

9427/2015

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N/C-2759/15

V 613232

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-I, Kolkata

18 DEC 2015

14 JUL 2016

AMO-10880 82/15
 REV - 9216 0001

THIS INDENTURE OF CONVEYANCE made this 12th day of December Two Thousand and Fifteen BETWEEN RAKIB ALI MOLLA (also known as Rakiba Ali Molla and Abdul Rakib Molla) son of Late Md. Jobed Ali (also known as Jobed Ali

Rakib ali molla.

[Signature] *[Signature]*

25/2007
25/1001
3507

[Signature]
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 Rakibali
 molla

108710

27 NOV 2015

No.
Sold To
of
Rs.

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

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



Identified by me.
Maidul Islam
S/o - Noor Md. Molla
vill - Mirzapur.
P.O - Mallickpur.
P.S - Banipur.
Dist - 24 Parganas (S.)
Pin - 700145
Occu - Business.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2015

Molla) residing at Dakshin Bade Hooghly Polghat, Sonarpur, Post Office-Malancha Mahinagar, Police Station-Sonarpur, South 24-Parganas, Pincode-700145 (formerly 743353) having PAN: BBOPM8616A 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 and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED**, (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G), a Company incorporated under the Companies Act, 1956, having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N) son of Mr. Kapil Swain of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur **and (2) ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit No. 405, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur and hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:-

- A. The Vendor has approached the Purchasers for absolute freehold sale and transfer of **ALL THAT** piece and parcel of land containing an area of 24 Sataks or 0.24 Acre more or less comprised in portion of R.S. and L.R. Dag Nos. 19 recorded in L.R. Khatian Nos. 18, 266 and 317 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. **First Lot Property**

- a) One Haran Mondal was the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 24 Sataks more or less comprised in R.S. Dag No. 19 recorded in R.S. Khatian Nos. 235, 268 and 280 in Mouza Baikunthapur, Police Station Baruipur, J.L. No. 36, in the District of South 24 Parganas and his name appeared

Rakib ali molla

[Signature]

[Signature]



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in the Records of Rights published under the Revisional Settlement. Out the said 24 sataks, a part measuring 12 sataks or 0.12 acre is hereinafter referred to as "the First Lot Property".

- b) By a Sale Deed dated 21st January 1969 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 10, Pages 76 to 79, Being No. 379, for the year 1969, the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Jobed Ali Molla, amongst other properties, All That the First Lot Property, absolutely and forever.
- c) By a Deed of Gift dated 22nd September 1983 and registered with Sub-Registrar Baruipur in Book No. I, Volume No. 105, Pages 53 to 58, Being No. 5755, for the year 1983, the said Jobed Ali Molla in consideration of his love and affection towards his brother Jiad Ali Molla, granted conveyed and transferred by way of gift, amongst other properties, All That the First Lot Property absolutely and forever.
- d) By a Sale Deed dated 13th July 1989 and registered with Additional District Sub-Registrar Baruipur in Book I, Volume No. 59, Pages 97 to 103, Being No. 4711, for the year 1989, the said Jiad Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor hereto, amongst other properties, All That the First Lot Property, absolutely and forever.

ii. **Second Lot Property**

- a) One Arshed Ali Mondal and Lokman Ali Mondal were the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 12 Sataks more or less comprised in R.S. Dag No. 19 recorded in R.S. Khatian No. 268 and 280, in Mouza Baikunthapur, Police Station Baruipur, J.L. No. 36, in the District of South 24 Parganas (hereinafter referred to as "the **Second Lot Property**") and their names appeared in the Records of Rights published under the Revisional Settlement.
- b) By a Sale Deed dated 23rd May 1960 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 59, Pages 237 to 238, Being No. 5069, for the year 1960, the said Arshed Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Lokman Mondal (also known as Lokman Ali

Rakib ali molla, JS A



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Mondal) All That his entire part or share of and in the Second Lot Property, absolutely and forever.

