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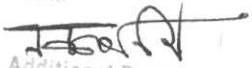


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 092032

GNO - 627767/15
HV - 6850000/-

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 Assurance

19.8.15

THIS INDENTURE OF CONVEYANCE made this 19th day of August Two Thousand and Fifteen BETWEEN NEORJAN BIBI (also known as Neharjan Bibi) wife of Mr. Ebadat Ali Dewan and daughter of Late Nepal Mondal residing at Sarat Chandra Basu Road, Ward No. 22, Sonarpur, Post Office-Kodialia



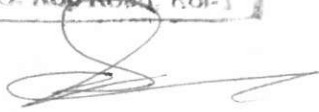
L.T-I OF NEORJAN BIBI
By The pen of Maidul Islam.



67673

DSP LAW ASSOCIATES
4D Nicco House

NAME..... 1B & 2 Hare Street,
ADD..... Kolkata - 700001
Rs.....
- 6 AUG 2015
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



- 6 AUG '08
- 6 AUG 2015

ADDITIONAL REGISTRAR
OF ASSURANCE
19 AUG 2015



(Subhash Gram), Police Station-Sonarpur, District South 24-Parganas, PIN-700146, having PAN: BXIPB9587R, 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 her heirs executors administrators and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED**, (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G), a Company incorporated under the Companies Act, 1956, having its Registered Office at Unit No. 405, Chandan Niketan, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office Circus Avenue, Police Station Beniapukur, 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 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 respective 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 THOSE** pieces and parcels of lands comprised in portions of R.S. and L.R. Dag Nos. 3, 4, 19, 20, 21, 22, 46 and 52 recorded in L.R. Khatian Nos. 145 and 217 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:-

- a) One Bhuti Bibi was the sole and absolute owner of **ALL THOSE** pieces and parcels of land comprised of **Firstly** portion measuring 02 Satak comprised in R.S. and L. R. Dag No. 19, **Secondly** portion measuring 06 Satak comprised in R.S. and L. R. Dag No. 20, **Thirdly** portion measuring 05.5 Satak comprised in R.S. and L. R. Dag No. 21, **Fourthly** portion measuring 06 Satak comprised in R.S. and L. R. Dag No. 22, **Fifthly** portion measuring 01.375 Satak comprised in R.S. and L. R. Dag No. 3, **Sixthly** portion measuring 0.1 Satak comprised in R.S. and L. R. Dag No. 4, **Seventhly** entire

Handwritten initials or signature.



L.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam.

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19 AUG 2015

02 Satak comprised in R.S. and L. R. Dag No. 46 and **Eighthly** portion measuring 01.13 Satak comprised in R.S. and L. R. Dag No. 52 all recorded in L.R. Khatian No. 217 with an aggregate area of 24.105 Satak (or 0.24105 Acre) more or less in the said Mouza Baikunthpur.

- b) By a Deed of Gift dated 05.10.1999 and registered with Additional District Sub Registrar, Baruipur in Book I Volume No. 76 Pages 79 to 84 Being No. 4648 for the year 1999, the said Bhuti Bibi out of her natural love and affection towards her daughter, Neorjan Bibi (the Vendor hereto) granted conveyed and transferred unto and to her, by way of gift, All That her entire part or share of and in the pieces or parcels of land comprised in the said R.S. and L.R. Dag Nos. 20, 21 and 22 absolutely and forever.
- c) The said Bhuti Bibi died intestate leaving her surviving her only daughter the Vendor hereto as her only heiress and legal representative who upon her death inherited and became entitled to her entire part or share of and in the pieces and parcels of land comprised in the said R.S. and L.R. Dag Nos. 3, 4, 19, 46 and 52 absolutely.
- d) In addition to the properties inherited and received by ways of gift as aforesaid, the said Neorjan Bibi was also the sole and absolute owner of **ALL THOSE** pieces and parcels of land comprised of **Firstly** portion measuring 02.5 Satak comprised in R.S. and L. R. Dag No. 19, **Secondly** portion measuring 02.06 Satak comprised in R.S. and L. R. Dag No. 3, **Thirdly** portion measuring 0.15 Satak comprised in R.S. and L. R. Dag No. 4, **Fourthly** portion measuring 02 Satak comprised in R.S. and L. R. Dag No. 52 all recorded in L.R. Khatian No. 145 with an aggregate area of 6.71 Satak (or 0.0671 Acre) more or less in the said Mouza Baikunthpur. The name of the Vendor hereto was recorded in the Records of Rights under the Revisional Settlement in respect of her said portions of the said Property mentioned hereinabove in this clause and is also recorded in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 145.
- e) The name of the said Bhuti Bibi was recorded in the Records of Rights under the Revisional Settlement in respect of her portions of the said Property mentioned above and is also recorded in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 217.
- f) The Vendor is now the sole and absolute owner of the said Property.

B. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 0.30815 Acre or 30.815 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

L.T.I OF NEORJAN BIBI
By The pen of Maidul
Islam.

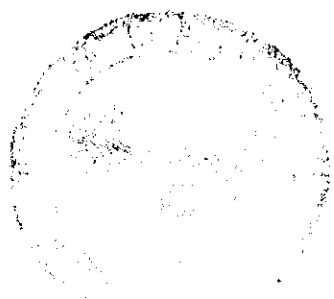


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ADDITIONAL PERMIT
OFFICE OF THE
19 AUG 2013



howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchasers have agreed to purchase the same at and for a final total consideration of Rs. 68,50,000/- (Rupees sixty eight lacs fifty thousand) only.

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

- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, 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 thereof;
- (iv) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (v) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of 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 has 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

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L.T.I OF NEORJAN RIBA
By The pen of
Maidul Islam.

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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. 68,50,000/- (Rupees sixty eight lacs fifty thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 30.815 Sataks or 0.30815 Acre more or less situate lying at and being portions of of R.S. and L.R. Dag Nos. 3, 4, 19, 20, 21, 22, 46 and 52 recorded in L.R. Khatian Nos. 145 and 217 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. 3, 4, 19, 20, 21, 22, 46 and 52 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

J. T. I. OF NEORJAN BARI
By the pen of
Maidul Islam.

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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 DOETH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or her 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 herself 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

L.T.I OF NEORJAN BIBI
By The pen of
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15 AUG 2015

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 or her 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 her predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dags;
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars 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 her predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them 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

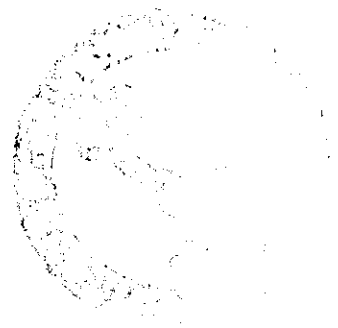
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L.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam .

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ADDITIONAL REGISTRAR
19 AUG 2015



be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

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

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and

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J.T.I OF NEIRJAN BIRI
By The pen of
Maidul Islam.

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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 agree 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 or any of them may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land / property belonging to the Vendor as security for the obligations and liabilities of the Vendor.

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

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the pieces or parcels of lands containing an area of 30.815 Satak or 0.30815 Acre more or less together with residential rooms on part thereof measuring about 400 Square feet more or less situate lying at and comprised in portions of of R.S. and L.R. Dag Nos. 3, 4, 19, 20, 21, 22, 46 and 52 (as described below) recorded in L.R. Khatian Nos. 145 and 217 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:-

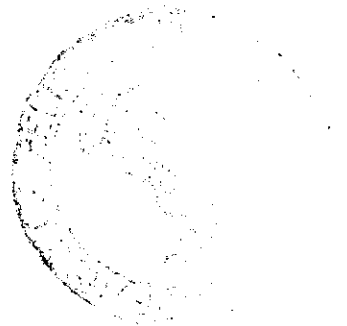
R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 3 recorded in	Dag No. 3 recorded in	Bagan	0.22 Acre	3.435 Sataks or 0.03435 Acre

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L.T.I OF NEORJAN BIBI
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Maidul Islam.

