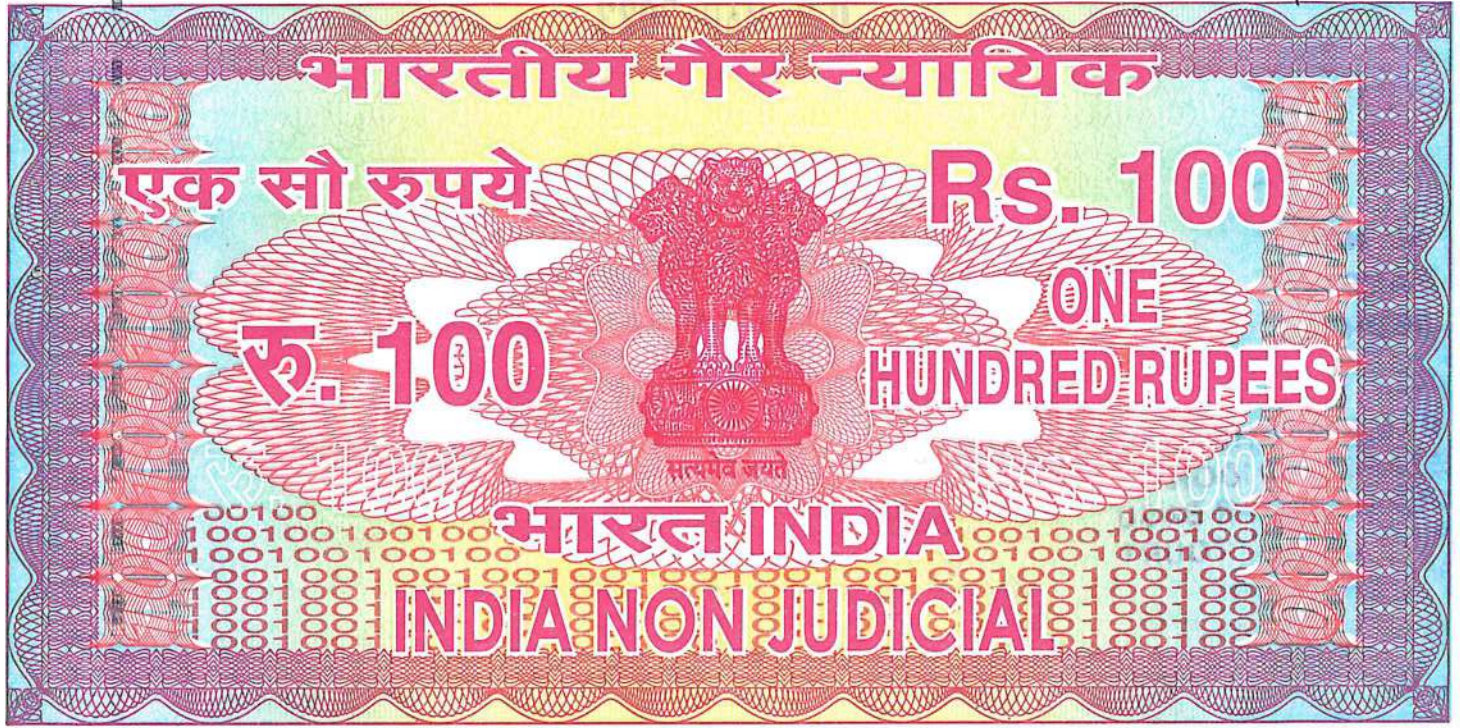


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 299321

12-02 hrs

Sr  
13/05/23

Certified that the Document is admitted to  
 Registration The Signature Sheet and the  
 and documents are attached to this document  
 and the amount of this Document is duly  
 tender the Indian Stamp Act, 1899.

