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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 616553

20/6/18
6-1/166969

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.

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

20 JUN 2018

DEVELOPMENT POWER OF ATTORNEY

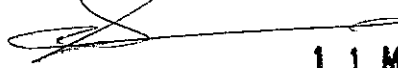
THIS POWER OF ATTORNEY made this the 20th Day of June, 2018

BETWEEN

21924

SANJIB NATH
ADVOCATE

NAME..... High Court, Calcutta
ADD.....
Rs.....
11 MAY 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



11 MAY 2018

11 MAY 2018



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

20 JUN 2018

(1) **SRI SANDIP KUMAR GHOSH** alias **SANDIP KUMAR LALA** (PAN **AMLPG2071J**), son of Late Amar Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian residing at Kashinathpur, Post Office Kashinathpur, Kolkata-700135, Police Station Rajarhat, District North 24 Praganas and (2) **SRI PRADIP KUMAR GHOSH** alias **PRADIP KUMAR LALA** (PAN **APMPG1344L**), son of Late Amar Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian residing at Kashinathpur, Post Office Kashinathpur, Kolkata-700135, Police Station Rajarhat, District North 24 Praganas, hereinafter collectively referred to as the "**GRANTORS**" (which term or expression shall unless excluded by the repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN - **AAGCM8293C**), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station: Beliaghata, Kolkata - 700010, being represented by its Director, **SRI VIVEK PODDAR** (PAN - **APJPP9042B**), son of Sri Milan Poddar, hereinafter called and referred to as the "**ATTORNEY**" (which terms or expressions shall unless excluded by the repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

Background

Ownership of Said Property: The Grantors are the absolute and undisputed owners and possessors of **ALL THAT** the pieces or parcels of land measuring 31.26 (thirty one point two six) decimal, being a demarcated portion of R.S./L.R. Dag Nos. 1346, 1347, 1348 and 1349, recorded under L.R. Khatian Nos. 1431 and 1432, at *Mouza* Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarhat (formerly Bidhannagar), PIN- 700135, District North 24 Parganas (collectively **Said Property**, morefully and particularly described in the **SCHEDULE** hereunder written).

Said Agreement: By an Agreement dated 20-06-2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, Being No. 06899, for the year 2018 (**Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for development thereof by construction of multistoried building/s (**Project**) on the Said Property, in the manner and on the terms and conditions contained in the Development Agreement.



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Rajarhat, New Town, North 24-Pgs

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Building Plans: For such development, building plans (**Building Plans**) are to be sanctioned/revalidated/modified/extended/altere sanctioned by the concerned Municipality/ Gram Panchayet and other statutory authorities including but not limited to Airport Authority, Police, Directorate of Fire Service, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**).

Reason for Granting of Powers: It has been agreed that the Grantors shall grant a Power of Attorney to the Attorney for (1) Amalgamation of all the plots of land within the Said Property and the adjacent property measuring 133.99 (one hundred and thirty three point nine nine) decimal, being a demarcated portion of R.S./L.R. Dag Nos. 1346, 1347, 1348, 1349, 1344 and 1345, recorded under L.R. Khatian Nos. 35, 289, 297, 713, 757, 1065, 1066, 1067, 1068, 2320 and 2321, at *Mouza Kashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarhat, District North 24 Parganas (**Adjacent Property**) and obtain a single holding number for the entire property, (2) taking all steps necessary for sanction, revalidation, modification, extension and alteration of the Building Plans and hence the Grantors are desirous of granting the following powers and authorities to the Attorney in relation to causing sanction, revalidation, modification, extension and alteration of the Building Plans by the concerned Municipality/ Gram Panchayet and the Other Authorities and (3) doing all things needful for development of the Said Property by construction of the said Project defined hereinabove and in the said Development Agreement and booking and sale of the flats and spaces (collectively **Units**) in the said Project falls within the Developer's Allocation to prospective purchasers (collectively **Intending Purchasers**). Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

Subject Matter of Power of Attorney

Amalgamation: Powers and authorities for causing amalgamation of all the plots comprised in the Said Property and the Adjacent Property and ancillary activities relating to the said amalgamation.

Sanction, Revalidation, Modification, Extension and Alteration of Building Plans: Powers and authorities for causing sanction, revalidation, modification, extension and alteration of Building Plans and ancillary activities relating to the Said Property.

