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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 448708

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

[Signature]
 Additional Registrar
 of Assurances-1 Kolkata
 17.8.13

THIS INDENTURE OF CONVEYANCE made this 17th day of May Two Thousand and Thirteen BETWEEN (1) ENTAJ ALI (also known as ENTAJ ALI MOLLA) son of late Joynal Molla residing at Village : Dakshin Badehoogly, Polghat, Sonarpur, Police Station - Sonarpur,

[Signature]
 22/7/52 एम.एल. *[Signature]*
 ५२२ गु.स. एम. एल.
 ५२२ गु.स. एम. एल.

22782

DSP LAW ASSOCIATES
4D. Nicco House
1B. & 2 Hare Street,
Kolkata - 700001
- 2 MAY 2013
DIPANKAR KUMAR JEE
Partner & Proprietor
223, K. S. Road, Kolkata, India

[Handwritten signature]

2 MAY 2013
2 MAY 2013

Identified by one
Ratan Kumar Das
Sudate Thaneswar Das
P.O. of vill! - Chowhati
P.S. - Sonarpur
Dist :- 24 Pgs (S
Business



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
17 MAY 2013

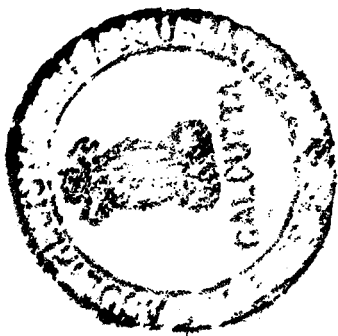
South 24-Parganas 743379 and permanently residing at Sion Kati Bara, New Mara Chawl, Tengis Camp, Urala (East), Room No. 9, F-23, Mumbai-400037 and (2) **JOYNUR KHATUN (also known as JOYNUR BIBI)** wife of Niaj Sheikh and daughter of late Joynal Molla residing at Village: Dakshin Badehoogly, Polghat, Sonarpur, Police Station - Sonarpur, South 24-Parganas 743379 and permanently residing at Bharat Naar, Chembur, Vashi Naka, Chembur (East), Mumbai-400037, Maharashtra hereinafter jointly referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their heirs respective executors administrators and legal representatives) of the **ONE PART AND ARROWLINE CONCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 52A, Shakespeare Sarani, Unit No. 405, 4th Floor, Police Station: Beniapukur Kolkata-700017 and represented by its Director Mr. Asish Karnani son of Mr. G. K. Karnani, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:-

- A. One Badsha Molla was the sole and absolute owner of **ALL THAT** pieces and parcels of land containing an area of 2.33 Acre or 233 Sataks (Decimals) more or less situate lying at and being a portion of R.S. and L.R. Dag Nos. 10, 11, 18, 23, 26 and 50 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.
- B. The said Badsha Molla died intestate leaving him surviving his four sons namely Wahed Molla, Jobed Ali Molla (also known as Javed Ali) (since deceased), Tamir Ali Molla and Monwar Ali Molla and two daughters namely Tuko Bibi and Rasmoni Bibi 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, Jobed Ali Molla, Tamir Ali Molla, Monwar Ali Molla, Tuko Bibi and Rasmoni Bibi are recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under the said L.R. Khatian Nos. 25, 98, 103, 227, 102 and 260 in respect of the Larger Property.
- C. The said Javed Ali Molla died intestate leaving him surviving his four sons namely Samaser Molla, Asraf Molla, Jamshed Ali Molla and Mosarad Ali Molla and four daughters namely Atarjan Bibi (since deceased), Golap Jan Bibi, Piyer Jan Bibi and Rijiya 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, absolutely and forever 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 Javed Ali Molla and consequently each of the sons inheriting 1/30th part or share (corresponding to 0.078 Acre) and each of the daughters inheriting 1/60th part or share (corresponding to 0.039 Acre) in the Larger Property.