Fee Paid as Additional Registra-  
 e Assurance-III, Kolkata

A.R.A.  
 III

8/12/2581/23

**DEVELOPMENT POWER OF ATTORNEY**

This "Development Power of Attorney" executed on this 13th day of May,  
 2023 (Two Thousand and Twenty-Three)

Additional Registrar of  
 Assurances III Kolkata  
 13 MAY 2023

03 MAR 2023

SL. NO. 606,

NAME-

ADDRESS-

RS. - 1000

NAME OF THE  
STAMP VENDOR  
KESAV KUMAR BASU  
SERAMPONG COURT  
W.B.,

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

*[Handwritten signature and scribbles]*

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Additional Registrar of  
Assurances in Kolkata  
13 MAY 2023

*[Faint, illegible text]*

**(1) SRI NIRMAL KUMAR SAHA** (PAN: AJXPS8581N) (AADHAAR NO: 922894054813), (Voter Card ID. NO. YMM0512442) (Mobile No: 9830470864), son of Late Reoati Mohan Saha, by nationality India, by faith Hindu, by occupation Business, residing at Majherpara Teachers Colony, Kalaberia, Post Office: Rajarhat-Bishnupur and Police Station: Rajarhat, PIN-700135, District-North 24 Parganas, West Bengal, India **(2) SRI KAMAL SAHA** (PAN: CXSPS4661L) (AADHAAR NO: 965234960380), (Voter Card ID. NO. GGC1152941) (Mobile No: 9836191220), son of Late Rebati Mohan Saha, by nationality India, by faith Hindu, by occupation Business, residing at Majherpara, Post Office-Rajarhat-Bishnupur and Police Station: Rajarhat, PIN-700135, District-North 24 Parganas, West Bengal, India, **(3) SRI BISWAJIT SAHA** (PAN: DEAPS6732E) (AADHAAR NO: 4778-6414-0594), (Voter Card ID. NO. YMM0512467) (Mobile No: 9051683515), son of Late Rebati Mohan Saha, by nationality India, by faith Hindu, by occupation Business, residing at Majherpara Teachers Colony, Post Office: Rajarhat-Bishnupur and Police Station: Rajarhat, PIN-700135, District-North 24 Parganas, West Bengal, India, **(4) SMT. ANJALI GHOSH** (PAN: EPPPG0219N) (AADHAAR NO: 6072-5195-8900), (Voter Card ID. NO. WB/20/091/627232) (Mobile No: 9748606604), daughter of Late Rebati Mohan Saha, wife of Bishnupada Ghosh, by nationality India, by faith Hindu, by occupation House Wife, residing at Majherpara, Post Office: Rajarhat-Bishnupur, Police Station: Rajarhat, PIN-700135, District-North 24 Parganas, West Bengal, India, **(5) SMT. NILIMA SAHA** (PAN: GAKPS4485P) (AADHAAR NO: 3341-8854-8230), (Voter Card ID. NO. WB/12/080/384470) (Mobile No: 9123973298), daughter of Late Rebati Mohan Saha, by nationality India, by faith Hindu, by occupation House Wife, residing at B-10/24, Diagonal Road, Kalyani, PIN-741235, District-Nadia, Post Office-Kalyani and Police Station-Kalyani **(6) SMT. NANDITA BHAUMICK** (PAN: BLKPB2026B) (AADHAAR NO: 5968-7961-3559), (Voter Card ID. NO. YMM1567544) (Mobile No: 9830228140), daughter of Late Reboti Mohan Saha, by nationality India, by faith Hindu, by occupation House Wife, residing at Majherpara Teachers Colony, Post Office-Rajarhat-Bishnupur and Police Station-Rajarhat, PIN-700135, District-North 24 Parganas, West Bengal, India, hereinafter collectively referred to as the "**GRANTORS**" of the **ONE PART**.

Additional Registrar of  
Assurances III Kolkata  
13 MAY 2023



**IN FAVOUR OF**

**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, being represented by its Director, **SRI VIVEK PODDAR** (PAN: APJPP9042B), (AADHAAR NO: 7455-5971-0223), son of Sri Milan Poddar, by nationality Indian, by faith Hindu, by occupation Business, residing at BE-111, Sector-I, Salt Lake, Kolkata-700064, Post Office: AE Market (Salt Lake City), Police Station Bidhannagar (North), District North 24 Parganas, hereinafter referred to as the **ATTORNEY** of the **OTHER PART**.

