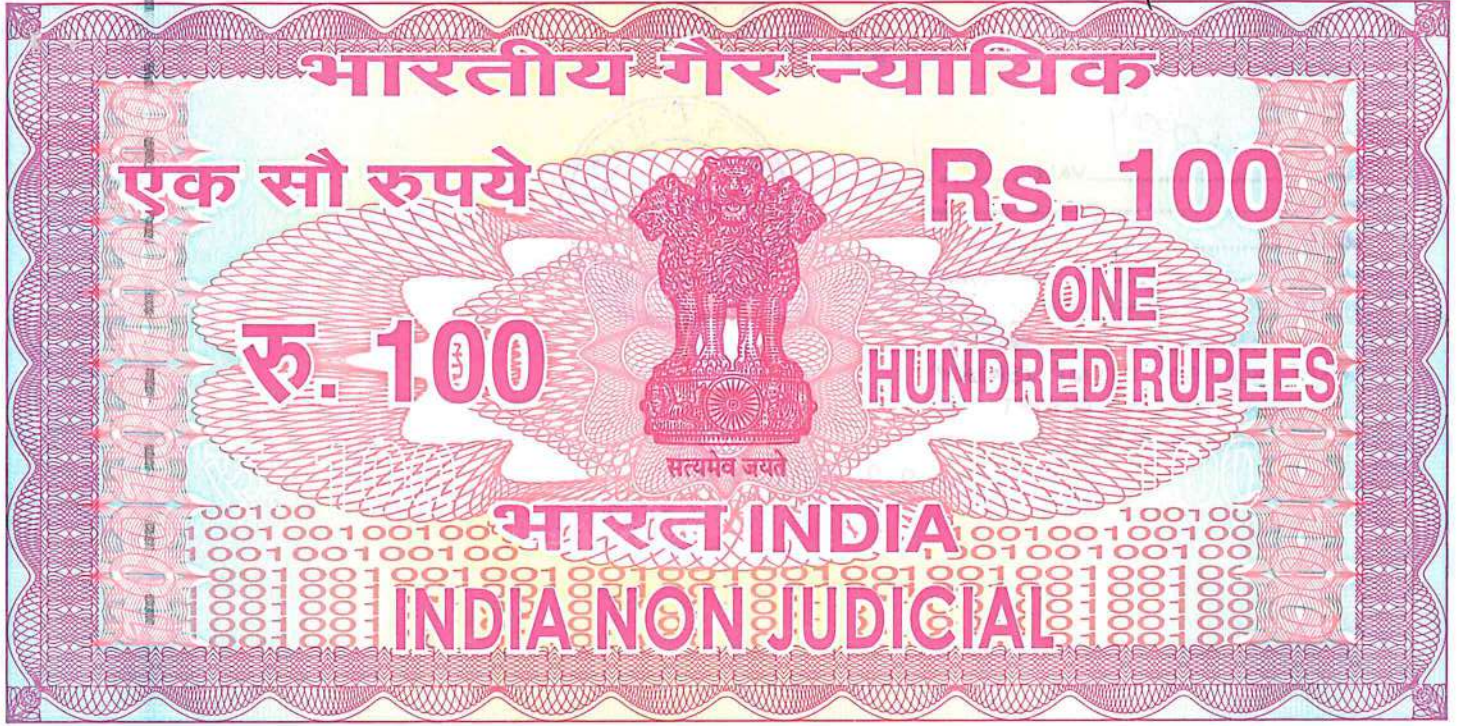


L2544

13398
I-12643/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2321576/22

AG 291932

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

[Handwritten Signature]

Additional District Sub-Registrar,
Rajahat, New Town, North 24-Pgs
18 AUG 2022

POWER OF ATTORNEY

This Power of Attorney made on this 29th day of July Two Thousand and Twenty Two (2022)

22 MAR 2021

1009
..... VALU..... 1009



SOLD TO.....

Address.....