Construction of said Project: Powers and authorities for construction of the said Project on the Said Property in terms of the Development Agreement.

Sale: Powers and authorities for sale of the Units in the said Project to Intending Purchasers within the Developer's Allocation.



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

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Appointment

Hereby Made: The Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors, relating to the Said Property.

Powers and Authorities

Amalgamation: To cause amalgamation of all the plots of land comprised in the Said Property and the Adjacent Property in the records of the concerned Municipality/ Gram Panchayet and obtain a single holding number for the entirety Property including the Said Property and the Adjacent Property.

Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances: To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a qualified person/ architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the concerned Municipality/ Gram Panchayet and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the concerned Municipality/ Gram Panchayet and the Other Authorities.

Dealing with Authorities: To deal with all authorities including but not limited to concerned Municipality/ Gram Panchayet and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and cause gift of portion of the Said Property in favour of the concerned Municipality/ Panchayet and the Other Authorities for road widening or any other necessities, as be required by the Attorney.

Connection of Utilities: To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

Regulatory Clearances: To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

Preparatory Work: To cause survey, test soil, do excavation and other preparatory works for construction of the said Project on the Said Property.



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Construction: To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the said Project and/or any other structure on the Said Property, in accordance with the Development Agreement.

Contracts for Construction: In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.

Signing and Execution: To sign, execute, accept, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, Deed of Exchange and/or Deed of Gift, confirmations and consents for and in connection with amalgamation of all the plots of land comprised in the Said Property and the Adjacent Property, sanction, modification, alteration, revision and re-validation of the Building Plans, Boundary Declaration and to have the same registered and obtain all permissions and clearances as may be required for the same.

Mortgage: To obtain construction loan from any Bank or financial institution as contemplated within the said Development Agreement and/or any part thereof and can sign and execute all documents in this behalf from time to time and arrange for registration of the same from the appropriate authority.

Acceptance of Papers: To accept notices and service of papers from the concerned Municipality/ Gram Panchayet, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.

Granting Receipts: To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

Land Revenue: To make payment of upto date land revenue/municipality/panchayet/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.

Outgoings: To pay all outgoings, including Municipal/ Panchayet Taxes etc. in respect of the Said Property/said Project and to collect receipts therefor.

Mutation: To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors name as owner of the Said Property in the office of B.L.&L.R.O, the concerned Municipality/



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Panchayet, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.

Act for Amalgamation: To take all necessary steps and to sign all papers, Deed of Exchange and/or Gift Deed/s and documents on behalf of the Grantors as be required for amalgamation of all the plots of land comprised in the Said Property and the Adjacent Property in the records of the concerned Municipality/ Gram Panchayet and obtain a single holding number for the entirety Property including the Said Property and the Adjacent Property and to pay fees, costs and charges for that purpose.

Land Conversion: To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property as may be required or deemed fit by the Attorney and thereafter paying fees and charges for the same.

Watch and Ward: To employ and appoint watchmen, guards and other security personnel for the Said Property.

Appointment: To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

Negotiation and Sale: To negotiate for sale and sell the Units in the said Project, comprised in the Developer's Allocation (as defined in the Development Agreement including any future supplementation/s and as per the terms therein), to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.

Receive Payments: To receive all payments with regard to the sale of the Units in the said Project falls within the Developer's Allocation to the Intending Purchasers and acknowledge receipt of the payments.

Permissions and Clearances: To apply for and obtain all kind Of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the said Project falls within the Developer's Allocation to the Intending Purchasers.

Registration and Authentication: To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated declarations, Deed of Exchange and/or Gift Deed for amalgamation (if required), gift in favour of the concerned Municipality/ Gram Panchayet and/or Other Authorities, Boundary Declaration/s as may be required, all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain



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original of said declarations, said Deed of Exchange and/or Gift Deed for amalgamation (if required), said Gift Deed in favour of the concerned Municipality/ Panchayet and/or Other Authorities, agreements, conveyances and other instruments for sale of the Units in the said Project falls within the Developer's Allocation.