The Grantors and the Attorney are hereinafter individually referred as "**Party**" and collectively as "**Parties**"

**WHEREAS:**

1. At all material times, Sri Suresh Chandra Saha, son of Late Mahesh Chandra Saha by way of a Deed of Conveyance (*Bikray Kabala Patra*) dated 11<sup>th</sup> February 1963 registered in the Office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book-I, Volume No. 29, at Pages 75 to 80, being No. 1022 for the year 1963, sold, conveyed and transferred in favour of one Smt. Chameli Basu, wife of Sri Madan Mohan Basu, **ALL THAT** piece and parcel of land measuring 33 (thirty-three) decimal, more or less, comprised in C.S. Dag No. 226 recorded under C.S. Khatian No. 994, Mouza Bishnupore, J.L. No. 44, Re. Sa. No. 126, Police Station: Rajarhat, District North 24 Parganas, West Bengal, for the consideration mentioned therein.
2. Said Smt. Chameli Basu by way of a Deed of Conveyance (*Saaf Bikray Kabala*) dated 09<sup>th</sup> December 1970 registered in the Office of the Sub-Registrar,

Additional Registrar of  
Assurances III Kolkata  
13 MAY 2023



Cossipore Dum Dum and recorded in Book-I, Volume No. 109, at Pages 250 to 254, being No. 7404 for the year 1970, sold, conveyed and transferred in favour of one Sri Rebati Mohan Saha, **ALL THAT** piece and parcel of land measuring 33 (thirty-three) decimal, more or less, comprised in C.S. Dag No. 226 corresponding to R.S. Dag No. 237 recorded under C.S. Khatian No. 994 corresponding to R.S. (*Khanda*) Khatian Nos. 1306, 1307, 1308 and 1309, Mouza Bishnupore, J.L. No. 44, Re. Sa. No. 126, Police Station: Rajarhat, District North 24 Parganas, West Bengal (hereinafter referred to "**Schedule Proeprty**"), for the consideration mentioned therein.

3. The said Sri Rebati Mohan Saha consequently got his name mutated and recorded in the records of the Block Land & Land Reforms Office at Rajarhat, vide L.R. Khatian No. 2743 (land share - 0.6429) and duly paid khajna/taxes thereof.
4. The said Sri Rebati Mohan Saha, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 07/10/2010 leaving behind him, surviving his wife wife Bakulrani Saha and 03 (three) sons, namely, Sri Nirmal Kumar Saha, Sri Kamal Saha, Sri Biswajit Saha and 03 (three) daughters, namely, Smt. Anjali Ghosh, Smt. Nilima Saha, Smt. Nandita Bhaumick as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Rebati Mohan Saha in respect of the Schedule Property, each having an undivided 01/7<sup>th</sup> share and/or interest therein, as per Hindu Succession Act, 1956.
5. The said Bakulrani Saha, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 28<sup>th</sup> October 2016 leaving behind her, surviving 03 (three) sons, namely, Sri Nirmal Kumar Saha, Sri Kamal Saha, Sri Biswajit Saha and 03 (three) daughters, namely, Smt. Anjali Ghosh, Smt. Nilima Saha, Smt. Nandita Bhaumick as her only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest in respect of the undivided 01/7<sup>th</sup> (one-seventh) share and/or interest of Late Bakulrani Saha in the

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13 MAY 2023





Schedule Property, each having an undivided 1/6<sup>th</sup> (one-sixth) share and/or interest therein, as per the Hindu Succession Act, 1956.

6. The Grantors intended to develop and commercially exploit the Schedule Property in order to erect and construct a integrated development consisting of residential housing complex, commercial units together with open and covered car parking spaces therein (hereinafter referred as "**Said Project**") and in such regard entered upon a Development Agreement dated 13<sup>th</sup> May, 2023, registered in the Office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book-I, being No. 190303057 for the year 2023 (hereinafter referred as "**Development Agreement**") for constructing the Said Project at the Schedule Property and in terms of the Development Agreement, the Grantors herein, who are the joint and absolute owners in the Development Agreement, is hereby granting this Development Power of Attorney in favour of the Attorney to construct and raise the Said Project at the Schedule Property in these presents.

**NOW KNOW ALL MEN BY THESE PRESENTS THAT,** we, the said Grantors, do hereby appoint nominate and the said Magnolia Infrastructure Development Limited, an existing company under the Companies Act, 2013 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station: Beliaghata, Kolkata-700 010, acting through any 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 as more fully hereinafter contained that is to say:

1. To prepare the plan such as site, plan, building plan etc. for the construction of the Said Project to be constructed on the Schedule Property through appropriate persons and to submit the same to the competent authority for its approval and to submit proposal from time to time for the amendment of

13 MAY 2023



such building plan for the purpose of obtaining and/or sanction to such amendment and/or building plan.

