

DEED OF

CONVEYANCE

BETWEEN

VENDOR – M/S. ONWARD TRADELINK PRIVATE LIMITED

AND

**PURCHASER – M/S. MAGNOLIA INFRASTRUCTURE
DEVELOPMENT LIMITED**

DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.**

10809

D-10275/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 751741

Certified that the document is admitted
in registration, the signature sheet/sheets
& the endorsement sheet/sheets attached
with this document are the part of this
document.

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

24 OCT 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24th day of October,
Two Thousand and Seventeen (2017).

BETWEEN



47287

SI No Sold to
Address
A. K. Maity
(Govt.) Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
License No.: 1/ 2017-2018
Issue Date : Sign. 

Kalipada Charan,
Advocate,
1171, Purba Binthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

11 OCT 2017



ADDITIONAL DISTRICT SURROGATE COMMISSION
Rajarhat, New Town, North 74 West 7

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M/S. ONWARD TRADELINK PRIVATE LIMITED (having Pan AABCO4033F), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 68, Jessore Road, Diamond Arcade, Room No. 611, 6th Floor, Post Office - Shyamnagar, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, being represented by its Director namely **SRI AJAY KUMAR GUPTA** (having Pan AHFPG0320D), son of Late Satish Kumar Gupta, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 136, Jessore Road, Avani Oxford, Block - 3, Flat No. 7B, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**

A N D

M/S. MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (having Pan AAGCM8293C), a Company incorporated under the Companies Act. 1956, having its registered office at Premises No. 93, Dr. Suresh Chandra Banerjee Road, Post Office & Police Station - Beliaghata, Kolkata - 700 010, District - South 24 Parganas, being represented by its Director namely **SRI VIVEK PODDAR** (having Pan APJPP9042B), son of Sri Milan Poddar, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. BE - 111, Salt Lake City, Post Office - Salt Lake, Police Station - Bidhannagar (North), Kolkata - 700 064, District - North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS one Sri Bangshidhar Naskar, son of Late Hashya Badan Naskar of Village & Post Office - Kadampukur, Police Station - Rajarhat (at present New Town), District of North 24 Parganas was the absolute owner of **ALL THAT** piece or parcel of a plot of revenue paying Rayati Swttiya sali and bastu land containing by estimation an area of **41 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Kadampukur, J. L. No. 25, Touzi No. 10 comprised in R. S. & L. R. Dag Nos. 295, 296 & 408 appertaining to L. R. Khatian No. 394/1 under the Police Station of Rajarhat at present New Town within the



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limits of Patharghata Gram Panchayet in the District of North 24 Parganas alongwith other landed properties free from all encumbrances whatsoever.

AND WHEREAS by virtue of two Deeds of Sale dated 12th day of December, 2007 duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) one of which in Book No. I, CD Volume No. 5, Pages 11751 to 11771, Being No. 6863 for the year 2007 and another in Book No. I, CD Volume No. 5, Pages 11772 to 11783, Being No. 6864 for the year 2007, the said Sri Bangshidhar Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali and bastu containing by estimation an area of **41 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Kadampukur, J. L. No. 25, Touzi No. 10 comprised in R. S. & L. R. Dag Nos. 295, 296 & 408 appertaining to L. R. Khatian No. 394/1 under the Police Station of Rajarhat at present New Town within the limits of Patharghata Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of M/s. Nikhar Dealers Pvt. Ltd. free from all encumbrances whatsoever.

AND WHEREAS thereafter the said M/s. Nikhar Dealers Pvt. Ltd. mutated its name in respect of the bastu land measuring an area of **26 Decimals** having **10000 shares** comprised in **R. S. & L. R. Dag No. 408** in the record of rights of the concerned B.L. & L.R. Office upon payment of relevant khajanas thereof to the said concerned authority under **L. R. Khatian No. 965**.

