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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

V/C- 1178/13

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

U 723705

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

27.5.15

THIS INDENTURE OF CONVEYANCE made this 20th day of May Two Thousand and Fifteen **BETWEEN**

[illegible]

4837

No. .....
Sold To .....
of .....
Rs. .....

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

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

10 APR 2015

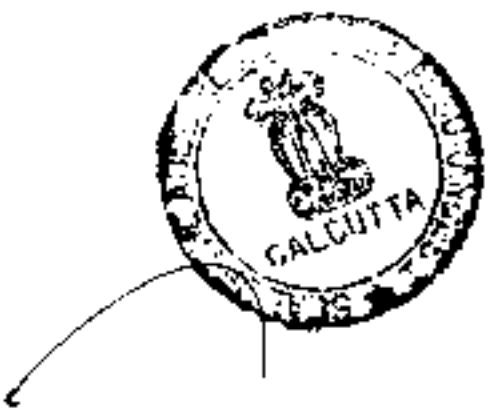
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 MAY 2015

MOSARAF ALI MOLLA (also known as MASARAK MOLLA) son of late Jabed Ali Molla residing by religion Muslim, by occupation Business at Baidya Khunki Para, Baikunthapur, Baruipur, Police Station Baruipur, Post Office Dakshin Gobindopur, South 24 Parganas, Pin 743353 having PAN: AMFPM1318L hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of his heirs executors administrators and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED,** (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G) a Company incorporated under the Companies Act, 1956, having its Registered Office at 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. Ishan Karnani (PAN: AGAPK4693H) son of Mr. Mahesh Karnani, **(2) ANTRAY DEVELOPERS PRIVATE LIMITED** (CIN: U45400WB2012PTC179429 and PAN: AAKCA9029Q) a Company incorporated under the Companies Act, 1956 having its Registered Office at at Unit No.405, 4th Floor, 52A, Shakespeare Sarani, Police Station Beniapukur, Kolkata Municipal Corporation Ward No.64, Kolkata – 700 017, Post Office Circus Avenue , and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART:**

WHEREAS:-

A. The Vendor has approached the Purchasers for absolute freehold sale and transfer of **ALL THAT** the pieces and parcels of lands containing an area of 0.13296 Acre or 13.296 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, 260, 190/1, 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 Vendor has 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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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, Jabed 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 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 Monor 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. Accordingly the said Rashmoni Bibi became entitled to 28/270th part or share of and 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 Musaraf Ali Molla (also known as Musarad Ali Molla) (the Vendor hereto) and four daughters namely Rijiya Mandal (also known as Rijiya Bibi), Golap Jan Bibi, Pirarjan Gaji (also known as Piyarjan Bibi and Pirarjan Gaji Bibi) 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 Samaser Mola, Asraf Molla, Jamshed Ali Molla and Mosarraf Ali Molla and four daughters namely 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 0.0972 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.

(vi) That by a sale deed dated 10th March 1982 and registered with the Sub Registrar Bareipur in Book I Volume No. 29 Pages 180 to 184 Being No 1464 for the year 1982, the said Rushmoni Bibi and the two daughters of Toko Bibi namely Sukjan Bibi and Rupjan Bibi for the consideration therein mentioned said conveyed and transferred unto and to the said Samaser Molla, Asraf Molla, Jamshed Ali Molla and Mosarad Ali Molla All That portion admeasuring 16.50 Sataks out the Larger Property and their other properties which inter alia, included 11.64 Sataks out of the Larger Property comprising of 5.90 Sataks more or less of the said Rashmoni Bibi and the remaining 5.74 Sataks more or less of the said Sukjan Bibi and Rupjan Bibi, absolutely and forever

(vii) 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), Hiraman Bibi, Arign Bibi (also known as Anju 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. Husband of Rashmoni Bibi namely Kurban Molla predeceased her

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(viii) That the Vendor hereto as one of the son of Jahed Ali Molla (brother of the said Rashmoni Bibi) inherited and became entitled to a part or share of the estate of Rashmoni Bibi.

