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AD पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 247263

NA-2022/12
d. 29-11-12

Declared that the document is genuine
registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

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Sub-Registrar,
Alipore,
West Bengal
30 NOV 2012

[Handwritten notes and signatures]

THIS INDENTURE OF CONVEYANCE made this 29th day of NOVEMBER Two
Thousand and Twelve BETWEEN (1) HAIDER ALI MOLLA son of Late Hamid Ali Molla

[Handwritten signature]

[Handwritten signature]

M.D. - JAKIR HOSSAIN - molla
Hamid Ali Molla.

99310

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

NAME.....
ADD.....
Rs.....
17 NOV 2012
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

5187

Akash 29/11/2012



For Antray Developers Private Limited

Akash
(AKASH KARNANI) Director

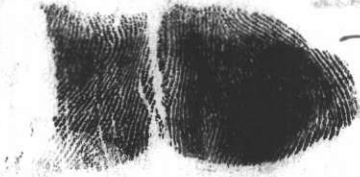
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Pranab Kumar Ghosh

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Deman ali Meher



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Pranab Kumar Ghosh



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L.T-1 of Hasina Habi
by the pen of Asaph



Identified by
Aburshahid Samphui
S/o- Amin Samphui
Vill - Ramnagar (3)
P.O - Ramnagar
P.S - Barui-pur
Occupation - Service

17 NOV 2012

17 NOV 2012



Sub-Registrar
Alipore, Alipore
29 NOV 2012

(alias Balai Molla), by faith - Muslim, residing at Village – Dudhnai, Post Office – Piyali, Police Station - Baruipur, District - South 24 Parganas, (2) **HASAN ALI MOLLA** son of Late Hamid Ali Molla (alias Balai Molla), by faith - Muslim, residing at Village – Dudhnai, Post Office – Piyali, Police Station - Baruipur, District - South 24 Parganas, (3) **HATEM ALI MOLLA** son of Late Hamid Ali Molla (alias Balai Molla), by faith - Muslim, by occupation – Business, residing at Village – Dudhnai, Post Office – Piyali, Police Station - Baruipur, District - South 24 Parganas, (4) **HASINA BIBI** (alias **HACHINA DHALI**) wife of Mojarul Dhali, by faith – Muslim, residing at Village – Mondal, Dhali, Mollapara, Padderhat, Police Station Magrahat, Dakshin Barasat, Joynagar, District – South 24 Parganas Pin Code No. 743372, (5) **HAMIDA BIBI** (alias **HAMIDA MOLLA**) wife of Late Nur Mohammed (alias Mahammad) Molla, by faith – Muslim, residing at Village – 11, Mondal Mollapara, Dakshin Barasat, Joynagar, Police Station Joynagar, District – South 24 Parganas, Pin Code No. 743372, (6) **HALIMA BIBI** (alias **HALIMA SARDAR**) wife of Late Yunus Sardar, by faith – Muslim, residing at Village – Gharami Para, Padmajala – 105 Baruipur, Police Station Baruipur, District – South 24 Parganas, (7) **HAZRA BIBI SAPUI** (alias **HAJURA BIBI**) wife of Sahid Sanpui, by faith – Muslim, residing at Village – 263 Ramnagar, Uttarpara, Ramnagar – 2, Baruipur, Police Station Baruipur, District – South 24 Parganas Pin Code No. 700144, (8) **AMIR HOSSAIN MALLIK** (alias **AMIR HOSEN MALLIK**) son of Late Sepai Mallick, by faith – Muslim, residing at Village Shyampur, Post Office - Shyampur, Police Station – Magrahat, District – South 24 Parganas, (9) **JAKIR HOSSAIN MALLIK** (alias **MALLIK JAKIRHOSEN**) son of Late Sepai Mallick, by faith – Muslim, residing at Village Shyampur, Post Office - Shyampur, Police Station – Magrahat, District – South 24 Parganas, (10) **ABU HOSSAIN MALLIK** (alias **ABUHOSEN MALLIK**) son of Late Sepai Mallick, by faith – Muslim, residing at Village Shyampur, Post Office - Shyampur, Police Station – Magrahat, District – South 24 Parganas (11) **AMINA BIBI** alias **AMINA SARDAR** wife of Hamid Ali Sardar, by faith – Muslim, residing at Village Musalman Para, Punpua Jangalia, Joynagar, Police Station Joynagar District – South 24 Parganas, Pin Code – 743372, (12) **KHADIJA BIBI** (alias **KHATEJAN BIBI**) wife of Nasiruddin Molla, by faith – Muslim, residing at Village Musalman Para, Punpua Jangalia, Police Station Joynagar, Joynagar, District – South 24 Parganas, Pin Code – 743372 and (13) **SAHIDA BIBI** (alias **MALLIK SAHIDA**) wife of Khusub, by faith – Muslim, residing at Village 1 no. Shyampur, Barat Kamdebpur, Police Station Magrahat, Magrahat, District – South 24 Parganas, hereinafter referred to as the “VENDORS” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND ANTRAY DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Unit No.405, 4th Floor, 52A, Shakespeare Sarani, Police Station Beniapur, Kolkata – 700 017 having PAN AAKCA9029Q represented by its Director Mr. Avinash Karnani son of Mr. Gajendra Kumar Karnani hereinafter referred to as “the