2. To enter upon the Schedule Property either alone or with other persons for the purpose of measuring, surveying and for construction of the proposed Said Project.
3. To approach all the concerned authority under Urban Land (Ceiling and Regulation) Act 1976 for the purpose of obtaining exemption under Section 20 of the said Act in respect of construction of the buildings, being part of the Said Project at the Schedule Property and for that purpose to sign such applications, documents, writings, undertakings, etc. as may be required and to carry on correspondence with the authorities under the said Act and also proper appeal or appeals from any Order of the competent authority and/or other authorities made under the provisions of the said Act in respect of the Schedule Property.
4. To supervise the development work in respect of the proposed Said Project on the Schedule Property and to carry on and/or get carried out through contractors or sub-contractors, in such manner as may be determined by the said Attorney and also to ensure that that construction of the proposed Said Project is in accordance with the sanctioned building plan granted by the competent authorities and adherence of all rules, regulations by other appropriate authorities like police, Patharghata Gram Panchayat, Block Land and land Reforms Office and other concerned regulatory authorities.
5. To make necessary and periodical correspondence with the concerned authorities in connection with the Schedule Property.
6. To appear and represent before all concerned authorities and parties as maybe necessary in connection with the construction of the proposed Said Project in the Schedule Property.



Registrar of Companies  
Kolkata

3 MAY 2023

7. To appoint Architect, R.C.C. consultants, contractors and other persons and workmen for carrying on the construction work of the proposed Said Project and to pay their remunerations in accordance to the Development Agreement.
8. To pay various statutory and other deposits to several authorities as may be required for the purpose of such construction of the Said Project and to claim return of such deposits so paid by the Attorney and to give valid effectual receipt in our names and on our behalf in accordance with the refund of such deposits.
9. To approach hydraulic engineer, city engineer and authorities and officers other concerned authorities for the purpose of obtaining various permissions and other service connections including water connection for carrying on and completing the development work of the Said Project in the Schedule Property.
10. To obtain completion certificate from the concerned authority with regard to the proposed Said Project and to perform all required formalities to obtain the same.
11. To obtain no-outstanding certificate (NOC) from the concerned authorities for the proposed Said Project.
12. To apply before the controller of cement, steel, sand and any other authority for the purpose of making applications for such cement, sand, steel and other building materials and to procure the same for such construction work and to give appropriate undertakings or execute such documents and do such other acts, matters as may Attorney shall deem fit and appropriate for constructing the proposed Said Project at the Schedule Property.



Additional Registrar of  
Assurances III Kolkata

3 MAY 2023

13. To enter into Agreement for Sale and execute Deed of Conveyance with and favour of several intending buyers of independent units in the proposed Said Project, arising out of the developer's allocation (as contemplated under the Development Agreement) with such terms and conditions as our Attorney at its own discretion may deem fit and proper. Provided however that all acts done by our Attorney shall always be deemed and recognized as the acts done by the Attorney at the risk and liabilities including all taxes, liabilities in consonance with the Development Agreement.
14. Powers and authorities for execution Deed of Conveyance or Sale of the Units in the said Project to Intending Purchasers within the Developer's Allocation.
15. To receive earnest money or part payment time to time and also the balance consideration from the intending purchaser/s out of the developer's allocation (as contemplated under the Development Agreement) and also to issue valid receipts against such advances taken.
16. To attain before any District Registrar, Sub-Registrar or the Registrar of Assurances and to execute and present for registration and admit execution of the Agreement for Sale or Deed of Conveyance, arising in respect of units out of the developer's allocation (as contemplated under the Development Agreement), in the proposed Said Project in favour of the intending purchaser/s on our behalf and to have the said Agreement for Sale/Deed of Conveyance registered and to do all acts, deeds and things, which our Attorney shall consider necessary for sale of the said developer's allocation in the proposed Said Project and development of the Schedule Property.
17. To deliver free and vacant possession of flats/commercial units/car parking spaces, out of the saleable space arising out of the developer's allocation (as contemplated under the Development Agreement) to the intending purchaser/s after completion of execution and registration of appropriate Agreement for Sale or Deed of Conveyance.