- c) By a Sale Deed dated 15th September 1987 and registered with the Additional District Sub-Registrar Baruipur in Book No. I, Volume No. 94, Pages 435 to 440, Being No. 6611, for the year 1987, the said Lokman Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Jobed Ali Molla (since deceased) All That his entire part or share of and in the Second Lot Property, absolutely and forever.
- d) The said Jobed Ali Molla died intestate on 4th July 1997 leaving him surviving his wife namely Mourjan Bewa (since deceased), one son namely Rakib Ali Molla (the Vendor hereto) and two daughters namely Kohinur (also known as Kohinur Bibi) and Asma Gazi (also known as Asma Bibi) as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to the Second Lot Property with his wife inheriting undivided 1/8th part or share, his son inheriting 7/16th part or share and each of the daughters inheriting 7/32th part or share in the estate of Jobed Ali Molla, absolutely.
- e) The said Mourjan Bewa died intestate on 21st September 2000 leaving her surviving her son namely the said Rakib Ali Molla (the Vendor hereto) and two daughters namely the said Kohinur and Asma Gazi as her only heirs heiress and legal representatives who all upon her death inherited and became entitled to her entire part or share in the Second Lot Property with his son inheriting one-half part or share and each of the daughters inheriting one-fourth part or share in the estate of Mourjan Bewa, absolutely.
- f) By a Deed of Gift dated 6th November 2015 and registered with the Additional District Sub-Registrar Baruipur in Book No. I, Volume No. 1611-2015, Pages 85074 to 85091, Being No. 161108820 for the year 2015, the said Kohinur Bibi and Asma Gazi in consideration of their love and affection towards their brother Rakib Ali Molla (the Vendor hereto), granted conveyed and transferred by way of gift All That piece and parcel of land containing an area of 6 Sataks more or less out of the Second Lot Property, absolutely and forever.

Rakib ali molla.






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- B.** In the premises aforesaid, the Vendor hereto became the sole and absolute owner of the said Property comprising of the First Lot Property and the Second Lot Property.
- C.** The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 24 Sataks or 0.24 Acre 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 Purchasers has agreed to purchase the same at and for a final total consideration of Rs. 92,16,000/- (Rupees ninety two lacs sixteen thousand).
- D.** In connection with the sale of the said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-
- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, 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;
 - (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;
 - (iii) That the Vendor is paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession of the said Property;
 - (iv) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
 - (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of 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;

Rakib ali molla

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- (vii) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- (x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has 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. 92,16,000/- (Rupees ninety two lacs sixteen thousand) of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the Receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 24 Sataks or 0.24 Acre more or less situate lying at and being a portion of R.S. and L.R. Dag No. 19 recorded in L.R. Khatian Nos. 18, 266 and 317) 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

Rakib ali malla.



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12 JUL 2013

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 No. 19 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor 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;

Ravish ali malla.





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12 DEC 2019

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens 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 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 Dag No. 19 comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dags;
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges

Rakib ali molla





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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 DEC 2013

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 Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers;

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

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

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

Rakib ali molla.

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- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the Vendor since becoming the owner thereof and prior thereto of its predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the

Rakib ali molla.





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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 DEC 2013

part of the Vendor being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land / property belonging to the Vendor as security for the obligations and liabilities of the Vendor.

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

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece or parcel of land containing an area of 24 Sataks or 0.24 Acre more or less together with residential rooms on part thereof measuring about 300 Square feet more or less situate lying at and comprised in a portion of R.S. and L.R. Dag No. 19 (as described below) recorded in L.R. Khatian No. 18, 266 and 317 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	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 19 recorded in Khatian Nos. 235, 268 and 280	Dag No. 19 recorded in Khatian Nos. 18, 266 and 317	Bagan	0.57 Acre	24 Sataks or 0.24 Acre
		Totals:	0.57 Acre	24 Sataks or 0.24 Acre

The entire R.S. Dag No. 19 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. 20;
 On the **South** : By R.S. Dag No. 18;
 On the **East** : By R.S. Dag No. 26; and
 On the **West** : Partly by each of R.S. Dag Nos. 7, 10 and 11.

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

Rafiq ali molla.





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OF ASSURANCE S.p.A. SUCCESSIONATA
12 DEC 2013

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:

Rakib ali molla.

Surendra Anand
(SOMNATH ALI SARDAR)
30 Hasanspur Rd.
P.O. - Jaynagar Hajipur
P.S. - Jaynagar
Dist. - South 24 P.S.