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- D. The said Atarjan Bibi died intestate leaving her surviving her husband namely Joynal Molla, three sons namely Ismail Molla, Faroz Ali Molla and Entaj Molla (the Vendor No. 1 hereto) and two daughters namely Joynur Bibi (the Vendor No. 2 hereto) and Tangila Bibi 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 and forever with Joynal Molla inheriting one-fourth, each of the sons inheriting three-sixteenth and each of the daughters inheriting three-thirtytwo-th out of the estate left by Atarjan Bibi. The legal heirs of the said Atarjan Bibi became entitled to her 0.039 Acre out of the Larger Property in the following share:-

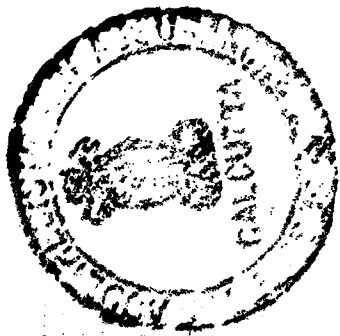
Sl.No.	Name	Area in Acre (more or less)
1.	Joynal Molla	0.010
2.	Ismail Molla	0.007
3.	Faroz Ali Molla	0.007
4.	Entaj Molla	0.007
5.	Joynur Bibi	0.004
6.	Tangila Bibi	0.004

- E. The Vendors are the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 0.011 Acre or 1.10 Sataks more or less out of the Larger Property which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the said Property" and paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession thereof.
- F. The Vendors have approached the Purchaser to purchase All That the said Property (containing a land area of 0.011 Acre or 1.10 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 the complete "khas" vacant peaceful possession and the Vendors have agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs. 2,00,000/- (Rupees two lacs) only.
- G. In connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-
- (i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, 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;



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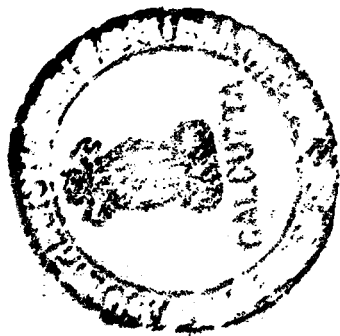


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- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchaser;
- (iii) That there shall be no difficulty in 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;
- (iv) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (vii) 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;
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (ix) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees two lacs) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendors at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 0.011 Acre or 1.10 Sataks more or less situate lying at and being portion of L.R. Dag Nos. 10, 11, 18, 23, 26 and 50 recorded in L.R. Khatian No.98 (formerly R.S. Dag Nos. 10, 11, 18, 23, 26 and 50) in Mouza Baikunthapur, J.L. No.36, Police Station Baruipur, District 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

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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 demand whatsoever of the Vendors out of or upon the entirety of said L.R. Dag Nos. 10, 11, 18, 23, 26 and 50 and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors and its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and



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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 lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and or any of them or their predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and Vendors shall have no further right, title or interest whatsoever or howsoever in the said Dags comprised in the said Property and the Purchaser shall be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dags by virtue of the sale made hereby.
- (v) **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 Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the 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



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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.

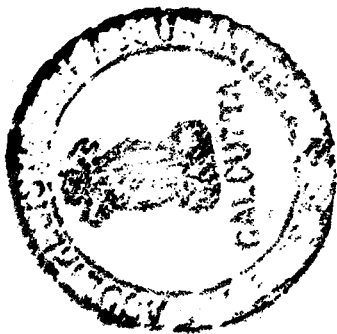
III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- 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 Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors or any of them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since becoming the owner thereof without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agree to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or



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

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

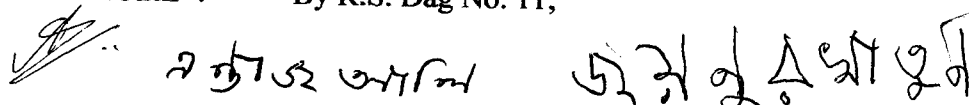
THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