AND WHEREAS subsequently by virtue of a Deed of Sale dated 20th day of October, 2014 duly registered in the office of the Additional District Sub-Registrar at Rajarhat in Book No. I, CD Volume No. 19, Pages 3363 to 3377, Being No. 11677 for the year 2014, the said M/s. Nikhar Dealers Pvt. Ltd. indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of **13 Decimals** be the same a little more or less out of 26 Decimals including all easement rights and appurtenances thereto lying situate at Mouza – Kadampukur, J. L. No. 25, Touzi No. 10 comprised in **R. S. & L. R. Dag No. 408** appertaining to **L. R. Khatian No. 965** under the Police Station of New Town (formerly Rajarhat) within the limits of Patharghata Gram Panchayet in the District of North 24



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Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Vendor herein** namely **M/s. Onward Tradelink Private Limited** free from all encumbrances whatsoever.

AND WHEREAS by virtue of another Deed of Sale dated 20th day of October, 2014 duly registered in the office of the Additional District Sub-Registrar at Rajarhat in Book No. I, CD Volume No. 19, Pages 3378 to 3392, Being No. 11678 for the year 2014, the said M/s. Nikhar Dealers Pvt. Ltd. indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of **13 Decimals** be the same a little more or less out of 26 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Kadampukur, J. L. No. 25, Touzi No. 10 comprised in **R. S. & L. R. Dag No. 408** appertaining to **L. R. Khatian No. 965** under the Police Station of New Town (formerly Rajarhat) within the limits of Patharghata Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Vendor herein** namely **M/s. Onward Tradelink Private Limited** free from all encumbrances whatsoever.

AND WHEREAS after purchase of the said plot of bastu land containing by estimation a total area of **26 Decimals** the Vendor herein the said **M/s. Onward Tradelink Private Limited** mutated its name in the record of rights of the concerned B.L. & L.R. Office upon payment of relevant khajanas thereof to the said concerned authority under **L. R. Khatian No. 1097** comprised in **R. S. & L. R. Dag No. 408**.

AND WHEREAS thus the Vendor herein became the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of bastu land containing by estimation an area of **26 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Kadampukur, J. L. No. 25, Touzi No. 10 comprised in **R. S. & L. R. Dag No. 408** appertaining to **L. R. Khatian No. 1097** under the Police Station of New Town (formerly Rajarhat) within the limits of Patharghata Gram



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Panchayet in the District of North 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment thereof the Vendor herein **has** agreed to sell and the Purchaser herein **has** agreed to purchase **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **06.50 Decimals** be the same a little more or less being the undivided 1/4th share of the said land measuring an area of 26 Decimals including all easement rights and appurtenances thereto lying situate at Mouza – Kadampukur, J. L. No. 25, Touzi No. 10 comprised in **R. S. & L. R. Dag No. 408** appertaining to **L. R. Khatian No. 1097** under the Police Station of New Town (formerly Rajarhat) within the limits of Patharghata Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the Schedule hereunder written hereunder written and hereinafter referred to as the "**SAID PROPERTY**" at or for the total consideration of **Rs. 32,00,000/- (Rupees Thirty Two Lac)** only free from all encumbrances, liens, lispens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendor **has** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendor **is** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor **has** been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.



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- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor **has** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **has** created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendor **has** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no Bargadar and/or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 32,00,000/- (Rupees Thirty Two Lac)** only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said Property, the Vendor as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **06.50 Decimals** be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written **OR HOWSOEVER** otherwise the said Property now or heretofore were or was



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situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its successors-in-office and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for **itself**, its successors-in-office and assigns covenant with the Purchaser, its successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now **has** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or



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estate thereof from under or in trust for it AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendor's title in the said Property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, its successors-in-office and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof has been handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of **06.50 Decimals** be the same a little more or less being the undivided 1/4th share of the land measuring an area of 26 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Kadampukur, J. L. No. 25, Touzi No. 10 (formerly 2998) comprised in **R. S. & L. R. Dag No. 408** appertaining to **L. R. Khatian No. 1097** under the Police Station of New Town (formerly Rajarhat) within the limits of Patharghata Gram Panchayet, Additional District Sub-Registration Office at Rajarhat in the District of North 24 Parganas and the said entire land measuring an area of 26 Decimals is more clearly delineated with **RED** border line



Additional District Superintendent
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in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :-

- ON THE NORTH** : By R. S. & L. R. Dag Nos. 295, 294 & 409;
ON THE SOUTH : By R. S. & L. R. Dag Nos. 406 & 411;
ON THE EAST : By R. S. & L. R. Dag No. 410;
ON THE WEST : By R. S. & L. R. Dag No. 407.