সাক্ষরিত হোসেন

সাক্ষরিত

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হালিমা বিবি

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L.T.1 of Halima
Bibi by the pen of
Aburshad Sampto

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হাজেরা বিবি

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L.T.9. of Anie Hassan Mokik.
by the Pen of Arun Bhan.

5196

আনিসা হোসেন মোকিক

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L.T.9 of Anie Hassan Mokik
by the Pen of Arun Bhan.

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L.T.9 of
Anima Bishi by the Pen of
Arun Bhan.

5199

L.T.9 of Khadija
Bishi. by the Pen of
Arun Bhan.

5200

L.T.9 of Salida
leide. by the Pen of
Arun Bhan.



ARUN KUMAR BHATTACHARYA
29 NOV 2012

Arun Kumar Bhattacharya
ARUN KUMAR BHATTACHARYA
vi - So/ of . Orimal Bhattacharya .
vi - Galinda Pour . i's - Sonarbons
Cal - 7000145 . occupation - Business

PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

WHEREAS one Alekjan Bibi was the sole and absolute owner of **ALL THAT** pieces and parcels of contiguous land containing an area of about 7 satak or 0.07 acre more or less comprised of divided and demarcated portions of R.S. and L.R. Dag No. 41 (8.75% corresponding to about 0.06 acre out of 0.70 acre) and R.S. and L. R. Dag No. 42 (6.25% corresponding to about .01 acre out of 0.16 acre) recorded in R.S. Khatian No.366 and L.R. Khatian No. 19, in Mouza – Baikunthapur, Block – Baruipur, Police Station – Baruipur, J.L. No. 36 in the District of South 24 Parganas morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Bigger Property**".

AND WHEREAS the said Alekjan Bibi a Muslim died intestate leaving her surviving her three sons namely Haider Ali Molla, Hasan Ali Molla and Hatem Ali Molla and four daughters namely Hasina Bibi, Hamida Bibi, Halima Bibi and Hajura Bibi (all being the Vendors No. 1 to 7 hereto) as her sole heirs, heiresses and legal representatives who all upon her death inherited and became entitled to the said Bigger Property absolutely and with each of the sons having one-fifth share and each of the daughters having one-tenth shares therein.

AND WHEREAS one Neburjan Bibi was the sole and absolute owner of another contiguous divided and demarcated portion measuring about 0.02 acre more or less situate and lying at being divided and demarcated portions of the said R.S. and L.R. Dag Nos. 41 (4.73% corresponding to about 0.02 acre out of 0.70 acre) and R.S. and L.R. Dag No. 42 (1.25% corresponding to about 0 acre out of 0.16 acre) recorded in R.S. Khatian No.366 and L.R. Khatian No. 147 in the said Mouza – Baikunthapur, morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Smaller Property**".

AND WHEREAS the said Neburjan Bibi a Muslim died intestate leaving her surviving her three sons namely Amir Hossain Mallick, Jakir Hossain Mallick and Abu Hossain Mallick and three daughters namely Sahida Bibi, Amina Bibi and Khadija Bibi as her sole heirs heiresses and legal representatives who all being Vendor Nos. 8 to 13 hereto inherited and became entitled to the Smaller Property with each of the sons having 2/9th share and each of the daughters having 1/9th share thereto.

