plot No:- 12 , RS Khatian No:- 275	0.319 Decimal	58,100/-	58,100/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L4	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3229
L4	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3229
L4	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3542

Arun Senapati

L.T.I OF RIJIYA MANDAL By The pen of Mohi dul Islam

L.T.I OF GOLAPJAN BIBI By The pen of Mohi dul Islam.

L.T.I OF GAJI PIRARJAN By The pen of Mohi dul Islam.

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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	1.456 Decimal	2,32,279/-	2,32,279/-	Proposed Use: Bastu, ROR: Danga

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L5	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.331
L5	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.331
L5	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3379

Arun Samapati

Ishan

L.T.I OF RIJIYA MANDAL
By The pen of
Mohidul Islam.

L.T.I OF GOLAPJAN BIBI
By The pen of
Mohidul Islam.

L.T.I OF GAJI PIRARJAN
By The pen of
Mohidul Islam.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L6	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 23 , RS Khatian No:- 548	1.608 Decimal	4,03,953/-	4,03,953/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road Adjacent to Metal Road,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L6	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L6	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L6	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333

Arun Senapati

Ishan

1.T.I OF RIJIYA MANDAL By The pen of Mohidul Sola.

1.T.I OF GOLAPJAN BIBI By The pen of Mohidul Islam

1.T.I OF GAJI PIRARJAN By The pen of Mohidul Islam.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	3.698 Decimal	5,03,443/-	5,03,443/-	Proposed Use: Bastu, ROR: Danga

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L7	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	2 Dec	33.3315
L7	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	2 Dec	33.3315
L7	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	2 Dec	33.3369

Arun Samapati

Ishan

L.T.I OF RIJIYA MANDAL
By The pen of
Mokidul Islam.

L.T.I OF GOLAPJAN BIBI
By The pen of
Mokidul Islam.

L.T.I OF GAJI PIRARJAN
By The pen of
Mokidul Islam.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 50 , RS Khatian No:- 453	2.334 Decimal	2,83,008/-	2,83,008/-	Proposed Use: Bastu, ROR: Danga

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L8	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L8	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333
L8	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3333

Arun Sengupta

Ishan

L.T.I OF RIJIYA MANDAL
By The pen of
Mohi dul Islam.

L.T.I OF GOLAPJAN BIBI
By The pen of
Mohi dul Islam.

L.T.I OF GAJI PIRARJAN
By The pen of
Mohi dul Islam.

SEAL OF THE APPELLATE TRIBUNAL FOR ENERGY

CALCUTTA

20 MAY 2015

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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
L9	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 51 , RS Khatian No:- 453	1.811 Decimal	2,19,615/-	2,19,615/-	Proposed Use: Bastu, ROR: Bagan

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L9	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3297
L9	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3297
L9	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1 Dec	33.3407

Arun Senapati

Ishan

L.T.I OF RIJIYA MANDAL By The pen of Mehidul Islam

L.T.I OF GOLAPJAN BIBI By The pen of Mehidul Islam.

L.T.I OF GAJI PIRARJAN By The pen of Mehidul Islam.

CALCUTTA

MAY 2015

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
S1F1	Floor No: 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Seller Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Mrs Rijiya Mandal Wife of Mr Niyamat Mandal Dakshin Badehooghly, P.O:- Malancha Mahinagar Polghat, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self, Date of Execution: 19/05/2015	Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. CSAPM1968F,
Mrs Golap Jan Bibi Wife of Mr Sahadali Shekh Dakshin Badehooghly, P.O:- Malancha Mahinagar Polghat, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self, Date of Execution: 19/05/2015	Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,
Mrs Gaji Pirarjan (Alias: Mrs Pirarjan Gaji) Wife of Mr Nurhochen Gaji Baidya Para Magrahat, P.O:- Magrahat, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743355	Individual	Executed by: Self, To be Admitted by: Self, Date of Execution: 19/05/2015	Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of: India,
Delpro Construction Pvt Ltd Confirming Party 52 A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAECD6477B,

Arun Sinapah

Ishan

1.T.I OF RIJIYA MANDAL
By The pen of
Mohidul Islam.

1.T.I OF GOLAPJAN BIBI
By The pen of
Mohidul Islam.

1.T.I OF GAJI PIRARJAN
By The pen of
Mohidul Islam.

