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29/5/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 723704

9-214854/15
मार्च 294 272/-

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

29.5.15

THIS INDENTURE OF CONVEYANCE made this 29th day of MAY Two Thousand and Fifteen BETWEEN

माला C. D. hold
 1. ... - 012
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 10. ... - 012

सुश्री (सुश्री)

REGISTRAR
WEST BENGAL

4838

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

10 APR 2015

No.
Sold To
of
Rs.

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender
L. No. : 351-RS-1989

Maidul Islam
s/o - Moor Mohammad Molla.
vill - Mirzapur
p.o - Mallickpur
p.s - Banipur
KOL - 700145
Occ - Business.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015

JAYNAL MOLLA (PAN: BLXPM4186L) son of Late Apchar Molla by religion Muslim, by occupation Cultivation residing at Dakshin Badehooghly, Polghat, Post Office Malancha Mahinagar, Police Station Sonarpur, South-24 Parganas, PIN-700145 hereinafter referred to as “the **VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators legal representatives) of the **ONE PART AND ANTRAY DEVELOPERS PRIVATE LIMITED** (CIN: U45400WB2012PTC179429 and PAN: AAKCA9029Q) a Company incorporated under the Companies Act, 1956 having its Registered Office at Unit No. 405, Chandan Niketan, 4th Floor, 52A, Shakespeare Sarani, Post Office Circus Avenue, Police Station Beniapukur, Kolkata – 700 017 and represented by its Authorized Signatory Mr. Arun Kumar Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati of 304, Chandan Niketan, 52A, Shakespeare Sarani, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700 017 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 their successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:-

A. The Vendor has approached the Purchaser for absolute freehold sale and transfer of **ALL THAT** the pieces and parcels of lands containing an area of 0.01216 Acre or 1.216 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. 103, 102, 190/4 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 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


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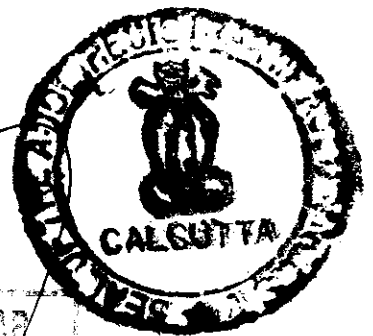
ADDITIONAL REGISTRAR
OF ASSAM
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29 MAY 2015



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

- (iii) That the said Tuko Bibi died intestate leaving her surviving her two daughters namely Sukhjan Bibi (also known as Supriya Piyada) and Rupjan Bibi (also known as Rupjan Beoya Mondal) and the aforesaid brothers namely Wahed Molla (since deceased), Javed Ali Molla (since deceased), Tamir Ali Molla (since deceased) and 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 $1/30^{\text{th}}$ (one-thirtieth) part or share and out of the remaining $1/30^{\text{th}}$ part or share each of the four brothers inheriting $1/135^{\text{th}}$ part or share and the sister inheriting $1/270^{\text{th}}$ part or share in the Larger Property.
- (iv) That the said Javed 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) (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 $1/8^{\text{th}}$ part or share, each of the four sons inheriting undivided $7/48^{\text{th}}$ part or share and each of the daughters inheriting $7/96^{\text{th}}$ part or share in the estate of Javed Ali Molla and consequently the wife inheriting $7/270^{\text{th}}$ share, each of the sons inheriting $49/1620^{\text{th}}$ part or share and each of the daughters inheriting $49/3240^{\text{th}}$ 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 Mosaraf 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

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29 MAY 2015

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.

- (vi) That the said Atarjan Bibi died intestate leaving him surviving his husband Joynal Molla (also known as Jaynal Molla) (the Vendor hereto), three sons namely Ismail Molla, Faroz Ali Molla and Entaj Ali Molla and two daughters namely Joynur Bibi and Tangila Bibi Laskar 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 Joynal Molla inheriting one-fourth, each of the sons inheriting 3/16 and each of the daughters inheriting 3/32 out of the estate left by Atarjan Bibi. The legal heirs of the said Atarjan Bibi became entitled to her 0.0486 Acre out of the Larger Property in the following share:-