AND WHEREAS the Vendor Nos. 1 to 7 are fully seized and possessed of the Bigger Property and are paying Khazana to the Government of West Bengal thereto and in Khas vacant and peaceful possession thereof and the Vendor Nos. 8 to 13 are fully seized and possessed and well sufficiently entitled to the Smaller Property and paying Khazana in respect to the

AMIR HOSSAIN MALICK
JAKIR HOSSAIN MALICK
ABU HOSSAIN MALICK

AMINA BIBI
SAHIDA BIBI
KHADIJA BIBI



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South 24 Pgs. Alipore
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Government of West Bengal thereto and in Khas vacant and peaceful possession thereof. The Bigger Property and the Smaller Property are lying contiguous to each other and are collectively described in the **THIRD SCHEDULE** hereunder written and hereinafter referred collectively referred to as "the **said Property**".

AND WHEREAS the Vendors being in need of funds to meet their requirements and for various other reasons approached the Purchaser for the sale of the entirety of the said Property and their respective parts and shares therein 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 of whatsoever or howsoever nature and with complete vacant peaceful possession to the Purchaser and have represented and assured the Purchaser as follows:-

- (i) That the said property is a freehold property having heritable and transferable rights without any fetter, restriction or condition whatsoever or howsoever and save and except the Vendors no other person has any right title or interest in the said property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said property or any part or share thereof in any manner whatsoever;
- (ii) That there shall no difficulty in mutation of the name of the Purchaser as owner in the records of BLLRO and Panchayet and other government records in respect of the said property and the user and enjoyment of the said property by the Purchaser upon its purchase of the same.
- (iii) That the Vendors or their predecessors-in-title have never had 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.
- (iv) That no other person has ever claimed any right title interest or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said property or any part thereof.
- (v) That save those relating to sale of the said property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said property in any manner.

L **AND WHEREAS** relying on the aforesaid representations and assurances made and/or contained on the part of the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser had agreed to purchase the said property from the Vendors at or for a

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27/5/2016 GONARJIT...
27/5/2016 GONARJIT...

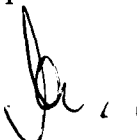



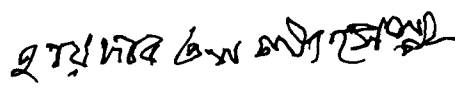
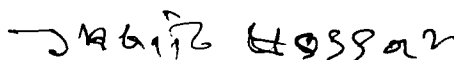
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total consideration of Rs.8,15,000.00 (Rupees eight lacs fifteen thousand) only out of which Rs.7,25,000.00 (Rupees seven lacs twenty-five thousand) only payable for the Bigger Property to the Vendor Nos. 1 to 7 hereto and Rs.90,000/- (Rupees ninety thousand) only for the Smaller Property to the Vendor Nos. 8 to 13 hereto.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.7,25,000/- (Rupees seven lacs twenty-five thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor Nos. 1 to 7 hereto paid at or before the execution hereof (the receipt whereof the Vendor Nos. 1 to 7 do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and in consideration of Rs.90,000/- (Rupees ninety thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor Nos. 8 to 13 hereto paid at or before the execution hereof (the receipt whereof the Vendor Nos. 8 to 13 do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** the piece or parcel of land containing an area of 0.09 acre more or less comprised in divided and demarcated portions of R.S. and L.R. Dag No. 41 and 42 recorded in R.S. Khatian No. 366, L. R. Khatian Nos. 19 and 147 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 **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" and the respective portions thereof belonging to Vendors Nos. 1 to 7 as fully described in the **FIRST SCHEDULE** hereunder written and belonging to Vendors Nos. 8 to 13 as fully described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, boundary wall on all sides areas sewers drains ways paths passages fences hedges ditches trees walls 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 other estate right title interest use trust property claim easement quasi easement privileges and demand whatsoever both at law or in equity of the Vendors and



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each of them into out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and also in the entirety of the said R.S. and L.R. Dag Nos. 41 and 42 **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

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

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- (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, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title;
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors and/or the Confirming Party 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 them and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages 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 created made done or suffered by the Vendors or any person or persons claiming as aforesaid or their predecessors-in-title;
- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said property or any portion thereof is not affected by any attachment including the attachment under any Certificate Case or any proceedings against them or any of them started at the instance of the Income Tax Authorities or the Estate Duty

