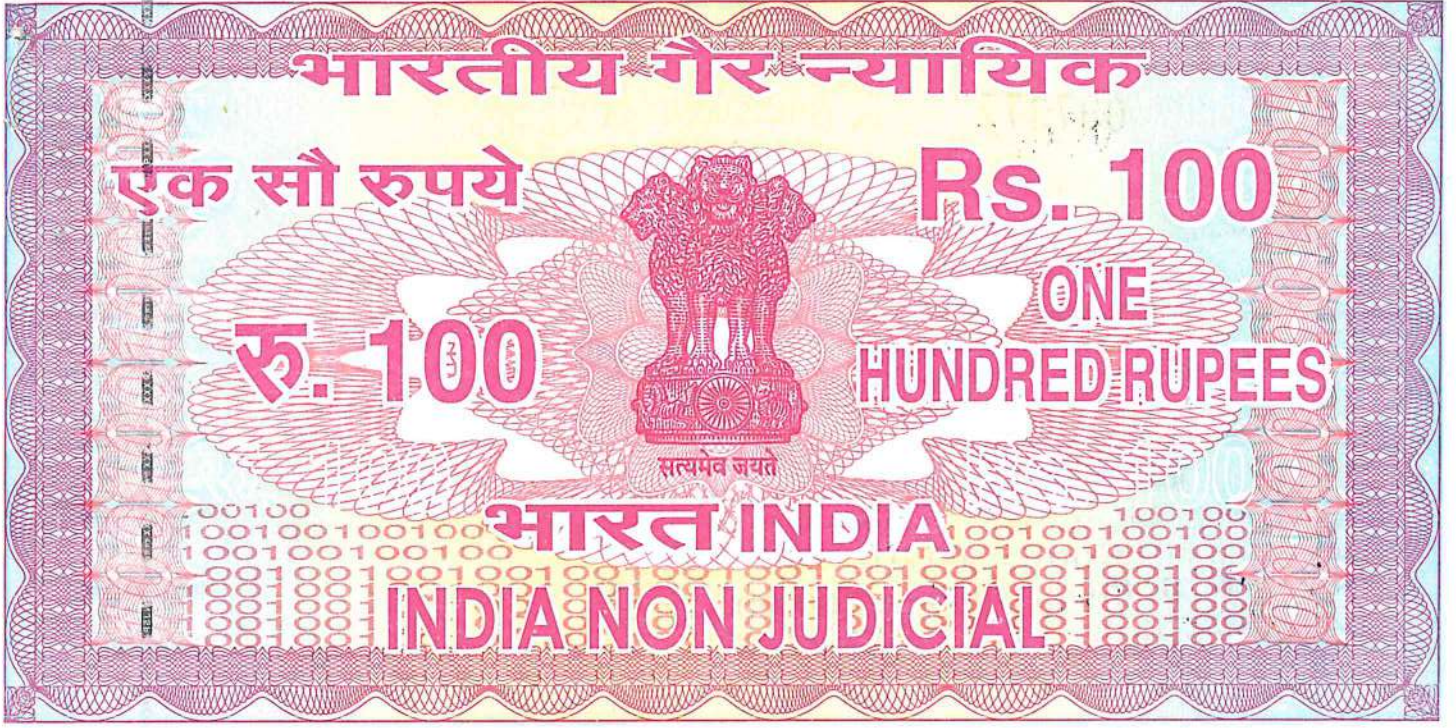


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 767501

Noted that the Document is admitted to Register in The Signature Sheet and the copy retained and attached to this document and the part of the Document



Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata

15 NOV 2022

**DEVELOPMENT POWER OF ATTORNEY**

**THIS DEVELOPMENT POWER OF ATTORNEY** dated on this

15<sup>th</sup> day of November, Two Thousand and Twenty Two (2022)

1. **TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SRI AJAY KUMAR GUPTA, [PAN AHFPG0320D] [AADHAAR NO. 2293 8499 5938]**, son of Late Satish Kumar Gupta, by faith Hindu, by nationality Indian, by occupation Business, residing at Block 3, Flat No. 7B, Avani Oxford, Police Station Lake Town, Post Office Bangur Avenue, Kolkata 700055, District North 24 Parganas, hereinafter collectively referred to as the **"GRANTOR"**, do hereby **SEND GREETINGS:**

097372

Name.....  
Address..... M/s. Supriyo Basu & Associates  
Room No. 48, Ground Floor,  
Temple Chambers,  
Rs..... 6, Old Post Office Street, Kolkata-700001  
Date.....

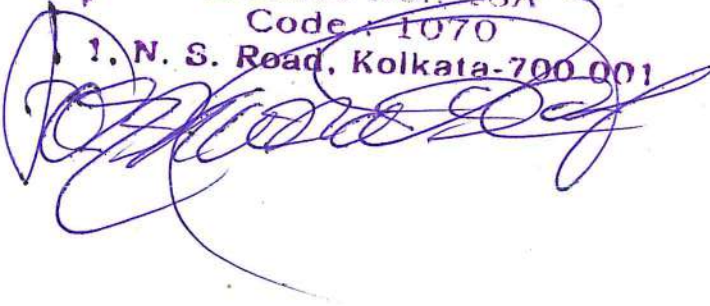
08 SEP 2022

**SIPRA DEY**

Licence No.: 18A

Code: 1070

1, N. S. Road, Kolkata-700 001



Additional Registrar of  
Assurances in Kolkata  
15 NOV 2022

**WHEREAS:**

**A.** Ajay Kumar Gupta is the owner of All that piece and parcel of land classified as **1) Shali** measuring **06** (six) decimal in R.S. Dag No. 10340, **2) Shali** measuring **06** (six) decimal in R.S. Dag No. 10341, **3) Shali** measuring **11.48** (eleven point four eight) decimal out of 12 (twelve) decimal, be the same a little more or less, in R.S. Dag No. 10342, **4) Doba** measuring **08** (eight) decimal in R.S. Dag No. 10343, **5) Bagan** measuring **15.80** (fifteen point eight zero) decimal out of 31 (thirty one) decimal, be the same a little more or less, in R.S. Dag No. 10355, **6) Bagan** measuring **34.65** (thirty four point six five) decimal out of 71 (seventy one) decimal, be the same a little more or less in R.S. Dag No. 10356, **7) Danga** measuring **13.16** (thirteen point one six) decimal out of 22 (twenty two) decimal, be the same a little more or less, in R.S. Dag No. 10356/12574, **8) Danga** measuring **38** (thirty eight) decimal in R.S. Dag No. 10357, **9) Bagan** measuring **05** (five) decimal out of 30 (thirty) decimal, be the same a little more or less, in R.S. Dag No. 10358, **10) Danga** measuring **11.94** (eleven point nine four) decimal out of 12 (twelve) decimal, be the same a little more or less, in R.S. Dag No. 10365, **11) Danga** measuring **1.23** (one point two three) decimal out of 02 (two) decimal, be the same a little more or less, in R.S. Dag No. 10366, **12) Danga** measuring **0.83** (zero point eight three) decimal out of 02 (two) decimal, be the same a little more or less, in R.S. Dag No. 10367, **13) Doba** measuring **22** (twenty two) decimal in R.S. Dag No. 10368, **14) Bagan** measuring **37** (thirty seven) decimal, in R.S. Dag No. 10369, **15) Doba** measuring **22** (twenty two) decimal in R.S. Dag No. 10370, **16) Danga** measuring **23.75** (twenty three point seven five) decimal out of 33 (thirty three) decimal, be the same a little

*[Handwritten mark]*



Additional Registrar of  
Assurances III Kolkata  
15 NOV 2022

more or less, in R.S. Dag No. 10371, **17)** *Danga* measuring **20.50** (twenty point five zero) decimal out of 25 (twenty five), be the same a little more or less, in R.S. Dag No. 10372 and **18)** *Danga* measuring **58.38** (fifty eight point three eight) decimal out of 93 (ninety three) decimal, be the same a little more or less, in R.S. Dag No. 10373, aggregating to **335.72** (three thirty five point seven two) decimal, appertaining to R.S. Khatian nos. 1332, 1451, 1717, 2030, 2031, 4613, 4614, 4615 and 8503, lying and situated at Mouza Baruipur, J.L. No. 31, within the jurisdiction of Additional District Sub-Registration Office at Baruipur, District South 24 Parganas, (hereinafter referred to as the '**Said Property**' which more fully described in the **Schedule** written hereunder).

- B. By a Development Agreement dated 29<sup>th</sup> September 2022 entered into by and between the said Ajay Kumar Gupta (therein referred to as the Owner) of the First Part and Magnolia Infrastructure Development Limited, an existing company under the Companies Act, 2013 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, (hereinafter referred to as "the Developer") of the Other Part and registered in the Office of the Additional Registrar of Assurances III, Kolkata recorded in Book no. I, as Being no. 190309661 for the year 2022 (hereinafter referred to as the '**Said Principal Development Agreement**') whereby the said Ajay Kumar Gupta granted and the said Developer accepted exclusive right of development of the said Property on the terms and conditions, as more fully therein contained.

- C. Now, in terms of the aforesaid Joint Development Agreement, the Grantor herein is granting this Development Power of



Additional Register of  
Assurances III Karnataka  
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Attorney in favour of Attorney herein to carry out all necessary actions incidental to construct and develop the project at the Schedule Property.

**NOW KNOW YE BY THESE PRESENTS** that I, the said owner, do hereby nominate and appoint the said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, an existing company under the Companies Act, 2013 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station Beliaghata, Kolkata-700010, represented by its **Director, Sri Vivek Poddar [PAN APJPP9042B] [AADHAAR NO. 7455 5971 0223]**, son of Sri Milan Poddar or acting through such of its officers as may be appointed in this regard from time to time by a resolution of its Board of Directors as **my true and lawful Attorney** for in my name and on my behalf of myself to do execute exercise and perform, all or any of the following acts, deeds matters and things relating to the said property in the manner as more fully hereinafter contained that is to say:

1. To enter into, defend possession of and to manage and maintain the said property and every part thereof and to warm off, prohibit and if necessary to proceed in accordance with law against all of any trespassers on the said property or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including Panchayat/municipal rates and taxes, land revenue and other charges) payable in respect to the said property



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Additional registration of  
Азаматұлы Е.И. Рахымов

15 NOV 2022



or any part or share thereof and to represent us to the concerned authorities or departments to which the same are payable.

3. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on my behalf, as aforesaid.
4. To accept or object to the assessments made from time to time of annual valuations in respect of the said property or any part or share thereof by the appropriate authority and to attend all hearings and have the same finalized.
5. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from plan sanctioning authority, Town Planning Authorities the Government of West Bengal and/or from all other concerned authorities for converting the said property or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by my said Attorney and for the said purpose to sign and submit all necessary applications, forms, indemnities, undertaking, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever thereof, and to do and perform all other necessary acts, deeds, thing and matters.
6. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or



Additional Registrar of  
Assurances in Kolkata

15 NOV 2023

revalidated from the concerned departments of the plan sanctioning authority or other concerned authorities in such manner as the said Attorney may deem fit and proper.

7. To amalgamate the Schedule Property with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents in this behalf on my behalf.
  
8. To sign and submit to the plan sanctioning authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal forest Department BSNL, Airports Authority of India. Geo Spatial Data Centre, West Bengal State Electricity Board, CESC, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereof and/or other applicable laws (hereinafter collectively referred to as the 'Authorities'), the building plans, layout, plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said property, and to have the same approval and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereof/therein and/or in those made,



Additional Registrar of  
Assurances M. K. K. K. K.  
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issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or those made, issued or granted heretofore and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorney and to apply to plan sanctioning authority Town Planning Authority for and obtain, Building Commencement, Occupancy and Completion Certificates and such other Certificate/s and no objection certificates which may be necessary for commencing carrying out and completing the development of the said property and to pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities and to apply for the receive refund thereof and to issue and pass effectual receipts and discharges for the same and to deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, submit and registrar (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnity and other documents, papers and writings , as may be required to be given to the Authorities and/or any other person/s.

9. To commence and complete developments of the said property by constructing thereon a building in accordance with the term and conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefore.
10. To apply for and to obtain electricity, gas, water sewerage, drainage, lift, and/or connections of other utilities and facilities in of for the said property from the CESC Ltd. WBSEB, KMDA and



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other appropriate authorities and/or to alter or close down and/or have disconnected the same.

11. To insure and keep insured all at the said property or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such insurance.
12. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc, for the time being in force for the development of the said plots and/or for other purposes ancillary and incidental thereto.
13. To apply for and to obtain all permissions, clearances, no objection certificates including the necessary completion or Occupancy Certificate/s from the concerned authorities, as the case may be, for the purposes herein stated.
14. For all or any of the purposes herein stated to appoint or terminate the appointment of Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals, in respect of development of and/or matters connected therewith and/or ancillary thereto the said property.
15. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and legal proceedings and demands, civil, criminal or revenue, touching or concerning any of the matters herein contained in which we in any way of manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited

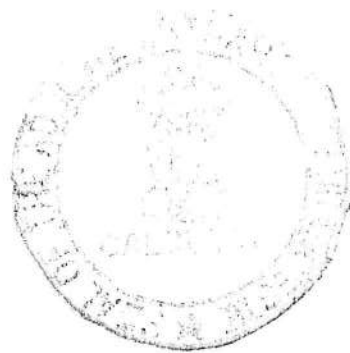


Official Seal of Registrar of Companies  
15 NOV 2022



any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Tribunal. Collector, etc.

16. To sign declare verify and/or affirm any plaint, written, statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.
17. To file and submit declarations, authentications, statements, applications and/or returns make commitments to the necessary authority or authorities in connections with the aforesaid matters whenever required.
18. To pay all fees, charges, outgoings or expenses whatsoever in respect of the said property and similarly to receive all incomings receivable for and on account of the said property as the occasion so requires.
19. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the said property and to terminate them as and when necessary.
20. To enter into appropriate agreement to allot, sell, gift, lease, sub-lease the flats, units, premises, garages, parking spaces and other areas and spaces therein in accordance with the said Development Agreements to such person/s and for such consideration/price, as mutually agreed and on such other terms, conditions, covenants and provisions as my said Attorney may in its role, absolute and unfettered discretion thinks fit and proper, and to hand over



Additional Project of  
Amulabreen IR Kollata

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possession, occupation and/or charge thereof to the allottees, purchasers, lessees, sub-lessees and other transferees thereof, and to receive the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof and out of that to adjust and/or appropriate in terms of the Development Agreement/s and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and registrar (if required) all necessary letters, agreements, documents, instruments, assurances and writings whatsoever or howsoever and as my said Attorney may deem fit and proper.

21. To make, prepare, sign, execute enter into, alter, modify or to cancel all deeds, documents, agreements, contracts, applications, allotments, etc, on our behalf for the sale, lease and/or otherwise transfer of the proportionate undivided part or share comprised in the said property attributable to the flats, apartments and/or other constructed spaces or areas to be developed by the said developer thereat and agreed to be sold or transferred to the intending transferees thereof and to receive all monies, considerations, premiums, deposits, earnest monies and other sums and amounts from such intending transferees and upon completion of construction of the new building, as aforesaid, to deliver possession of the respective allotments to such intending transferees, respectively, and/or transfer the same in accordance with the West Bengal Real Estate (Regulation and Development) Rules 2021 as the case may be.

22. To sell, gift, grant lease, of and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building, with proportionate share in the land



Additional Registrar of  
Assurance in Karnataka  
15 NOV 2022

comprised in the said property and to receive all considerations monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement.

23. To execute deed of conveyance/s, gift deed/s, convey and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building together with undivided proportionate share in the land comprised in the said property and to receive all consideration monies, advances and other amounts in respect thereof from the intending transferees in terms of the Development Agreement and to sign, execute and present for registration the agreements, indentures deeds and other documents for the purpose of sale, gift and/or transfer of the units/spaces including parking spaces with concerned registration office/s in this behalf.

24. To accept all the monies received by themselves and/or on behalf of the aforesaid Owner for transfer of the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building and disburse the monies received in respective Bank Accounts in the following ratio:

|                                      |   |      |
|--------------------------------------|---|------|
| In the Bank Account of the Developer | : | 65 % |
| In the Bank Account of the Owner     | : | 35 % |

25. To grant, sign, and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to refund excess thereof, if



Additional Registrar of  
Assurances in Kollata

15 NOV 2022

any, to the person paying the same and to obtain similar receipts and/or discharges in respect thereof on our behalf.

26. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorney to construct, carry out and complete development of the said property in accordance with the said Development Agreement.

27. To sign and execute all necessary documents for the purpose of raising finance for construction of the project on the said property from any bank or financial institutions or other entity and for that purpose to create valid charge /mortgage of the said property and construction therein in whole or in part and to sign and execute all deeds and documents in favour of any bank or financial institutions or any other entity and to appear before the registration office having jurisdiction over the said property for the purpose of admitting the execution of any documents on this behalf and on our behalf and also to deliver original title deeds and other documents of title to such bank or financial institutions or other financier, if required but without creating any charge or mortgage on the principal's share in the revenue.

28. To form, incorporate and register any organization/s (hereinafter referred to as 'the said Organization/s') comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas and spaces comprised in the said property, including one or more co-operative societies, limited companies, associations of apartment owner (condominiums) or otherwise, and for that, to do and perform all



Additional Deputy Registrar of Companies in Charge

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necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the West Bengal Real Estate (Regulation and Development) Rules 2021 or other laws or rules for the time being in force in West Bengal.

29. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other registration authorities, concerned gram Panchayat/municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Income Tax authorities, Fire Brigade, Police Authorities, IGBC, GRIHA Council and/or other competent authority or body for certification of green building and also all other authorities and Government Departments and/or its offices and also all other State Executives Judicial or Quasi Judicial and other authorities and persons and also courts tribunals and appellate authorities and to do al; acts deeds and things and to make, sign, execute affirm, notarize, submit, present for registration, admit execution, acknowledge and register or have registered and perfected and/or delivered all deeds, agreements, documents, instruments, declarations, affidavits, applications, undertakings, indemnities, objection, notices, etc. as be required by the concerned authorities or as may in any way be found necessary or expedient by the said Attorney.

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Additional Registrar of  
Assurances in Kollhata  
15 NOV 2022

30. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, concerning the sanction or building plans and/or touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Tribunal Collector, etc.

31. To file and submit declarations, statements, application and/or returns, make commitments and give undertakings and indemnities to the necessary authority or authorities in connection with the matters herein contained.

32. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.

**AND GENERALLY** to do all acts deed and things for better exercise of the authorities herein contained which I myself could have lawfully done under my own hand and seals, If personally present.

**AND** I hereby agree that all acts deeds and things lawfully done by my said Attorney by virtue of and purporting to be under the authority hereby conferred shall be constructed as acts, deeds and things done by me and I undertake to ratify and confirm and agree to ratify and confirm all and whatever my said Attorney shall lawfully do for the betterment of the project or cause to be done in or about the premises aforesaid.



Additional Registrar of  
Assurances in Kolkata

15 NOV 2022

**THE SCHEDULE ABOVE REFERRED TO**

**(the Said Property)**

All that piece and parcel of land classified as **1) Shali** measuring **06** (six) decimal in R.S. Dag No. 10340, **2) Shali** measuring **06** (six) decimal in R.S. Dag No. 10341, **3) Shali** measuring **11.48** (eleven point four eight) decimal out of 12 (twelve) decimal, be the same a little more or less, in R.S. Dag No. 10342, **4) Doba** measuring **08** (eight) decimal in R.S. Dag No. 10343, **5) Bagan** measuring **15.80** (fifteen point eight zero) decimal out of 31 (thirty one) decimal, be the same a little more or less, in R.S. Dag No. 10355, **6) Bagan** measuring **34.65** (thirty four point six five) decimal out of 71 (seventy one) decimal, be the same a little more or less in R.S. Dag No. 10356, **7) Danga** measuring **13.16** (thirteen point one six) decimal out of 22 (twenty two) decimal, be the same a little more or less, in R.S. Dag No. 10356/12574, **8) Danga** measuring **38** (thirty eight) decimal in R.S. Dag No. 10357, **9) Bagan** measuring **05** (five) decimal out of 30 (thirty) decimal, be the same a little more or less, in R.S. Dag No. 10358, **10) Danga** measuring **11.94** (eleven point nine four) decimal out of 12 (twelve) decimal, be the same a little more or less, in R.S. Dag No. 10365, **11) Danga** measuring **1.23** (one point two three) decimal out of 02 (two) decimal, be the same a little more or less, in R.S. Dag No. 10366, **12) Danga** measuring **0.83** (zero point eight three) decimal out of 02 (two) decimal, be the same a little more or less, in R.S. Dag No. 10367, **13) Doba** measuring **22** (twenty two) decimal in R.S. Dag No. 10368, **14) Bagan** measuring **37** (thirty seven) decimal, in R.S. Dag No. 10369, **15) Doba** measuring **22** (twenty two) decimal in R.S. Dag No. 10370, **16) Danga** measuring **23.75** (twenty three point seven five) decimal out of 33 (thirty three) decimal, be the same a little more or less, in R.S. Dag No. 10371, **17) Danga** measuring **20.50** (twenty point five zero) decimal out of 25 (twenty five), be the same a little more or less, in R.S. Dag No. 10372 and **18)**



Additional Registrar of  
Assurances in Kolkata  
15 NOV 2022

*Danga* measuring **58.38** (fifty eight point three eight) decimal out of 93 (ninety three) decimal, be the same a little more or less, in R.S. Dag No. 10373, aggregating to **335.72** (three thirty five point seven two) decimal, appertaining to R.S. Khatian nos. 1332, 1451, 1717, 2030, 2031, 4613, 4614, 4615 and 8503, lying and situated at Mouza Baruipur, J.L. No. 31, within the jurisdiction of Additional District Sub-Registration Office at Baruipur, District South 24 Parganas, and butted and bounded as under:

ON THE NORTH : By R.S. DAG NO. 13064, 10375, 10374, 10386,  
10387

ON THE EAST : By PANCHAYAT ROAD PART OF R.S. DAG NO.  
10371, 10372, 10373

ON THE SOUTH : By R.S. DAG NO. 10344, 10358

ON THE WEST : By PART OF R.S. DAG NO. 10355, 10358, 10366



Additional Registrar of  
Companies in Kolkata

15 NOV 2022



**IN WITNESS WHEREOF**, we have hereunder set and subscribed our hands this 15<sup>th</sup> day of November, 2022

**WITNESS:**

1) Mithun Saha,  
16, Dum Dum Road  
Kolkata - 700020.

Ajay Kumar Gupta

**SRI AJAY KUMAR GUPTA**  
**(GRANTOR)**

2) Animesh Mondal  
6 no old post office street  
Kolkata - 1

Magnolia Infrastructure Development Ltd.

Director  
**[MAGNOLIA INFRASTRUCTURE**  
**DEVELOPMENT LIMITED,**  
represented by its Director  
Sri Vivek Poddar]  
**(ATTORNEY)**

Prepared & Drafted By:

Sumit Chakraborty  
Advocate, High Court at Calcutta P/1051/2015  
**[SUMIT CHAKRABORTY]**

**Identifier:**

Mithun Saha

**Name:** Mithun Saha

**Father's Name:** Ratan Saha

**Address:** 16, Dum Dum Road

**Post Office:** Ghugudanga

**Police Station:** Chitpur

**PIN** 700002

**Occupation:** Service














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Additional Registrar of  
Assurances in Kolkata.  
**15 NOV 2022**

UNDER RULE 44A OF THE I.R. ACT 1908

SIGNATURE OF  
PRESENTANT/EXECUTANT/SELLER/BUYER/CAM  
ENT WITH PHOTO

|   |    |   |   |  |   |   |
|---|----|---|---|--|---|---|
| <br>1  | LH |  |  |   |   |  |
|   |    | LITTLE  | RING  | MIDDLE   | FORE  | THUMB   |
| <br>RH | RH |  |  |  |  |   |
|   |    | THUMB   | FORE  | MIDDLE   | RING  | LITTLE  |

*Signature*  
SIGNATURE -

|   |    |   |   |  |   |  |
|---|----|---|---|--|---|--|
| <br>2   | LH |   |   |    |    |  |
|   |    | LITTLE  | RING  | MIDDLE   | FORE  | THUMB  |
| <br>RH | RH |  |  |  |  |  |
|   |    | THUMB   | FORE  | MIDDLE   | RING  | LITTLE   |

*Signature*  
SIGNATURE - *Ajay Na Subla*

|                |    |        |      |        |      |        |
|----------------|----|--------|------|--------|------|--------|
| PHOTO<br><br>3 | LH |        |      |        |      |        |
|                |    | LITTLE | RING | MIDDLE | FORE | THUMB  |
|                | RH |        |      |        |      |        |
|                |    | THUMB  | FORE | MIDDLE | RING | LITTLE |

SIGNATURE -



Additional Registrar of  
Assurances in Kolkata  
**15 NOV 2022**



=====  
DATED THE 15<sup>th</sup> DAY OF November, 2022  
=====

**BETWEEN**

**AJAY KUMAR GUPTA**

**... OWNER**

**AND**

**MAGNOLIA INFRASTRUCTURE  
DEVELOPMENT LIMITED**

**... DEVELOPER**

**DEVELOPMENT  
POWER OF ATTORNEY**

**SUPRIYO BASU & ASSOCIATES  
ADVOCATES,**

Temple Chambers

Room No. 48, Ground Floor

6, OLD POST OFFICE STREET

KOLKATA-700001

## Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :   | I-1903-10823/2022  | Date of Registration                    | 15/11/2022 |
| Query No / Year   | 1903-8003234378/2022   | Office where deed is registered         |            |
| Query Date  | 14/11/2022 4:34:07 PM  | A.R.A. - III KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details   | SUPRIYO BASU AND ASSOCIATES<br>6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL,<br>PIN - 700001, Mobile No. : 9903635387, Status :Advocate |   |            |
| Transaction   | Additional Transaction   |   |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |   |            |
| Set Forth value   | Market Value   |   |            |
| Rs. 18/-  | Rs. 9,06,44,400/-  |   |            |
| Stampduty Paid(SD)  | Registration Fee Paid  |   |            |
| Rs. 100/- (Article:48(g))   | Rs. 73/- (Article:E, M(a,))  |   |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190309661/2022  |   |            |

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, Pin Code : 700144

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--|
| L1     | RS-10340    | RS-1332        | Bastu         | Shali   | 6 Dec        | 1/-                     | 16,20,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L2     | RS-10341    | RS-1451        | Bastu         | Shali   | 6 Dec        | 1/-                     | 16,20,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L3     | RS-10342    | RS-1717        | Bastu         | Shali   | 11.48 Dec    | 1/-                     | 30,99,600/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L4     | RS-10343    | RS-2030        | Bastu         | Doba    | 8 Dec        | 1/-                     | 21,60,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L5     | RS-10355    | RS-2031        | Bastu         | Bagan   | 15.8 Dec     | 1/-                     | 42,66,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L6     | RS-10356    | RS-4613        | Bastu         | Bagan   | 34.65 Dec    | 1/-                     | 93,55,500/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |








|     |                |         |       |       |           |     |               |  |
|-----|----------------|---------|-------|-------|-----------|-----|---------------|--|
| L7  | RS-10356/12574 | RS-4614 | Bastu | Danga | 13.16 Dec | 1/- | 35,53,200/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L8  | RS-10357       | RS-4615 | Bastu | Danga | 38 Dec    | 1/- | 1,02,60,000/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L9  | RS-10358       | RS-8503 | Bastu | Bagan | 5 Dec     | 1/- | 13,50,000/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L10 | RS-10365       | RS-1332 | Bastu | Danga | 11.94 Dec | 1/- | 32,23,800/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L11 | RS-10366       | RS-1451 | Bastu | Danga | 1.23 Dec  | 1/- | 3,32,100/-    | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L12 | RS-10367       | RS-1717 | Bastu | Danga | 0.83 Dec  | 1/- | 2,24,100/-    | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L13 | RS-10368       | RS-2030 | Bastu | Doba  | 22 Dec    | 1/- | 59,40,000/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L14 | RS-10369       | RS-2031 | Bastu | Bagan | 37 Dec    | 1/- | 99,90,000/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L15 | RS-10370       | RS-2031 | Bastu | Doba  | 22 Dec    | 1/- | 59,40,000/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L16 | RS-10371       | RS-4613 | Bastu | Danga | 23.75 Dec | 1/- | 64,12,500/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L17 | RS-10372       | RS-4614 | Bastu | Danga | 20.5 Dec  | 1/- | 55,35,000/-   | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |



|     |          |                      |       |       |                  |              |                      |  |
|-----|----------|----------------------|-------|-------|------------------|--------------|----------------------|--|
| L18 | RS-10373 | RS-4615              | Bastu | Danga | 58.38 Dec        | 1/-          | 1,57,62,600/-        | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
|     |          | <b>TOTAL :</b>       |       |       | <b>335.72Dec</b> | <b>18 /-</b> | <b>906,44,400 /-</b> |  |
|     |          | <b>Grand Total :</b> |       |       | <b>335.72Dec</b> | <b>18 /-</b> | <b>906,44,400 /-</b> |  |

**Principal Details :**




| SI No   | Name,Address,Photo,Finger print and Signature   |  |  |   |
|---|---|--|--|---|
| 1   | Name  | Photo  | Finger Print   | Signature   |
|   | <b>Shri Ajay Kumar Gupta (Presentant )</b><br>Son of Late Satish Kumar Gupta<br>Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office |  |  |  |
|   |   | 15/11/2022   | LTI<br>15/11/2022  | 15/11/2022  |
| Avani Oxford, Block/Sector: 3, Flat No: 7B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx0d, Aadhaar No: 22xxxxxxxx5938, Status :Individual, Executed by: Self, Date of Execution: 15/11/2022 , Admitted by: Self, Date of Admission: 15/11/2022 ,Place : Office |   |  |  |   |

**Attorney Details :**



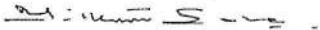
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED</b><br>93, Dr. Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: aaxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |   |  |   |
|---|---|---|--|---|
| 1   | <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|   | <b>Shri Vivek Poddar</b><br>Son of Shri Milan Poddar<br>Date of Execution - 15/11/2022, , Admitted by: Self, Date of Admission: 15/11/2022, Place of Admission of Execution: Office | <br>Nov 15 2022 2:44PM | <br>LTI<br>15/11/2022 | <br>15/11/2022 |
| BE- 111, Salt Lake, City:- Not Specified, P.O:- AE Market Salt Lake City, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx2B, Aadhaar No: 74xxxxxxxx0223 Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director) |   |   |  |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr MITHUN SAHA</b><br>Son of RATAN SAHA<br>16, Dum Dum Road, City:- , P.O:- Ghugudanga, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 | <br>15/11/2022 | <br>15/11/2022 | <br>15/11/2022 |
| Identifier Of Shri Ajay Kumar Gupta, Shri Vivek Poddar   |   |   |   |

**Transfer of property for L1**

| SI.No | From                  | To. with area (Name-Area)                         |
|-------|-----------------------|---|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-6 Dec |

**Transfer of property for L10**

| SI.No | From                  | To. with area (Name-Area)                             |
|-------|-----------------------|---|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-11.94 Dec |

**Transfer of property for L11**

| SI.No | From                  | To. with area (Name-Area)                            |
|-------|-----------------------|--|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.23 Dec |

**Transfer of property for L12**

| SI.No | From                  | To. with area (Name-Area)                            |
|-------|-----------------------|--|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-0.83 Dec |

**Transfer of property for L13**

| SI.No | From                  | To. with area (Name-Area)                          |
|-------|-----------------------|--|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-22 Dec |

**Transfer of property for L14**

| SI.No | From                  | To. with area (Name-Area)                          |
|-------|-----------------------|--|
| 1     | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-37 Dec |



| <b>Transfer of property for L15</b> |                       |   |
|-------------------------------------|-----------------------|---|
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-22 Dec    |
| <b>Transfer of property for L16</b> |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-23.75 Dec |
| <b>Transfer of property for L17</b> |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-20.5 Dec  |
| <b>Transfer of property for L18</b> |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-58.38 Dec |
| <b>Transfer of property for L2</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-6 Dec     |
| <b>Transfer of property for L3</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-11.48 Dec |
| <b>Transfer of property for L4</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-8 Dec     |
| <b>Transfer of property for L5</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-15.8 Dec  |
| <b>Transfer of property for L6</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-34.65 Dec |
| <b>Transfer of property for L7</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-13.16 Dec |
| <b>Transfer of property for L8</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-38 Dec    |
| <b>Transfer of property for L9</b>  |                       |   |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b>                      |
| 1                                   | Shri Ajay Kumar Gupta | MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5 Dec     |





**On 14-11-2022**

**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 9,06,44,400/-



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

**On 15-11-2022**

**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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:14 hrs on 15-11-2022, at the Office of the A.R.A. - III KOLKATA by Shri Ajay Kumar Gupta ,Executant.

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

Execution is admitted on 15/11/2022 by Shri Ajay Kumar Gupta, Son of Late Satish Kumar Gupta, Avani Oxford, Sector: 3, Flat No: 7B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr MITHUN SAHA, , , Son of RATAN SAHA, 16, Dum Dum Road, P.O: Ghugudanga, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Service

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

Execution is admitted on 15-11-2022 by Shri Vivek Poddar, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, Dr. Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr MITHUN SAHA, , , Son of RATAN SAHA, 16, Dum Dum Road, P.O: Ghugudanga, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 97372, Amount: Rs.100.00/-, Date of Purchase: 08/09/2022, Vendor name: Sipra Dey



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 513468 to 513493

being No 190310823 for the year 2022.



*Samar Kumar Pramanick*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.11.17 11:07:22 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/11/17 11:07:22 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)