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Khatian No.303	Khatian Nos. 145 and 217			
Dag No. 4 recorded in Khatian No.303	Dag No. 4 recorded in Khatian Nos. 145 and 217	Doba	0.08 Acre	0.25 Sataks or 0.0025 Acre
Dag No. 19 recorded in Khatian Nos. 235, 268 and 280	Dag No. 19 recorded in Khatian Nos. 145 and 217	Bagan	0.57 Acre	4.50 Sataks or 0.045 Acre
Dag No. 20 recorded in Khatian No.367	Dag No. 20 recorded in Khatian No. 217	Danga	0.12 Acre	6 Sataks or 0.06 Acre
Dag No. 21 recorded in Khatian No.367	Dag No. 21 recorded in Khatian No. 217	Danga	0.11 Acre	5.5 Sataks or 0.055 Acre
Dag No. 22 recorded in Khatian No.367	Dag No. 22 recorded in Khatian No. 217	Danga	0.11 Acre	6 Sataks or 0.06 Acre
Dag No. 46 recorded in Khatian No.315	Dag No. 46 recorded in Khatian No. 217	Sali	0.02 Acre	2 Sataks or 0.02 Acre
Dag No. 52 recorded in Khatian No.315	Dag No. 52 recorded in Khatian Nos. 145 and 217	Bagan	0.36 Acre	3.13 Sataks or 0.0313 Acre
		Totals:	1.59 Acre	0.30815 Acre or 30.815 Sataks

The entire R.S. Dag No. 3 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. 2;
On the **South** : By R.S. Dag No. 6;
On the **East** : Partly by each of R.S. Dag Nos. 22 and 23 ; and

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L.T.I OF NEORTAN RIBI
By The pen of
Maidul Islam.

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1. 10. 2015

On the **West** : By R.S. Dag No. 4.

The entire R.S. Dag No. 4 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 Public Road;
 On the **South** : Partly by Public Road and partly by Mouza Gobindapur and Partly by R.S. Dag No. 5;
 On the **East** : Partly by each of R.S. Dag Nos. 2 and 3; and
 On the **West** : By Public Road.

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.

The entire R.S. Dag No. 20 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. 21;
 On the **South** : By R.S. Dag No. 19;
 On the **East** : By R.S. Dag No. 26; and
 On the **West** : Partly by each of R.S. Dag Nos. 6 and 7.

The entire R.S. Dag No. 21 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. 22;
 On the **South** : By R.S. Dag No. 20;
 On the **East** : By R.S. Dag No. 26; and
 On the **West** : By R.S. Dag No. 6.

The entire R.S. Dag No. 22 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 R.S. Dag No. 23;
 On the **South** : By R.S. Dag No. 21;
 On the **East** : By R.S. Dag No. 24; and
 On the **West** : Partly by each of R.S. Dag Nos. 3 and 6.

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L.T.I OF MEORJAN BIRBI
 By The pen of
 Maidul Islam.



Handwritten signature or initials.



11/08/2013

The entire R.S. Dag No. 46 is delineated in the Plan annexed hereto duly bordered thereon in **ORANGE**

The entire R.S. Dag No. 52 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. 51;
- On the **South** : Partly by each of R.S. Dag Nos.68 and 69;
- On the **East** : By R.S. Dag No. 49; and
- On the **West** : Partly by each of R.S. Dag Nos. 53 and 56.

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. Nizam Laskar
S/O - Gokam Laskar
Khodar Bazar, P.S - Barui pur
2. Maidul Islam.
S/O - Noor md Molla.
vill - Mirzapur.
P.O - Malli expur.
P.S - Barui pur.
KOL - 700145


L.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam.

Read over and explained the contents of this documents in bengali language to neorjan bibi who have understood the same.
Maidul Islam.

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

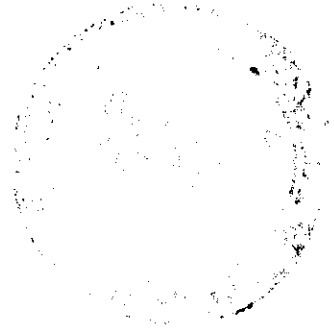
- ① Roarkh Bagana Adv
Advocate
21 More Street, Kolkata
- ② Pratim Majumder.
Advocate
for DSP Law Associates
13 & 2 More Street, Kolkata 1.