Sl. No.	Name	Area in Acre (more or less)
1.	Jaynal Molla (the Vendor hereto)	0.0121
2.	Ismail Molla	0.0091
3.	Faroz Ali Molla	0.0091
4.	Entaj Molla	0.0091
5.	Joynur Bibi	0.0046
6.	Tangila Bibi	0.0046

- B. The Vendor has contracted with the Purchaser for sale of the said Property (containing a land area of 0.01216 Acre or 1.216 Sataks more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a ~~total~~ total consideration of Rs. 294272/- (Rupees two lacs ninety four thousand two hundred and seventy-two) 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 Purchaser in good faith:-

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ADDITIONAL REGISTRAR
29 MAY 2015

- (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, lispens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchaser;
- (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 Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor 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 Purchaser hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

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REGISTRAR

KOLKATA

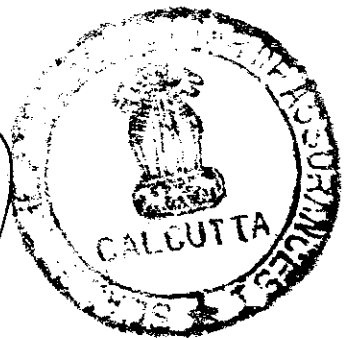
29 MAY 2015

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 294272/- (Rupees two lacs ninety four thousand two hundred and seventy two) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser 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 Purchaser 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 Purchaser herein **ALL THAT** piece or parcel of land containing an area of 1.216 Sataks or 0.01216 Acre more or less situate lying at and being portions of 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 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 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

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ADDITIONAL REGISTRAR
OF ASSAM AT KOLKATA
29 MAY 2015



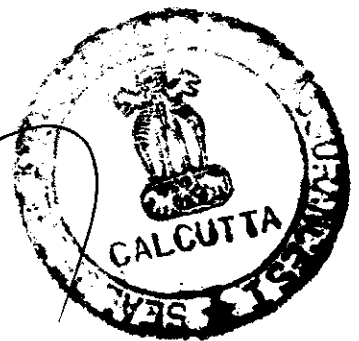
and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER 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 is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in 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 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 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 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

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OFFICE, KOLKATA
25 MAY 2015

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 Purchaser 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;

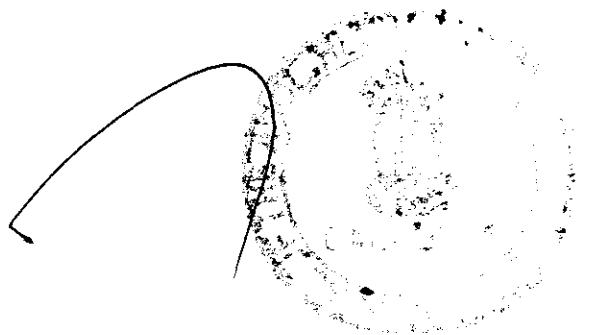
(vi) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without 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 lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever;

(vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his 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;

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

a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other

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REGIONAL REGISTRAR
KOLKATA
29 MAY 2015

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 Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the 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 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

21/11/11 (21/11)





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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 Purchaser 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.

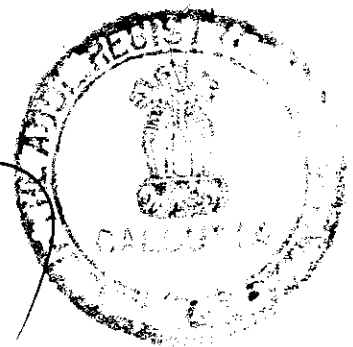
THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the pieces or parcels of lands containing an area of 1.216 Satak or 0.01216 acre more or less together with residential rooms on part thereof measuring about 100 Square feet more or less situate lying at and comprised in portions of 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, 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	0.00022 Acre
Dag No. 10 recorded in Khatian No.374	Dag No. 10 recorded in Khatian Nos. 98 and 102	Bagan	0.23 Acre	0.00108 Acre
Dag No. 11 recorded in Khatian No.275	Dag No. 11 recorded in Khatian Nos. 98 and 102	Bagan	0.35 Acre	0.00152 Acre
Dag No. 12 recorded in Khatian	Dag No. 12 recorded in Khatian Nos.	Doba	0.06 Acre	0.00027 Acre

