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certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

22/3/17

22 MAR 2017

23/3/17

THIS INDENTURE OF CONVEYANCE made this 22nd day of March Two Thousand and Seventeen **BETWEEN JAKIR ALI GAZI** (also known as **Jakir Gazi**) (PAN: CAPP8081A), son of Late Bahadur Gazi, by religion Muslim, by occupation Cultivation, by nationality Indian, residing at Baidya Khunki Para, Hariharpur, Baikunthapur, Baruipur, South 24-Parganas, Post Office-Gobindapur, Police Station-Baruipur, PIN: 700145, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and

✍️ জাকির আলি গাজি

09 MAR 2017

09 MAR 2017

Jacobanta Swarn

Sirbhash Ch. Saha, Asst
Saidah Court
Kolkata

NAM: _____
ADD: _____
Rs: _____

- 9 MAR 2017

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

237880



V.C.T. ৩

729

22-3-17

Arrowline Conclave Pvt. Ltd.

Jacobanta Swarn
Director/Authorized Signatory



V.C.T. ৩

730

22-3-17

ANTRAY DEVELOPERS LLP

Anur Sinapath
Partner/Authorized Signatory



V.C.T. ৩

728

22-3-17

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জাই কৃষ্ণা মজুমদার

Identified by Mr.
Jaker Ali Malik

S/O Jiyad Ali Malik

Baikuntha pur

Dakshin Gokhinda pur 24 pas (S)

Barui pur, pin 700116

include his heirs executors administrators and legal representatives) of the **ONE PART AND (1) ARROWLINE CONCLAVE PRIVATE LIMITED** (CIN: U70102WB2013PTC192663 and PAN: AALCA6048G), a Company incorporated under the Companies Act, 1956, having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Authorized Signatory Mr. Jasobanta Swain (PAN: BAQPS7097N), son of Mr. Kapil Swain, by religion Hindu, by occupation Service, by nationality Indian residing at 2/2, Brojen Mukherjee Road, Kolkata-700 034, Post Office-Behala, Police Station-Behala, and **(2) ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit No. 405, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J), son of Mr. Swapan Senapati, by religion Hindu, by occupation Advocate, by nationality Indian, residing at 11/51, Kalicharan Ghosh Road, Kolkata-700 050, Post Office-Baranagar, Police Station-Baranagar and hereinafter jointly referred to as “the **PURCHASERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor is absolutely seized and possessed of and well and sufficiently entitled to **ALL THAT** piece and parcel of land containing an area of 2 Cottah 7 Chittack 22 Square Feet equivalent to 4.08 Satak or 0.0408 Acre more or less comprised in a portion of R.S. and L.R. Dag No. 53 (measuring 0.41 acre) recorded in L.R. Khatian No. 764 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas, hereinafter referred to as “the **Dag 53 Property**”. The facts about the Vendor deriving title to the Dag 53 Property as represented by the Vendor to the Purchasers is as follows:
- a. One Amina Khatun (also known as Amina Bibi) was the sole and absolute owner of All That the entire R.S. Dag No. 53 (formerly C.S. Dag No. 52) in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas and her name was recorded in the Records of Rights published under the Revisional Settlement.



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- b. By a Deed of Exchange dated 7th May 1964 made between one Amina Khatun as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, All That piece and parcel of land containing an area of 0.41 Acre more or less in the entire R.S. Dag No. 53 recorded in R.S. Khatian No. 530 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as **"the 0.41 Acre Property"**).
- c. The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in 0.41 Acre Property, absolutely and in equal shares.
- d. By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were, inter alia, exclusively allotted 13 Satak out of the 0.41 Acre Property and the said Birendra Nath Hari and Tarulata Hari were, inter alia, exclusively allotted 26 Satak out of the 0.41 Acre Property and the said Surendra Hari and Lalita Hari were, inter alia, exclusively allotted a portion measuring 2 Satak out of the 0.41 Acre Property, absolutely and forever.