Legal Action: To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

Ratification

Hereby Made: The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

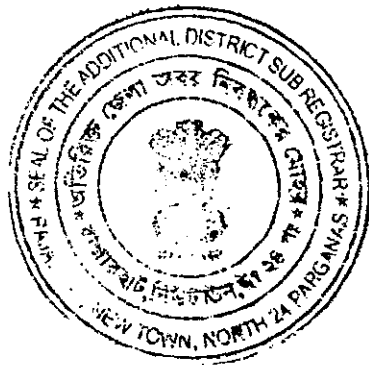
**SCHEDULE
(Said Property)**

ALL THAT the pieces or parcels of land measuring 31.26 (thirty one point two six) decimal, being a demarcated portion of R.S./L.R. Dag Nos. 1346, 1347, 1348 and 1349, recorded under L.R. Khatian Nos. 1431 and 1432, at *Mouza* Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat (formerly Bidhannagar), PIN- 700135, District North 24 Parganas, the details of the Said Property is tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag No.</i>	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Owned (In Decimal)
Kashinathpur	1346	1431 & 1432	Danga	30	4.11
Kashinathpur	1347	1431 & 1432	Danga	30	8.48
Kashinathpur	1348	1431 & 1432	Danga	47	14.18
Kashinathpur	1349	1431 & 1432	Danga	12	4.49
Total:				119	31.26

The Said Property is butted and bounded as follows;

ON THE NORTH : Part of R.S. Dag Nos. 1341, 1342 & 1343
 ON THE EAST : Part of R.S. Dag Nos. 1344 & 1345
 ON THE SOUTH : Part of R.S. Dag Nos. 1346, 1347 & 1348
 ON THE WEST : PWD Road



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

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IN WITNESS WHEREOF the Grantors have executed and delivered this DEVELOPMENT POWER OF ATTORNEY on the date mentioned above.

WITNESSES:

1. Shyamal Shah
Kashi Nath Park
2. Asit Ghosh
Kashi Nath Park

Pradip Kumar Ghosh Aliar
Pradip Kumar Raza

GRANTORS

We accept and confirm

Magnolia Infrastructure Development Ltd.

Director

ATTORNEY

Drafted by:

Sanjeeb Naik

Advocate

High Court, Calcutta.

WB/1557/2010.

Identified by:

Tapan K. Ghosh
Spot Lanchanan Ghosh
Bishnupur P.O. - Bishnupur
to Rajarhat 24 P.S. W
Pin - 700125