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No.275	98 and 102			
Dag No. 18 recorded in Khatian No.236	Dag No. 18 recorded in Khatian Nos. 98 and 102	Danga	0.28 Acre	0.00121 Acre
Dag No. 23 recorded in Khatian No.548	Dag No. 23 recorded in Khatian Nos. 98 and 102	Bagan	0.31 Acre	0.00134 Acre
Dag No. 26 recorded in Khatian No.241	Dag No. 26 recorded in Khatian Nos. 98 and 102	Danga	0.71 Acre	0.00308 Acre
Dag No. 50 recorded in Khatian No.453	Dag No. 50 recorded in Khatian Nos. 98 and 102	Danga	0.45 Acre	0.00194 Acre
Dag No. 51 recorded in Khatian No.453	Dag No. 51 recorded in Khatian No. 190/1 and 190/6	Bagan	0.33 Acre	0.0015 Acre
		Totals:	2.76 Acre	0.01216 Acre or 1.216 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:

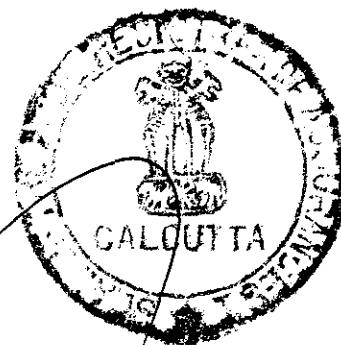
On the **North** : By R.S. Dag No. 8;
On the **South** : By R.S. Dag No. 12;
On the **East** : By R.S. Dag No. 10; and
On the **West** : By Public Road.

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.

23/9/11 (21/11)





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21 NOV 2015

The entire R.S. Dag No. 11 is delineated in the Plan annexed hereto duly bordered thereon in **BLUE** and the same is butted and bounded as follows:

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

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

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

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

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

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

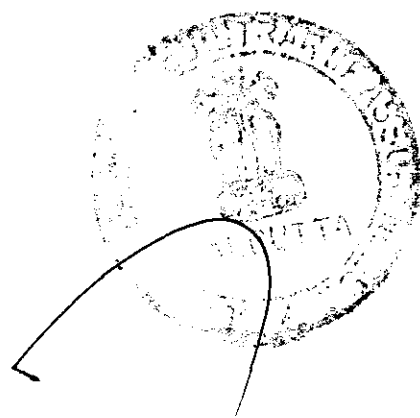
- On the **North** : By Public Road;
- On the **South** : By R.S. Dag No. 22;
- On the **East** : By R.S. Dag No. 24; and
- On the **West** : Partly by each of R.S. Dag Nos. 2 and 3.

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

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

24/11/07 (21/07/07)





REGISTRAR
KOLKATA
15 April 2015

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

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

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

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

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

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

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

- 1) Maidul Islam
vill - Mirzapur
P.O - Mallickpur
P.S - Baruipur
KOL - 700145
- 2) Navis Uddin Mostri

কাজের ক্রম
 Read over and explained by me the contents of this documents in bengali language to Jaynal Molla who have understood the same.

Maidul Islam.

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

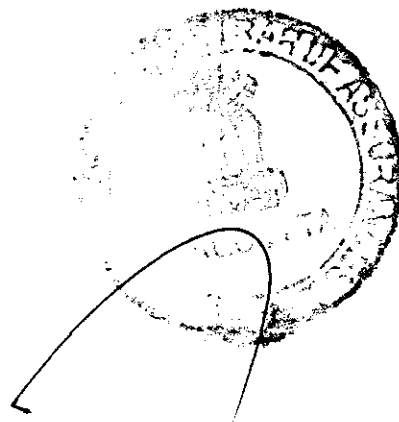
Maidul Islam
 Navis Uddin Mostri

vill - Badi Hoogly
 P.O - Malancha Mahinagar
 P.S - Sonar Bar
 KOL - 700145

For Antray Developers Private Limited

Arun Senapati
 - Authorised Signatory

(ARUN SENAPATI)