SIGNATURE OF STAMP VENDOR
[Handwritten Signature]

SRI PRASANTA CHATTERJEE
GOVT LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA-700014

22 MAR 2021



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

04 AUG 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SRI AMAN GUPTA (PAN - BLZPG5476R), (AADHAAR NO. 2748 5035 2842) son of AJAY KUMAR GUPTA, by faith Hindu, by occupation Business, nationality Indian residing at AVANI OXFORD, BLOCK - 3, FLAT NO. 7B, 136 NO. JESSORE ROAD, POST OFFICE: BANGUR AVENUE, POLICE STATION: LAKE TOWN, DISTRICT - NORTH 24 PARGANAS, PIN - 700055, WEST BENGAL, INDIA (hereinafter collectively referred to as the Owner) do hereby SEND GREETINGS:

WHEREAS:

- A. I am the sole and absolute owner of **ALL THAT** piece and parcel of *bastu* land measuring 6 (six) Cottahs equivalent to 09.90 (nine point nine zero) decimal, be the same a little more or less, comprised in L.R. Dag No. 1320 under L.R. Khatian No. 2459 in Mouza - Kashinathpur, J.L. no. 39 under Police Station: Rajarhat within the limits of the Patharghata Gram Panchayat under jurisdiction of Additional District Sub-Registration Office, Rajarhat, District North 24 Parganas, West Bengal India, with various structures thereat, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the Said Property", absolutely and forever, free from all encumbrances and liabilities whatsoever.
- B. By a Development Agreement of even date made between myself therein referred to as the Owner of the First Part, and **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: U70200WB2010PLC152199), (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, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas hereinafter referred to as "the said Developer"), therein referred to as the Developer of the Second Part and registered at the office A.D.S.R. Rajarhat, New Town, in Book No. **I**, Being No. **12404** for the year 2022 (hereinafter referred to as "the said Development Agreement"), I have granted and the said Developer accepted exclusive right of development of the said property on the terms and conditions, as morefully therein contained.
- C. In the said Development Agreement, the share of the Developer in the Project shall be 60% (Sixty percent) and that of the Owner shall be 40% (Forty percent) ("Agreed Ratio") of the Gross Revenue on that Said Property.
- D. In the said Development Agreement, we have agreed to grant various powers to the said Developer and/or its authorized representatives for the purpose of implementing effective and proper development of the said property in accordance with the terms of the said Development Agreement.



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

04 AUG 2022

NOW KNOW YE BY THESE PRESENTS that I, the said Owner, do hereby nominate constitute and appoint **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: U70200WB2010PLC152199), (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, Kolkata-700010, Post Office: Beliaghata, Police Station: Beliaghata, District South 24 Parganas, West Bengal, India being represented by its Director **MR. VIVEK PODDAR (PAN: APJPP9042B) (AADHAAR NO: 7455 5971 0223)** son of **MR. MILAN PODDAR**, by faith Hindu, by occupation Business, residing at BE 111, Sector -I, Salt Lake City, Post Office: AE Market Salt Lake City, Police Station: North Bidhannagar, District: North 24 Parganas, PIN-700064, West Bengal, India acting through such of its officers as may be appointed in this regard from time to time by a resolution of its Board of Directors as our true and lawful Attorney for in our name and on our behalf of ourselves to do execute exercise and perform, all or any of the following acts deeds matters and things relating to the said property in the manner in terms of the said Development Agreement, that is to say:

1. To enter into, defend possession of, and to manage and maintain the said property and every part thereof and to warn off, prohibit, and if necessary, to proceed in accordance with law against all or any trespassers on the said property or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including panchayat / municipal rates and taxes, land revenue and other charges) payable in respect of the said property or any part or share thereof and to represent us to the concerned authorities or departments to which the same are payable.
3. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on our behalf, as aforesaid.
4. To accept or object to the assessments made from time to time of annual valuations in respect of the said property or any part or share thereof by the appropriate authority and to attend all hearings and have the same finalized.
5. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from plan sanctioning authority, Town Planning Authorities, the Government of West Bengal and/or from all other concerned authorities for converting the said property or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorney and for the said



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

04 AUG 2022

purpose to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters.

6. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or revalidated from the concerned departments of the plan sanctioning authority or other concerned authorities in such manner as the said Attorney may deem fit and proper.
7. To sign and execute all necessary documents for the purpose of raising finance for construction of the project on the said property from any bank or financial institutions or other entity and for that purpose to create valid charge /mortgage of the said premises and construction therein in whole or in part and to sign and execute all deeds and documents in favour of any bank or financial institutions or any other entity and to appear before the registration office having jurisdiction over the said property for the purpose of admitting the execution of any documents on this behalf and on our behalf and also to deliver original title deeds and other documents of title to such bank or financial institutions or other financier, if required but without creating any charge or mortgage on the principal's share in the revenue.
8. To sign and submit to the plan sanctioning authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, West Bengal State Electricity Board, CESC, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereto, and/or other applicable laws (hereinafter collectively referred to as the "Authorities"), the building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said property, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or



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

04 AUG 2022

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

9. To commence and complete development of the said property by constructing thereon a building in accordance with the terms and conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefor.
10. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or connections of other utilities and facilities in or for the said property from the CESC Ltd. WBSEB, KMDA and other appropriate authorities and/or to alter or close down and/or have disconnected the same.
11. To insure and keep insured all at the said property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such insurance.
12. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc., for the time being in force for the development of the said plots and/or for other purposes ancillary and incidental thereto.
13. To apply for and obtain all permissions, clearances, no objection certificates including the necessary Completion or Occupancy Certificate/s from the concerned authorities, as the case may be, for the purposes herein stated.
14. For all or any of the purposes hereinstated to appoint or terminate the appointment of Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals in respect of development of and/or matters connected therewith and/or ancillary thereto the said property.



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

04 AUG 2022

15. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Tribunal, Collector, etc.
16. To sign declare verify and/or affirm any plaint, written statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.
17. To file and submit declarations, authentications, statements, applications and/or returns, make commitments to the necessary authority or authorities in connection with the aforesaid matters whenever required.
18. To pay all fees, charges, outgoings or expenses whatsoever in respect of the said property and similarly to receive all incomings receivable for and on account of the said property, as the occasion so requires.
19. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the said property and to terminate their services as and when necessary.
20. To sign execute and present for registration agreements indentures deeds and other documents for the purpose of sale and/or transfer of the units/spaces including parking spaces pertaining to the demarcated spaces (if any) of the entire property and undivided and impartible share and interest in land and common areas attributable thereto in terms of the said Development Agreement and shall be bound to deposit all earnings, receivables and sale proceeds arising out of the Project to the revenue collection Account or Escrow Account as described in the said Development Agreement. The Owner's allocation of the revenue shall be, thereafter, transferred to the Owner's account, from the Escrow Account, as per procedure laid down in the Development Agreement.
21. To give physical possession of the units/ spaces to the intending purchasers in the Project after obtaining prior written confirmation from the Owner.
22. To grant, sign and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to



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

04 AUG 2022

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

23. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorney to construct, carry out and complete development of the said property in accordance with the said Development Agreement.
24. To form, incorporate and register any organization/s (hereinafter referred to as "the said Organisation/s") comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas and spaces comprised in the said property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the Housing Industries Regulation Act, 2017 or other laws or rules for the time being in force in West Bengal.
25. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other registration authorities, concerned gram panchayat / municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Brigade, Police Authorities, IGBC, GRIHA Council and/or other competent authority or body for certification of green building and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, submit, present for registration, admit execution, acknowledge and register or have registered and perfected and/or delivered all deeds, agreements, documents, instruments, declarations, affidavits, applications, undertakings, indemnities, objections, notices, etc., as be required by the concerned authorities or as may in any way be found necessary or expedient by the said Attorney in connection with the said Property.
26. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil



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

04 AUG 2022

criminal or revenue, concerning the sanction or building plans and/or touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Tribunal, Collector, etc in connection with the said Property.