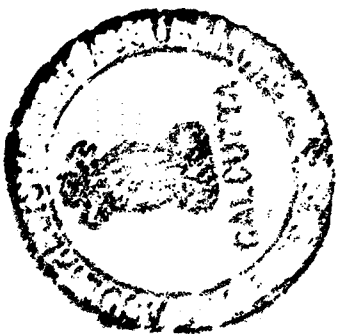
ALL THAT pieces or parcel of land containing an area 0.011 Acre or 1.10 Sataks more or less together with residential room on part thereof measuring about 100 Square feet more or less situate lying at and being portion of L.R. Dag Nos. 10, 11, 18, 23, 26 and 50 (as described below) and comprised in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas:-

R.S. Dag	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 10	Dag No. 10 recorded in Khatian No. 98	Bagan	0.23 Acre	0.0012 Acre
Dag No. 11	Dag No. 11 recorded in Khatian No. 98	Bagan	0.35 Acre	0.0017 Acre
Dag No. 18	Dag No. 18 recorded in Khatian No. 98	Danga	0.28 Acre	0.0013 Acre
Dag No. 23	Dag No. 23 recorded in Khatian No. 98	Bagan	0.31 Acre	0.0014 Acre
Dag No. 26	Dag No. 26 recorded in Khatian No. 98	Danga	0.71 Acre	0.0033 Acre
Dag No. 50	Dag No. 50 recorded in Khatian No. 98	Danga	0.45 Acre	0.0021 Acre
			Total	0.011 Acre

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;





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On the **East** : By R.S. Dag No. 14; and
 On the **West** : By R.S. Dag No. 9.

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

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

The entire R.S. Dag No. 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** : Partly by each of R.S. Dag Nos. 26 and 50; and
 On the **West** : Partly by each of R.S. Dag Nos. 11 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.

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

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

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

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১২/১২/৬৭

- 1. Ratan Kumar Das
- S/late Thaneswar Das
- P.O. & Vill. - Chowhati
- P.S. - Sonarjun
- Dist. - 24 Pgs. (5)

Read over and explained
The Contents of this document
to Entaj Ali and Joyramkhatun
in Bengali Language, who have
understood the same.

Ratan Kumar Das

- ১) ১২/১২/৬৭
- ২) ১২/১২/৬৭
- ৩) ১২/১২/৬৭
- ৪) ১২/১২/৬৭
- ৫) ১২/১২/৬৭

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

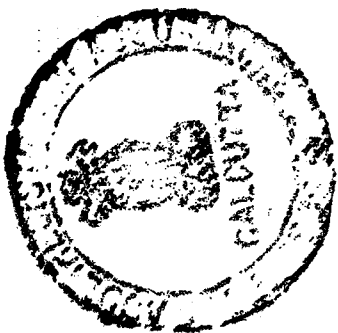
Arrowline Conclave Pvt. Ltd.

Asish Karmani

Director

(ASISH KARMANI)

- 1. Ratan Kumar Das
- 2. ১২/১২/৬৭



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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees two lacs) only being the consideration in full payable under these by cash.

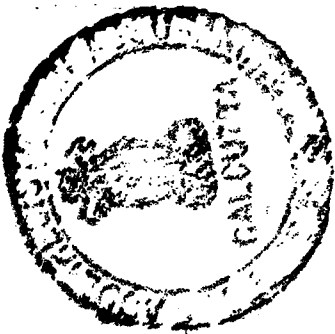
ଅର୍ଥର ଲାଭ
ଭୁବନେଶ୍ୱର

(VENDORS)**WITNESSES:**

1. Ratan Kumar Das
2. ବ୍ରଜେନ୍ଦ୍ର କୁମାର
କମିଶନରୀ ଘର
3. ଅକାଶ କୁମାର

Drafted by me:

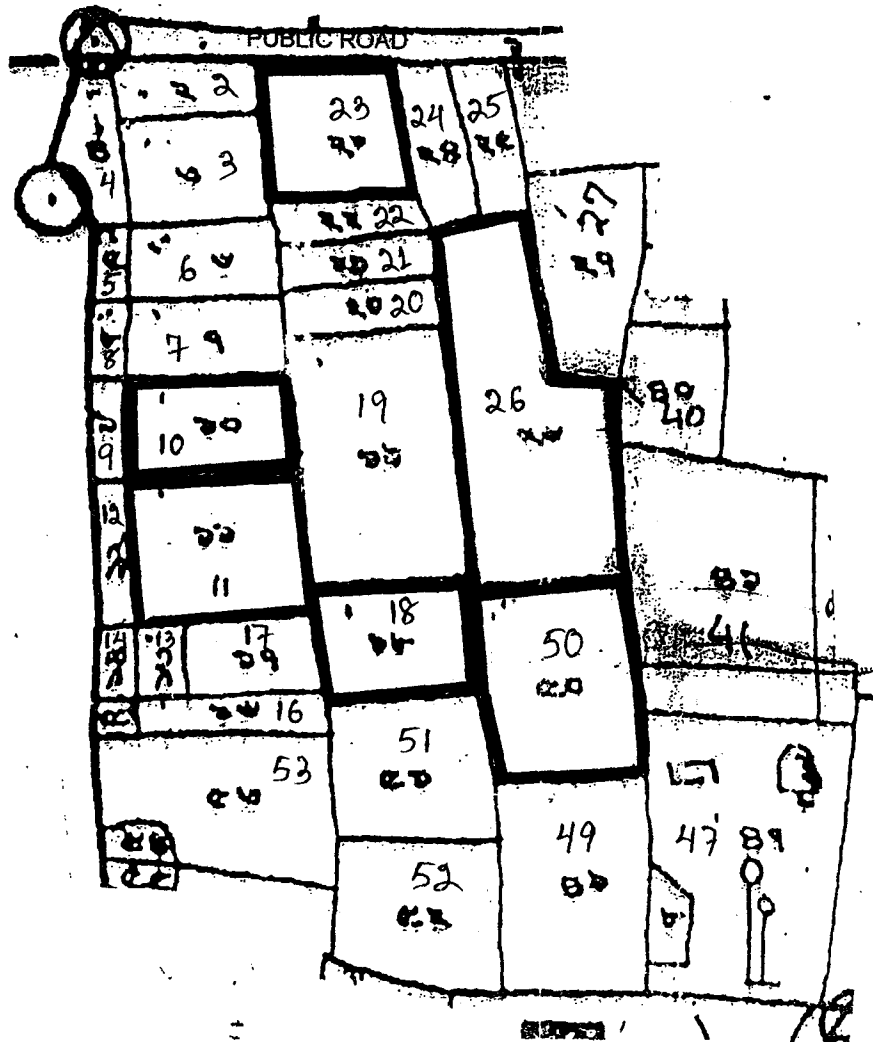
Ratan Kumar Das Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House
1B & 2 Hare Street
Kolkata - 700001



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 MAY 2013

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

NOT TO SCALE



Arrowline Conclave Pvt. Ltd.

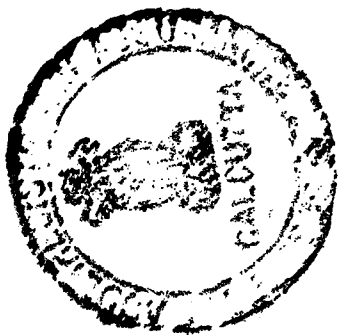
Arvind Kumar

Director












ଅନୁମୋଦିତ












ଉତ୍କଳ ମୁଦ୍ରାଳୟ

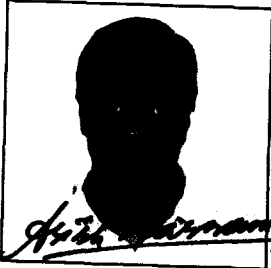










DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
10	0.0012
11	0.0017
18	0.0013
23	0.0014
26	0.0033
50	0.0021
TOTAL:	0.011