B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 0.13296 Acre or 13.296 Satak 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 Vendor has agreed to sell and the Purchasers have agreed to purchase the same at and for a final total consideration of Rs. 3049200/- (Rupees thirty lacs forty nine thousand two hundred) only

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

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

(ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers.

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

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

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

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or relating to the said Property or any part or share thereof in any manner whatsoever;

(vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor 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 Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;

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

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

(x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor 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. 3049200/- (Rupees thirty lacs forty nine thousand two hundred) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 13.296 Sataks or 0.13296 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, 260, 190/1, 190/5 and 190/6, in Mouza Baikunthapur, J. L. No. 56 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

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

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

(i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor 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 Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title.

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

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

(v) **AND THAT** notwithstanding anything contained in the said Agreement for Sale or any act deed or thing by the Vendor or his predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dags;

(vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and

discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate 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:

(viii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers;

III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

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

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

c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency

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

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

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

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 0.13296 Acre or 13.296 Satak 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, 260, 190/1, 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. 98, 102 and 260	Doba	0.04 Acre	0.0019 Acre
Dag No. 10 recorded in Khatian No.374	Dag No. 10 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.23 Acre	0.0117 Acre
Dag No. 11 recorded in Khatian No.275	Dag No. 11 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.35 Acre	0.01638 Acre
Dag No. 12 recorded in Khatian No.275	Dag No. 12 recorded in Khatian Nos. 98, 102 and 260	Doba	0.06 Acre	0.00356 Acre
Dag No. 18 recorded in Khatian No.236	Dag No. 18 recorded in Khatian Nos. 98, 102 and 260	Danga	0.28 Acre	0.0133 Acre
Dag No. 23 recorded in Khatian No.548	Dag No. 23 recorded in Khatian Nos. 98, 102 and 260	Bagan	0.31 Acre	0.015 Acre
Dag No. 26	Dag No. 26	Danga	0.71 Acre	0.03358 Acre

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recorded in Khatian No.241	recorded in Khatian Nos. 98, 102 and 260		
Dag No. 50 recorded in Khatian No.453	Dag No. 50 recorded in Khatian Nos. 98, 102 and 260	Danga	0.45 Acre
			0.02104 Acre
Dag No. 51 recorded in Khatian No.453	Dag No. 51 recorded in Khatian No. 190/1, 190/5 and 190/6	Bagan	0.33 Acre
			0.0165 Acre
		Totals:	**2.76 Acre**	**0.13296 Acre or 13.296 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

Hyder Ali Molla

Mdiyar Ali Molla

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

Farida Begum Adv.
c/o DSP Law Associates
2 Hare Street
Kol - 01

Mohidul Islam
Vill — Mirzapur
P.O. — Platiekpur
P.S. — Baruipur
Kol — 700145

Authorised Signatory
(ISHAN KHAN)

For Aarav Developers Private Limited

Arun Senapati
Authorised Signatory
(ARUN SENAPATI)

Drafted by me
Farida Begum Adv
c/o DSP Law Associates
2 Hare Street
Kol - 01

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the withinmentioned sum of Rs. 3049200/- (Rupees thirty lacs forty nine thousand two 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

Sl. No.	*By Demand Draft/Cash*	*Date*	*Bank and Branch*	*Paid by*	*Paid to*	*Amount (in Rs.)*
1	219915	24.04.2015	Karnataka Bank Ltd. Park Street	Antray Developers Private Limited	Mosaraf Ali Molla	250000/-
2.	052224	24.04.2015	Karnataka Bank Ltd. Park Street	Arrowline Conclave Private Limited	Mosaraf Ali Molla	250000/-
3.	026964	18.05.2015	Karnataka Bank Ltd. Park Street	Antray Developers Private Limited	Mosaraf Ali Molla	1274600/-
4.	026965	20.05.2015	Karnataka Bank Ltd Park Street	Arrowline Conclave Private Limited	Mosaraf Ali Molla	1274600/-
					TOTAL:	**3049200/-**

(Rupees thirty lacs forty nine thousand two hundred) only

WITNESSES:

Aliyar Ali Molla

Bakintapur, Baruipur, S.24 Pargana

Mtiyar Ali Molla

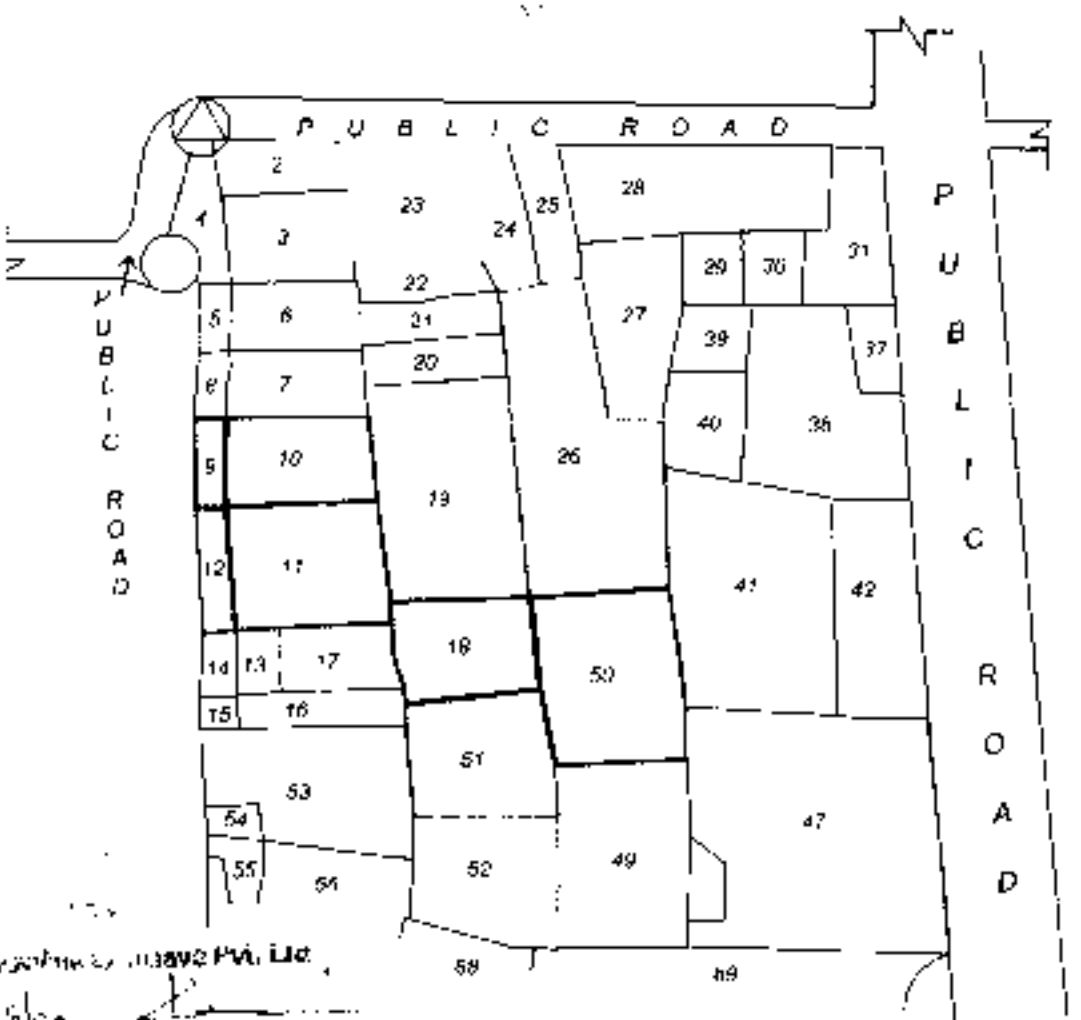
Bakinto.Pur, Baruipur, S.24.P.G.S

মোসারফ আলী মোল্লা

Read over and explained the contents of this deed in bengali language to Mosaraf Ali Molla who has understood the same.

Mehidul Solam

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).