REGISTRAR
KOLKATA
29 MAY 2015

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the withinmentioned sum of Rs. 294272/- (Rupees two lacs ninety four thousand two hundred and seventy two) only being the consideration in full payable under these presents as per details given in the Memo hereunder written

MEMO OF CONSIDERATION

Sl. No.	By/Out of Demand Draft/Pay Order/ Cheque/ Cash	Date	Bank and Branch	Amount (in Rs.)
1.	Cash	14-05-2015	----	17000/-
2.	Cash	15-05-2015	----	18500/-
3.	Cash	18-05-2015	----	17500/-
4.	Cash	19-05-2015	----	18000/-
5.	Cash	20-05-2015	----	15000/-
6.	Cash	22-05-2015	----	8272/-
7.	861219	26-05-2015	Karnataka Bank Ltd., Park Street, Kolkata	<u>200000/-</u>
			TOTAL:	<u>294272/-</u>

(Rupees two lacs ninety four thousand two hundred and seventy two) only

WITNESSES

Maidul Islam

Nasiruddin Mostafi

Drafted by me:

Wahid Hossain, Advocate

For, DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

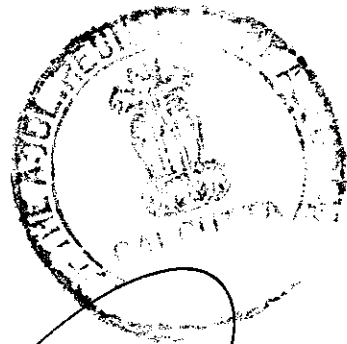
Kolkata-700001

8/11/15/2010

২৯/৫/১৫ (২৯/৫/১৫)

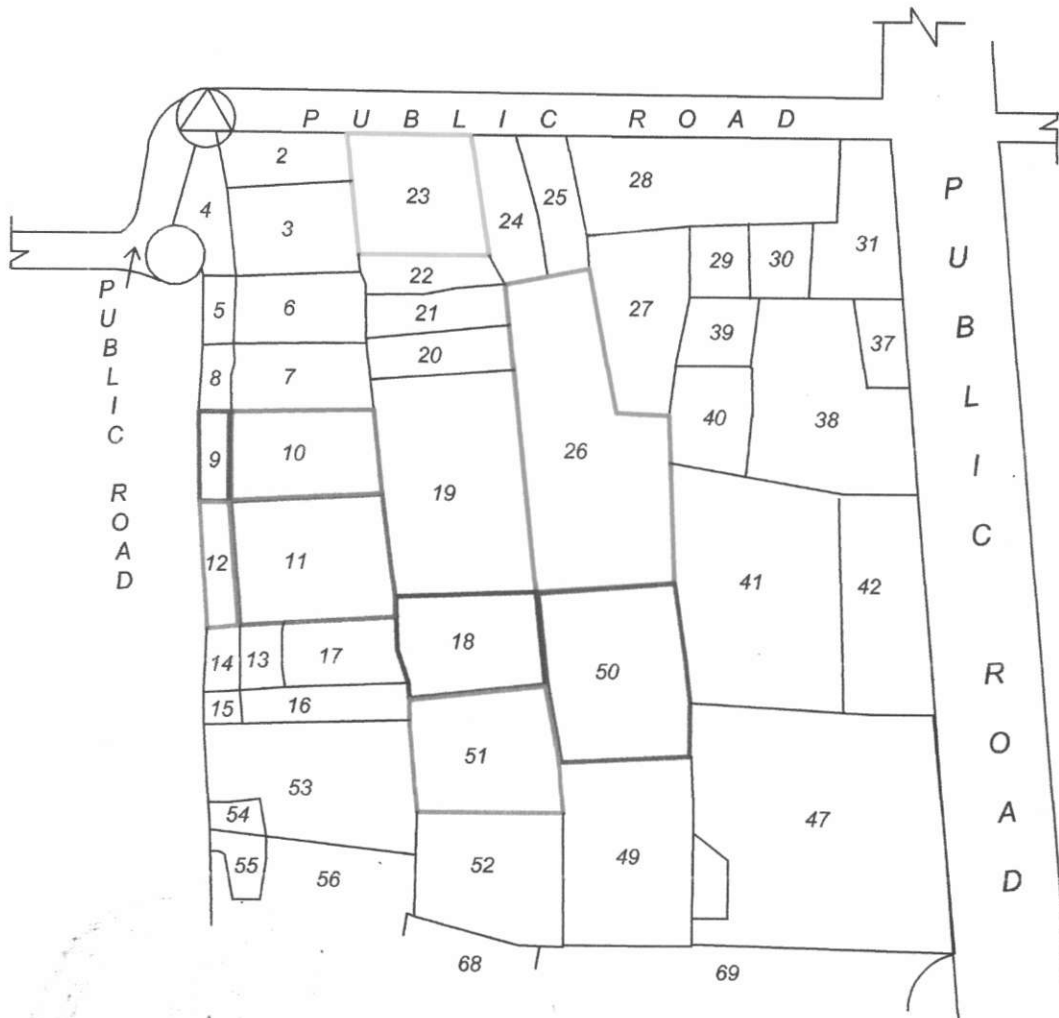
Read over and explained the contents of this documents in bengali language to jaynal molla who have understood the same.