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

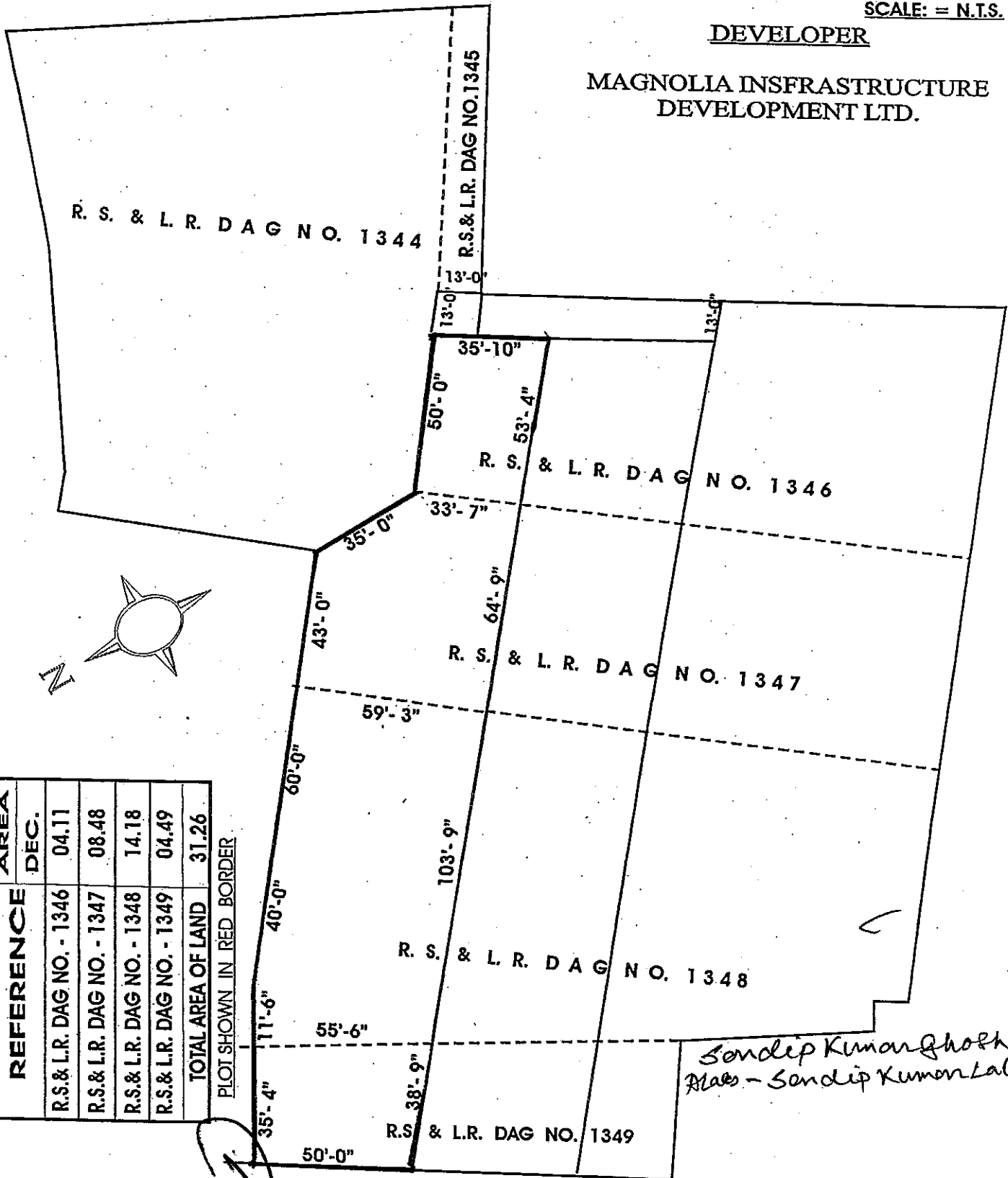
20 JUN 2018

MASTER PLAN OF R.S. & L.R. DAG NOS. 1346, 1347, 1348 & 1349, AT MOUZA - KASHINATHPUR, J. L. NO.- 39, TOUZI NO. 10, UNDER PATHARGHATA GRAM PANCHAYET, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

SCALE: = N.T.S.

DEVELOPER

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.



REFERENCE	AREA DEC.
R.S.&L.R. DAG NO. - 1346	04.11
R.S.&L.R. DAG NO. - 1347	08.48
R.S.&L.R. DAG NO. - 1348	14.18
R.S.&L.R. DAG NO. - 1349	04.49
TOTAL AREA OF LAND	31.26

PLOT SHOWN IN RED BORDER

*Sandeep Kumar Ghosh
Plas - Sandeep Kumar Lala*

Magnolia Infrastructure Development Ltd.

Director

P. W. D. ROAD






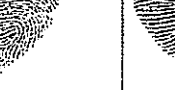
















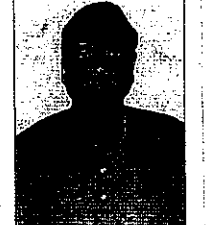









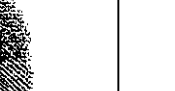
*Sandeep Kumar Ghosh Plas
Sandeep Kumar Lala*



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

20 JUN 2018

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>Sandip Kumar Ghosh Alias - Sandip Kumar Pala</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>Rudip Kumar Ghosh Alias Rudip Kumar 2020</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)				



Additional District Sub-Registrar
*Alarhat, New Town, North 24-Pgs

20 JUN 2018

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA


PRADIP KUMAR GHOSH

AMAR GHOSH

10/01/1970
Permanent Account Number

APMPG1344L

Pradip Kumar Ghosh
Signature



Pradip Kumar Ghosh

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

यदि कार्ड को खोने/पाने पर कृपया सूचना करें/वापस करें
आयकर पैन सेवा यूनिट, UPI/ISL
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई - 400 614



आयकर विभाग
INCOME TAX DEPARTMENT
SANDIP KUMAR GHOSH
AMAR GHOSH
11/07/1967
PAN Account Number
AMLEPG2071J
Signature