Zonna Olu Laska

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

Arrowline Conclave Pvt. Ltd.

Jasobanta Swain
Director/Authorized Signatory

Zonia Olu Laska

W - Khansamalida
Jozibottala.
PS Bae Aus
Kl - 145

ANTRAY DEVELOPERS LLP

Arun Senapati
Partner/Authorized Signatory

Mossalim Gazi

Vill + Post - Dakshin Golein da pen.

Drafted by me:

Rakib Ali Molla, Advocate

For, DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

Kolkata-700001

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REGISTRAR
OF ASSURANCES, KOLKATA
12 DEC 2019

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs. 92,16,000/- (Rupees ninety two lacs sixteen thousand) being the consideration in full payable under these presents to the Vendor as per details given in the Memo hereunder written:

MEMO OF CONSIDERATION:

Sl. No.	By or out of Demand Draft/Managers Cheque	Date	Bank and Branch	Amount (in Rs.)
1.	260370	12 th December 2015	Karnataka Bank Ltd., Park Street Branch, Kolkata	25,00,000/-
2.	260371	12 th December 2015	Karnataka Bank Ltd., Park Street Branch, Kolkata	66,23,840/-
3.	Deduction of TDS			92160/-
TOTAL:				92,16,000/-

(Rupees ninety two lacs sixteen thousand) only.

Rakibul Islam

(VENDOR)

WITNESSES:

Maidul Islam
Mirzapur, Mallickpur.
P.S - Banipur.
KOL - 700145

(2) Nassis Uddin Maitra
Vill - Bunde Hooghaly
P.O - Melaneka Matinagar
P.S Sonar Pur

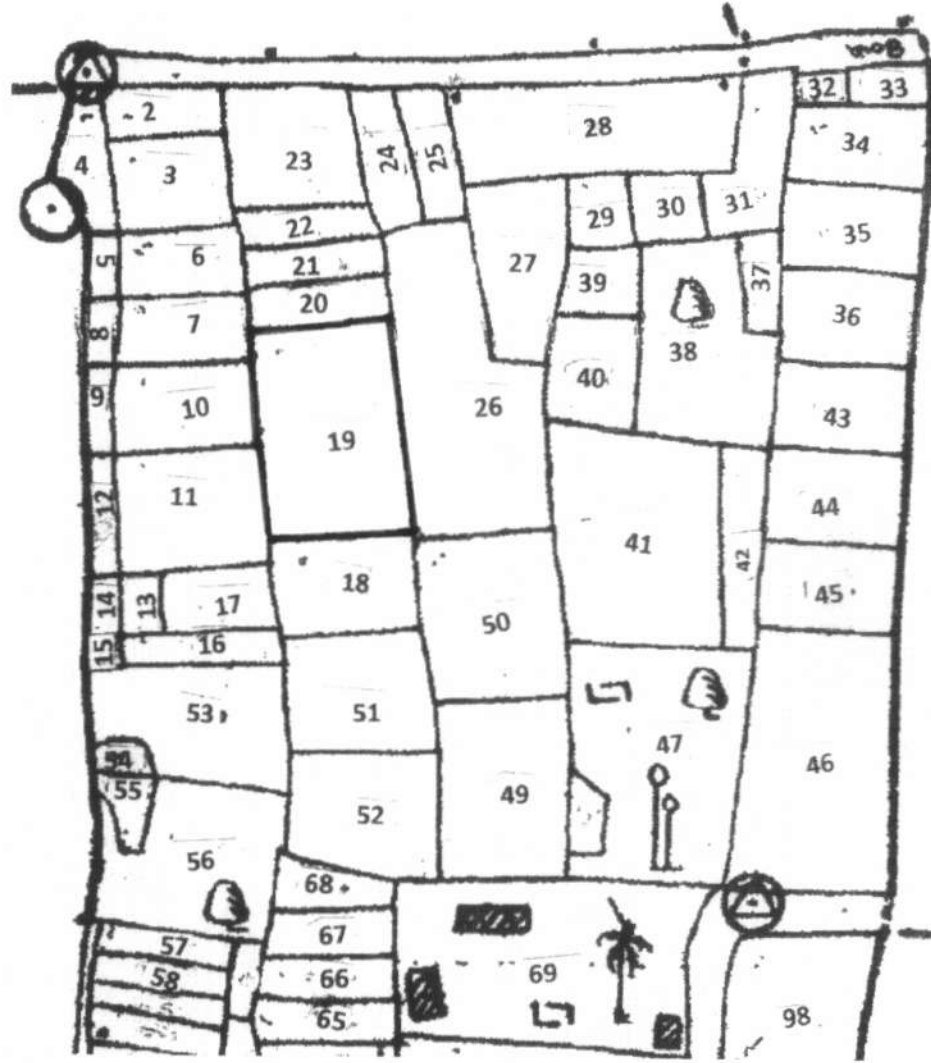
Mossa Lim Gazi
Suresh Anil Jha
Zainab Ali Laskar