Maidul Islam.



REGISTRAR
TAMIL NADU
29 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).



For Antray Developers Private Limited

Arjun Senapaty

Director

Authorised signatory

কর্তৃত্বের অধীনে

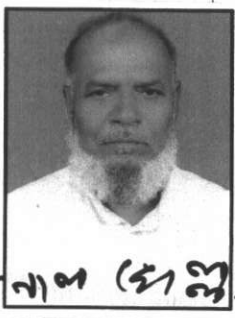










NOT TO SCALE

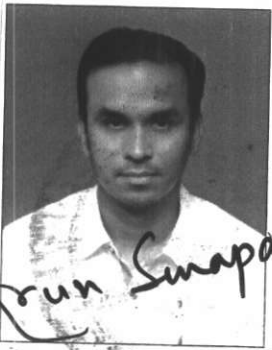












DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
9	0.00022
10	0.00108
11	0.00152
12	0.00027
18	0.00121
23	0.00134
26	0.00308
50	0.00194
51	0.0015
TOTAL	0.01216



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015

<i>Finger prints of the executant</i>					
 <p>अशोक (श्री २३)</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

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



**ADDITIONAL REGISTRAR
OF ASSURANCES-I. KOLKATA
29 MAY 2015**



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

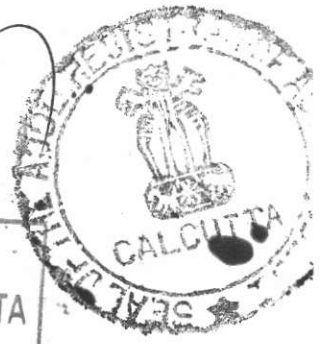
(All Scan)

Query No / Year	19010000214854/2015	Query Date	28/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	ANTRAY DEVELOPERS 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	Mobile No. : 9163306923, e-Mail ID : info@ishagroup.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 2,94,272/-	Total Market Value:	Rs. 2,94,272/-
Stampduty Payable	Rs. 14,734/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 3,332/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed	29/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

अशोक (अशोक)

Arjun Senapati

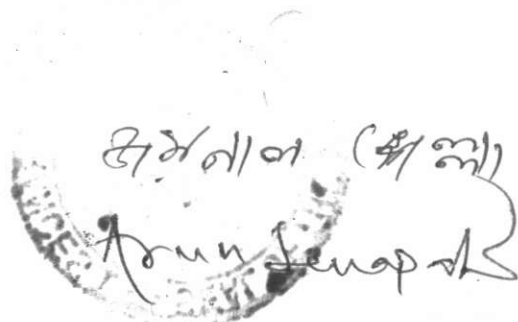
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015



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	0.0002 2 Acre	9,538/-	9,538/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,

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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	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
L2	District: South 24-Parganas, P.S.- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 10, RS Khatian No:- 374	0.0010 8 Acre	21,090/-	21,090/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

21/05/15 (1/1/15)