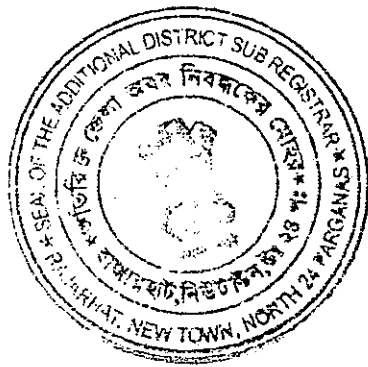
भारत सरकार
GOVT OF INDIA

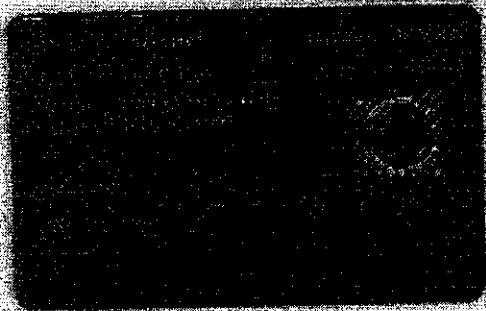


Sandip Kumar Ghosh

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

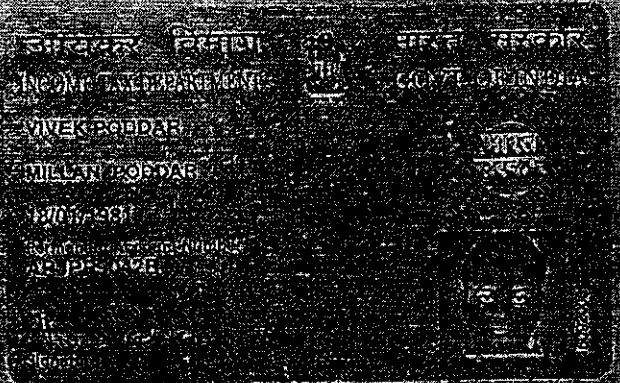
*इस कार्ड के खोने/प्राप्त पर कृपया सूचित करें/लौटायें :-
आयकर पैन सेवायूनिट, UTITSI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४*





Magdala Infrastructure Development Ltd





Handwritten signature





Major Information of the Deed

Deed No. :	I-1523-06927/2018	Date of Registration	20/06/2018
Query No./Year	1523-1000166369/2018	Office where deed is registered	
Query Date	20/06/2018 12:41:08 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	VIVEK PODDAR 93, DR. SURESH CHANDRA BANERJEE ROAD, Thana : Beliaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9874871156, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 84,40,200/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152306899/2018		

Land Details :

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



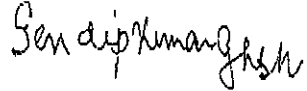
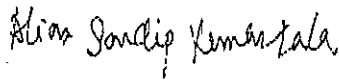
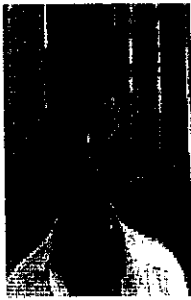

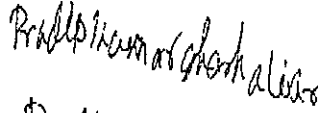
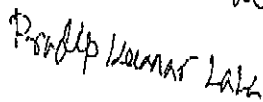
Sch No.	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1346	LR-1431	Bastu	Danga	2.055 Dec		5,54,850/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1346	LR-1432	Bastu	Danga	2.055 Dec		5,54,850/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1347	LR-1431	Bastu	Danga	4.24 Dec		11,44,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-1347	LR-1432	Bastu	Danga	4.24 Dec		11,44,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-1348	LR-1431	Bastu	Danga	7.09 Dec		19,14,300/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-1348	LR-1432	Bastu	Danga	7.09 Dec		19,14,300/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-1349	LR-1431	Bastu	Danga	2.245 Dec		6,06,150/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-1523-06927/2018-20/06/2018



L8	LR-1349	LR-1432	Bastu	Danga	2.245 Dec		6,06,150/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			31.26Dec	0 /-	84,40,200 /-	
		Grand Total :			31.26Dec	0 /-	84,40,200 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	SANDIP KUMAR GHOSH, (Alias: SANDIP KUMAR LALA) Son of Late AMAR KUMAR GHOSH Executed by: Self, Date of Execution: 20/06/2018 , Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office			 
	20/06/2018	LTI 20/06/2018	20/06/2018	
KASHINATHPUR, P.O:- KASHINATHPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMLPG2071J, Status :Individual, Executed by: Self, Date of Execution: 20/06/2018 , Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	PRADIP KUMAR GHOSH, (Alias: PRADIP KUMAR LALA) Son of Late AMAR KUMAR GHOSH Executed by: Self, Date of Execution: 20/06/2018 , Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office			 
	20/06/2018	LTI 20/06/2018	20/06/2018	
KASHINATHPUR, P.O:- KASHINATHPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APMPG1344L, Status :Individual, Executed by: Self, Date of Execution: 20/06/2018 , Admitted by: Self, Date of Admission: 20/06/2018 ,Place : Office				