Handwritten signature or initials.

OF THE
12 DEC 2019

**PLAN SHOWING R.S. DAG NO. 19 AT MOUZA-BAIKUNTHAPUR,
J.L. NO.-36, POLICE STATION-BARUIPUR, HARIHARPUR GRAM
PANCHAYET, POST OFFICE
GOBINDAPUR, 24-PARGANAS (SOUTH).**



Arrowline Conclave Pvt. Ltd.

Jasobanta Swain

Director/Authorized Signatory

Rakib ali molla,

ANTRAY DEVELOPERS LLP

Arun Senapati

Partner/Authorized Signatory

NOT TO SCALE

























DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
19	0.24
TOTAL	0.24














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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
12 DEC 2010

 <i>Rakib Ahmed Malla</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

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



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OF ASSURANCES-I, KOLKATA
12 DEC 2015







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010001088082/2015

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



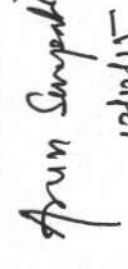
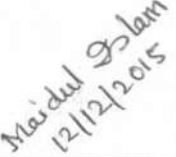
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	RAKIB ALI MOLLA Alias Rakiba Ali Molla Dakshin Bade Hooghly Polghat, Sonarpur, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller		 7590	Rakib ali molla. 12/12/2015
2	Mr Jasobanta Swain 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017	Represent ative of Buyer [ARROWL INE CONCLA VE PRIVATE LIMITED]		 7591	Jasobanta Swain 12/12/2015



20

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2010

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Representative of Buyer [ANTRAY DEVELOPERS LLP]			 12/12/15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Maidul Islam Son of Noor Muhammad Molla Village Mirzapur, Kolkata, P.O:- Mallikpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	RAKIB ALI MOLLA, Mr Jasobanta Swain, Mr Arun Senapati		 12/12/2015	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



24

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2012

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

GRN: 19-201516-002638659-1

Payment Mode Online Payment

GRN Date: 12/12/2015 14:36:15

Bank: HDFC Bank

BRN: 191763467

BRN Date: 12/12/2015 14:46:49

DEPOSITOR'S DETAILS

Id No. : 19010001088082/2/2015

[Query No./Query Year]

Name : ANTRAY DEVELOPERS LLP

Contact No. :

Mobile No. : +91 9163306923

E-mail :

Address :

52A SHAKESPEARE SARANI, KOLKATA-700-017

Applicant Name : Org ARROWLINE CONCLAVE PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010001088082/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	101463
2	19010001088082/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	552980
Total				654443

In Words : Rupees Six Lakh Fifty Four Thousand Four Hundred Forty Three only

17

आयकर विभाग
INCOME TAX DEPARTMENT
ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA



25/04/2013

Permanent Account Number

AALCA8048G

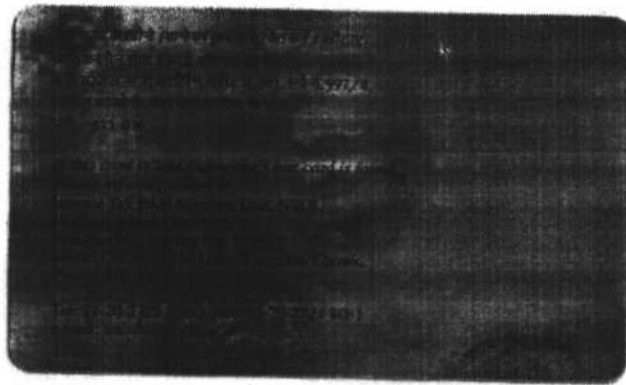
24023013

Arrowline Conclave Pvt. Ltd.