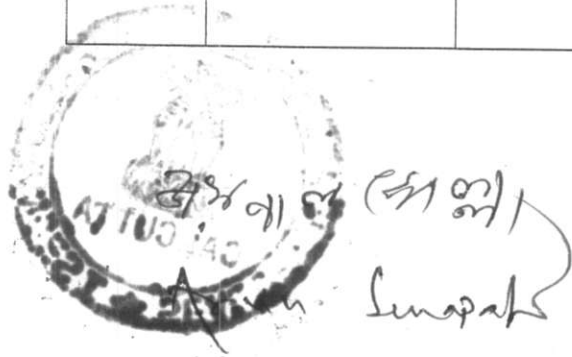
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015



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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	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	0.0015 2 Acre	24,234/-	24,234/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015



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.- Baruiapur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 12 , RS Khatian No:- 275	0.0002 7 Acre	8,925/-	8,925/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,

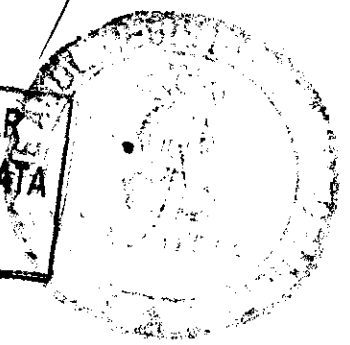
Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 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:- Baruiapur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 18 , RS Khatian No:- 236	0.0012 1 Acre	21,736/-	21,736/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,

दीर्घादी (दीर्घा)

Arin Swapan

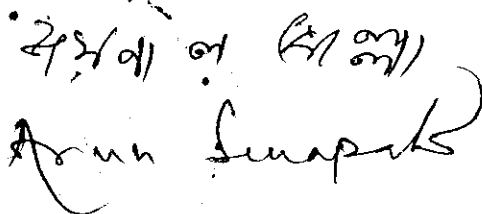
ADDITIONAL REGISTRAR
MUMBAI, KOLKATA
29 MAY 2015



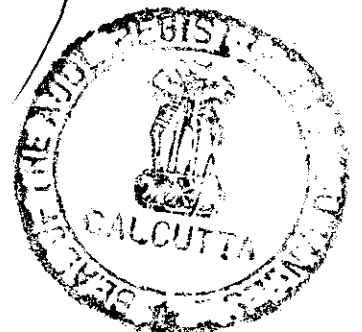
Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 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	0.0013 4 Acre	32,363/-	32,363/-	Proposed Use: Bastu, ROR: Bagan, Property is on Road Adjacent to Metal Road,

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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



REGISTRAR
KOLKATA
29 MAY 2015



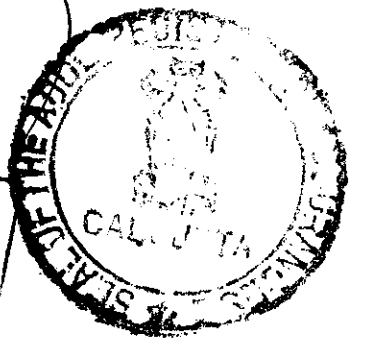
Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	0.0030 8 Acre	46,383/-	46,383/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,

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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	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	0.0019 4 Acre	29,811/-	29,811/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,

21/5/2015 (21/5/15)
Arun Senapati

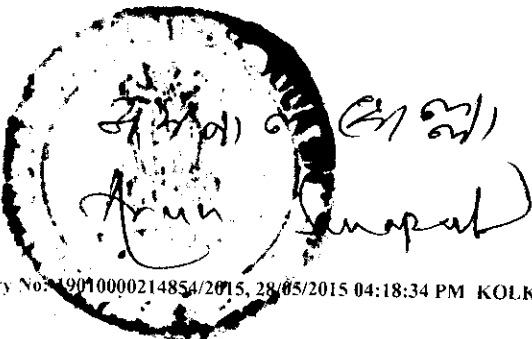
GENERAL REGISTRAR
WEST BENGAL, KOLKATA
29 MAY 2015



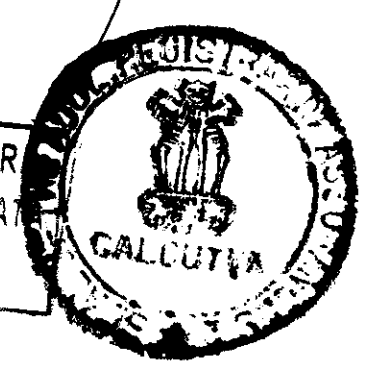
Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 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	0.0015 Acre	25,192/-	25,192/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