27. To file and submit declarations, statements, applications and/or returns, make commitments and give undertakings and indemnities to the necessary authority or authorities in connection with the matters herein contained.
28. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments in connection with the matters herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which we ourselves could have lawfully done under our own hands and seals, if personally present.

AND we hereby agree that all acts deeds and things lawfully done by our said Attorney by virtue of and purporting to be under the authority hereby conferred shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the "Said Property")

ALL THAT piece and parcel of *Vacant bastu* land measuring 6 (six) Cottahs equivalent to 09.90 (nine point nine zero) decimal, be the same a little more or less, comprised in L.R. Dag No. 1320 under L.R. Khatian No. 2459 in Mouza - Kashinathpur, J.L. no. 39 under Police Station: Rajarhat within the limits of the Patharghata Gram Panchayat under jurisdiction of Additional District Sub-Registration Office, Rajarhat, District North 24 Parganas, West Bengal, India.

The aforesaid Said Property is ~~delineated in the plan annexed hereto and duly bordered thereon in "Red"~~ and butted and bounded as follows:

ON THE NORTH	: LAND PLOT NO. 21 OF. L.R. DAAG NO. 1320
ON THE SOUTH	: LAND PLOT NO. 26 OF. L.R. DAAG NO. 1320
ON THE EAST	: 10 (TEN) FEET WIDE KACHA COMMON PASSAGE
ON THE WEST	: LAND OF L.R. PLOT NO. 1345



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

04 AUG 2022

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands this ^{29th} day of July, 2022.

SIGNED AND DELIVERED
at Kolkata in the presence of:

WITNESS:

1) Tapan K. Ghosh
Bishumpute.

2) Abhitesh Ghosh
New Town KOL-159

✓ Aman Gupta

SRI AMAN GUPTA
(LAND OWNER/PRINCIPLE)

Vivek Poddar

MR. VIVEK PODDAR
(ATTORNEY)

Drafted by:-

Sourav Bhuiya
SOURAV BHUIYA
Advocate
High Court, Calcutta
Regd. No-F/2128/1606/2021














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












04 AUG 2022

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


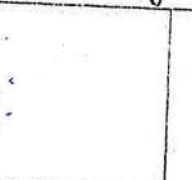
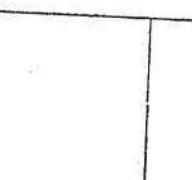

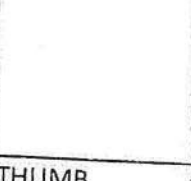
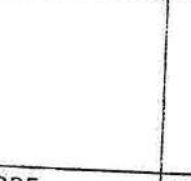
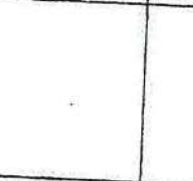
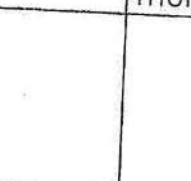
SIGNATURE OF
PRESENTANT/EXECUTANT/SELLER/BUYER/CAM
ENT WITH PHOTO

 1	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
	RH					
		THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE - *Nirvan D...*

 2	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
	RH					
		THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE - *...*

PHOTO 3	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
	RH					
		THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE -



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

04 AUG 2022



ভারত সরকার
Unique Identification Authority of India

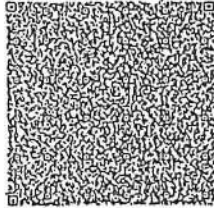
তালিকাভুক্তির নম্বর/ Enrolment No.: 0654/09161/35067

Download Date: 24/03/2019

To
তপন কুমার ঘোষ
Tapan Kumar Ghosh
BISHNU PUR BAT TALA
RAJARHAT BISHNUPUR
Baslna
Rajarhat Bishnupur
North Twenty Four Parganas West Bengal - 700135
9830873247