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Handwritten signature: JAKIR HOSSAN

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Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not Certificate Case or proceedings against the Vendors 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 Acts for the time being in force;

- b) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Metropolitan Development Authority or any other authority under the West Bengal Town and Country (Planning & Development) Act, 1979 or Highway Authority or Railway 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever;
- d) **AND FURTHER THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or the West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or otherwise under any other Act or law for the Vendors to grant sell convey transfer assign and assure the properties benefits and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser;
- e) **AND THAT** the Vendors represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors and their predecessors in title recited above since last more than fifty years without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses

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JAKIR HOSSAIN

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Sub-Registrar
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damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the above representation or assurances being found to be false;

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

(BIGGER PROPPERTY)

ALL THAT piece or parcel of land containing an area of 0.07 acre or 7 Satak be the same a little more or less comprised of divided and demarcated portions of R.S. and L.R. Dag No. 41 (8.75% corresponding to about 0.06 acre out of 0.70 acre) and R.S. and L. R. Dag No. 42 (6.25% corresponding to about .01 acre out of 0.16 acre) recorded in R.S. Khatian No.366 and L.R. Khatian No. 19, in Mouza – Baikunthapur, Block – Baruipur, Police Station – Baruipur, J.L. No. 36 in the District of South 24 Parganas R.S. No. 292, Touzi No. 63/64 Pargana Magura within Hariharpur Gram Panchayet under Police Station Baruipur in the District of South 24 Parganas.

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

THE SECOND SCHEDULE ABOVE REFERRED TO:

(SMALLER PROPPERTY)

ALL THAT piece or parcel of land containing an area of 0.02 acre or 2 Satak be the same a little more or less comprised of divided and demarcated portions of R.S. and L.R. Dag No. 41 (4.73% corresponding to about 0.02 acre out of 0.70 acre) and R.S. and L. R. Dag No. 42 (1.25% corresponding to about .00 acre out of 0.16 acre) recorded in R.S. Khatian No.366 and L.R. Khatian No. 147, in Mouza – Baikunthapur, Block – Baruipur, Police Station – Baruipur, J.L. No. 36 in the District of South 24 Parganas R.S. No. 292, Touzi No. 63/64 Pargana Magura within Hariharpur Gram Panchayet under Police Station Baruipur in the District of South 24 Parganas

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

THE THIRD SCHEDULE ABOVE REFERRED TO:

(SAID PROPPERTY)

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27/11/03 BANARAS
JAKIR HOSSEN



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West Bengal
29 NOV 2019

Read over an Explain -
 10 the contents of this document in simple
 Language to all Vendors, Namely -
 1) Haardul Ali Molla. Hasina Bibi. Amir Hossein Mollik.
 2) Hasan Ali Molla. Halima Bibi. JAKIR HOSSEIN MOLLIK.
 3) Hafizul Molla. Hazra Bibi. Sapir. Amir Bibi. Khadija Bibi. and
 Saidu Bibi, who have understood the same.

ALL THAT piece or parcel of land containing an area of 0.09 acre or 9 Satak be the same a little more or less comprised of divided and demarcated portions of R.S. and L.R. Dag No. 41 (13.48% corresponding to about 0.08 acre out of 0.70 acre) and R.S. and L. R. Dag No. 42 (7.50% corresponding to about 0.01 acre out of 0.16 acre) recorded in R.S. Khatian No.366 and L.R. Khatian No. 19 and 147, in Mouza - Baikunthapur, Block - Baruipur, Police Station - Baruipur, J.L. No. 36 in the District of South 24 Parganas R.S. No. 292, Touzi No. 63/64 Pargana Magura within Hariharpur Gram Panchayet under Police Station Baruipur in the District of South 24 Parganas and delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows:-

- On the North : By portions of Dag No. 41 and 42;
- On the South : By Portions of dag No. 41 and 42;
- On the East : By Dag No. 50; and
- On the West : By Public Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the said Property consists with (i) land measuring 0.08 acre (Bagan) comprised in R.S. and L.R. Dag No. 41 and (ii) land measuring 0.01 acre Doba comprised in R.S. and L.R. Dag No.42.