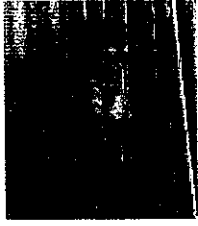


Attorney Details :

Sl 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, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization, Executed by: Representative

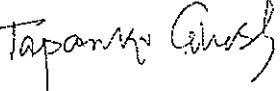
Major Information of the Deed :- I-1523-06927/2018-20/06/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	FingerPrint	Signature
	VIVEK PODDAR (Presentant) Son of MILAN PODDAR Date of Execution - 20/06/2018, , Admitted by: Self, Date of Admission: 20/06/2018, Place of Admission of Execution: Office	 <small>Jun 20 2018 2:29PM</small>	 <small>LTI 20/06/2018</small>	 <small>20/06/2018</small>
, 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director)				

Identifier Details :

Name & address	
TAPAN KUMAR GHOSH Son of Late P GHOSH BISHNUPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of SANDIP KUMAR GHOSH, PRADIP KUMAR GHOSH, VIVEK PODDAR	
	20/06/2018

Major Information of the Deed :- I-1523-06927/2018-20/06/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRADIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-2.055 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SANDIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-2.055 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PRADIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-4.24 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SANDIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-4.24 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PRADIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-7.09 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SANDIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-7.09 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	PRADIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-2.245 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SANDIP KUMAR GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-2.245 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1346(Corresponding RS Plot No:- 1346), LR Khatian No:- 1431	Owner:প্রদীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,

Major Information of the Deed :- I-1523-06927/2018-20/06/2018



L2	LR Plot No:- 1346(Corresponding RS Plot No:- 1346), LR Khatian No:- 1432	Owner:সন্দীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,
L3	LR Plot No:- 1347(Corresponding RS Plot No:- 1347), LR Khatian No:- 1431	Owner:প্রদীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.04000000 Acre,
L4	LR Plot No:- 1347(Corresponding RS Plot No:- 1347), LR Khatian No:- 1432	Owner:সন্দীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.04000000 Acre,
L5	LR Plot No:- 1348(Corresponding RS Plot No:- 1348), LR Khatian No:- 1431	Owner:প্রদীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.07000000 Acre,
L6	LR Plot No:- 1348(Corresponding RS Plot No:- 1348), LR Khatian No:- 1432	Owner:সন্দীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.07000000 Acre,
L7	LR Plot No:- 1349(Corresponding RS Plot No:- 1349), LR Khatian No:- 1431	Owner:প্রদীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,
L8	LR Plot No:- 1349(Corresponding RS Plot No:- 1349), LR Khatian No:- 1432	Owner:সন্দীপ কুমার ঘোষ (লালা), Gurdian:অমর কুমার, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 152306927 / 2018

On:20-06-2018

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 13:34 hrs on 20-06-2018, at the Office of the A.D.S.R. RAJARHAT by VIVEK PODDAR .

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 84,40,200/-

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

Execution is admitted on 20/06/2018 by 1. SANDIP KUMAR GHOSH, Alias SANDIP KUMAR LALA, Son of Late AMAR KUMAR GHOSH, KASHINATHPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. PRADIP KUMAR GHOSH, Alias PRADIP KUMAR LALA, Son of Late AMAR KUMAR GHOSH, KASHINATHPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by TAPAN KUMAR GHOSH, , , Son of Late P GHOSH, BISHNUPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 20-06-2018 by VIVEK PODDAR, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Major Information of the Deed :- I-1523-06927/2018-20/06/2018



Identified by TAPAN KUMAR GHOSH, , Son of Late P GHOSH, BISHNUPUR, P.O: RAJARHAT BISHNUPUR,
Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by
profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 21924, Amount: Rs.100/-, Date of Purchase: 11/05/2018, Vendor name: S
MUKHERJEE



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

Major Information of the Deed :- I-1523-06927/2018-20/06/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 234782 to 234804

being No 152306927 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.06.25 14:00:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25-06-2018 2:00:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)