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- e. The said Birendra Nath Hari died intestate leaving him surviving his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash, who all upon his death inherited and became entitled to his entire part or share of and in the 0.41 Acre Property, absolutely and in equal shares..
- f. The said Surendra Nath Hari died intestate leaving behind his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and daughter namely Nilima Bhadra as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the 0.41 Acre Property, absolutely and in equal shares.
- g. By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore in Eook I Volume No. 103 Pages 1 to 7 Being No. 3151 for the year 1979 the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to the said Sukumar Hari their entire 2 Satak or 0.02 Acre more or less in the 0.41 Acre Property, absolutely and forever.
- h. By a Sale Deed dated 17th May 1995 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 47 Pages 257 to 264 Being No. 3739 for the year 1995, the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred, amongst other properties, unto and to one Sabita Das a portion measuring 7 Chittack more or less in the 0.41 Acre Property, absolutely and forever.
- i. By a Sale Deed dated 7th April 1996 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 20 Pages 301 to 310 Being No. 1621 for the year 1996, the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to one Sk. Hiru

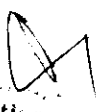



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and Asma Khatun portion measuring 4 Cottahs 1 Chittack more or less in the 0.41 Acre Property, absolutely and forever.

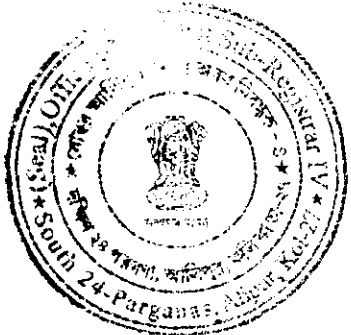
- j. By a Sale Deed dated 5th March 1997 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 16 Pages 37 to 44 Being No. 1180 for the year 1997, the said Sk. Hiru and Asma Khatun for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That their one half portion out of the said 4 Cottahs 1 Chittacks in R.S. and L.R. Dag No. 53 absolutely and forever.
 - k. By a Sale Deed dated 19th November 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 83 Pages 159 to 168 Being No. 5087 for the year 1999, the said Sabita Das for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That a portion measuring 7 Chittack or 0.72 Satak more or less in the 0.41 Acre Property, absolutely and forever.
 - l. Thus, the Vendor herein by way of the abovementioned Sale Deed became the sole and absolute owner of the Dag 53 Property and got his name mutated as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the Dag 53 Property under L.R. Khatian No. 764.
- B. The Vendor is also absolutely seized and possessed of and well and sufficiently entitled to **ALL THAT** piece and parcel of land containing an area of 8.47 Satak or 0.0847 Acre more or less comprised in R.S. and L.R. Dag No. 56 (measuring 0.46 acre) recorded in L.R. Khatian No. 764 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas, hereinafter referred to as “the **Dag 56 Property**” and the name of the Vendor is mutated as Raiyat in the Records of Rights published under the said Act of 1955 in respect of the Dag 56 Property under L.R. Khatian No. 764.
- C. The Dag 53 Property and the Dag 56 Property are morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**”.





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- D. The Vendor has contracted with the Purchasers for sale of the said Property (containing a land area of 12.55 Satak or 0.1255 Acre more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchasers have agreed to purchase the same at and for a final total consideration of Rs.23,00,000/- (Rupees twenty three lacs) only.
- E. In connection with the sale of the said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:
- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
 - (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;
 - (iii) That the Vendor is paying Khajana/land revenue to the Government of West Bengal and are in Khas and exclusive possession 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;

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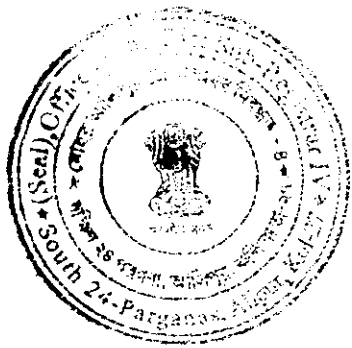
- (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vii) That no notice or claim has been received by the Vendor which **would** affect the ownership, user, enjoyment and transfer of the **Vendor** in respect of the said Property;
- (viii) That there is no action suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- (x) That save those relating to sale of the said Property to the 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.23,00,000/- (Rupees twenty three lacs) only of the lawful money of the Union of India in hand and well and truly 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 **ALL THAT** piece and parcel of land containing an area of 12.55 Satak or 0.1255 Acre more or less comprised in (i) portion containing an area of 4.08 Satak or 0.0408 Acre more or less of R.S. and L.R. Dag No. 53 (measuring 0.41 Acre) and (ii) portion containing an area of 8.47 Satak or 0.0847 Acre more or less of R.S. and L.R. Dag No. 56 (measuring 0.46 Acre) both recorded in L.R. Khatian No. 764 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas




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morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **AND 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 TOGETHER WITH** full free and unfettered right and liberty (including the right of easements and of ingress and egress) at all times by day or night to pass and repass with or without men materials and vehicles for all purposes connected with the beneficial use and enjoyment of the said property and for all lawful purposes and also the full and free right and liberty of laying underground and over head pipe line, water pipe line, water main, gas pipes lines and posts, electric wirings and cables, telephone lines, underground sewers and drainage and any other utility and facility and to dig out and open any passages/roadways, abutting the said Property, for the said works and to repair and restore to its former position upon completion of the said works **AND TOGETHER WITH** all sorts of benefits rights easements claims and demands anywise relating to or concerning the said Property **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the entirety of the said R.S. and L.R. Dag Nos. 53 and 56 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties



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benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims demands and liabilities whatsoever or howsoever.