Director

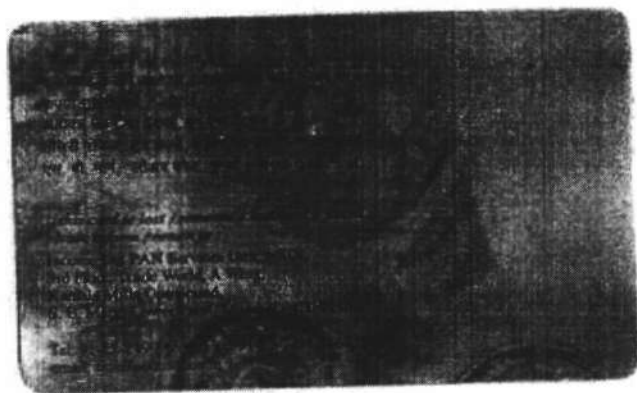
Arrowline Conclave Pvt. Ltd.

Jasobanta Swain
Director/Authorized Signatory



ANTRAY DEVELOPERS LLP

Arun Swaps
Partner/Authorized Signatory



Jacobanta Swain



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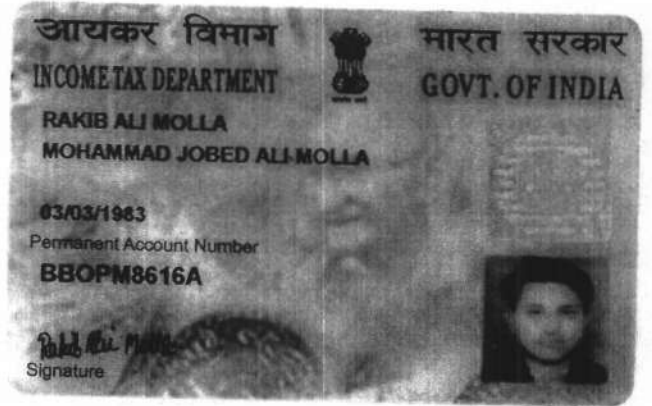
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAKIB ALI MOLLA
MOHAMMAD JOBED ALI MOLLA

03/03/1983
Permanent Account Number
BBOPM8616A

Rakib Ali Molla
Signature



Rakib ali molla

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAKIB ALI MOLLA
MOHAMMAD JOBED ALI MOLLA

03/03/1983

Permanent Account Number

BBOPM8616A

Rakib Ali Molla
Signature



Rakib ali molla.

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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

ভারত সরকার
Government of India

মইদুল ইসলাম
Maidul Islam
পিতা : নূর মোহাম্মদ মোল্লা
Father : Nur Mohammad Molla

জন্মতারিখ / DOB: 07/09/1982
পুরুষ / Male

7154 1808 9383

আধার - সাধারণ মানুষের অধিকার

Maidul Islam



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

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

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

7154 1808 9383

1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KCT2124303

পরিচয় পত্র



Elector's Name Rakiba Ali Molla

নির্বাচকের নাম রাকিব আলী মোল্লা

Father's Name Md. Jobed Ali

পিতার নাম মহঃ জোবেদ আলী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 19

১.১.২০০৬ এ বয়স ১৯

Rakib ali molla

Address:

Dakshin Bade Hooghly Polghat Sonarpur South 24
Parganas 743353

ঠিকানা:

দক্ষিণ বাদে হুগলী পোলাঘাট সোনারপুর দক্ষিণ ২৪ পরগণা ৭৪৩৩৫৩



Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 110-Bishnupur East (SC)

বিধানসভা নির্বাচন ক্ষেত্র: ১১০-বিশ্বপুৰ পূর্ব (তপশিলী জাতি)