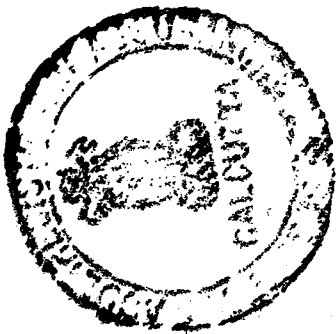


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 MAY 2013

<i>Finger prints of the executant</i>					
 <p>25/11/94</p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>5/2/94</p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little



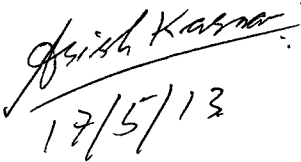
<i>Finger prints of the executant</i>					
 <p>Handwritten signature</p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little





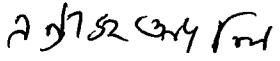






ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 MAY 2013

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04658 / 2013

I. Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Asish Karnani 52a, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	 17/05/2013	 LTI 17/05/2013	 17/5/13

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Entaj Ali Address -Village:Dakshin Badehocghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379	Self	 17/05/2013		
2	Joynur Khatun Address -Village:Dakshin Badenocghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379	Self	 17/05/2013	 LTI 17/05/2013	
3	Asish Karnani Address -52a, Shakespear Sarani, Kolkata, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Self	 17/05/2013	 LTI 17/05/2013	

Signature of Identifier with Date

Name of Identifier of above Person(s)
Ratan Kumar Das
Village:Chowhati, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India,



17/5/13





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 MAY 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04877 of 2013
(Serial No. 04658 of 2013 and Query No. 1901L000011789 of 2013)

On 17/05/2013

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:

Amount by Draft

Rs. 2320/- is paid , by the draft number 114201, Draft Date 17/05/2013, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 17/05/2013

(Under Article : A(1) = 2222/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 17/05/2013)

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.-2,02,637/-

Certified that the required stamp duty of this document is Rs.- 10152 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 10152/- is paid , by the draft number 114200, Draft Date 17/05/2013, Bank :
State Bank of India, SHAKESPEAR SARANI, received on 17/05/2013

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

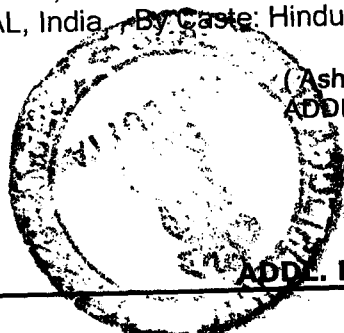
Presented for registration at 13.56 hrs on :17/05/2013, at the Office of the A.R.A. - I KOLKATA by
Asish Karnani ,Claimant.

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

Execution is admitted on 17/05/2013 by

1. Entaj Ali, son of Lt Joynal Molla , Village:Dakshin Badehooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379, By Caste Muslim, By Profession : Others
2. Joynur Khatun, wife of Niaj Sheikh , Village:Dakshin Badehooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743379, By Caste Muslim, By Profession : Others
3. Asish Karnani
Director, Arrowline Conclave Pvt Ltd, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

Identified By Ratan Kumar Das, son of Lt J. Das, Village:Chowhati, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE OF KOLKATA
OF ASSURANCES-I, KOLKATA

17 MAY 2013

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE OF KOLKATA

EndorsementPage 1 of 1

17/05/2013 15:10:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 321 to 337
being No 04877 for the year 2013.



(Ashim Kumar Ghosh) 24-May-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

DATED THIS 17th DAY OF MAY 2013

BETWEEN

ENTAJ MOLLA & ANR.

... VENDORS

AND

ARROWLINE CONCLAVE PRIVATE LIMITED

... PURCHASER

CONVEYANCE

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