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

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



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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 leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-title;
- (v) **AND THAT** notwithstanding any act deed or thing by the Vendor or his predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor's entire one hundred percent share in the 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;




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- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers;
- (viii) **AND ALSO THAT** the Vendor, unless prevented by fire or some other irresistible force, shall upon reasonable requests and at the costs of the Purchasers produce or cause to be produced to the Purchasers or to its attorneys or agents for inspection the title deeds in connection with the said Property or common to other properties belonging to the Vendor, including the said Property, its custody and also shall, at the like requests and costs of the Purchasers, deliver to the Purchasers attested or xerox copies therefrom as the Purchasers may require and will in the meantime, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled

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

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




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



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Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the 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 12.55 Satak or 0.1255 Acre more or less together with residential rooms on part thereof measuring about 200 Square Feet more or less situate lying at and comprised in portions of R.S. and L.R. Dag Nos. 53 and 56 (as described below) in Mouza Baikunthapur, J. L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayet, Post Office Gobindapur, in the District of South 24 Parganas:

R.S. Dag	L.R. Dag and Khatian Number	Recorded Nature	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 53 recorded in Khatian No. 530	Dag No. 53 recorded in Khatian No. 764	Bagan	0.41 Acre	4.08 Satak or 0.0408 Acre




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Dag No. 56 recorded in Khatian No. 384	Dag No. 56 recorded in Khatian No. 764	Bagan	0.46 Acre	8.47 Satak or 0.0847 Acre
		Total:	0.87 Acre	12.55 Satak or or 0.1255 Acre

The portion admeasuring 3.36 Sataks of R.S. Dag No. 53 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **RED** and butted and bounded as follows:

On the **North** : By portion of R. S. Dag No. 53;
 On the **South** : By portion of R. S. Dag No. 53;
 On the **East** : By portion of R. S. Dag No. 51; and
 On the **West** : By portion of R. S. Dag No. 53.


The portion admeasuring 0.72 Sataks of R.S. Dag No. 53 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **GREEN** and butted and bounded as follows:

On the **North** : By portion of R.S. Dag No. 53;
 On the **South** : By portion of R.S. Dag No. 56;
 On the **East** : By portion of R.S. Dag No. 53; and
 On the **West** : By portion of R.S. Dag No. 53.

The portion admeasuring 8.47 Sataks of R.S. Dag No. 56 being conveyed by the Vendor to the Purchasers is delineated in the plan annexed hereto duly bordered thereon in **BLUE** and butted and bounded as follows:

On the **North** : Partly by portion of R.S. Dag No. 53;
 On the **South** : Partly by portion of R.S. Dag No. 56;
 On the **East** : Partly by portion of R.S. Dag No. 56; and
 On the **West** : Partly by R.S. Dag No. 56.




District Sub-Registrar-1
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 MAR 2017

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

[Handwritten signature]

the presence of:

- 1. *Jayas Narayan*
Banshee Civil Court Bar Association
24 Pgs (S) Kol-174
- 2. *Jayas Narayan (S)*
(S) (S) (S) (S) (S) (S) (S) (S) (S) (S)
- 3. *Ashif Gazi*

Read over and explained the contents of this document in Bengali to the vendor (Jakis Ali Gazi) by Jays Narayan Advocate

S/o - *Jakis Ali Gazi*
Baruipura 24 Pgs (S)

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

Arrowline Conclave Pvt. Ltd.
Jasobanta Ghosh
Director/Authorized Signatory

1) *Sobhan Kumar Das*

S/o Late *Ravi Das*

52A, Shakespeare Sarani

Kolkata-700017

2) *Sanjib Barua*
52A, Shakespeare Sarani
Kol-17

Drafted by me:

Lata Deb Saha

Advocate F 806/803/03
Sealdah Civil Court
Kolkata-700014

ANTRAY DEVELOPERS LLP
Arun Senapati
Authorized Signatory



M
District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 MAR 2012

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from the within named Purchasers the withinmentioned sum of Rs. 23,00,000/- (Rupees twenty three lacs) 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 Manager's Cheque No.	Date	Bank and Branch	Paid by	Paid to	Amount (in Rs.)
1.	014087	14-03-2017	HDFC Bank, Ballygunge Branch, Kolkata	Arrowline Conclave Private Limited	Jakir Ali Gazi	11,50,000/-
2.	117794	16-03-2017	HDFC Bank, Dr. U. N. Brahmachari Street Branch, Kolkata	Antray Developers LLP	Jakir Ali Gazi	11,50,000/-
					TOTAL:	23,00,000/-


(Rupees twenty three lacs) only.

(Handwritten signature)
(Handwritten signature)
(VENDOR)

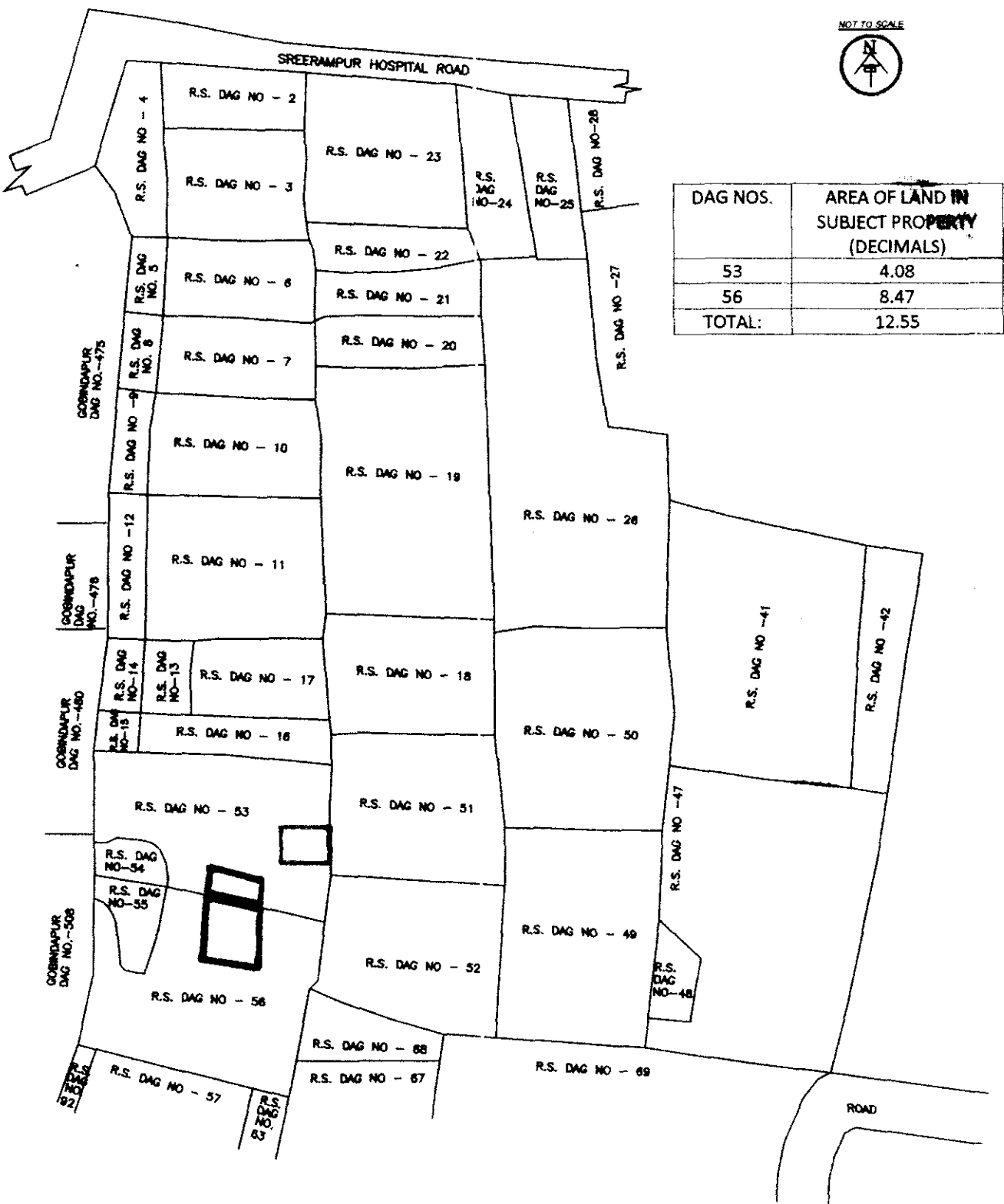
WITNESSES:

1. *→ 24th Nankar
Concise Civil Court Bar Association
24th BS 201-144*
2. *50.50.201 (201-144)*
3. Ashif Gazi
4. Saadul Haque
5. Saugib Basak




District Sub-Registrar,
Registrar (S) of
Registration Act, 1908
Alipore, South 24 Parganas
22 MAR 2017

**PLAN SHOWING R.S. DAG NOS. 53 AND 56 AT MOUZA-BAIKUNTHAPUR, J. L. NO. 36,
POLICE STATION-BARUIPUR, DISTRICT-24-PARGANAS (SOUTH), UNDER HARIHARPUR
GRAM PANCHAYET, BARUIPUR PANCHAYET SAMITY.**



DAG NOS.	AREA OF LAND IN SUBJECT PROPERTY (DECIMALS)
53	4.08
56	8.47
TOTAL:	12.55

152/1 Panchayat Samity SN. 53

S. Ananta Dasgupta & Co. ANTRAL DEVELOPERS
Sasobanta Senapati *Ananta Senapati*

VENDOR







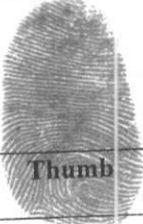




PURCHASERS

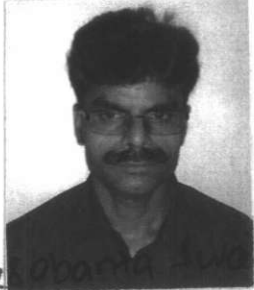












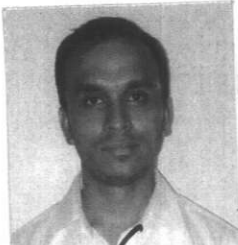










[Signature]
District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipur, South 24 Parganas

22 MAR 2012

উল্লেখিত লোকের
 উল্লেখিত লোকের

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

Finger prints of the executant					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Jasobanta Swarn					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Arjun Senapati					
Arjun Senapati	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 MAR 2017







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000383772/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JAKIR ALI GAZI Alias Mr Jakir Gazi Baidya Khunki Para, Hariharpur, Baikunthapur, Baru, P.O:- Gobindapur, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Seller			 22/03/2017
2	Mr Jasobanta Swain 2/2, Brojen Mukherjee Road, Kolkata, P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Represent ative of Buyer [ARROWL INE CONCLA VE PRIVATE LIMITED]			 22/03/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Arun Senapati 11/51, Kalicharan Ghosh Road, Kolkata, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Representative of Buyer [ANTRAY DEVELOPERS LLP]			 22/03/17.
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Jakir Ali Mallik Son of Mr Jiyad Ali Mallik Baikunthapur, Dakshin Gobindapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Mr JAKIR ALI GAZI, Mr Jasobanta Swain, Mr Arun Senapati		 22/3/17	

(Tridip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK0506642



নির্বাচকের নাম : জাকির আলি গাজী

Elector's Name : Jakir Ali Gazi

পিতার নাম : বাহাদুর গাজী

Father's Name : Bahadur Gazi

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1975

JTK0506642

ঠিকানা:
বেদা খুনকী পাড়া হরিহরপুর বারুইপুর দক্ষিণ 24 পরগণা
700145

Address:
Baidya Khunki Para Hariharpur Baruipur
South 24 Parganas 700145

Date: 01/08/2017
104-বারুইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

05066452

জাকির আলি গাজী

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CAPPG8081A



नाम / Name
JAKIR ALI GAZI

पिता का नाम / Father's Name
BAHADUR GAZI

जन्म की तारीख / Date of Birth
01/01/1975



हस्ताक्षर / Signature

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

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

जकारिब राजा निजाउद्दी



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/21210/79131

27/09/2014

To
Jakir Ali Gazi
জাকীর আলী গাজী
Baikunthapur
Dakshin Gobindapur, South 24 Parganas
West Bengal - 700145



KH031569565FT

3156956



আপনার আধার সংখ্যা / Your Aadhaar No. :

2239 6485 3666

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

জাকীর আলী গাজী

Jakir Ali Gazi

পিতা : বাহাদুর গাজী

Father : Bahadur Gazi

জন্মতারিখ / DOB: 01/01/1975

পুরুষ / Male



2239 6485 3666



আধার - সাধারণ মানুষের অধিকার

জাকীর আলী গাজী



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় আইডি প্রমাণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: বৈকুণ্ঠপুর
দক্ষিণ গোবিন্দপুর, দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ,