Additional Registrar of  
Assurances III Kolkata

3 MAY 2023



18. To put and fix façade or signage in the Schedule Property and publish advertisement in the newspaper for inviting application for booking flats/units/apartments in the proposed Said Project, out of the developer's allocation (as contemplated under the Development Agreement).
19. To take proper step to file necessary plaints, written statements, objections, etc. to sign and verify all the petitions, written objections, affidavits before the Additional District Magistrate and Block Land and Land Reforms office, Rajarhat Bishnupur II No. Gram Panchayat and other appropriate authorities under the Government of West Bengal.
20. To sign and execute all necessary documents for the purpose of raising finance for construction of the project on the Schedule Property from any bank or financial institutions or other entity and for that purpose to create charge/mortgage of the developer's share in the Schedule Property and construction therein in whole or in part and to sign and execute all deeds and documents including mortgage deed in favour of any bank or financial institutions or any other entity and to appear before the registration office having jurisdiction over the Schedule 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.
21. To appear and represent me before all concerned authorities for fixation and/or finalization of the annual valuation of the Schedule Property and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as our Attorney may deem fit and appropriate.
22. To make applications to the state electricity board and water connection board along with other relevant competent authorities for obtaining necessary power and other facilities and amenities.
23. To make necessary representations including filing of complaints and appeals before the concerned authority and B.L. & L.R.O relating to the ground rent, rates and taxes or in connection with any matter or any way concerning



Additional Registrar of  
Assurances in Kolkata

13 MAY 2023

rates and taxes or in any way concerning the Schedule Property and to pay ground rent, rate bills, etc.

24. To accept in my name and on my behalf, the service of any writ or summons or other legal proceedings and to appear in any Court before any Magistrate or Judge, as our Attorney shall be advised and to commence any action or other proceeding in any Court of justice or authority and the same action or proceedings to prosecute or discontinue and settle compromise or refer to Arbitrator, suit action or proceedings as our Attorney deems fit and proper for the purpose of construction of the proposed Said Project at the Schedule Property.
25. To sign, verify, execute any affidavit, plaint, written statement, counter claim, appeals, revision applications, compromise petitions, etc. that may be necessary to get signed, verified, executed for this purpose of any suits, actions, appeals, testamentary and revisional jurisdictions or judicial authority and to do all acts, appearances and applications in any Court as maybe required pertaining to the Schedule Property.
26. To appoint pleaders, solicitors, advocates to appear and act in any Court of justice or before any other officer or officers or any state or local authority and to revoke such appointment and to substitute any other person in their place and stead.
27. To do generally and perform all acts, deeds, matters and things necessary and convenient as our Attorney thinks fit and appropriate.

#### **SCHEDULE**

(Description of "**Schedule Property**",

being the subject matter of this Development Power of Attorney)

**ALL THAT** piece and parcel of land measuring 33 (thirty-three) decimal, more or less, (land share as per ROR-0.6429), comprised in C.S. Dag No. 226 corresponding to



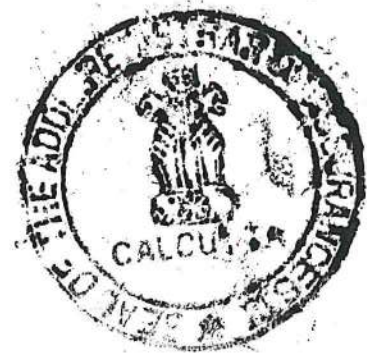
Additional Registrar of  
Assurances III Kolkata

13 MAY 2023

R.S./L.R. Dag No. 237 recorded under C.S. Khatian No. 994 corresponding to R.S. (*Khanda*) Khatian Nos. 1306, 1307, 1308 and 1309 corresponding to L.R. Khatian No. 2743, Mouza Bishnupore, J.L. No. 44, Re. Sa. No. 126, within the limits of Rajarhat Bishnupur II Gram Panchayat, Police Station: Rajarhat, PIN- 700135, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal and butted and bounded as under:

- On the North : Part Land of R.S./L.R. Dag No. 237 (P)
- On the East : Plot of Land R.S./L.R. Dag No. 235
- On the South : Garm Panchayet Road
- On the West : Plot of R.S./L.R. Dag No. 238





Additional Registrar of  
Assurances III Kolkata  
13 MAY 2023

IN WITNESS WHEREOF, the Parties execute this Power of Attorney on this 13th day of May, 2023 in presence of the following witnesses.