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 withinnamed VENDORS at Kolkata in the presence of:

[Handwritten signatures and stamps in Bengali]
 L.T. 1 of Hasina Bibi by the pen of Asaphu
 L.T. 1 of Halima Bibi by the pen of Asaphu
 L.T. 9 of Amir Hossein Mollik by the pen of Arun Bhattacharya
 L.T. 9 of JAKIR HOSSEIN MOLLIK by the pen of Arun Bhattacharya

[Handwritten signatures and stamps in Bengali]
 Arun K. Bhattacharya
 Ratam Kumar Das
 L.T. 9. of Amine Bibi by the pen of Arun Das.
 L.T. 9. of Khadija Bibi by the pen of Arun Das.
 L.T. 9. of Saidu Bibi by the pen of Arun Das.



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**Sub-Registrar
Alipore, Alipore
West Bengal**

29 NOV 2013

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

For Antray Developers Private Limited

Akash
(Anirban Ghosh)
Director

Samar Chakraborty
Advocate
for D S Law Associates, 2 Hare Street
Kolkata - 700001

Subhan Nankar
Ch. DSP Law Associates.
4D. Nicco House
2 Hare Street Kolkata - 700001.

RECEIPT AND MEMO OF CONSIDERATION NO. 1:

RECEIVED by the withinnamed Vendor Nos. 1 to 7 the withinmentioned sum of
Rs.7,25,000.00 (Rupees seven lacs twenty five thousand) only being the consideration in full
payable by cash.

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Name</u>	<u>Amount in</u>
01	Haider Ali Molla	145,000.00
02	Hasan Ali Molla	145,000.00
03	Hatem Ali Molla	145,000.00
04	Hasina Bibi	72,500.00
05	Hamida Bibi	72,500.00
06	Halima Bibi	72,500.00
07	Hazra Bibi Sapui	72,500.00
	Total:	Rs.7,25,000.00

(Rupees seven lacs twenty five thousand) only

WITNESS:

Assaphui

(ABU SHAHID SANPHUI)

Willa - South Ramnagar

P.O. Ramnagar

P.S. Barui Phul, South 24 Pps.

Arun K. Ghosalay.



L.T. 1 of Halima Bibi
by the pen of Assaphui

27/07/2018

Hasina and Malle

(for: 27/07/2018)



L.T. 1. of Hasina Bibi
by the pen of Assaphui

27/07/2018

27/07/2018



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**Sub-Registrar
Alipore, West Bengal**

29 NOV 2013

RECEIPT AND MEMO OF CONSIDERATION NO.2:

RECEIVED by the withinnamed Vendor Nos. 8 to 13 the withinmentioned sum of Rs.90,000.00 (Rupees ninety thousand) only being the consideration in full payable by cash.

MEMO OF CONSIDERATION

Sl. No.	Name	Amount
08	Amir Hossain Mallik	20,000.00
09	Jakir Hossain Mallik	20,000.00
10	Abu Hossain Mallik	20,000.00
11	Amina Bibi	10,000.00
12	Khadija Bibi	10,000.00
13	Sahida Bibi	<u>10,000.00</u>
Total:		90,000.00

(Rupees ninety thousand) only

WITNESS:

Amir K.R. Bhattacharya.
 [ARUN KUMAR BHATTACHARYA]
 vi - Golindu Pura . P.S. Sonarpur.
 24 Pgs. Cal. 7000145 =

L.T.9 of Amir Hossain Mallik.
 by the Pen of Arun Bha...

Ratan Kumar Das
 ... Vill: Chowkati
 24 Pgs (S)
 Kol - 149.

M.D. JAKIR HOSSAIN MALLIK

L.T.9. of
 Amir Hossain Mallik.
 by the Pen of Arun Bha...

L.T.9. of Amina Bibi
 by the Pen of Arun Bha...

L.T.9. of Khadija Bibi.
 by the Pen of Arun Bha...

L.T.9. of Sahida Bibi.
 by the Pen of Arun Bha...

Drafted by
 Samar Chakraborty
 Advocate
 High Court -
 ...



(Handwritten signature)

Sub-Registrar - IV
South 24 Parganas, Alipore
29 NOV 2013

PLAN SHOWING R.S DAG NOS. - 41 (PORTION) AND 42 (PORTION) AT MOUZA - BAIKUNTHAPUR, J.L. NO. - 36, POLICE STATION - BARUIPUR, 24 - PARGANAS (SOUTH).