Arrowline Conclave Pvt. Ltd.
Jasobanta Saha
Authorised Signatory
Director

ANTRAY DEVELOPERS LLP
Anun Senapati
Partner
Authorised Signatory

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Ry



19 AUG 2018

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs. 68,50,000/- (Rupees sixty eight lacs fifty thousand) only being the consideration in full payable under these presents to the Vendor as per details given in the Memo hereunder written:

MEMO OF CONSIDERATION:

Sl. No.	By Cheque	Date	Bank and Branch	Paid by	Paid to	Amount (in Rs.)
1.	219985	18-08-2015	Karnataka Bank Ltd., Park Street, Kolkata	Antray Developer s LLP	Neorjan Bibi	3390750/-
2.	235660	18-08-2015	Karnataka Bank Ltd., Park Street, Kolkata	Arrowline Conclave Private Limited	Neorjan Bibi	3390750/-
3.	Deduction of TDS			Antray Developer s LLP	Neorjan Bibi	34250/-
4.	Deduction of TDS			Arrowline Conclave Private Limited	Neorjan Bibi	34250/-
					TOTAL:	68,50,000/-

(Rupees sixty eight lacs fifty thousand) only

J.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam.
(VENDOR)

WITNESSES:

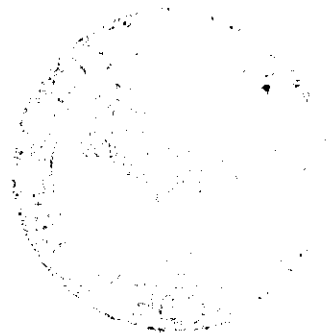
1. *[Handwritten signature]*
CAPTIONED = *[Handwritten text]*

2. Maidul Islam,
Drafted by me:
[Handwritten signature], Advocate

For, DSP Law Associates
4D, Nicco House, 1B & 2, Hare Street
Kolkata-700001

[Handwritten signature]

3. *[Handwritten signature]*
4. *[Handwritten signature]*
4. *[Handwritten signature]*



27
ADDITIONAL REGISTRAR
19 AUG 2015

PLAN SHOWING R.S. DAG NOS. 3, 4, 19, 20, 21, 22 AND 52 AT MOUZA-BAIKUNTHAPUR, J.L. NO.-36, POLICE STATION-BARUIPUR, 24-PARGANAS (SOUTH).



I. T. I OF NEORJAN BIRSI
By The pen of
Maizul Islam.

NOT TO SCALE



Arrowline Conclave Pvt. Ltd.
Jasobanta Swain
Authorised Signatory
Director

ANTRAY DEVELOPERS LLP
Anun Senapati
Partner
Authorised Signatory.

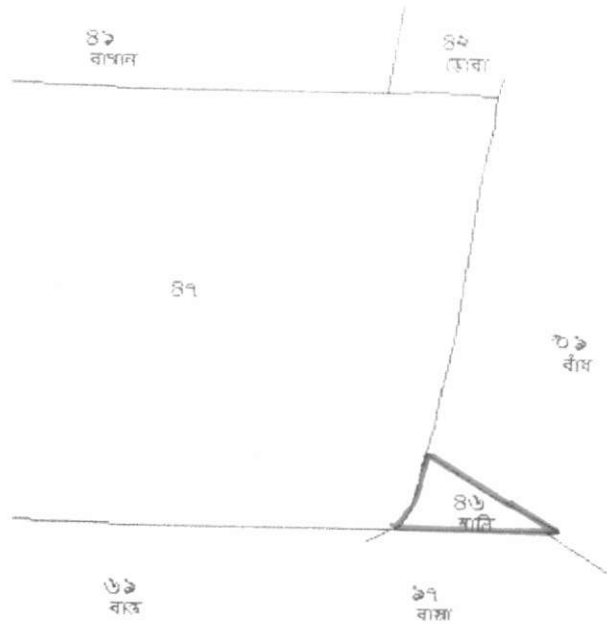
DAG NOS.	LAND AREA OF SUBJECT PROPERTY (ACRES)
3	0.03435
4	0.0025
19	0.045
20	0.06
21	0.055
22	0.06
52	0.0313
TOTAL	0.28815

Sp

ADDITIONAL PAGE FOR
OFFICE OF THE ATTORNEY GENERAL
19 AUG 2015



**PLAN SHOWING R.S. DAG NO. 46 (02 SATAK) AT
MOUZA-BAIKUNTHAPUR, J.L. NO.-36, POLICE
STATION-BARUIPUR, 24-PARGANAS (SOUTH).**



NOT TO SCALE



Arrowline Conclave Pvt. Ltd.
Resobanta Swain
Authorised Signatory

Director



L.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam.