Nirmal Kumar Saha

**SRI NIRMAL KUMAR SAHA**

Kamal Saha

**SRI KAMAL SAHA**

Biswajit Saha

**SRI BISWAJIT SAHA**

Anjali Ghosh

**SMT. ANJALI GHOSH**

Nilima Saha

**SMT. NILIMA SAHA**

Nandita Bharmick

**SMT. NANDITA BHAUMICK**

[GRANTORS]

For **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**

Magnolia Infrastructure Development Ltd.

Director, **SRI VIVEK PODDAR**  
[ATTORNEY]

**WITNESSES:**

1. Millem Saha  
16, Dum Dum Road,  
Kolkata - 700030.

2. Pradip Das

VILL- BOSINA Rajarhat KOL-700135

**Drafted By:**

Ayusman Dey  
**Ayusman Dey**  
Advocate  
High Court, Calcutta  
Enrolment No. WB/7105/2012














Additional Registrar of  
Assurances III Kolkata

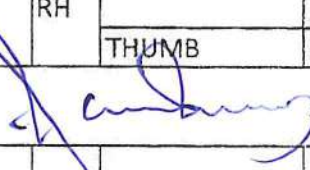
13 MAY 2023














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












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

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

SIGNATURE - 

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

SIGNATURE - *Nisimal Kumar Saha*

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

SIGNATURE - *Komal Saha*














**Additional Registrar of  
Assurances III Kolkata**












**13 MAY 2023**

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












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

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

SIGNATURE - *Biswajit Saha*

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

SIGNATURE - *Anjali Ghosh*

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












SIGNATURE - *Nelma Saha*

Additional Registrar of  
Assurances III Kolkata  
3 MAY 2023



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

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

 Nandita Bhawmick 1	LH					
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	RH					
		THUMB	FORE	MIDDLE	RING	LITTLE

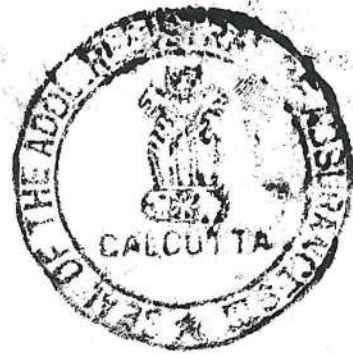
SIGNATURE - *Nandita Bhawmick*

PHOTO 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 Registrar of  
Assurances III Kolkata

13 MAY 2023

## Major Information of the Deed

Deed No :	I-1903-03076/2023	Date of Registration	13/05/2023
Query No / Year	1903-8001212581/2023	Office where deed is registered	
Query Date	13/05/2023 12:18:22 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPRIYO BASU AND ASSOCIATES 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903635387, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,26,96,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190303057/2023		

### Land Details :









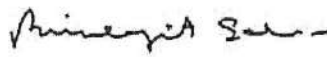
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Bishnupur, Pin Code : 700135

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-237	LR-2743	Bastu	Bastu	33 Dec	1/-	1,26,96,750/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>33Dec</b>	<b>1 /-</b>	<b>126,96,750 /-</b>	



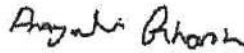


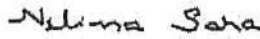


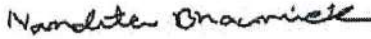




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri NIRMAL KUMAR SAHA</b> Son of Late REBATI MOHAN SAHA Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
MAJHERPARA, TEACHERS COLONY, KALABERIA, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx1N, Aadhaar No: 92xxxxxxxx4813, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				
2	<b>Name</b> <b>Shri KAMAL SAHA</b> Son of Late REBATI MOHAN SAHA Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
MAJHERPARA, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CXxxxxxx1L, Aadhaar No: 96xxxxxxxx0380, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				
3	<b>Name</b> <b>Shri BISWAJIT SAHA</b> Son of Late REBATI MOHAN SAHA Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
MAJHERPARA, TEACHERS COLONY, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DExxxxxx2E, Aadhaar No: 47xxxxxxxx0594, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				