NOT TO SCALE

PUBLIC ROAD

For Antray Developers Private Limited
Antray
 Director

Handwritten Bengali text

Handwritten Bengali text

Handwritten Bengali text

L.T.1. of Hasina Bibi
 by the pen of Anurup

Handwritten Bengali text

50

41

42

41

42

41

42

L.T.1 of Halima Bibi
 by the pen of Anurup

PUBLIC ROAD

L.T.9. of Amin Hasan
 Mollik by the pen of
 Anurup

Handwritten Bengali text

L.T.9. of Abu Hassan Mollik
 by the pen of Anurup

L.T.9. of Amina Bibi.
 by the pen of Anurup

Handwritten Bengali text

L.T.9. of Khadija Bibi
 by the pen of Anurup












L.T.9. of Saide Bibi
 by the pen of Anurup

DAG NO.	LAND AREA OF SUBJECT PROPERTY (ACRES)
41	0.08
42	0.01
TOTAL	0.09














(Handwritten mark)












29 NOV 2013

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

Hasan Ali Molla

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












Hasan Ali Molla













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














(Handwritten signature)

Sub-Registrar
24 Parganas, Alipore
29 NOV 2012

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

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













LIT-1 of Hosina Bibi
by the pen of Asaphi

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


























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29 NOV 2013

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

L.T. 1.07 Halima Bibi
by the town of Assaphi

<i>Hayra Bibi</i>	Finger prints of the executant				
 <i>সায়রা বিবি</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Amin Hossain Mallik</i>	Finger prints of the executant				
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

L.T. 9 of Amin Hossain Mallik.
by the town of Assaphi.

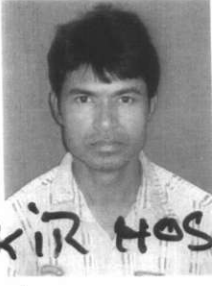





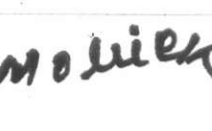







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**Dist. Sub-Registrar - IV,
South 24 Parganas, Alipore,
West Bengal**
29 NOV 2012

Jalil Hossain Mallik

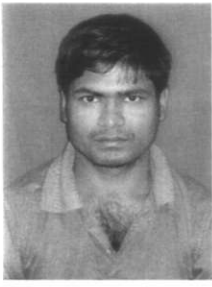





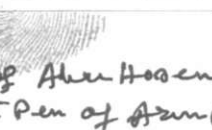





Finger prints of the executant

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

M.D. JAKIR HOSSEN
MOLLIK

Abu Hossain Mallik







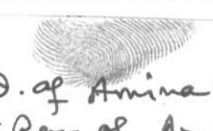





Finger prints of the executant

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

L.T.D. of Abu Hossain Mallik
by the Pen of Arun Kumar

Amina Bibi

Finger prints of the executant

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












L.T.D. of Amina Bibi
by the Pen of Arun Kumar














[Handwritten signature]

**Sub-Registrar
South 24 Parganas, Alipore
Dist. West Bengal**

29 NOV 2012

<i>Khadija Bibi</i>	<i>Finger prints of the executant</i>				
 <p>L.T.G. of Khadija Bibi by the Pen of Amr Bhr.</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Sahida Bibi</i>	<i>Finger prints of the executant</i>				
 <p>L.T.G. of Sahida Bibi by the Pen of Amr Bhr.</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

	<i>Finger prints of the executant</i>				
<div style="border: 1px solid black; padding: 10px; width: fit-content;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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Sub-Registrar
Alipore, West Bengal
29 NOV 2012



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09305 of 2012
(Serial No. 09285 of 2012)

On

Payment of Fees:

On 29/11/2012

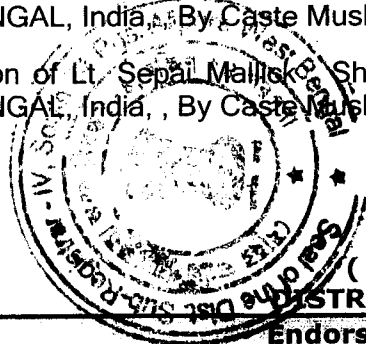
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15.40 hrs on :29/11/2012, at the Private residence by Avinash Karnani ,Claimant.