Representative Details			
Representative Name & Address	**Other Details**	**Execution And Admission Details**	**Representative of**
Mr Arun Senapati, AUTHORIZED SIGNATORY Son of Mr Swapan Senapati 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. CJYPS1829J,	Date of Execution - 19/05/2015, To be Admitted By : Self	Delpro Construction Pvt Ltd Confirming Party

Buyer Details			
Name & Address (Organization)	**Status**	**Execution And Admission Details**	**Other Details**
Arrowline Conclave Pvt. Ltd. 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AALCA6048G,

Representative Details			
Representative Name & Address	**Other Details**	**Execution And Admission Details**	**Representative of**
Mr ISHAN KARNANI, AUTHORIZED SIGNATORY Son of Mr MAHESH KARNANI 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGAPK4693H,	Date of Execution - 19/05/2015, To be Admitted By : Self	Arrowline Conclave Pvt. Ltd.

Identifier Details		
Identifier Name & Address	**Other Details**	**Identifier of**
Mr MOHIDUL ISLAM Son of Mr NOOR MUHAMMAD MOLLA VILLAGE MIRZAPUR, P.O:- MALLIKPUR, P.S:- Baruipur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mrs Rijiya Mandal, Mrs Golap Jan Bibi, Mrs Gaji Pirarjan, Mr Arun Senapati, Mr ISHAN KARNANI

Arun Senapati

Ishan

L.T.I OF RIJIYA MANDAL

L.T.I OF GOLAPJAN BIBI

L.T.I OF GAJI PIRARJAN

By The pen of Mohidul Islam.

By The pen of Mohidul Islam.

By The pen of Mohidul Islam.

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 9 , RS Khatian No:- 374	DLRS Server does not return any information about RS Plot
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10 , RS Khatian No:- 374	DLRS Server does not return any information about RS Plot
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 11 , RS Khatian No:- 275	DLRS Server does not return any information about RS Plot
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 276	DLRS Server does not return any information about RS Plot
L5	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 18 , RS Khatian No:- 236	DLRS Server does not return any information about RS Plot
L6	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 23 , RS Khatian No:- 548	DLRS Server does not return any information about RS Plot

Arun Dinapato

Ishan

1.T.I OF RIJIYA MANDAL
By The pen of
Mohi dul Islam.

1.T.I OF GALAPJAN PATRI
By The pen of
Mohi dul Islam.

1.T.I OF GAJI PIRARJAN
By The pen of
Mohi dul Islam.

Land Details as per Land Record			
Sch No.	Property Location	Plot No.& Khatian No / Road Zone	Details of Land
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	DLRS Server does not return any information about RS Plo
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 50 , RS Khatian No:- 453	DLRS Server does not return any information about RS Plo
L9	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 51 , RS Khatian No:- 453	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules)
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

Arun Sinapati,
Ishan

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE

L.T.I OF GITARJAN BIRI
By The pen of
Mohidul Islam.

L.T.I OF RIJIYA MANDAL
By The pen of Mohidul
Islam.

L.T.I OF GAST PIRARJAN
By The pen of Mohidul Islam.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

Arun Samapati
Ishan

L.T.I OF RIJIYA MANDAL
By the pen of Mohidul Islam.

L.T.I OF GULAPJAN BIBI
By the pen of Mohidul Islam.

L.T.I OF GAJI PIRAJAN
By the pen of Mohidul Islam.

Identified by me.
Mohidul Islam.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

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INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No. WB-202007131850		Issue Dt 12/09/2007	
Name	MAIDUL ISLAM		
S/D/W of	H M MOLLA		
Blood.Gr.	O+	DOB	03/01/1991
Address	VILL-MIRZAPUR PO-NALDORPUR PS-BARUIPUR KOL-145		

Authorised to Drive Throughout India

Valid Till		Vehicle Class	Issued On
N.T.	11/09/2027	MCWG	12/09/2007
Trans			

Badge Details

Number	Date of Issue	Valid Till

Maidul Islam
Holder's Sign.

Authority
South 24 PGS.

Mahidul Isla.
20/8/15

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

DATED THIS ___ DAY OF MAY 2015

BETWEEN

RIJIYA MANDAL & ORS.

