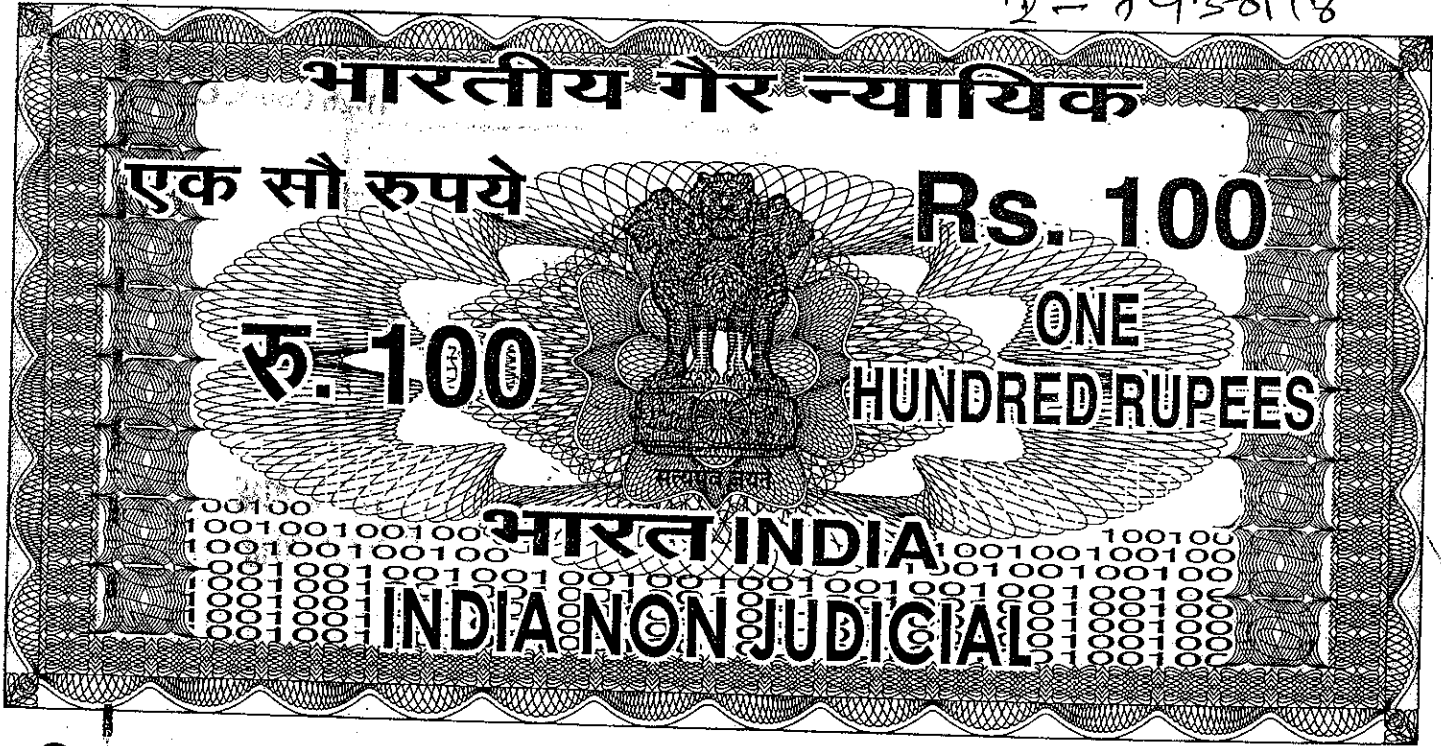


07726

2-7438/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 565689

2/7/18
G-1/182972

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

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

02 JUL 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, MR. Haru Gazi (PAN - BMNPG2782F), son of Late Talebar Gazi, by faith - Muslim, by occupation - Business residing at Mohammadpur, Post Office Rajarhat, Police Station Rajarhat, PIN- 700135, in the District of 24 Parganas (North), hereinafter referred to as the OWNER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors in interest