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	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
S1F1	Floor No: 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



ADDITIONAL REGISTRAR
REGISTRATION DEPARTMENT
29 MAY 2015



Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr JAYNAL MOLLA Son of Late APCHAR MOLLA Dakshin Badehooghly, Polghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BLXPM4186L,

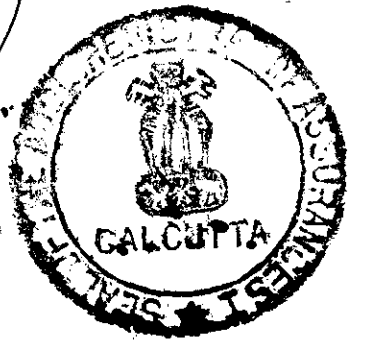
Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
ANTRAY DEVELOPERS PRIVATE LIMITED Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAKCA9029Q,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Arun Kumar Senapati, Authorized Signatory Son of Mr Swapan Senapati 304 Chandan Niketan, Kolkata, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, 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

32/5/15 (A.R.A.)
Arun Senapati

Handwritten scribble above a rectangular stamp containing the following text:

...RAB
...KATA
29 MAY 2015



Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Mohidul Islam Son of Mr Noor Muhammad Molla Vill-Mirzapur, Kolkata. 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 JAYNAL MOLLA, Mr Arun Kumar Senapati

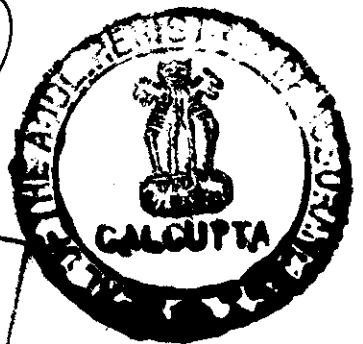
Bank Details
Bank details have not been supplied

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 Plo
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 Plo
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 Plo
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 Plo
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 Plo

28/05/2015 (31/05/15)
Arun Senapati

Handwritten signature or scribble



SECRETARY

29 MAY 2015

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
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 Plo
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.

अनुपम शर्मा (अ.र.अ.)
Anun Sarpak

ADDITIONAL REGISTRAR
OF ASSURANCES LEONATA
29 MAY 2015

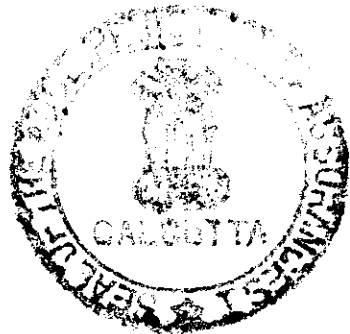


কর্তৃপক্ষ (কি.সি.)
Arum Senapati


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

[Handwritten signature]


**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 MAY 2015**



(Scan)


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

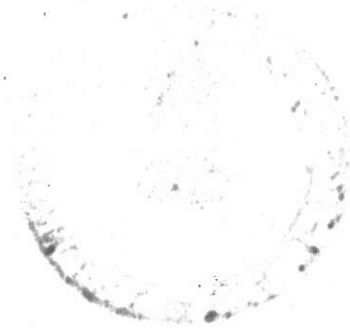
IDENTITY CARD JTK2785517
পরিচয় পত্র



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

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

Maidul Islam



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

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

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 104-Baruipur

বিধানসভা নির্বাচন কেন্দ্র : ১০৪-বারুইপুর

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 09.07.2003

তারিখ: ০৯.০৭.২০০৩








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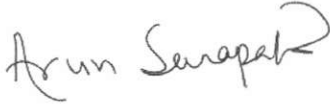
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2015



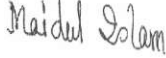
Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr JAYNAL MOLLA Son of Late APCHAR MOLLA Dakshin Badehooghly, Polghat, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BLXPM4186L, Status : Self Date of Execution : 29/05/2015 Date of Admission : 29/05/2015 Place of Admission of Execution : Office</p>		
	<table border="1"><tr><td> 5/29/2015 3:26:32 PM hrs</td><td> LTI 5/29/2015 3:26:55 PM hrs</td></tr></table>	 5/29/2015 3:26:32 PM hrs	 LTI 5/29/2015 3:26:55 PM hrs
 5/29/2015 3:26:32 PM hrs	 LTI 5/29/2015 3:26:55 PM hrs		
	<p> 5/29/2015 3:27:15 PM hrs</p>		