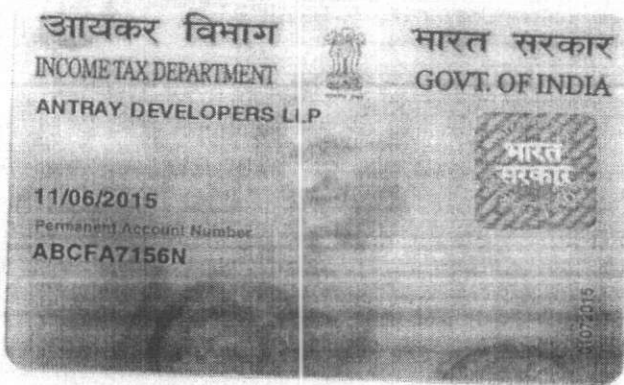
Address: Baikunthapur,
South 24 Parganas, Dakshin
Gobindapur, West Bengal,
700145

2239 6485 3666

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



ANTRAY DEVELOPERS LLP
Prum Singh
Partner/Authorized Signatory,

आयकर विभाग
INCOME TAX DEPARTMENT
ARROWLINE CONCLAVE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



26/04/2013

Permanent Account Number

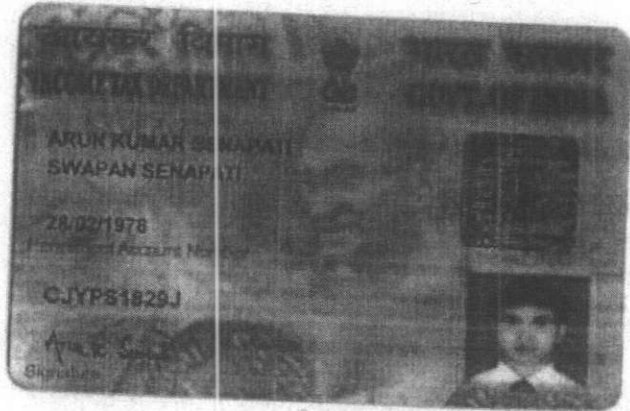
AALCA6048G

24052013

Arrowline Conclave Pvt. Ltd.

Jasbanta Swain

Director/Authorized Signatory



Arun Senapati

59.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

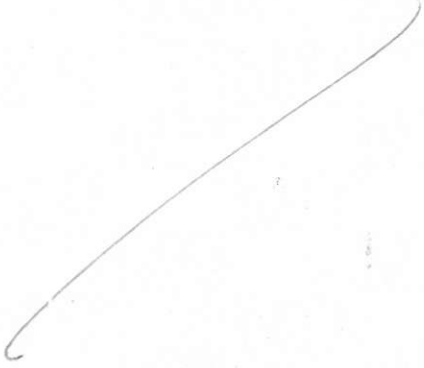
JASOBANTA SWAIN

KAPIL SWAIN

02/05/1970
Date of Birth

BAOPS 7097N
Permanent Account Number

Jasobanta Swain
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JASOBANTA SWAIN

KAPIL SWAIN

02/05/1970
Date of Birth

BAOPS 7097N
Permanent Account Number

Jasobanta Swain
Signature

Income Tax PAN Services Dept. NSDL
3rd Floor, Trade Wing, A Wing,
Karnal Milk Co-operative,
S. B. Market, Karnal, Dist. Meerut, 200 015
Tel: 91-127-24391
e-mail: nsdl@nsdl.com

Jasobanta Swain.





3
22/3/18.

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

Query No / Year	1604-0000383772/2017	Office where deed will be registered
Query Date	21/03/2017 6:05:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, Kolkata, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9163306923, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 23,00,000/-	Rs. 24,09,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,20,470/- (Article:23)	Rs. 24,136/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-530	Bastu	Bagan	4.08 Dec	6,99,000/-	7,34,400/-	Width of Approach Road: 2 Ft.,
L2	RS-56	RS-384	Bastu	Bagan	8.47 Dec	14,51,000/-	15,24,600/-	Width of Approach Road: 2 Ft.,
		TOTAL :			12.5500000 Dec	21,50,000 /-	22,59,000 /-	
		Grand Total :			12.5500000 Dec	21,50,000 /-	22,59,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200.0000 sq ft	1,50,000 /-	1,50,000 /-	