Authorised Signatory

NOT TO SCALE

DAG NOS	LAND AREA OF SUBJECT PROPERTY (ACRES)
9	0.0019
10	0.0117
11	0.01638
12	0.00356
18	0.0133
23	0.015
26	0.03358
50	0.02104
51	0.0165
TOTAL	0.13296

Authorised Signatory

ADDITIONAL REGISTRAR
OF ASSURANCES
20 MAY 2015

	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

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

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 MAY 2015

(All Scan)

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000167426/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOSARAF ALI MOLLA Alias Mr MASARAK MOLLA Baidya Khunki Para, Baikunthapur, P.O.- Dakshin Gobindopur, P.S - Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 743353	Seller		2632 	মোসারাফ আলি মোল্লা 20-5-15

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Arun Senapati 304 Chandan Niketan 52A Shakespear Sarani, P.O - Circus Avenue P.S - Beniapukur, District -South 24-Parganas, West Bengal, India, PIN - 700017	Representative of Buyer [ANTRAY DEVELOPERS PRIVATE LIMITED]		2633 	Arun Senapati 20.05.15

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 MAY 2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3 PRESENTANT	Mr Ishan Karnani 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O.- Circus Avenue, P.S.- Beniapukur, District -South 24-Parganas, West Bengal, India, PIN - 700017	Representative of Buyer [ARROWLINE CONCLAVE PRIVATE LIMITED]		2631 	Ishan 20/05/2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Mohidul Islam Son of Mr Noor Muhammad Molla Vill-Mirzapur, P.O.- Mallikpur, P.S.- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Mr MOSARAF ALI MOLLA, Mr Arun Senapati, Mr Ishan Karnani	Mohidul Islam 20/5/15

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

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 MAY 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19010000167426/2015	Query Date	20/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	ARROWLINE CONCLAVE PRIVATE LIMITED		
Address	Unit No 405, Chandan Niketan, Fourth Floor, 52A, Shakespeare Sarani, Kolkata-700017,Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700017		
Applicant Status	Buyer/Claimant		
Other Details	Telephone No. : 09163306923, Mobile No. : 9163306923		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 30,49,200/-	Total Market Value:	Rs. 30,49,200/-
Stampduty Payable	Rs. 1,52,480/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 33,637/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed	20/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

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	0.0019 Acre	1,80,497/-	1,80,497/-	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	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L1	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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

Transfer of Property from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
S1	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	100 Sq Ft	50
S1	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	100 Sq Ft	50

Land Details

Sch No.	Property Location	Plot No & Khatian No	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other 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
L2	District: South 24-Parganas P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Balkunthpur	RS Plot No - 10 , RS Khatian No:- 374	0.0117 Acre	1,87,769/-	1,87,769/-	Proposed Use: Bastu, ROR, Bagan, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller to Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L2	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L2	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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	0.0163 8 Acre	2,94,497/-	2,94,497/-	Proposed Use: Basiu, ROR: Bagan, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L3	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L3	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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: Baikunthpur	RS Plot No - 12 , RS Khatian No - 275	0.0035 6 Acre	2,10,679/-	2,10,679/-	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	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L4	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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	0.0133 Acre	3,07,164/-	3,07,164/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.

Transfer of Property from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L5	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L5	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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

2 0 MAY 2015

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	0.015 Acre	4,18,679/-	4,18,679/-	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	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L6	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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	0.0335 Acre	5,52,982/-	5,52,982/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.

Transfer of Property from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L7	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	2 Dec	50
L7	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	2 Dec	50

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	0.0210 4 Acre	4,00,961/-	4,00,961/-	Proposed Use: Basti, ROR: Danga, Width of Approach Road: 2 Ft.

Transfer of Property from Seller to Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L8	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	2 Dec	50
L8	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	2 Dec	50

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	0.0165 Acre	3,45,952/-	3,45,952/-	Proposed Use: Bastu, ROR: Bagan Width of Approach Road: 2 Ft.,

Transfer of Property from Seller / Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L9	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1 Dec	50
L9	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1 Dec	50

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

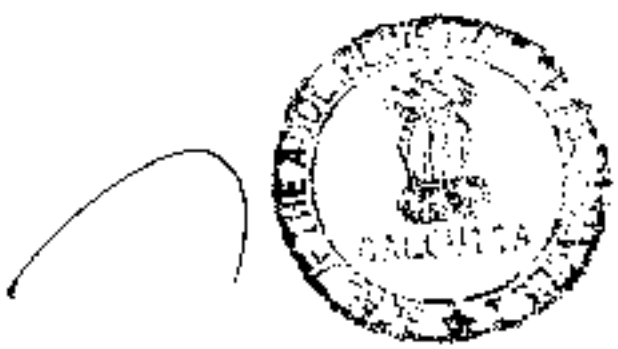
Name & Address	Status	Execution And Admission Details	Other Details
Mr MOSARAF ALI MOLLA (Alias: Mr MASARAK MOLLA) Son of Late Jahed Ali Molla Badya Khunki Para, Baikunthapur, P.O:- Dakshin Gobindopur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743353	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AMFPM1318L,

Buyer Details

Name & Address (Organization)	Status	Execution And Admission Details	Other Details
ANTRAY DEVELOPERS PRIVATE LIMITED Unit No.405, Chandan Niketan, Fourth Floor, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAKCA9029Q,
ARROWLINE CONCLAVE PRIVATE LIMITED Unit No.405, Chandan Niketan, Fourth Floor, Kolkat, Shakespear Sarani, P.O:- Circus Avenue, P.S - Beniapukur, 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 Arun Senapati, Authorized Signatory Son of Mr Swapan Senapati 304 Chandan Niketan, 52A, 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		ANTRAY DEVELOPERS PRIVATE LIMITED



Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Ishan Karnani, Authorized Signatory Son of Mr Mahesh Karnani 304 Chandan Niketan, Kolkata 52A, Shakespear Sarani, P O:- Circus Avenue, P S - Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700017	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGAPK4693H,		ARROW_INE CONCLAVE PRIVATE LIMITED

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Mohidul Islam Son of Mr Noor Muhammad Molla Vill-Mirzapur, P O:- Matikpur, P S - Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India.	Mr MOSARAF ALI MOLLA, Mr Arun Senapati, Mr Ishan Karnani

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

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 275	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
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 Plot
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 Plot
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 Plot

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

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

Identify by me
Mehidul Islam.

Scan

ভারত সরকার
Government of India

Maidul Islam
Father : Nur Mohammad Molla

DOB: 07/08/1982
Male

7154 1808 9383

আধার – সাধারণ মানুষের অধিকার

Mohidul Islam.
20/5/15

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

7154 1808 9383

www.uidai.gov.in

DATED THIS 20th DAY OF MAY 2015

BETWEEN

MOSARAF ALI MOLLA.

..**VENDOR**

AND

ARROWLINE CONCLAVE PRIVATE LIMITED & ANR.

... **PURCHASERS**

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	Mr MOSARAF ALI MOLLA (Alias: Mr MASARAK MOLLA) Son of Late Jabed Ali Molla Badya Khunki Para, Baikunthapur, P.O:- Dakshin Gobindopur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743353 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No: AMFPM1318L, Status : Self Date of Execution : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details			
SL No	Name, Address, Photo, Finger print and Signature		
1	ANTRAY DEVELOPERS PRIVATE LIMITED Unit No.405, Chandan Niketan, Fourth Floor, Shakespear Sarani, P.O:- Circus Avenue, P.S.- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAKCA9029Q, Status : Organization Represented by representative as given below:-		
1(1)	Mr Arun Senapati, Authorized Signatory Son of Mr Swapan Senapati 304 Chandan Niketan, 52A 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 : 20/05/2015 Date of Admission : 20/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print Signature
2	ARROWLINE CONCLAVE PRIVATE LIMITED Unit No.405, Chandan Niketan, Fourth Floor, Kolkat, Shakespear Sarani, P.O.- Circus Avenue, P.S:- Beniapukur, District :South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048C, Status : Organization Represented by representative as given below:-		
2(1)	Mr Ishan Karnani, Authorized Signatory Son of Mr Mahesh Karnani 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S.- Beniapukur, 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 : Pvt. Residence	Photo	Finger Print Signature