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 25.03.2006

তারিখ: ২৫.০৩.২০০৬

126/1083

Rakib ali molla

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	RAKIB ALI MOLLA (Alias: Rakiba Ali Molla) Son of Late Md Jobed Ali Dakshin Bade Hooghly Polghat, Sonarpur, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BBOPM8616A,; Status : Individual; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048G;; Status : Organization; Represented by representative as given below:-
1(1)	Mr Jasobanta Swain 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N;; Status : Representative; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence
2	ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, 4th Floor, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N;; Status : Organization; Represented by representative as given below:-
2(1)	Mr Arun Senapati 304, Chandan Niketan, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. CJYPS1829J;; Status : Representative; Date of Execution : 12/12/2015; Date of Admission : 12/12/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Maidul Islam Son of Noor Muhammad Molla Village 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,	RAKIB ALI MOLLA, Mr Jasobanta Swain, Mr Arun Senapati	

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:- 19 , RS Khatian No:- 235	24 Dec	89,91,000/-	89,91,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	300 Sq Ft.	2,25,000/-	2,25,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	12	50
	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	12	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	RAKIB ALI MOLLA	ANTRAY DEVELOPERS LLP	150 Sq Ft	50
	RAKIB ALI MOLLA	ARROWLINE CONCLAVE PRIVATE LIMITED	150 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ARROWLINE CONCLAVE PRIVATE LIMITED
Address	3/1, Dr. U. N. Brahmachari Street, Thana : Shakespear Sarani, 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 - 190105278 / 2016

Query No/Year	19010001088082/2015	Serial no/Year	1901009427 / 2015
Deed No/Year	I - 190105278 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Senapati	Presented At	Private Residence
Date of Execution	12-12-2015	Date of Presentation	12-12-2015

Remarks

On 12/12/2015

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

Presented for registration at 15:18 hrs on : 12/12/2015, at the Private residence by Mr Arun Senapati ,

Certificate of Market Value (WB RUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 92,16,000/-

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

Execution is admitted on 12/12/2015 by

RAKIB ALI MOLLA, Alias Rakiba Ali Molla, Son of Late Md Jobed Ali, Dakshin Bade Hooghly Polghat, Sonarpur, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Others

Identified by Maidul Islam, Son of Noor Muhammad Molla, Village 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 12/12/2015 by

Mr Jasobanta Swain Authorized signatory, ARROWLINE CONCLAVE PRIVATE LIMITED, 3/1, Dr. U. N. Brahmachari Street, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Jasobanta Swain, Son of Mr Kapil Swain, 304, Chandan Niketan, 52A, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Private Service

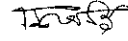
Identified by Maidul Islam, Son of Noor Muhammad Molla, Village Mirzapur, Kolkata, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Business

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

Execution is admitted on 12/12/2015 by

Mr Arun Senapati Authorized signatory, ANTRAY DEVELOPERS LLP, Unit No. 405, Chandan Niketan, 4th Floor, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Arun Senapati, Son of Mr Swapan Senapati, 304, Chandan Niketan, 52A, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Private Service

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



(Sujan Kumar Maity)

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

On 17/12/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,01,463/- (A(1) = Rs 1,01,365/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

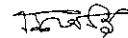
1. Rs. 1,01,463/- is paid, by online on 12/12/2015 2:46PM with Govt. Ref. No. 192015160026386591 on 12-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 191763467 on 12/12/2015, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,52,980/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 5,52,980/- is paid, by online on 12/12/2015 2:46PM with Govt. Ref. No. 192015160026386591 on 12-12-2015, Bank: HDFC Bank (HDFC0000014), Ref. No. 191763467 on 12/12/2015, Head of Account 0030-02-103-003-02



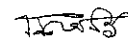
(Sujan Kumar Maity)

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

On 14/07/2016

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

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



(Sujan Kumar Maity)

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 1901-2016, Page from 178044 to 178079

being No 190105278 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.07.16 09:42:43 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 16-07-2016 09:42:42
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS ¹² DAY OF DECEMBER 2015

BETWEEN

RAKIBA ALI MOLLA

...VENDOR

AND

ARROWLINE CONCLAVE PRIVATE
LIMITED & ANR.

... PURCHASERS

CONVEYANCE

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