...VENDORS

AND

ARROWLINE CONCLAVE PRIVATE LIMITED

... PURCHASER

AND

DELPRO CONSTRUCTION PRIVATE LIMITED

... CONFIRMING PARTY

CONVEYANCE

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

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mrs Rijiya Mandal Wife of Mr Niyamat Mandal Dakshin Badehooghly, P.O:- Malancha Mahinagar Polghat, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. CSAPM1968F, Status : Self Date of Execution : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Office	 5/20/2015 2:48:09 PM hrs	 LTI 5/20/2015 2:48:32 PM hrs
		L.T.I OF RIJIYA MANDAL, By The Pen of Mahidul Golam. By the Pen of 5/20/2015 2:49:35 PM hrs	
2	Mrs Golap Jan Bibi Wife of Mr Sahadali Shekh Dakshin Badehooghly, P.O:- Malancha Mahinagar Polghat, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Office	 5/20/2015 2:44:45 PM hrs	 LTI 5/20/2015 2:45:59 PM hrs
		L.T.I OF GOLAPJAN BIBI By The Pen of Mahidul Golam. By the Pen of 5/20/2015 2:47:12 PM hrs	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
3	Mrs Gaji Pirarjan (Alias: Mrs Pirarjan Gaji) Wife of Mr Nurhochen Gaji Baidya Para Magrahat, P.O:- Magrahat, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743355 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Office	 5/20/2015 2:42:06 PM hrs	 LTI 5/20/2015 2:42:29 PM hrs
		L.T.I. OF GAJI PIRARJAN By The pen of Mohidul Solam By the Pen of 5/20/2015 2:43:53 PM hrs	
4	Delpro Construction Pvt Ltd Confirming Party 52 A, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAECD6477B, Status : Organization Represented by representative as given below:-		
4(1)	Mr Arun Senapati, AUTHORIZED SIGNATORY Son of Mr Swapan Senapati 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, 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 : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Office	 5/20/2015 2:38:36 PM hrs	 LTI 5/20/2015 2:39:00 PM hrs
		Arun Senapati 5/20/2015 2:39:17 PM hrs	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Arrowline Conclave Pvt. Ltd. 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048G, Status : Organization Represented by representative as given below:-		
1(1)	Mr ISHAN KARNANI, AUTHORIZED SIGNATORY Son of Mr MAHESH KARNANI 52 A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGAPK4693H, Status : Representative Date of Execution : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Office	 5/20/2015 2:40:05 PM hrs	 LTI 5/20/2015 2:40:26 PM hrs
		Ishan K 5/20/2015 2:40:41 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr MOHIDUL ISLAM Son of Mr NOOR MUHAMMAD MOLLA VILLAGE MIRZAPUR, P.O:- MALLIKPUR, P.S:- Baruipur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mrs Rijiya Mandal, Mrs Golap Jan Bibi, Mrs Gaji Pirarjan, Mr Arun Senapati, Mr ISHAN KARNANI	Mohidul Islam By the Pen of 5/20/2015 2:50:24 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other 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	0.3 Decimal	54,645/-	54,645/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road.
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10 , RS Khatian No:- 374	1.293 Decimal	1,56,825/-	1,56,825/-	Proposed Use: Bastu, ROR: Bagan
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 11 , RS Khatian No:- 275	1.824 Decimal	2,21,190/-	2,21,190/-	Proposed Use: Bastu, ROR: Bagan
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 275	0.319 Decimal	58,100/-	58,100/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,
L5	District: South 24-Parganas, P.S - Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 18 , RS Khatian No:- 236	1.456 Decimal	2,32,279/-	2,32,279/-	Proposed Use: Bastu, ROR: Danga
L6	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 23 , RS Khatian No:- 546	1.608 Decimal	4,03,953/-	4,03,953/-	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	3.698 Decimal	5,03,443/-	5,03,443/-	Proposed Use: Bastu, ROR: Danga

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 50 , RS Khatian No:- 453	2.334 Decimal	2,83,008/-	2,83,008/-	Proposed Use: Bastu, ROR: Danga
L9	District: South 24 Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 51 , RS Khatian No:- 453	1.811 Decimal	2,19,615/-	2,19,615/-	Proposed Use: Bastu, ROR: Bagan

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	54,645/-	Structure Type: Structure
	Floor 1	200 Sq Ft.		1,50,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Sch No.	Seller Name	Buyer Name	Transferred Area (In decimal)	Transferred Area In(%)
L1	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd	0.1	33.3333
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.1	33.3333
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.1	33.3333
L2	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd	0.431	33.3333
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.431	33.3333
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd	0.431	33.3333
L3	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.608	33.3333
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.608	33.3333
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.608	33.3333
L4	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.1064	33.3542
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.1063	33.3229
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.1063	33.3229