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Mohidul 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 MOSARAF ALI MOLLA, Mr Arun Senapati, Mr Ishan Karnani	

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	0.0019 Acre	1,80,497/-	1,80,497/-	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	0.0117 Acre	1,87,769/-	1,87,769/-	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	0.01638 Acre	2,94,497/-	2,94,497/-	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	0.00356 Acre	2,10,679/-	2,10,679/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,

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	0.0133 Acre	3,07,164/-	3,07,164/-	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	0.015 Acre	4,18,679/-	4,18,679/-	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	0.03358 Acre	5,52,982/-	5,52,982/-	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	0.02104 Acre	4,00,981/-	4,00,981/-	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	0.0165 Acre	3,45,952/-	3,45,952/-	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
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	200 Sq Ft.	1,50,000/-	1,80,497/-	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

Transfer of Structure from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area In(%)
S1	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	100	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	100	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ARROWLINE CONCLAVE PRIVATE LIMITED
Address	Unit No.405, Chandan Niketan, Fourth Floor, 52A, Shakespeare Sarani, Kolkata-700017,Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700017
applicant's Status	Buyer/Claimant

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area In(%)
L1	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.095	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.095	50
L2	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.585	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.585	50
L3	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.819	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.819	50
L4	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.178	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.178	50
L5	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.665	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.665	50
L6	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.75	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.75	50
L7	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1.679	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1.679	50
L8	Mr MOSARAF ALI MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	1.052	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	1.052	50
L9	Mr MOSAR[illegible]	ANTRAY DEVELOPERS PRIVATE LIMITED	0.825	50
	Mr MOSARAF ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	0.825	50

[illegible] of Structure from Seller To Buyer				

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

Endorsement For Deed Number : I - 190104214 / 2015

Query No/Year	19010000167426/2015	**Serial no/Year**	1901004185 / 2015
Deed No/Year	I - 190104214 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Ishan Karnani	**Presented At**	Private Residence
Date of Execution	20-05-2015	**Date of Presentation**	20-05-2015
Remarks			

On **20/05/2015**

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

Presented for registration at 16:05 hrs on : 20/05/2015, at the Private residence by Mr Ishan Karnani ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,49,200/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001178 of 2015

Having visited the residence of

Mr MOSARAF ALI MOLLAAlias , Mr MASARAK MOLLA, Son of Late Jabed Ali Molla, Baidya Khunki Para, Baikunthapur P O: Dakshin Gobindopur, Thana: Baruipur , South 24-Parganas WEST BENGAL, India, PIN - 743353, By caste Muslim, By Profession Business

Who has been identified to my satisfaction by Mr Mohidul 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 and the said

1 Mr MOSARAF ALI MOLLAAlias , Mr MASARAK MOLLA has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001178 of 2015

Having visited the residence of

Mr Arun Senapati, Authorized Signatory, Unit No.405, Chandan Niketan, Fourth Floor, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Advocate

Who has been identified to my satisfaction by Mr Mohidul 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 and the said

1. Mr Arun Senapati has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001178 of 2015

Having visited the residence of

Mr .shah Karnani. Authorized Signatory, Unit No.405, Chandan Niketan, Fourth Floor, Kolkat. Road: Shakespear Sarani, , P O: Circus Avenue, Thana: Beniapukur. , South 24-Parganas, WEST BENGAL, India PIN - /00017, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Mohidul 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 and the said

1 Mr Ishan Karnani has admitted the execution of this document

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

On 27/05/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,637/- (A(1) = Rs 33,539/- ,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 33,637/-

Description of Draft

1. Rs 33,637/- is paid, by the Draft(8554-16) No: 863541, 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. 1,52,480/- and Stamp Duty paid by Draft Rs 1,52,480/- , by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4837, Purchased on 10/04/2015,Vendor named P Chatterjee.

Description of Draft

1. Rs 1,52,480/- is paid, by the Draft(8554-16) No: 863542, 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 4747 to 4792

being No 190104214 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by DINABANDHU ROY
Date: 2015.06.03 12:39:18 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 6/3/2015 12:39:17 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)