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr JAKIR ALI GAZI, (Alias: Mr Jakir Gazi) Son of Late Bahadur Gazi, Baidya Khunki Para, Hariharpur, Baikunthapur, Baru, Post Office: Gobindapur, Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CAPPG8081A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ARROWLINE CONCLAVE PRIVATE LIMITED ,3/1, Dr. U. N. Brahmachari Street, Kolkata, Post Office: Circus Avenue, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AALCA6048G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	ANTRAY DEVELOPERS LLP ,Unit No. 405, 4th Floor, 52A, Shakespeare Sarani,, Post Office: Circus Avenue, Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Jasobanta Swain Son of Mr Kapil Swain 2/2, Brojen Mukherjee Road, Kolkata, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. BAQPS7097N,	ARROWLINE CONCLAVE PRIVATE LIMITED (as Authorized Signatory)
2	Mr Arun Senapati Son of Mr Swapan Senapati 11/51, Kalicharan Ghosh Road, Kolkata, Post Office: Baranagar, Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. CJYPS1829J,	ANTRAY DEVELOPERS LLP (as Authorized Signatory)



Identifier Details :

Name & address
Mr Jakir Ali Mallik Son of Mr Jiyad Ali Mallik Baikunthapur, Dakshin Gobindapur, Post Office: Dakshin Gcbindapur, Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr JAKIR ALI GAZI, Mr Jasobanta Swain, Mr Arun Senapati

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-2.04 Dec,ANTRAY DEVELOPERS LLP-2.04 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-4.235 Dec,ANTRAY DEVELOPERS LLP-4.235 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-100 Sq Ft,ANTRAY DEVELOPERS LLP-100 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 04/05/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



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

GRN: 19-201617-005300919-1

Payment Mode Online Payment

GRN Date: 22/03/2017 12:42:29

Bank : HDFC Bank

BRN : 310330172

BRN Date: 22/03/2017 12:43:00

DEPOSITOR'S DETAILS

Name : ANTRAY DEVELOPERS LLP
Contact No. : Mobile No. : +91 9163396923
E-mail :
Address : 52A SHAKESPEARE SARANI, KOLKATA-75
Applicant Name : Org ARROWLINE CONCLAVE PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

Id No. : 16040000383772/1/2017

[Query No./Query Year]

PAYMENT DETAILS


Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16040000383772/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	24136
2	16040000383772/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	120370

Total

144506

In Words : Rupees One Lakh Forty Four Thousand Five Hundred Six only




District Sub-Registrar (Sd/-) of
Registration Act 1908
Alipore, South 24 Parganas
22 MAR 2017

Major Information of the Deed

Deed No :	I-1604-01328/2017	Date of Registration	23/03/2017
Query No / Year	1604-0000383772/2017	Office where deed is registered	
Query Date	21/03/2017 6:05:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, Kolkata, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9163306923, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 23,00,000/-		Rs. 24,09,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,20,470/- (Article:23)		Rs. 24,136/- (Article:A(1), E, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-530	Bastu	Bagan	4.08 Dec	6,99,000/-	7,34,400/-	Width of Approach Road: 2 Ft.,
L2	RS-56	RS-384	Bastu	Bagan	8.47 Dec	14,51,000/-	15,24,600/-	Width of Approach Road: 2 Ft.,
		TOTAL :			12.55Dec	21,50,000 /-	22,59,000 /-	
		Grand Total :			12.55Dec	21,50,000 /-	22,59,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	1,50,000 /-	1,50,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr JAKIR ALI GAZI, (Alias: Mr Jakir Gazi) Son of Late Bahadur Gazi Baidya Khunki Para, Hariharpur, Baikunthapur, Baru, P.O:- Gobindapur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:CAPP8081A Status : Individual, Executed by: Self, Date of Execution: 22/03/2017 , Admitted by: Self, Date of Admission: 22/03/2017 ,Place : Pvt. Residence



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARROWLINE CONCLAVE PRIVATE LIMITED 3/1, Dr. U. N. Brahmachari Street, Kolkata, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No.:AALCA6048G Status :Organization
2	ANTRAY DEVELOPERS LLP Unit No. 405, 4th Floor, 52A, Shakespeare Saran ,, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No.:ABCFA7156N Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Jasobanta Swain (Presentant) Son of Mr Kapil Swain 2/2, Brojen Mukherjee Road, Kolkata, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:BAQPS7C97N Status : Representative, Representative of : ARROWLINE CONCLAVE PRIVATE LIMITED (as Authorized Signatory)
2	Mr Arun Senapati Son of Mr Swapan Senapati 11/51, Kalicharan Ghosh Road, Kolkata, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:CJYPS1829J Status : Representative, Representative of : ANTRAY DEVELOPERS LLP (as Author zed Signatory)

Identifier Details :

Name & address
Mr Jakir Ali Mallik Son of Mr Jiyad Ali Mallik Baikunthapur, Dakshin Gobindapur, P.O:- Dakshin Gob ndapur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr JAKIR ALI GAZI, Mr Jasobanta Swain, Mr Arun Senapati

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-2.04 Dec,ANTRAY DEVELOPERS LLP-2.04 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-4.235 Dec,ANTRAY DEVELOPERS LLP-4.235 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr JAKIR ALI GAZI	ARROWLINE CONCLAVE PRIVATE LIMITED-100 Sq Ft,ANTRAY DEVELOPERS LLP-100 Sq Ft



Endorsement For Deed Number : I - 160401328 / 2017

On 22-03-2017

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

Presented for registration at 17:35 hrs on 22-03-2017, at the Private residence by Mr Jasobanta Swain ,

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 24,09,000/-

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

Execution is admitted on 22/03/2017 by Mr JAKIR ALI GAZI, Alias Mr Jakir Gazi, Son of Late Bahadur Gazi, Baidya Khunki Para, Hariharpur, Baikunthapur, Baru, P.O: Gobindapur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation

Indetified by Mr Jakir Ali Mallik, , Son of Mr Jiyad Ali Mallik, Baikunthapur, Dakshin Gobindapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

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

Execution is admitted on 22-03-2017 by Mr Jasobanta Swain, Authorized Signatory, ARROWLINE CONCLAVE PRIVATE LIMITED, 3/1, Dr. U. N. Brahmachari Street, Kolkata, P.O:- Circus Avenue, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Jakir Ali Mallik, , Son of Mr Jiyad Ali Mallik, Baikunthapur, Dakshin Gobindapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

Execution is admitted on 22-03-2017 by Mr Arun Senapati, Authorized Signatory, ANTRAY DEVELOPERS LLP, Unit No. 405, 4th Floor, 52A, Shakespeare Sarani,, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Indetified by Mr Jakir Ali Mallik, , Son of Mr Jiyad Ali Mallik, Baikunthapur, Dakshin Gobindapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-03-2017

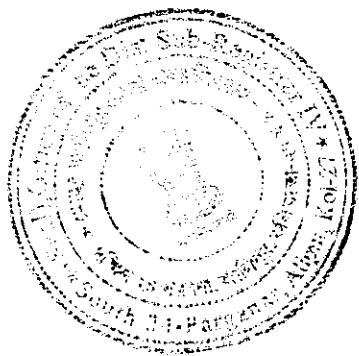
Certificate of Admissibility(Rule 43,W.B. Registration Rules,1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,136/- (A(1) = Rs 24,090/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,136/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2017 12:43PM with Govt. Ref. No: 192016170053009191 on 22-03-2017, Amount Rs: 24,136/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 310330172 on 22-03-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,470/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,20,370/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 237880, Amount: Rs.100/-, Date of Purchase: 09/03/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2017 12:43PM with Govt. Ref. No: 192016170053009191 on 22-03-2017, Amount Rs: 1,20,370/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 31033072 on 22-03-2017, Head of Account 0030-02-103-003-02



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

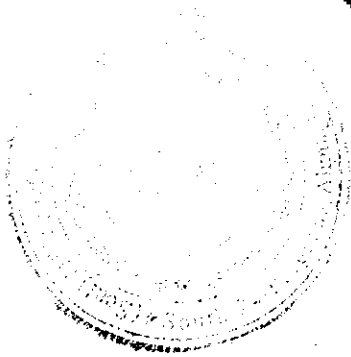


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

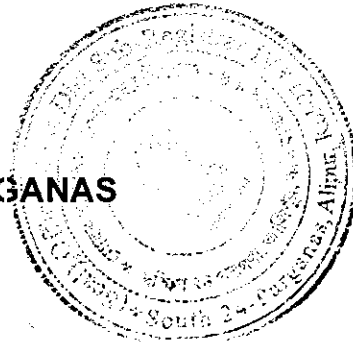
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being No 160401328 for the year 2017.



Digitally signed by TRIDIP MISRA
Date: 2017.03.23 16:50:09 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 23-03-2017 16:50:08
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)