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L5	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.4854	33.3379
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.4853	33.331
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.4853	33.331
L6	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.536	33.3333
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.536	33.3333
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.536	33.3333
L7	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	1.2328	33.3369
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	1.2326	33.3315
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	1.2326	33.3315
L8	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.778	33.3333
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.778	33.3333
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.778	33.3333
L9	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	0.6038	33.3407
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	0.6036	33.3297
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	0.6036	33.3297

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
S1	Mrs Gaji Pirarjan	Arrowline Conclave Pvt. Ltd.	66.68	33.34
	Mrs Golap Jan Bibi	Arrowline Conclave Pvt. Ltd.	66.66	33.33
	Mrs Rijiya Mandal	Arrowline Conclave Pvt. Ltd.	66.66	33.33

D. Applicant Details

Applicant's Name	Arrowline Conclave Pvt Ltd
Address	52 A, Shakespeare Sarani.Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700017
applicant's Status	Buyer/Claimant

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190104111 / 2015

Query No/Year	19011000071580/2015	**Serial no/Year**	1901004071 / 2015
Deed No/Year	I - 190104111 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr ISHAN KARNANI	**Presented At**	Office
Date of Execution	20-05-2015	**Date of Presentation**	20-05-2015
Remarks			

[redacted]

[redacted]

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

[redacted]

Presented for registration at 13:50 hrs on : 20/05/2015, at the Office of the A.R.A. - I KOLKATA by Mr ISHAN KARNANI ,.

[redacted]

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,83,058/-

[redacted]

Execution is admitted on 20/05/2015 by

Mrs Rijiya Mancal, Wife of Mr Niyamat Mandal, Dakshin Badehooghly, P.O: Malancha Mahinagar Polghat, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession House wife
Indetified by Mr MOHIDUL ISLAM, Son of Mr NOOR MUHAMMAD MOLLA, VILLAGE MIRZAPUR, P.O: MALLIKPUR, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

[redacted]

Execution is admitted on 20/05/2015 by

Mrs Golap Jan Bibi, Wife of Mr Sahadali Shekh, Dakshin Badehooghly, P.O: Malancha Mahinagar Polghat, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession House wife
Indetified by Mr MOHIDUL ISLAM, Son of Mr NOOR MUHAMMAD MOLLA, VILLAGE MIRZAPUR, P.O: MALLIKPUR, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

[redacted]

Admission of Execution [illegible]

Execution is admitted on 20/05/2015 by

Mrs Gaji Pirarjan, Alias Mrs Pirarjan Gaji, Mr Nurhochen Gaji, Baidya Para Magrahat, P.O: Magrahat, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, By caste Muslim, By Profession House wife

Indetified by Mr MOHIDUL ISLAM, Son of Mr NOOR MUHAMMAD MOLLA, VILLAGE MIRZAPUR, P.O: MALLIKPUR, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Admission of Execution [illegible]

Execution is admitted on 20/05/2015 by

Mr Arun Senapati, AUTHORIZED SIGNATORY, Dalpro Construction Pvt Ltd Confirming Party , 52 A, Shakespeare Sarani, P.O: Circus Avenue, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India PIN - 700017

Indetified by Mr MOHIDUL ISLAM, Son of Mr NOOR MUHAMMAD MOLLA, VILLAGE MIRZAPUR, P.O: MALLIKPUR, Thana Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

Admission of Execution [illegible]

Execution is admitted on 20/05/2015 by

Mr ISHAN KARNANI, AUTHORIZED SIGNATORY, Arrowline Conclave Pvt Ltd., 52 A, SHAKESPEARE SARANI, P.O: CIRCUS AVENUE, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017

Indetified by Mr MOHIDUL ISLAM, Son of Mr NOOR MUHAMMAD MOLLA, VILLAGE MIRZAPUR, P.O: MALLIKPUR, Thana: Baruipur, , City/Town: KOLKATA, 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 25,211/- (A(1) = Rs 25,113/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 25,211/-

Description of Draft

1. Rs 25,211/- is paid, by the Draft(8554-16) No: 863533, Date: 20/05/2015, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,173/- and Stamp Duty paid by Draft Rs 1,09,173/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 25170, Purchased on 19/05/2015,Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 1,09,173/- is paid, by the Draft(8554-16) No: 863531, Date: 20/05/2015, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 982 to 1036

being No 190104111 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by DINABANDHU ROY
Date: 2015.05.25 13:32:18 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 5/25/2015 1:32:17 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)