The said Property is not adjacent to any Metal Road.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata

In the presence of :-

1. Debanis Das,
Lawyer
14/B A. P. C. Road,
KOL-6
2. Prakash Ganguly
Belghara
KOL-56

Ajay Kumar Gupta

Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of :-

1. Debanis Das,
Lawyer
14/B A. P. C. Road,
KOL-6
2. Prakash Ganguly
Belghara
KOL-56

Magnolia Infrastructure Development Ltd

Director

Signature of the Purchaser



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RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 32,00,000/- (Rupees Thirty Two Lac)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

- (1) By Cheque No. 007954 dated 24.10.17..
drawn on IDBI
Salt Lake City Branch. Rs. 8,00,000/-
- (2) By Cheque No. 007955 dated 24.10.17..
drawn on IDBI
Salt Lake City Branch. Rs. 8,00,000/-
- (3) By Cheque No. 007956 dated 24.10.17..
drawn on IDBI
Salt Lake City Branch. Rs. 8,00,000/-
- (4) By Cheque No. 007957 dated 24.10.17..
drawn on IDBI
Salt Lake City Branch. Rs. 8,00,000/-
- Total :- Rs. 32,00,000/-

(Rupees Thirty Two Lac Only)

WITNESSES :

1. Debansu Das,
Lawyer.
2. Pijush Ganguly.

CHANDRA TRADELINK (P) LTD.
Ajay Ran Sukla.

Signature of the Vendor

Read over and explained the contents of this Deed of Conveyance in Bengali to the Parties herein and Drafted by me.

Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).
























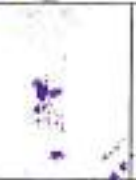








←
←

Ajay Ran Sukla.



Additional District Sub-Registrar
Rajerhat, New Town, North 24 Parganas
24 OCT 2017

TEN FINGER PRINT

 <i>Ajay</i> <i>Ajay Raju</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
 <i>(Vivek Roshni)</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				

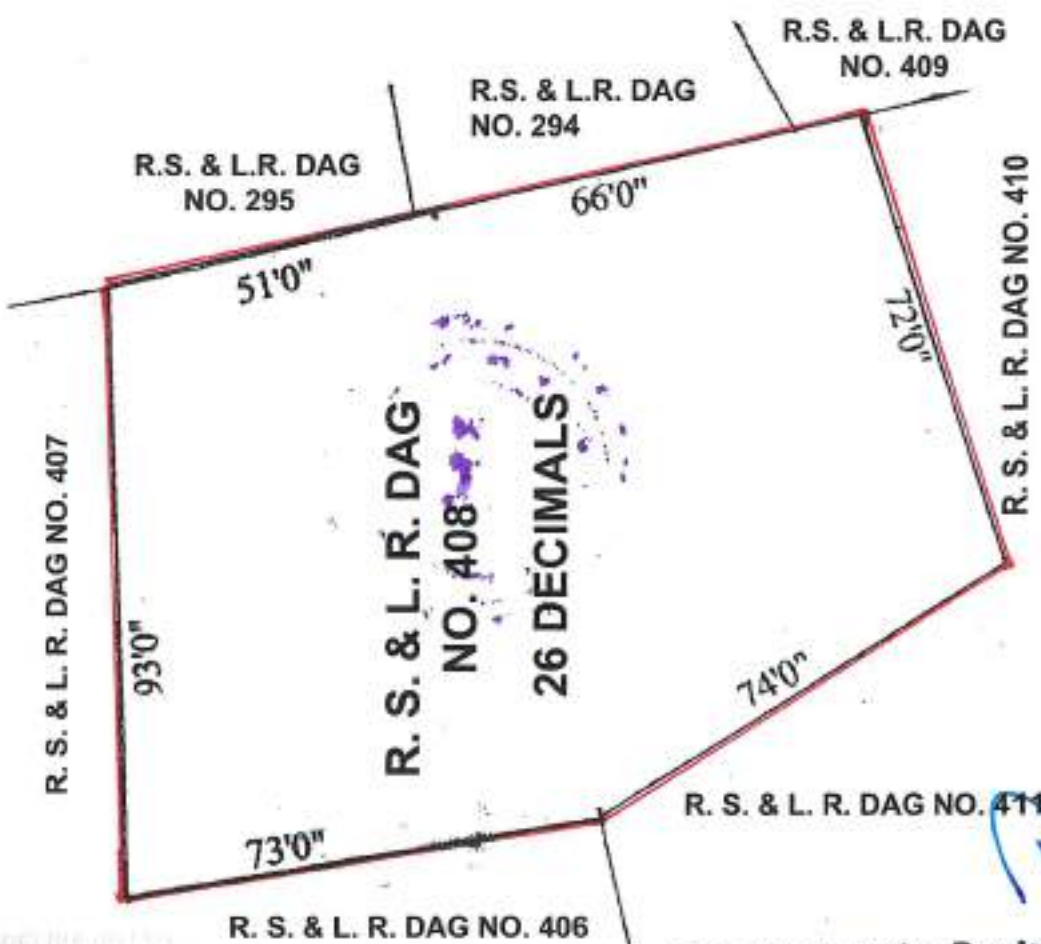


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SITE PLAN OF A PLOT OF LAND LYING SITUATE AT MOUZA - KADAMPUKUR, J. L. NO. 25, TOUZI NO. 10 (FORMERLY 2998) COMPRISED IN R. S. & L. R. DAG NO. 408 APPERTAINING TO L. R. KHATIAN NO. 1097 UNDER THE POLICE STATION OF NEW TOWN (FORMERLY RAJARHAT) WITHIN THE LIMITS OF PATHARGHATA GRAM PANCHAYET IN THE DISTRICT OF NORTH 24 PARGANAS.

TOTAL AREA OF THE LAND :- 26 DECIMALS (M/L) - MKD. WITH RED BORDER
SOLD AREA 1/4TH SHARE OF THE LAND :- 06.50 DECIMALS (M/L)



UNIVARD TRADING PVT. LTD.
Ajay Kumar Gupta
Director

SIGNATURE OF THE VENDOR

Magnolia Infrastructure Development Ltd
[Signature]
Director

SIGNATURE OF THE PURCHASER



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

24 OCT 2017

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

GRN: 19-201718-009458681-1 Payment Mode Online Payment
GRN Date: 23/10/2017 11:48:21 Bank : ICICI Bank
BRN : 1317653433 BRN Date: 23/10/2017 12:34:32

DEPOSITOR'S DETAILS

Id No. : 15230001417882/1/2017
[Query No./Query Year]
Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT
Contact No. : LTD Mobile No. : +91 9874871156
E-mail : accounts@magnoliainfrastructure.in
Address : 93DRSCBANERJEE ROAD KOLKATA700010
Applicant Name : Mr KALIPADA CHARAN
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001417882/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	159920
2	15230001417882/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	32014
3	15230001417882/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	650

In Words : Rupees One Lakh Ninety Two Thousand Five Hundred Eighty Four only
Total 192584



DEPARTMENT OF REVENUE
GOVERNMENT OF INDIA
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
RAJESHWAR NAGAR, NEW TOWN, NORTH 24 PARGANAS

STATE OF WEST BENGAL
RAJESHWAR NAGAR, NEW TOWN, NORTH 24 PARGANAS
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
RAJESHWAR NAGAR, NEW TOWN, NORTH 24 PARGANAS

Sl. No.	Name of the Applicant	Address	Amount	Date
1
2
3



Additional District Sub-Registrar
Rajeswar Nagar, New Town, North 24 Parganas

24 OCT 2017



ONWARD TRADELINK (P) LTD.

Ajay K. S. S. S.

Director



आयकर विभाग
INCOME TAX DEPARTMENT
AJAY KUMAR GUPTA
SATISH KUMAR GUPTA

04/02/1969
Permanent Account Number
AHFPG0320D

Ajay Kumar Gupta
Signature

भारत सरकार
GOVT. OF INDIA



Ajay Kumar Gupta





ভারতীয় পরিচয় পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির নম্বর/Enrolment No.: 2189/68657/03972

Generation Date: 18/03/2017

To
অজয় কুমার গুপ্ত
Ajay Kumar Gupta
S/O: Satish Kumar Gupta
AVANI OXFORD, BLOCK 3, FLAT 7B
138, JESSORE ROAD
LAKETOWN
NEAR LAKETOWN SWIMMING POOL
Bangur Avenue
North 24 Parganas Bangur Avenue
West Bengal - 700055
9830163820

Generation Date: 28/03/2017

Valid until: Indefinite



আপনার আধার সংখ্যা / Your Aadhaar No. :

2293 8499 5938

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India



অজয় কুমার গুপ্ত
Ajay Kumar Gupta
জন্মতারিখ/DOB: 04/02/1969
পুরুষ / MALE

2293 8499 5938

আমার আধার, আমার পরিচয়



- আধার একটি প্রমাণ, না নাগরিকত্বের।
- পরিচয় প্রমাণ স্থাপন করতে অনলাইন পরিচয় প্রমাণ করা।
- এটি এক ইলেকট্রনিক প্রমাণ।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারি ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services online.



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: সতীশ কুমার গুপ্ত, অজয়
ওক্সফোর্ড ব্লক ৩, ফ্ল্যাট ৭বি, ১৩৮,
জেসোর রোড, লাকটোউন
বুলাং, জেসোর হোয়াড়
উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ - ৭০০০৫৫

Address:
S/O: Satish Kumar Gupta, Ajay
OXFORD BLOCK 3 FLAT 7B
138 JESSORE ROAD
LAKETOWN, BANGUR AVENUE
North 24 Parganas
West Bengal - 700055

2293 8499 5938



Ajay Kumar Gupta





Magnolia Infrastructure Development Ltd

Director



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIVEK PODDAR
MILLAN PODDAR
 16/01/1981
 Permanent Account Number
APJPP9042B


 Signature




 04/15/2015


(Handwritten signature in blue ink)

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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD DKN4698387
 পরিচয় পত্র





Elector's Name	Vivek Poddar
নির্বাচকের নাম	বিবেক পোদার
Father's Name	Milan Peddar
পিতার নাম	মিলন পোদার
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2006	24
১.১.২০০৬-এ বয়স	২৪



711 Salt Lake, Block - BE, Sector - 1 Bidhannagar (N)
 North 24 Parganas 700064

১১১ সল্ট লেক ব্লক-১, সেক্টর-১ বিধাননগর (ন)
 ৭০০০৬৪



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রণ অফিসার

Assembly Constituency: 139-Belgachia East
 বিধানসভা নির্বাচন কেন্দ্র: ১৩৯-বেলগাছিয়া পূর্ব

District: North 24 Parganas Census: 807 22 ৯৯৯৭
 জেলা: North 24 Parganas তারিখ: ১৭.০৬.২০০৬





WEST BENGAL LAW CLERKS STATE COUNCIL
Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00005261

NAME : DEBASIS DAS
S/D/W OF : LATE MANICK CH. DAS
ADDRESS : 141/B, A.P.C. ROAD
DIST. KOLKATA



DATE OF BIRTH : 18.01.1978
EC NO. : 008579/0908/008471
WORKING PLACE : SEALDAH CRIMINAL COURT AT
SEALDAH UNDER SOUTH 24 PGS.
DATE OF ISSUE : 13.10.2012

Signature of the Chairman
Signature of the Chairman

Debasis Das.



Major Information of the Deed

Deed No :	I-1523-10275/2017	Date of Registration	24/10/2017
Query No / Year	1523-0001417882/2017	Office where deed is registered	
Query Date	16/10/2017 2:54:24 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KALIPADA CHARAN 1171, Purba Sinthee Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263617, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 32,00,000/-	Rs. 32,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,020/- (Article:23)	Rs. 32,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-408	LR-1097	Bastu	Bastu	6.5 Dec	32,00,000/-	32,00,000/-	
Grand Total :					6.5Dec	32,00,000 /-	32,00,000 /-	

Seller Details :



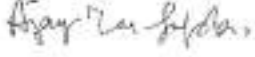



SI No	Name,Address,Photo,Finger print and Signature
1	ONWARD TRADELINK PRIVATE LIMITED 68, Jessore Road, Diamond Arcade, Room No. 611, 6th Floor, P.O:- Shyamnagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AABCO4033F, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

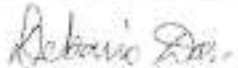
SI No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status : Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri AJAY KUMAR GUPTA (Presentant) Son of Late Satish Kumar Gupta Date of Execution - 24/10/2017, , Admitted by: Self, Date of Admission: 24/10/2017, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Oct 24 2017 11:18AM</p>	<p>Finger Print</p>  <p>LTI 24/10/2017</p>	<p>Signature</p>  <p>24/10/2017</p>
<p>136, Jessore Road, Avani Oxford, Block – 3, Flat No. 7B, 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.:: AHFPG0320D Status : Representative, Representative of : ONWARD TRADELINK PRIVATE LIMITED (as DIRECTOR)</p>				
2	<p>Name</p> <p>Shri VIVEK PODDAR Son of Shri Milan Poddar Date of Execution - 24/10/2017, , Admitted by: Self, Date of Admission: 24/10/2017, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Oct 24 2017 11:19AM</p>	<p>Finger Print</p>  <p>LTI 24/10/2017</p>	<p>Signature</p>  <p>24/10/2017</p>
<p>BE – 111, Salt Lake City, P.O:- Salt Lake, 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.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as DIRECTOR)</p>				

Identifier Details :

Name & address	
<p>Shri DEBASIS DAS Son of Late Manick Chandra Das 141/B, A. P. C. Road, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri AJAY KUMAR GUPTA, Shri VIVEK PODDAR</p>	
	<p>24/10/2017</p>

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ONWARD TRADELINK PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-6.5 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 408(Corresponding RS Plot No:- 408), LR Khatian No:- 1097	Owner:অনওয়ার ট্রেডলিং প্রাঃ লিঃ, Address:88 কলেজ রোড, হাওড়া-711 103, Classification:বাড়ি, Area:0.26000000 Acre,

Endorsement For Deed Number : I - 152310275 / 2017

On 24-10-2017

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

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

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

Presented for registration at 10:59 hrs on 24-10-2017, at the Office of the A.D.S.R. RAJARHAT by Shri AJAY KUMAR GUPTA .

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 32,00,000/-

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

Execution is admitted on 24-10-2017 by Shri AJAY KUMAR GUPTA, DIRECTOR, ONWARD TRADELINK PRIVATE LIMITED (Private Limited Company), 68,JessoreRoad,DiamondArcade,RoomNo.611,6thFloor, P.O:- Shyamnagar, P.S:- Dum Dum, District:North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Shri DEBASIS DAS, . . Son of Late Manick Chandra Das, 141/B, A. P. C. Road, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-10-2017 by Shri VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (Private Limited Company), 93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Identified by Shri DEBASIS DAS, . . Son of Late Manick Chandra Das, 141/B, A. P. C. Road, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,014/- (A(1) = Rs 32,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,014/-

Description of Online Payment using Government Receipt Portal System.(GRIPS), Finance Department, Govt. of WB Online on 23/10/2017 12:34PM with Govt. Ref. No: 192017180094586811 on 23-10-2017, Amount Rs: 32,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1317653433 on 23-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,59,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 47287, Amount: Rs.100/-, Date of Purchase: 11/10/2017, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2017 12:34PM with Govt. Ref. No: 192017180094586811 on 23-10-2017, Amount Rs: 1,59,920/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1317653433 on 23-10-2017, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 305279 to 305304
being No 152310275 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.10.31 16:42:28 +05:30
Reason: Digital Signing of Deed.



(Debasish Dhar) 31-10-2017 16:42:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE 24th DAY OF October , 2017

DEED OF

CONVEYANCE

BETWEEN

VENDOR – M/S. ONWARD TRADELINK PRIVATE LIMITED

AND

**PURCHASER – M/S. MAGNOLIA INFRASTRUCTURE
DEVELOPMENT LIMITED**

DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.**