ANTRAY DEVELOPERS LLP

Asim Senapati
Partner
Authorised Signatory

24
ADDITIONAL MEMBER
OF ADVISORY COMMITTEE
19 AUG 2015



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA


NEORJAN BIBI

NEPAL MONDAL

01/01/1950
Permanent Account Number

BXIPB9587R

Signature



I.T.I OF NEORJAN BIBI
By The pen of
Maidul Islam.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA



JASOBANTA SWAIN

KAPIL SWAIN

02/05/1970

Permanent Account Number
 BAQPS7097N

Jasobanta Swain
 Signature

भारत सरकार
 GOVT. OF INDIA

18062006

If this card is lost / someone's loss, please
 fill up the form / return to
 Income Tax PAN Services Unit, NSD,
 3rd Floor, Trade World, A Wing,
 Kandla Mills Compound,
 S. B. Marg, Lower, Port, Mumbai - 400 001.
 Tel: 22249211
 Email: inmto@isc.gov.in

Jasobanta Swain



Arum Swapan

आयकर विभाग

INCOME TAX DEPARTMENT

ARROWLINE CONCLAVE PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA



26/04/2013

Permanent Account Number

AALCA6048G

24052013

Arrowline Conclave Pvt. Ltd.

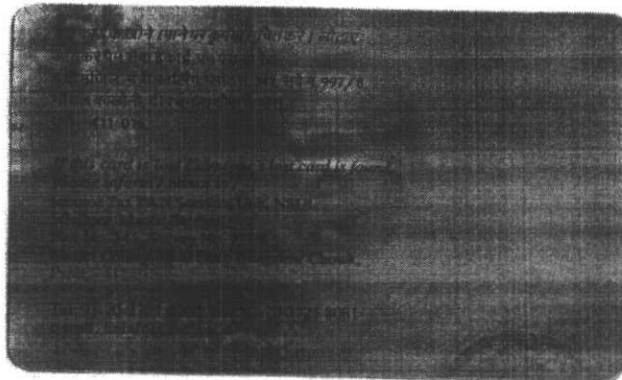
Jasebanta Swain

Director

Authorise Signatory












Arrowline Conclave Pvt. Ltd.












Director

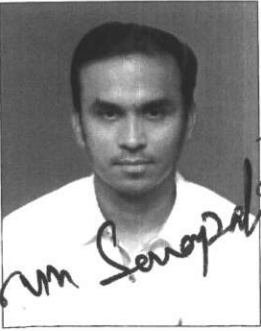












ANTRAY DEVELOPERS LLP

Anurag Singh
Partner
Authentic Signature

		<i>Finger prints of the executant</i>				
 <p>L.T.I OF NEORJAN BIRI By The pen of Maidul Islam.</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>Jasobanta Swain Jasobanta Swain</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>Arum Swapna Arum Swapna</p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



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ADDITIONAL REGISTRAR
OF ASSAM ES-1, KOLKATA
19 AUG 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs NEORJAN BIBI (Alias: Mrs Neharjan Bibi) Wife of Mr Ebadat Ali Dewan Sarat Chandra Basu Road, Ward No. 22, Sonarpur, P.O:- Kotalia Subhash Gram, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700146 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. BXIPB9587R, Status : Self Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Office</p>	 8/19/2015 3:34:17 PM hrs	 LTI 8/19/2015 3:34:41 PM hrs
		<p style="text-align: center;">L-T-I OF NEORJAN BIBI By The Pen of Maidul Islam.</p> <p style="text-align: center;">By the Pen of</p> <p style="text-align: center;">8/19/2015 3:35:26 PM hrs</p>	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>ARROWLINE CONCLAVE PRIVATE LIMITED Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048G, Status : Organization Represented by representative as given below:-</p>		
1(1)	<p>Mr Jasobanta Swain, Authorised Signatory Son of Mr Kapil Swain 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N, Status : Representative Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Office</p>	 8/19/2015 3:32:51 PM hrs	 LTI 8/19/2015 3:33:21 PM hrs
		<p align="center"><i>Jasobanta Swain</i></p> <p align="center">8/19/2015 3:33:38 PM hrs</p>	
2	<p>ANTRAY DEVELOPERS LLP Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Shakespear Sarani, 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:-</p>		
2(1)	<p>Mr Arun Senapati, Authorised Signatory Son of Mr Swapan Senapati 304 Chandan Niketan, Kolkata, 52A, Shakespear Sarani, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. CJYPS1829J, Status : Representative Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Office</p>	 8/19/2015 3:31:38 PM hrs	 LTI 8/19/2015 3:32:00 PM hrs
		<p align="center"><i>Arun Senapat</i></p> <p align="center">8/19/2015 3:32:16 PM hrs</p>	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Maidul 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,	Mrs NEORJAN BIBI, Mr Jasobanta Swain, Mr Arun Senapati	<i>Maidul Islam.</i> 8/19/2015 3:36:04 PM hrs