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ANTRAY DEVELOPERS PRIVATE LIMITED Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAKCA9029Q, Status : Organization Represented by representative as given below:-		
1(1)	Mr Arun Kumar Senapati, Authorized Signatory Son of Mr Swapan Senapati 304 Chandan Niketan, Kolkata, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapur, 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 : 29/05/2015 Date of Admission : 29/05/2015 Place of Admission of Execution : Office	 5/29/2015 3:25:15 PM hrs	 LTI 5/29/2015 3:25:36 PM hrs
		 5/29/2015 3:25:46 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 Vill-Mirzapur, Kolkata, 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 JAYNAL MOLLA, Mr Arun Kumar Senapati	 5/29/2015 3:27:51 PM hrs

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

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	0.00022 Acre	9,538/-	9,538/-	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	0.00108 Acre	21,090/-	21,090/-	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	0.00152 Acre	24,234/-	24,234/-	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	0.00027 Acre	8,925/-	8,925/-	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	0.00121 Acre	21,736/-	21,736/-	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	0.00134 Acre	32,363/-	32,363/-	Proposed Use: Bastu, ROR: Bagan, 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
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 26 , RS Khatian No:- 241	0.00308 Acre	46,383/-	46,383/-	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	0.00194 Acre	29,811/-	29,811/-	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	0.0015 Acre	25,192/-	25,192/-	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	100 Sq Ft.	75,000/-	9,538/-	Structure Type: Structure
	Floor 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.022	100
L2	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.108	100
L3	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.152	100

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L4	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.027	100
L5	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.121	100
L6	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.134	100
L7	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.308	100
L8	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.194	100
L9	Mr JAYNAL MOLLA	ANTRAY DEVELOPERS PRIVATE LIMITED	0.15	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ANTRAY DEVELOPERS PRIVATE LIMITED
Address	Unit No. 405, Chandan Niketan, Fourth Floor, 52A Shakespeare Sarani, Kolkata-700017, Thana : Beniapur, 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 - 190104288 / 2015

Query No/Year	19010000214854/2015	Serial no/Year	1901004246 / 2015
Deed No/Year	I - 190104288 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Kumar Senapati	Presented At	Office
Date of Execution	29-05-2015	Date of Presentation	29-05-2015

Remarks

On 28/05/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,94,272/-



(Dinabandhu Roy)

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

On 29/05/2015

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.

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

Presented for registration at 13:23 hrs on : 29/05/2015, at the Office of the A.R.A. - I KOLKATA by Mr Arun Kumar Senapati ,.

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

Execution is admitted on 29/05/2015 by

Mr JAYNAL MOLLA, Son of Late APCHAR MOLLA, Dakshin Badehooghly, Polghat, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

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

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

Execution is admitted on 29/05/2015 by

Mr Arun Kumar Senapati, Authorized Signatory, ANTRAY DEVELOPERS PRIVATE LIMITED , Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapurkur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,332/- (A(1) = Rs 3,234/- ,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 3,332/-

Description of Draft

1. Rs 3,332/- is paid, by the Draft(8554-16) No: 863596000404, Date: 29/05/2015, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,734/- and Stamp Duty paid by Draft Rs 14,734/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4836, Purchased on 10/04/2015, Vendor named P Chatterjee.

Description of Draft

1. Rs 14,734/- is paid, by the Draft(8554-16) No: 863597000404, Date: 29/05/2015, 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 7746 to 7783

being No 190104288 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.06.05 14:13:44 +05:30
Reason: Digital Signing of Deed.

m

(Dinabandhu Roy) 6/5/2015 2:13:43 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 29th DAY MAY OF 2015

BETWEEN

JAYNAL MOLLA

...VENDOR

AND

ANTRAY DEVELOPERS PRIVATE LIMITED

...PURCHASER

CONVEYANCE

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