4	Name	Photo	Finger Print	Signature
	<b>Smt ANJALI GHOSH</b> Wife of BISHNUPADA GHOSH Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
MAJHERPARA, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EExxxxxx9N, Aadhaar No: 60xxxxxxxx8900, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Smt NILIMA SAHA</b> Daughter of Late REBATI MOHAN SAHA Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
B-10/24, DIAGONAL ROAD, KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GAXxxxxx5P, Aadhaar No: 33xxxxxxxx8230, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Smt NANDITA BHAUMICK</b> Daughter of Late REBATI MOHAN SAHA Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office			
	13/05/2023	LTI 13/05/2023	13/05/2023	
MAJHERPARA, TEACHERS COLONY, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx6B, Aadhaar No: 59xxxxxxxx3559, Status :Individual, Executed by: Self, Date of Execution: 13/05/2023 , Admitted by: Self, Date of Admission: 13/05/2023 ,Place : Office				

#### Attorney Details :

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



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri VIVEK PODDAR (Presentant )</b> Son of Shri MILAN PODDAR Date of Execution - 13/05/2023, , Admitted by: Self, Date of Admission: 13/05/2023, Place of Admission of Execution: Office	 May 13 2023 12:52PM	 LTI 13/05/2023	 13/05/2023
BE - 111, SECTOR - I, SALT LAKE, City:- Not Specified, 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
<b>Mr MITHUN SAHA</b> Son of RATAN SAHA 16, Dum Dum Road, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:- North 24-Parganas, West Bengal, India, PIN:- 700030	 13/05/2023	 13/05/2023	 13/05/2023
Identifier Of Shri NIRMAL KUMAR SAHA, Shri KAMAL SAHA, Shri BISWAJIT SAHA, Smt ANJALI GHOSH, Smt NILIMA SAHA, Smt NANDITA BHAUMICK, Shri VIVEK PODDAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri NIRMAL KUMAR SAHA	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec
2	Shri KAMAL SAHA	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec
3	Shri BISWAJIT SAHA	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec
4	Smt ANJALI GHOSH	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec
5	Smt NILIMA SAHA	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec
6	Smt NANDITA BHAUMICK	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.5 Dec



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Bishnupur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 237, LR Khatian No:- 2743		Owner Name not selected by applicant.





On 13-05-2023

**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 12:02 hrs on 13-05-2023, at the Office of the A.R.A. - III KOLKATA by Shri 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 1,26,96,750/-

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

Execution is admitted on 13/05/2023 by 1. Shri NIRMAL KUMAR SAHA, Son of Late REBATI MOHAN SAHA, MAJHERPARA, TEACHERS COLONY, KALABERIA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Shri KAMAL SAHA, Son of Late REBATI MOHAN SAHA, MAJHERPARA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Shri BISWAJIT SAHA, Son of Late REBATI MOHAN SAHA, MAJHERPARA, TEACHERS COLONY, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Smt ANJALI GHOSH, Wife of BISHNUPADA GHOSH, MAJHERPARA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. Smt NILIMA SAHA, Daughter of Late REBATI MOHAN SAHA, B-10/24, DIAGONAL ROAD, KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Others, 6. Smt NANDITA BHAUMICK, Daughter of Late REBATI MOHAN SAHA, MAJHERPARA, TEACHERS COLONY, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by Mr MITHUN SAHA, , , Son of RATAN SAHA, 16, Dum Dum Road, P.O: Ghughudanga, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

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

Execution is admitted on 13-05-2023 by Shri VIVEK PODDAR, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, DR. SURESH CHANDRA BANERJEE ROAD,, City:- Not Specified, P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr MITHUN SAHA, , , Son of RATAN SAHA, 16, Dum Dum Road, P.O: Ghughudanga, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 606, Amount: Rs.100.00/-, Date of Purchase: 03/03/2023, Vendor name: KESAB KUMAR BASU



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 115921 to 115943

being No 190303076 for the year 2023.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2023.05.17 14:10:26 -04:00

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/05/17 02:10:26 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

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