C. Transacted Property Details

Transacted Property 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:- 3 , RS Khatian No:- 303	3.435 Dec	7,14,600/-	7,14,600/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 4 , RS Khatian No:- 303	0.25 Dec	67,600/-	67,600/-	Proposed Use: Bastu, ROR: Doba, Property is on Road Adjacent to Metal Road,
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 19 , RS Khatian No:- 235	4.5 Dec	9,36,200/-	9,36,200/-	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:- 20 , RS Khatian No:- 367	6 Dec	12,48,100/-	12,48,100/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L5	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 21 , RS Khatian No:- 367	5.5 Dec	11,44,100/-	11,44,100/-	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:- 22 , RS Khatian No:- 367	6 Dec	12,48,100/-	12,48,100/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 2 Ft.,
L7	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 46 , RS Khatian No:- 315	2 Dec	5,40,100/-	5,40,100/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,
L8	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 52 , RS Khatian No:- 315	3.13 Dec	6,51,200/-	6,51,200/-	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	400 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure

Transfer Details				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	1.7175	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	1.7175	50
L2	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	0.125	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	0.125	50
L3	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	2.25	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	2.25	50
L4	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	3	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	3	50
L5	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	2.75	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	2.75	50
L6	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	3	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	3	50
L7	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	1	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	1	50
L8	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	1.565	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	1.565	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mrs NEORJAN BIBI	ANTRAY DEVELOPERS LLP	200 Sq Ft	50
	Mrs NEORJAN BIBI	ARROWLINE CONCLAVE PRIVATE LIMITED	200 Sq Ft	50

D. Applicant Details

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

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190106793 / 2015

Query No/Year	19010000627767/2015	Serial no/Year	1901006555 / 2015
Deed No/Year	I - 190106793 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Arun Senapati	Presented At	Office
Date of Execution	19-08-2015	Date of Presentation	19-08-2015

Remarks

On 19/08/2015:

Certificate of Admissibility (Rule 44A of West Bengal 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.

Presentation (Under Section 57 of Rule 44A of West Bengal Registration Rules, 1962)

Presented for registration at 15:03 hrs on : 19/08/2015, at the Office of the A.R.A. - I KOLKATA by Mr Arun Senapati .

Certificate of Market Value (WB (P) Rules of 2008)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 68,50,000/-

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

Execution is admitted on 19/08/2015 by

Mrs NEORJAN BIBI, Alias Mrs Neharjan Bibi, Wife of Mr Ebadat Ali Dewan, Sarat Chandra Basu Road, Ward No. 22, Sonarpur, P.O: Kodalia Subhash Gram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, By caste Muslim, By Profession House wife
Identified by Mr Maidul 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) (Representation)

Execution is admitted on 19/08/2015 by

Mr Jasobanta Swain, Authorised Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED , Unit No. 405, Chandan Niketan, Fourth Floor, Kolka, Road: Shakespear Sarani, , P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017
Identified by Mr Maidul 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) (Representation)

Execution is admitted on 19/08/2015 by

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

Identified by Mr Maidul 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 75,437/- (A(1) = Rs 75,339/- ,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 75,437/-

Description of Draft

1. Rs 75,437/- is paid, by the Draft(8554-16) No: 864184000404, Date: 19/08/2015, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,11,020/- and Stamp Duty paid by Draft Rs 4,11,020/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 67673, Purchased on 06/08/2015, Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 4,11,020/- is paid, by the Draft(8554-16) No: 864183000404, Date: 19/08/2015, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.



(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 1901-2015, Page from 84814 to 84844

being No 190106793 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.09.08 18:07:20 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 08/09/2015 18:07:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

14

DATED THIS 19th DAY OF August, 2015

BETWEEN

NEORJAN BIBI

...VENDOR

AND

ARROWLINE CONCLAVE PRIVATE
LIMITED & ANR.

...PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D, NICCO HOUSE

1B & 2, HARE STREET

KOLKATA-700001.