Generation Date: 19/03/2019

Signature Not Verified
Digitally signed by TS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2019.03.19 11:32:13
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

8309 6413 6859

VID : 9125 0324 8299 8018

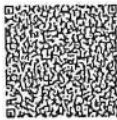
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



তপন কুমার ঘোষ
Tapan Kumar Ghosh
জন্মতারিখ/DOB: 20/02/1965
পুরুষ/MALE



8309 6413 6859

VID : 9125 0324 8299 8018

আমার আধার, আমার পরিচয়

Tapan K. Ghosh

Major Information of the Deed

Deed No :	I-1523-13398/2022	Date of Registration	18/08/2022
Query No / Year	1523-8002321476/2022	Office where deed is registered	
Query Date	29/07/2022 6:35:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	TAPAN KUMAR GHOSH RAJARHAT BISHNUPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830873247, Status :Solicitor firm		
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. 1/-	Rs. 26,73,000/-		
Stampduty 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]:- 152312404/2022		




Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kashinathpur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1320	LR-2459	Bastu	Bastu	9.9 Dec	1/-	26,73,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9Dec	1 /-	26,73,000 /-	






Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMAN GUPTA (Presentant) Son of Mr AJAY KUMAR GUPTA Executed by: Self, Date of Execution: 29/07/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
		04/08/2022	LTI 04/08/2022	04/08/2022
136, JESSORE ROAD, BLOCK- 3, FLAT NO- 7B,, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx6R, Aadhaar No: 27xxxxxxxx2842, Status :Individual, Executed by: Self, Date of Execution: 29/07/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, DR SURESH CHANDRA BANERJEE ROAD, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VIVEK PODDAR Son of Mr MILAN PODDAR Date of Execution - 29/07/2022 , , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
		Aug 17 2022 6:51PM	LTI 17/08/2022	17/08/2022
BE-111, SEC-I, SALT LAKE CITY, City:- , P.O:- AE MARKET, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx2B, Aadhaar No: 74xxxxxxxx0223 Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as director)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAN KUMAR GHOSH Son of Late PANCHANAN GHOSH , RAJARHAT BISHNUPUR, City:- , P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
	04/08/2022	04/08/2022	04/08/2022

Identifier Of Mr AMAN GUPTA, Mr VIVEK PODDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMAN GUPTA	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9.9 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kashinathpur, Pin Code : 700135

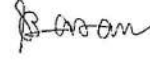
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1320, LR Khatian No:- 2459	Owner:অমন গুপ্তা, Gurdian:অজয় কুমার গুপ্তা, Address:লেক টাউন, কোল-55 , Classification:ডাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.



On 03-08-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 26,73,000/-



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

On 04-08-2022

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

Presented for registration at 11:20 hrs on 04-08-2022, at the Office of the A.D.S.R. RAJARHAT by Mr AMAN GUPTA ,Executant.

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

Execution is admitted on 04/08/2022 by Mr AMAN GUPTA, Son of Mr AJAY KUMAR GUPTA, 136, JESSORE ROAD, BLOCK- 3, FLAT NO- 7B,, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by Mr TAPAN KUMAR GHOSH, , Son of Late PANCHANAN GHOSH, , RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , 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 1009, Amount: Rs.100/-, Date of Purchase: 22/03/2021, Vendor name: Prasanta Chatterjee



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

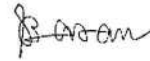
On 17-08-2022

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

Execution is admitted on 17-08-2022 by Mr VIVEK PODDAR, director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (Private Limited Company), 93, DR SURESH CHANDRA BANERJEE ROAD, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010



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

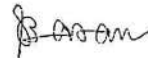


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-08-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



Sanjoy Basak
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 1523-2022, Page from 538034 to 538051

being No 152313398 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.08.23 15:39:05 +05:30
Reason: Digital Signing of Deed.

Basak

**(Sanjoy Basak) 2022/08/23 03:39:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

(This document is digitally signed.)