and assigns), do hereby **CONSTITUTE, NOMINATE, APPOINT AND AUTHORIZE, MR. VIVEK PODDAR**, son of Mr. Milan Poddar and **MR. MILAN PODDAR**, son of Late Monindra Nath Poddar, both residing at BE - 111, Salt lake, Kolkata - 700064, Police Station Bidhannagar (North), the Directors of **M/S. MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED** 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, (hereinafter referred to as the "**Said Attorney**", to be my true and lawful attorney, in my names and on my behalf, **either jointly or severally**, to execute and perform all or any of the following acts, deeds matters and things, and exercise all or any of the following powers and authorities as contained hereinafter:

WHEREAS

1. I, the owner herein is the absolute owner and seized possessed and otherwise sufficiently to ALL THAT piece and parcel of land admeasuring about said land containing a total land admeasuring about 88.5 (eight eight point five) Decimal, more or less i.e. forming part of RS /LR Dag nos. 1617 (28.5 decimal) and 1618 (60 decimal), under present L.R. Khatian Nos. 7894 and 1456 at mouza -Mohammadpur, PS - Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Rajarhat (hereinafter referred to as the 'Said Property' which are more fully described in the schedule written hereunder) by virtue of purchases through three nos. of registered Deed of Conveyances as Being no. 4736 for the year 1994, as Being no. 4684 for year 1994 and as Being no. 04049 and for the year 2008.
2. By a Development Agreement dated 2nd day of JULY, 2018 (hereinafter referred to as the '**Said Development Agreement**' which was registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24-Pargans in Book no.I as Being no. 07434 for the year 2018 executed by me on the One Part and the said M/S. Magnolia Infrastructure Development Limited, as the Developer of the Other Part, I have granted to the Attorney exclusive right to develop the said property along with such other rights

29/3/18

to develop the said property along with such other rights as have been recorded in the said Development Agreement.

3. In pursuance of the said Development Agreement, I have put the said Developer on possession of the said property on and from the date of execution of the said Development Agreement which the Developer has accepted and now is lawful possession of the said Property.
4. In terms of the said Development Agreement, a Power of Attorney is required to be executed by me in favour of the said Developer or its nominee to enable it to carry on construction on the said Property and to do all other acts and things, as required to perform its contractual obligation under the said Development Agreement.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I, the said HARU GAZI, son of Late Talebar Gazi, by faith Islam, by occupation business, residing at Mohammadpur, Post Office Rajarhat, Police Station Rajarhat, PIN- 700135, District North 24 - Parganas, hereinafter referred to as the OWNER do hereby constitute, nominate and appoint (1) MR. VIVEK PODDAR, son of Mr. Milan Poddar and (2) MR. MILAN PODDAR, son of Late Monindra Nath Poddar, both residing at BE - 111, Salt lake, Kolkata - 700064, Police Station Bidhannagar (North), the Directors of M/S. MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 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, to be my TRUE AND LAWFUL ATTORNEY in my names and on my behalf, either jointly or severally, to do and / or execute all or any of the following acts, deeds matters and things with respect to the said property (except owner's allocation) for us and on my behalf and in my name viz,

1. To make and prepare and / or cause to be made and prepared all such layout, sub-division, plans, specification and designs and / or any alteration in the plans and / or specification as may be necessary, required and advisable at the discretion of my said Attorneys for the purpose of constructing the buildings on the land of the said property and to engage the services of any Architect,

- Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my said attorneys and to pay necessary fees and premium required for getting plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the concerned authority and / or any other statutory authorities.
2. To pay and discharge all rents, Khajna, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereinafter become due and payable for or on account of the land from the date of the execution of the said Agreement onwards.
 3. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said property in accordance with the sanctioned plans, specifications and / or the permissions granted by the competent Authority and / or the permissions of any other statutory authority to be granted under the laws for the time being in force and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.
 4. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried on the land of the said Property and any other matters pertaining to the said Property.
 5. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said Property and in particular to do the following acts, deeds, matters and things including but not limited to:
 - (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;
 - (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the land of the said Property;

- (c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authorities including but not limited to Fire Brigade, Electricity Supply Agency, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Land Revenue & Land Reforms Authority, concerned local authority, North 24-Parganas Zilla Parishad and/or any other authority or authorities and sign all papers, documents, writings, declarations on my behalf in connection with and other Concerned Authorities under any Statute as may be in force from time to time.
- (d) To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said Property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.
6. To enter upon the land of the said Property at any time, affix board, put the barbed wire fencing or construct a compound wall on the land of the said Property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
7. To represent before the public, local and/or private authorities in respect of the development of the said Property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.
8. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the land of the said Property and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
9. To empower on my behalf and in my name and to represent my interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Act, Rules, Regulations or Bye-laws, for the time being in force; and also to appear before

any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.

10. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or *manse profits* in respect of the land of the said Property which now are or which at any time or times hereafter may become due and payable to me.
11. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
12. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the land and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliers of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
13. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said land and/or any structure, building, or block, or any self-contained flats or commercial spaces to be constructed on the said land of the said Property and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them to initiate and/defend any proceedings before any judicial and quasi-judicial authority and/or any other statutory department and pay their remuneration/bills/fees including special fees and other charges to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.
14. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the land of the said Property.
15. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or

other Competent Authorities under any law, for the time being in force, for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said Property.

16. In connection with or relating to the Land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, complaints, written statements, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the said Property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.
17. To refer any dispute touching and arising out of the said Property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land to arbitration and also to take steps on my behalf and represent me before the arbitrator accordingly.
18. In case the said Property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file or submit applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ petition, summons or other legal proceedings or motion and to appear and represent us in any court of justice including Tribunal and other statutory authority and before all magistrates, judges, judicial officers whatsoever as by the Attorney(s) shall be thought advisable and to commence and continue any such proceedings in any court of law and before any public officers or tribunals or other statutory authorities, as aforesaid, for receiving compensation, acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

19. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the land of the said Property that may be required for commencing the development work and to complete the same and for that to execute necessary documents including undertakings.
20. To make applications to the government or quasi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary documents including undertakings and bonds and to furnish necessary deposits including bank guarantee for the same.
21. To manage and supervise the said Property and to take such of the steps as may be necessary to manage and supervise the said Property till the time of completion of its development.
22. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
23. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as and when occasion shall arise for any purpose connected with the said development work.
24. To make applications for obtaining certified copies of the proceedings in the Court, tribunal and other statutory authority whatsoever including Judgment, decree, Order, applications, pleadings, etc. and to receive the same on my behalf.
25. In the event any understanding or compromise reached between the parties, to negotiate and settle the terms of compromise and to sign and execute such compromise deed etc. and to file the same in the courts.
26. To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the said Property and

construction thereon and sale of the units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

27. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.
28. To advertise in the newspapers for the sale of the units and to enter into agreements for the sale of such units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the units and to do all such necessary acts and things as may be necessary or proper in that behalf.
29. To develop and negotiate sale of the apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the said Property within the Developer's Allocation and for that purpose to negotiate and execute agreement for sale with the prospective purchasers on such terms and conditions as the Attorney(s) may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same in respect of the Developer's Allocation.
30. To sell, transfer, gift, lease or dispose of the said properties or any part thereof falling within the Developer's Allocation on my behalf and to receive consideration thereof in the name of the said attorney, and grant valid discharge and also to sign and execute the deed of conveyance or conveyances or any other deeds of conveyance or conveyances or any other documents on my behalf and to appear before the concerned registrar for causing registration for the said documents and also to sign and execute all documents and writing on my behalf in respect of the Developer's Allocation.
31. To deal with, dispose of, sell and transfer of all or any of flat/flats and other spaces of the building to be constructed on the land of the said Property on ownership basis at the price or for the amount as the said Attorney may deem

fit and proper and to collect and receive the consideration thereof in the name of the said attorney in respect of the Developer's Allocation.

32. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for transfer of the said properties or any part thereof in respect of the Developer's Allocation.
33. To execute the Deed of Conveyance/s or any other deed/documents on my behalf in connection with sale of flat/apartments and other spaces in the said Property within the Developer's Allocation and present such deeds or documents for registration before any concerned registration offices having jurisdiction over the same.
34. To receive consideration and sale proceeds of the flats/apartments and other spaces in the said building/building complex within the Developer's Allocation in the name of the said attorney and to give effectual receipts and discharges for all or any monies which shall come to the hands of the said attorney by virtue of the powers herein contained.
35. To hand over vacant possession of the flats/apartments and other spaces or any part thereof and all documents relating to the title of the properties to the intending purchaser/purchasers simultaneously at the time of execution and registration of the Deed of Conveyance in favour of purchaser/s in respect of the Developer's Allocation.
36. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said Property.
37. 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.

38. To apply for No Objection Certificate or necessary permissions from the Panchayat/Municipal authority for occupying the building and to do all acts deeds or things for the said purpose.
39. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith on my behalf.
40. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my Attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever my Attorney(s) or any such substitutes or substitute shall lawfully do or cause to be done in or about the said Property and the development of the same.
41. And to do everything whatever which may be at the sole discretion of my said Attorney(s) deemed fit or expedient for sale of the Developer's Allocation and/or enjoyment and/or development of the said Property and which I, myself could do if personally present and as if this power had not been executed.
42. All charges and expenses of and incidental to any act, deed matter or thing done or caused to be done by my said Attorney(s) in exercise of any power or powers herein conferred shall be borne and paid and provided for by my said Attorney(s) alone but subject to the right of Attorney(s) alone under the Agreement to reimburse itself out of the sale proceeds of the units or other saleable areas within the Developer's Allocation towards all the above costs, including the development costs incurred for the development of the said Property and the said Attorney(s) shall indemnify and keep indemnified my estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of my Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

43. To all acts and things in contemplation of and in achievement of the objects and purposes contained in the said Development Agreement which are otherwise mentioned hereinabove.

I THE OWNER HEREIN HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever my Said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the said Property by virtue of this **POWER OF ATTORNEY**.

SCHEDULE
(Said Property)

ALL THAT PIECE AND PARCEL of land admeasuring about 88.5 (eighty eight point five) Decimal more or less in Mouza- Mohammadpur comprised in R.S./L.R. Dag nos.1617 (28.5 decimal) and 1618 (60 decimal), under present LR. Khatian nos. 7894 and 1456, J.L. no.32, Police Station - Rajarhat, PIN-700135, within the limit of R.B.-II Panchayet, Addl. Dist Sub-Registrar Office, Rajarhat, and according to the settlement records of rights finally published the plot is comprised in the District of 24 -Parganas (north), West Bengal.

The said Property is butted and bounded as follows:

- ON THE NORTH:** 30 feet wide P.W.D. ROAD
- ON THE SOUTH:** Part of other Dag nos. of Patharghata mouja
- ON THE EAST:** Part of other Dag nos. of Kalikapur mouja
- ON THE WEST:** Part of Dag no. 1615

IN WITNESS WHEREOF the Parties have executed and delivered this Development

Power of Attorney on 2nd day of July, 2018

WITNESSES:

1. Md Sabir Hossain Gazi
Mohammadpur, Kanchampukur.
Rajarhat, Kol-135.
2. Md Kamal Hossain Gazi
Mohammadpur Kanchampukur
Rajarhat, Kol-70135



THE FIRST PARTY - OWNER

Magnolia Infrastructure Development Ltd.

Director

THE SECOND PARTY - ATTORNEY

Md Sabir Hossain Gazi

Deed prepared read over
vernacular language explained by me.
Drafted by me

Sanjib Nath

Advocate

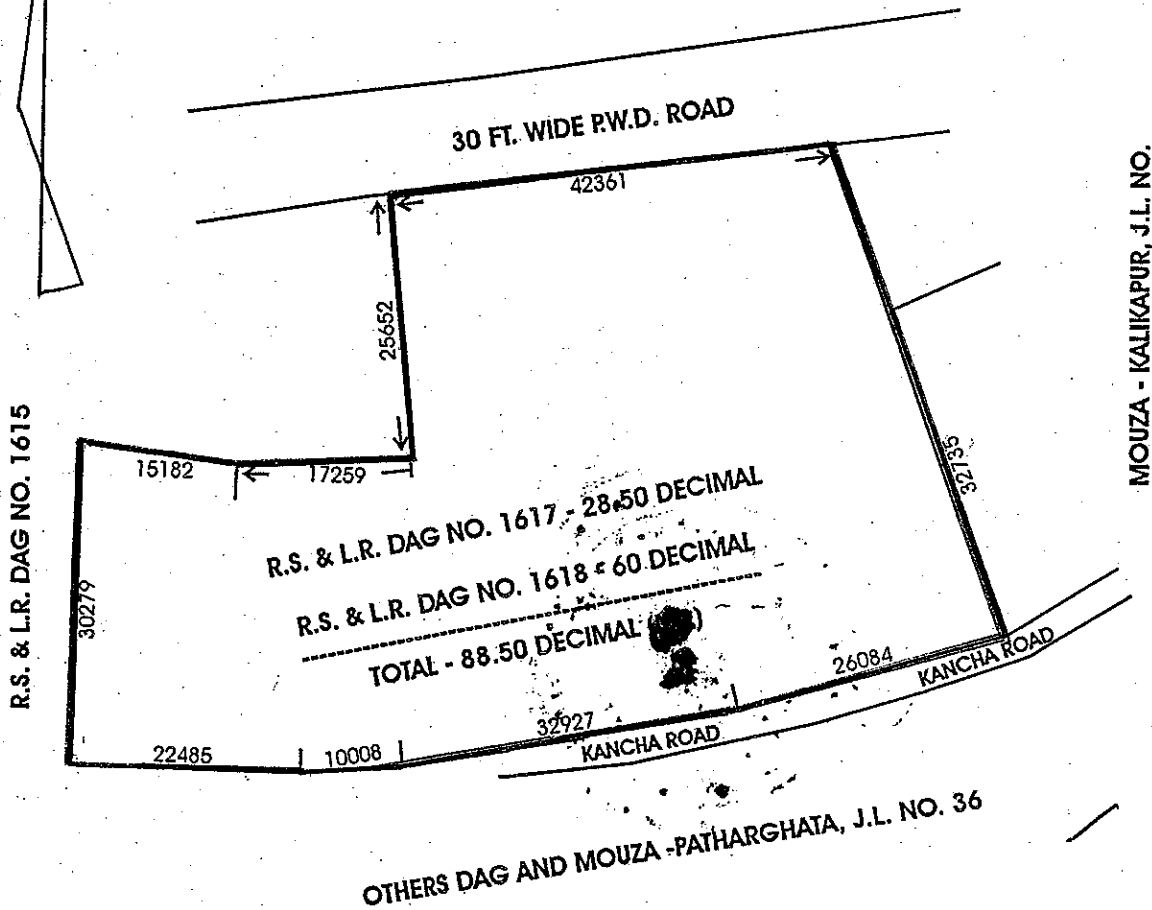
High Court, Calcutta

WB/1557/2010.

SITE PLAN PART OF R.S. & L.R. DAG NOS. 1617 & 1618, L.R. KHATIAN NOS. 7894 & 1456, AT MOUZA - MOHAMMADPUR, J. L. NO.- 32, RE.SA. - 82, TOUZI NO. 10, UNDER RAJARHAT BISHNUPUR NO. II GRAM PANCHAYET, P.O. - KADAMPUKUR, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

**TOTAL AREA OF LAND = 88.50 DECIMAL (M/L).
PLOT SHOWN IN RED BORDER .**

N



24/30/2015












Magnolia Infrastructure Development Ltd.

Director

Note : All Dimentions in MM

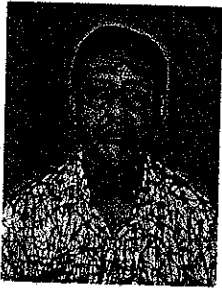










SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :-

(Signature)

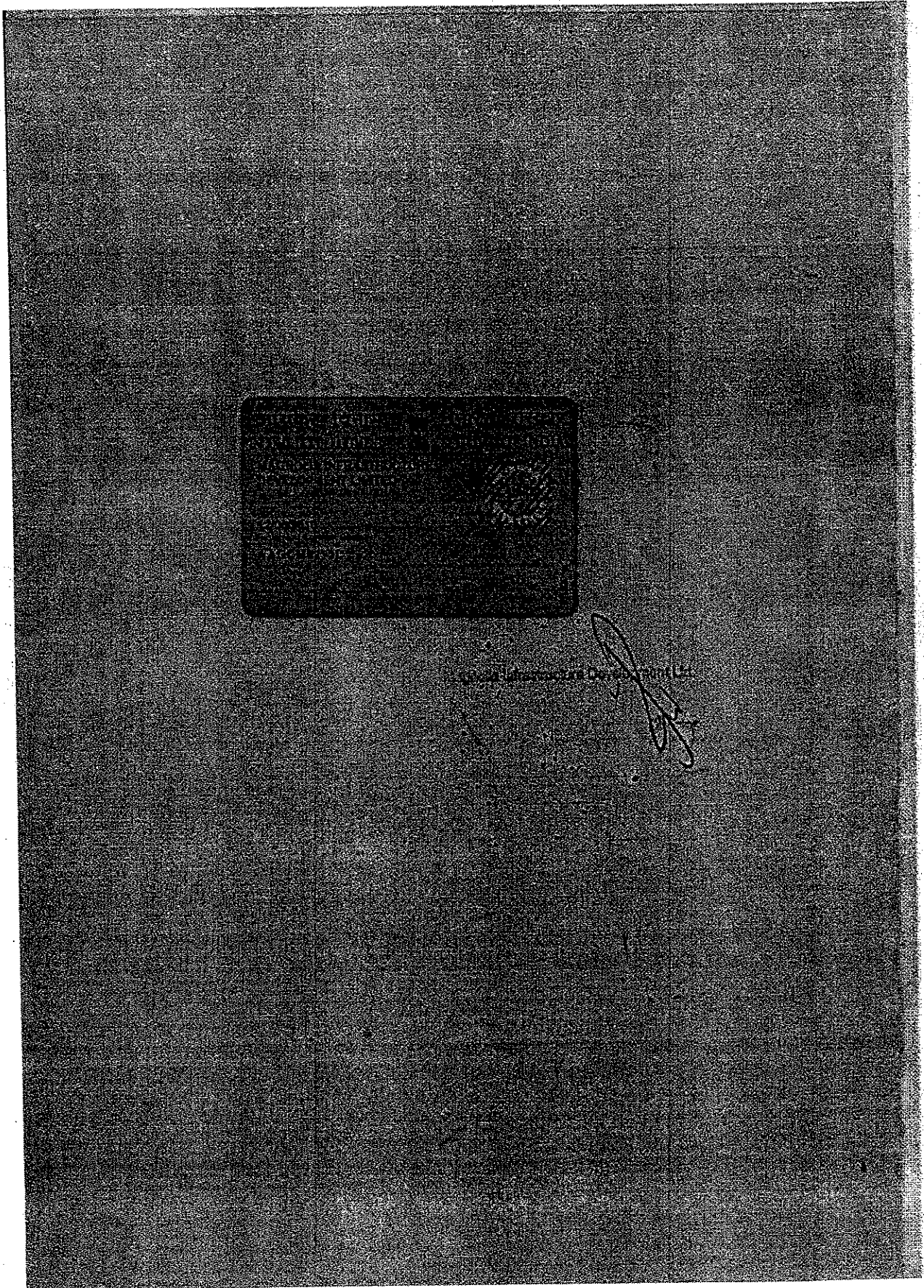
 <i>27.2.2014</i>	LH					
	RH.					

ATTESTED :-


27.2.2014 27.2.2014

PHOTO	LH					
	RH.					

ATTESTED :-



आयकर विभाग
INCOME TAX DEPARTMENT
VIVEK ZODDAR
MILKANT ZODDAR
शुभचिन्तक
समाजवादी आन्दोलन
संरक्षण
भारत सरकार
GOVERNMENT OF INDIA
श्रीका
श्रीका



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21207151

Major Information of the Deed




Deed No :	I-1523-07438/2018	Date of Registration	02/07/2018
Query No./ Year	1523-1000182972/2018	Office where deed is registered	
Query Date	02/07/2018 1:37:52 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		
Stampduty Paid(SD)	Rs. 10,95,82,470/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152307434/2018		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammadpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1617	LR-7894	Bastu	Shali	28.5 Dec		3,52,89,270/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1618	LR-1456	Bastu	Shali	60 Dec		7,42,93,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			88.5Dec	0 /-	1095,82,470 /-	
	Grand Total :				88.5Dec	0 /-	1095,82,470 /-	

Principal Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Haru Gazi Son of Late Talebar Gazi Executed by: Self, Date of Execution: 02/07/2018 , Admitted by: Self, Date of Admission: 02/07/2018 ,Place : Office	 02/07/2018	 LTI 02/07/2018	 02/07/2018
	, Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BMNPG2782F, Status :Individual, Executed by: Self, Date of Execution: 02/07/2018 , Admitted by: Self, Date of Admission: 02/07/2018 ,Place : Office			

Major Information of the Deed :- I-1523-07438/2018-02/07/2018

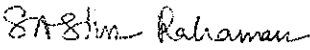
Attorney Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Vivek Poddar (Presentant) Son of Milan Poddar Date of Execution - 02/07/2018, , Admitted by: Self, Date of Admission: 02/07/2018, Place of Admission of Execution: Office			
		Jul 2 2018 2:02PM	LTI 02/07/2018	02/07/2018
	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	
Safir Rahaman Son of Late Mujibar Rahaman 75, Chittaranjan Avenue, 3rd Floor, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Haru Gazi, Vivek Poddar	02/07/2018
	

Transfer of property for L1.

Sl.No	From	To. with area (Name-Area)
1	Haru Gazi	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-28.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Haru Gazi	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-60 Dec

Major Information of the Deed :- I-1523-07438/2018-02/07/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammadpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1617(Corresponding RS Plot No:- 1617), LR Khatian No:- 7894	Owner:হারু গাজী, Gurdian:তালেবর, Address:নিজ, Classification:শালি, Area:0.12000000 Acre,
L2	LR Plot No:- 1618(Corresponding RS Plot No:- 1618), LR Khatian No:- 1456	Owner:হারু গাজী, Gurdian:তালেবার গাজী, Address:মহম্মদপুর, Classification:শালি, Area:0.60000000 Acre,

Endorsement For Deed Number : I - 152307438 / 2018

On 02-07-2018

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 13:45 hrs on 02-07-2018, 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 10,95,82,470/-

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

Execution is admitted on 02/07/2018 by Haru Gazi, Son of Late Talebar Gazi, , Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Safiur Rahaman, , , Son of Late Mujibar Rahaman, 75, Chittaranjan Avenue, 3rd Floor, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Muslim, by profession Service

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

Execution is admitted on 02-07-2018 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

Indetified by Safiur Rahaman, , , Son of Late Mujibar Rahaman, 75, Chittaranjan Avenue, 3rd Floor, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Muslim, by profession Service

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/-

Major Information of the Deed :- I-1523-07438/2018-02/07/2018

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 136431, Amount: Rs.100/-, Date of Purchase: 26/03/2018, 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-1523-07438/2018-02/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152307438 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.07.05 14:09:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05-07-2018 2:09:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)