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

Execution is admitted on 29/11/2012 by

1. Haider Ali Molla, son of Lt. Hamid Ali Molla @ Balai Molla , Dudhnai, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
2. Hasan Ali Molla, son of Lt. Hamid Ali Molla @ Balai Molla , Dudhnai, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
3. Hatem Ali Molla, son of Lt. Hamid Ali Molla @ Balai Molla , Dudhnai, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
4. Hasina Bibi Alias Hachina Dhali, wife of Mojarul Dhali , Mondal Dhali Molla Para Padderhat, Thana:-Magrahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
5. Hamida Bibi Alias Hamida Molla, wife of Lt Nur Mohammad @ Mahammad Molla , Mondal Mollapara Dakshin Barasat Joynagar, Thana:-Joynagar, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
6. Halima Bibi Alias Halima Sardar, wife of Lt Yunus Sardar , Gharami Para Padmajala 105 Baruipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
7. Hazra Bibi Sapui Alias Hajura Bibi, wife of Sahid Sanpui , 263 Ramnagar Uttarpara Ramnagar-2 Baruipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
8. Amir Hossain Mallik Alias Amir Hosen Mallik, son of Lt. Sepai Mallick , Shyampur, Thana:-Magrahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
9. Jakir Hossain Mallik Alias Mallick Jakirhosen, son of Lt. Sepai Mallick , Shyampur, Thana:-Magrahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----
10. Abu Hossain Mallik Alias Abuhosen Mallik, son of Lt. Sepai Mallick , Shyampur, Thana:-Magrahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : ----



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 3

✓



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09305 of 2012
(Serial No. 09285 of 2012)

11. Amina Bibi Alias Amina Sardar, wife of Hamid Ali Sardar , Musalman Para Punpua Jangalia Joynagar, Thana:-Joynagar, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
12. Khadija Bibi Alias Khatejan Bibi, wife of Nasuruddin Molla , Musalman Para Punpua Jangalia, Thana:-Joynagar, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
13. Sahida Bibi Alias Mallik Sahida, wife of Khusub , 1 Shyampur Barat Kamdebpur, Thana:-Magrahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
14. Avinash Karnani
Director, Antray Developers Pvt Ltd, Unit No 405 52a Shakespeare Sarani, Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
, By Profession : ----
Identified By Abu Shahid Sanphui, son of Amin Sanphui, Ramnagar, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 30/11/2012

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 30/11/2012

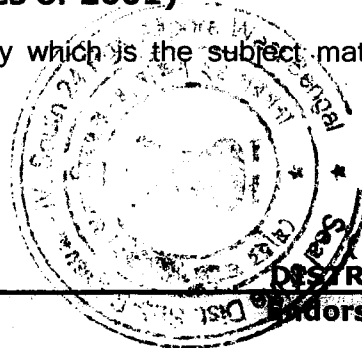
Amount by Draft

Rs. 9037/- is paid , by the draft number 112701, Draft Date 29/11/2012, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 30/11/2012

(Under Article : A(1) = 8998/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 30/11/2012)

Certificate of Market Value(WB PUVI rules of 2001)

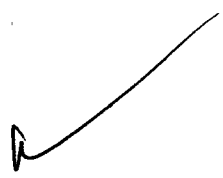
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,18,181/-



Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

30/11/2012 16:11:00

EndorsementPage 2 of 3





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09305 of 2012
(Serial No. 09285 of 2012)

Certified that the required stamp duty of this document is Rs.- 40919 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

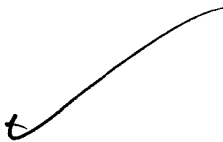
Deficit stamp duty

Deficit stamp duty Rs. 40919/- is paid, by the draft number 112702, Draft Date 29/11/2012, Bank Name
State Bank of India, SHAKESPEAR SARANI, received on 30/11/2012

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

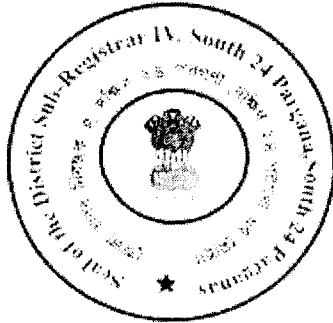


(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 2294 to 2317
being No 09305 for the year 2012.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 30-November-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal