

# 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.**



11384

2-10817/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 395005

X  
8.11.17  
C-8/11456776

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

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs  
08 NOV 2017

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 8<sup>th</sup> day of November, Two Thousand and Seventeen (2017).

BETWEEN

14499

29 MAY 2017

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....100

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

**SOUMITRA CHANDA**  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-



Additional District Sub-Registrar  
Rajbari, New Town, North 24-Pgs.

08 NOV 2017

**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, 6<sup>th</sup> 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



South Africa - Isilethi Sutha-afrika  
Suid-NOORD-PROVINSIE, SUID-AFRIKA

08 NOV 2017

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 12<sup>th</sup> 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. 1, CD Volume No. 5, Pages 11751 to 11771, Being No. 6863 for the year 2007 and another in Book No. 1, 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 appurtanances 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 20<sup>th</sup> day of October, 2014 duly registered in the office of the Additional District Sub-Registrar at Rajarhat in Book No. 1, 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 appurtanances 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



~~National District Sub-Register  
Sejando, New Town, North 24-100~~

08 NOV 2017

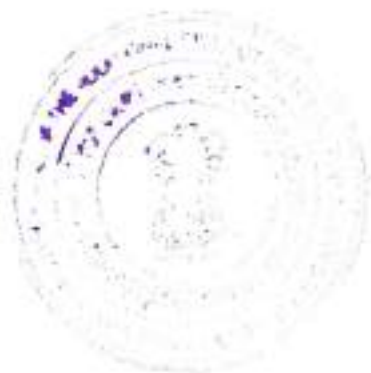


Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the **Vendor herein** namely **M/s. Onward Tradelink Private Limited** free from all encumbrances whatsoever.

**AND WHEREAS** by virtue of another Deed of Sale dated 20<sup>th</sup> 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



Additional District Sub-Registrar  
Rajarat, New Town, North 24-Pas.

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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 1/4<sup>th</sup> 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, lispensens, 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, lispensens, 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.



- 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



आपका नमि पत्रांत Sub-Registrar  
Rajahmundry, Nellore Town, District 24-Pga

08 NOV 2017

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



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

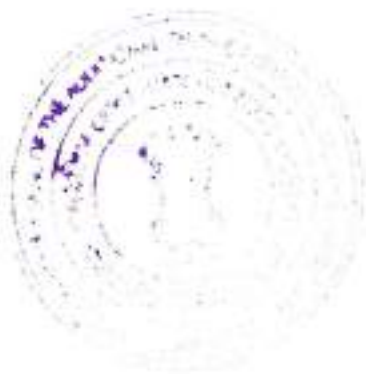
08 NOV 2017



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 1/4<sup>th</sup> 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 Director Sub-Registrar  
Rajonot, New Town, House 24-Riga

08 NOV 2017

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. Kalipada Chakrabarti  
Advocate

2. Debansu Das,  
Law Clerk  
141/B, A.P.C. Road,  
Kolkata - 700006

ONWARD TRADELINK (P) LTD.

Ajay Ranjan  
Director

Signature of the Vendor

**SIGNED, SEALED AND DELIVERED**

by the Purchaser at Kolkata

in the presence of :-

1. Kalipada Chakrabarti  
Advocate

2. Debansu Das,  
Law Clerk

Magnolia Infrastructure Development Ltd  
Director

(Vibha Boddar)

Signature of the Purchaser



Additional Dist/let Sub-Registrar  
Rajahmundry, New Town, Neelam 24/6/88

08 NOV 2017

**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. 008212 dated 26.12.2017,  
drawn on IDBI Bank Ltd., Bidhannagar Branch. **Rs. 8,00,000/-**
- \* (2) By Cheque No. 008213 dated 26.12.2017,  
drawn on IDBI Bank Ltd., Bidhannagar Branch. **Rs. 8,00,000/-**
- \* (3) By Cheque No. 008214 dated 26.12.2017,  
drawn on IDBI Bank Ltd., Bidhannagar Branch. **Rs. 8,00,000/-**
- \* (4) By Cheque No. 008215 dated 26.12.2017,  
drawn on IDBI Bank Ltd., Bidhannagar Branch. **Rs. 8,00,000/-**

\* **(Subject to realisation of Cheque)**

**Total :-** **Rs. 32,00,000/-**

**(Rupees Thirty Two Lac Only)**

**WITNESSES :**

1. *Kalipada Charan*  
Advocate

2. *Deban's Das*  
Law Clerk

ONWARD TRADELINK (P) LTD.

*Ajay Das Gupta*  
Director

-----  
**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).**



தமிழ்நாடு தேசிய மாவட்டப் பதிவு அலுவலகம்  
தமிழ்நாடு அரசு

08 NOV 2017

**TEN FINGER PRINT**

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  <p><i>Ajay Menon</i></p>      |    |    |    |    |    |
|   | Little      Ring      Middle      Fore      Thumb                                   |   |  |   |   |
|   | Left Hand   |   |  |   |   |
|   |    |    |    |    |    |
|   | Thumb      Fore      Middle      Ring      Little                                   |   |  |   |   |
|   | Right Hand  |   |  |   |   |
|  <p><i>Dr. Vivek Bhat</i></p> |    |    |    |    |    |
|   | 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  |   |  |   |   |



Additional District Sub-Registrar  
Kharwal, New Town, North 24-Pgs.

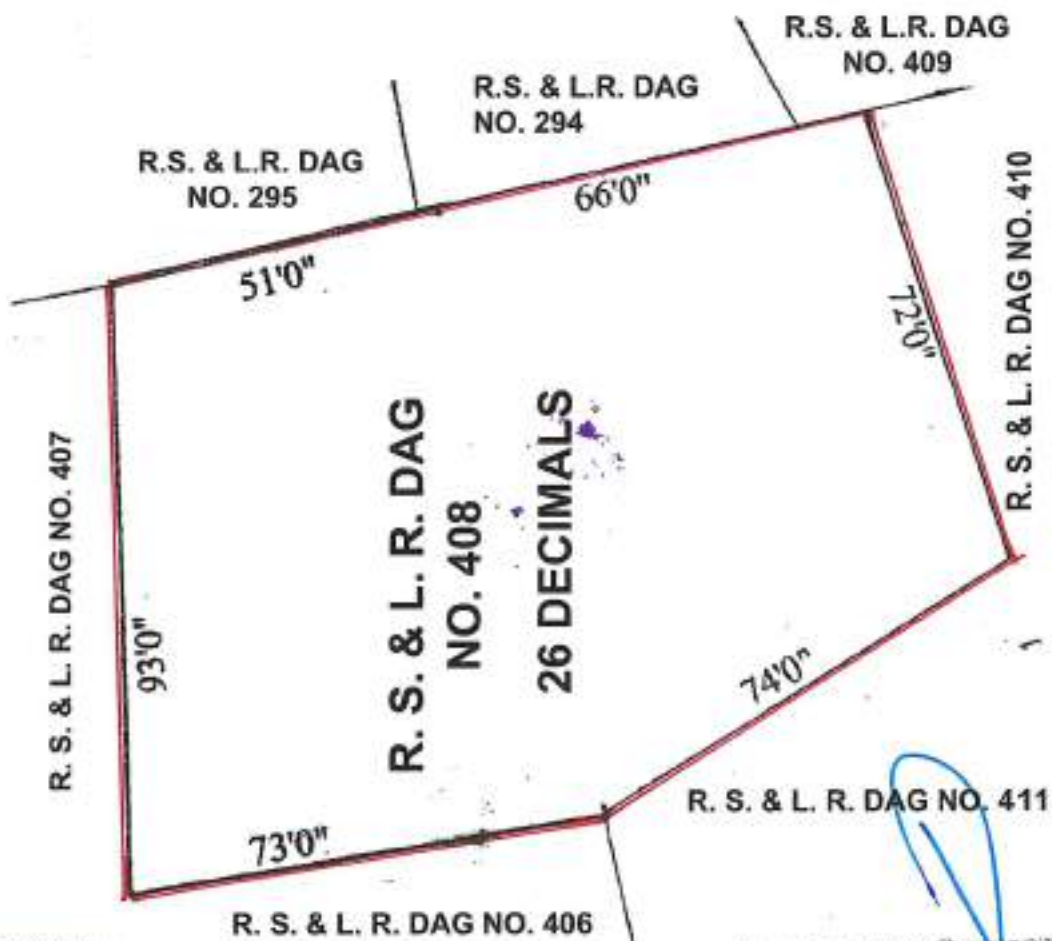
08 NOV 2017



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)



ONWARD TRADELINK (P) Ltd.

*Ajay Kumar*  
Director

Magnolia Infrastructure Development Ltd

*[Signature]*  
Director

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER



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

08 NOV 2017

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

GRN: 19-201718-010217773-1 Payment Mode Online Payment  
GRN Date: 04/11/2017 14:43:06 Bank : ICICI Bank  
BRN : 1326339002 BRN Date: 04/11/2017 14:49:02

DEPOSITOR'S DETAILS

Id No. : 15230001456776/1/2017  
(Query No./Query Year)

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD  
Contact No. : LTD Mobile No. : +91 9874871156  
E-mail : accounts@magnoliainfrastructure.in  
Address : 93DRSCBANERJEE ROAD KOLKATA700010  
Applicant Name : Shri 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       | 15230001456776/1/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 159920     |
| 2       | 15230001456776/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 32014      |
| 3       | 15230001456776/1/2017 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 650        |

Total

192584

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



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

08 NOV 2017



|                                      |   |   |
|--------------------------------------|---|---|
| जायकर विभाग<br>INCOME TAX DEPARTMENT |  | भारत सरकार<br>GOVT. OF INDIA  |
| ONWARD TRADELINK PRIVATE LIMITED     |   |  |
| 15/12/2010                           |   |   |
| Permanent Account Number             |   |   |
| AABCC4033E                           |   |   |

ONWARD TRADELINK (P) LTD.

*Ajay K. Gupta*  
Director



THE UNIVERSITY OF THE SOUTH PACIFIC  
SCHOOL OF DISTANCE EDUCATION  
SUVA, FIJI

DEPARTMENT OF EDUCATION  
SUVA, FIJI

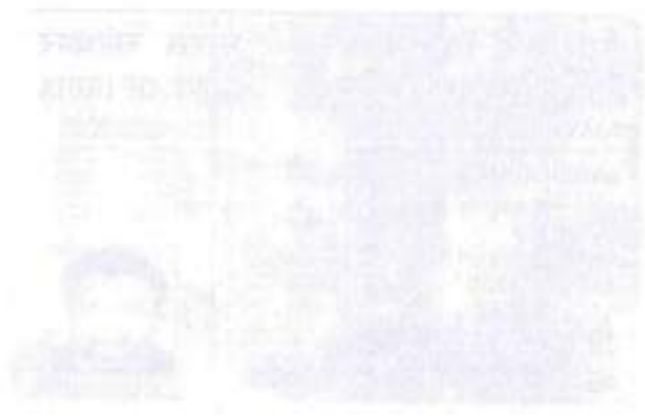
1998





Ajay Kumar Gupta.





*Handwritten signature or text, illegible.*







ভারত সরকার

Unique Identification Authority of India  
ভারত সরকার

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

To  
অজয় কুমার গুপ্ত  
Ajay Kumar Gupta  
S/O: Satish Kumar Gupta  
AVANI OXFORD, BLOCK 3, FLAT7B  
136, JESSORE ROAD  
LAKETOWN  
NEAR LAKETOWN SWIMMING POOL  
Bangur Avenue  
North 24 Parganas Bangur Avenue  
West Bengal - 700055  
9830163820

Generated On: 21/03/2017

Decoded On: 21/03/2017

Valid unknown



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  
অধারনং / DOB: 04/02/1969  
পুরুষ / MALE



2293 8499 5938

আমার আধার, আমার পরিচয়



- আধার হল ভারত সরকারের একটি প্রকল্প।
- পরিচয়ের প্রমাণ আধারকে ব্যবহার করে করা যায়।
- এটি এক ইলেকট্রনিক প্রমাণপত্র (চিঠি)।

**INFORMATION**

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

- আধার মাত্রা মেরু মাত্র।
- আধার তথ্যসমূহ পরামর্শী ও কেন্দ্রীয়ভাবে পরিচালিত।
- Aadhaar is valid throughpin authentication.
- Aadhaar will be used for various services provided by the Government and Non-Government entities.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
এমএল সতীশ কুমার গুপ্ত, অজয়  
ওয়েস্টব্লক ৩, ফ্ল্যাট ৭বি, ১৩৬,  
জেসোর রোড, লাকটোউন  
পুল, লাকটোউন, বঙ্গুরু এভিনিউ  
উত্তর ২৪ পরগণা,  
পশ্চিম বঙ্গ - ৭০০০৫৫

Address:  
S/O Satish Kumar Gupta, Ajay  
OXFORD, BLOCK 3 FLAT 7B  
136 JESSORE ROAD, LAKETOWN,  
NEAR LAKETOWN SWIMMING POOL,  
BANGUR AVENUE, NORTH 24  
PARGANAS, WEST BENGAL - 700055

2293 8499 5938



ভারত সরকার



Ajay Kumar Gupta

|                                      |  |
|--------------------------------------|--|
| <p>1. Name of the person...</p>      | <p>2. Address...</p>                   |
| <p>3. Date of birth...</p>           | <p>4. Occupation...</p>                |
| <p>5. Signature of the person...</p> | <p>6. Signature of the official...</p> |
| <p>7. Date of issue...</p>           | <p>8. Place of issue...</p>            |



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAGNOLIA INFRASTRUCTURE  
DEVELOPMENT LIMITED

12/08/2010  
Permanent Account Number  
AAGCM8293C



12/08/2010

Magnolia Infrastructure Development Ltd

Director



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIVEK PODDAR  
MILLAN PODDAR  
18/01/1981  
Permanent Account Number  
APJPP9042B

*Vivek Poddar*  
Signature



18/01/1981



[Faint, illegible text block]

[Handwritten signature]





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

চালিকাভুক্তির অই ডি / Enrollment No. : 1111/11804/01369

15/02/2014  
To  
Vivek Poddar  
বিবেক পোদার  
S/O: Milan Poddar  
BE-111  
SALT LAKE SEC 1  
Bidhannagar(m)  
Bidhannagar CC Block, North 24 Parganas  
West Bengal - 700054



KL751778907FT

75177890



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7455 5971 0223**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

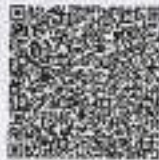
Government of India



বিবেক পোদার  
Vivek Poddar  
পিতা : মিলন পোদার  
Father : Milan Poddar

জন্মতারিখ/DOB: 18/01/1981  
পুরুষ / Male

**7455 5971 0223**



আধার - সাধারণ মানুষের অধিকার





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

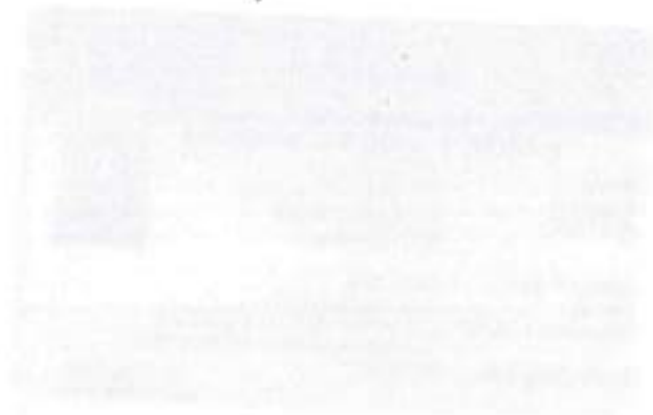
**IDENTITY CARD NO. 00005261**

|                 |  |  |
|-----------------|--|--|
| NAME            | : DEBASIS DAS  |  |
| SE/W OF ADDRESS | : LATE MANICK CH. DAS                                      |  |
|                 | : 141/B, A.P.C. ROAD<br>DIST. KOLKATA.                     |  |
| DATE OF BIRTH   | : 18.01.1978   |  |
| EC NO.          | : 008579/0906/008471                                       |  |
| WORKING PLACE   | : SEALDAH CRIMINAL COURT AT<br>SEALDAH UNDER SOUTH 24 PGS. |  |
| DATE OF ISSUE   | : 13.10.2012   |  |

*Signature of the Chairman*

*Debasis Das*





*Handwritten signature or text.*



### Major Information of the Deed

|   |   |  |            |
|---|---|--|------------|
| Deed No :                               | I-1523-10817/2017   | Date of Registration                           | 08/11/2017 |
| Query No / Year                         | 1523-0001456776/2017  | Office where deed is registered                |            |
| Query Date                              | 25/10/2017 3:09:12 PM   | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | KALIPADA CHARAN<br>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 Proposed | Land Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|--------------|---------------|-------------------------|-----------------------|---------------|
| L1                   | LR-408      | LR-1097        | Bastu             | Bastu        | 6.5 Dec       | 32,00,000/-             | 32,00,000/-           |               |
| <b>Grand Total :</b> |             |                |                   |              | <b>6.5Dec</b> | <b>32,00,000 /-</b>     | <b>32,00,000 /-</b>   |               |

#### Seller Details :



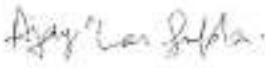



| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>ONWARD TRADELINK PRIVATE LIMITED</b><br>68,JessoreRoad,DiamondArcade,RoomNo.611,6thFloor, P.O:- Shyamnagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AABCO4033F, Status :Organization, Executed by: Representative, Executed by: Representative |

#### Buyer Details :

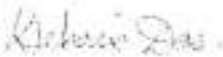
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED</b><br>93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status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



**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature   |  |   |   |
|--|---|--|---|---|
| 1  | <p><b>Name</b></p> <p><b>Shri AJAY KUMAR GUPTA</b><br/>                     Son of Late Satish Kumar Gupta<br/>                     Date of Execution - 08/11/2017, , Admitted by: Self, Date of Admission: 08/11/2017, Place of Admission of Execution: Office</p>     | <p><b>Photo</b></p>  <p>Nov 8 2017 11:02AM</p>  | <p><b>Finger Print</b></p>  <p>LTI<br/>08/11/2017</p>  | <p><b>Signature</b></p>  <p>08/11/2017</p> |
| <p>136, Jessore Road, Avani Oxford,, Block/Sector: 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><b>Name</b></p> <p><b>Shri VIVEK PODDAR (Presentant )</b><br/>                     Son of Shri Milan Poddar<br/>                     Date of Execution - 08/11/2017, , Admitted by: Self, Date of Admission: 08/11/2017, Place of Admission of Execution: Office</p> | <p><b>Photo</b></p>  <p>Nov 8 2017 11:03AM</p> | <p><b>Finger Print</b></p>  <p>LTI<br/>08/11/2017</p> | <p><b>Signature</b></p>  <p>08/11/2017</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<br/>                     Son of Late Manick Chandra Das<br/>                     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> |            |
|   | 08/11/2017 |

| 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:অনওয়ার্ড ট্রেডলিঙ্ক প্রাঃ লিঃ, Address:88 কলেজ রোড, হাওড়া-711 103, Classification:বাস্তু, Area:0.26000000 Acre, |

Endorsement For Deed Number : I - 152310817 / 2017

On 06-11-2017

**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/-

Debasish Dhar

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

On 08-11-2017

**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 10:55 hrs on 08-11-2017, at the Office of the A.D.S.R. RAJARHAT by Shri VIVEK PODDAR .

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

Execution is admitted on 08-11-2017 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 08-11-2017 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 04/11/2017 2:49PM with Govt. Ref. No: 192017180102177731 on 04-11-2017, Amount Rs: 32,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1326339002 on 04-11-2017, 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 14499, Amount: Rs.100/-, Date of Purchase: 29/05/2017, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2017 2:49PM with Govt. Ref. No: 192017180102177731 on 04-11-2017, Amount Rs: 1,59,920/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1326339002 on 04-11-2017, 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 322924 to 322950

being No 152310817 for the year 2017.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2017.11.13 15:31:04 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 13-11-2017 15:30:38  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)



DATED THE 8<sup>th</sup> DAY OF November, 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.**