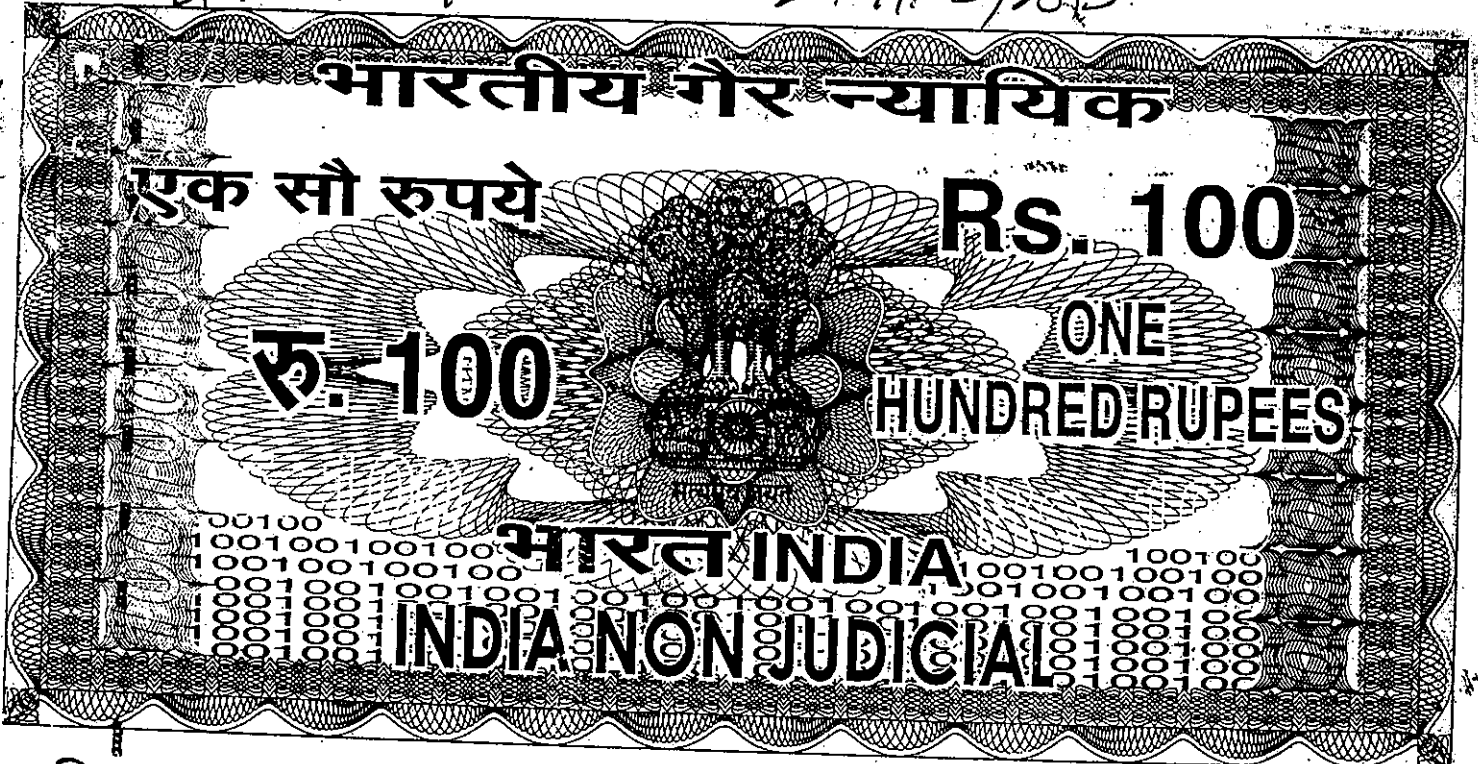


Sl No. 1201/15

L-1153/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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VC Case No. 190/15
 B.D. 275,050/-
 Additional District Sub-Registrar
 Kadambagachi, North 24 Pgs

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

Additional District Sub-Registrar
 Kadambagachi, North 24 Pgs

06 JUL 2015

Prasanna K. Samadder
Prasanna K. Samadder

Rajib Samadder

Sujib Samadder

Sarmista Dey

Joabir Dey

Magnolia Infrastructure Development Ltd.
 Director

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 1st day of July
 2015 (Two Thousand Fifteen) A.D.

BETWEEN

ক্রমিক নং ২৩০৭ তারিখ ৩০/৬/১৫
ক্রমিক নং ডি. এন. সামাদার
গ্রাম সামাদার
মূল্য ২০০ টাকা পরস
ভেণ্ডার শ্রী
আমজাদা এ. ডি, এম, আর, অফিস
উত্তর ২৪ পরগণা

ক্রয়ের তারিখ
মোট মূল্য
দেওয়ানী অফিস - বারাসাত
ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ সিং

- 8 JUN 2015

15000.00

Dharendra Nath Samadder

V-C-T-1-NO-564



Dharendra Nath Samadder

V-C-T-1-NO-565
Laxmi Rani Samadder 565

[Handwritten signature]

Additional District Sub-Registrar,
Kedambagachi, North-24 Pgs.

V-C-T-1-NO-566

01 JUL 2015

Rajib Samadder,

(i) **SHRI DHIRENDRA NATH SAMADDER** (IT PAN AJJPS8002J) Son of Late Bilash Chandra Samadder, by Religion : Hindu, by Nationality : Indian, by Profession : Advocate (ii) **SMT. LAKSHMI RANI SAMADDER** (IT PAN-AJJPS 8063 M) Wife of Shri Dharendra Nath Samadder, by Religion : Hindu, by Nationality : Indian, by Profession : Housewife (iii) **SHRI RAJIB SAMADDER** (PAN-AVZPS 3738 D) and (iv) **SHRI SANJIB SAMADDER** (PAN-DIJPS 4058A) both sons of Shri Dharendra Nath Samadder, by Religion : Hindu, by Nationality : Indian, by Profession : Service and all residing at Shibtala, Nabapally Circular Road, Police Station - Barasat, District - 24 Parganas (North), Kolkata - 700 126, (v) **SMT. SARMISTHA DEY** , W/o. Shri Prabir Dey, (PAN- CEGPD 4984 J)(vi) **SHRI PRABIR DEY** (PAN-AFDPD 1164 L) S/o. Shri Abani Prasad Dey, of Vill& P.O- Akrapur, P.S- Habra, Dist- North 24 Parganas, PIN- 743263 hereinafter collectively referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators and assigns) of **ONE PART**.

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station : Belegghata, P.O. Belegghata, Kolkata-700 010, being represented by its Directors, **SHRI VIVEK PODDAR**, Son of Shri Milan Poddar, hereinafter collectively referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all shareholders, directors and their and each of their respective successors-in-interest/title, administrators and assigns) of the **OTHER PART**.

WHEREAS:

Whereas the **Land Owners** are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land admeasuring about **641.00** (Six hundred forty one) Decimals equivalent to **388.50** (Three hundred eighty eight point five) Cottahs equivalent to **19.42 Bighas** (more or less) under **Mouza -Paschim Ichapur, Mochpole, and Baluria in J.L. Nos. -29, 31 & 37, Police Station - Barasat, District - 24 Parganas (North)** within the limits of the Barasat Municipality & Ichapur Nilguange Gram Panchayet and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as the "**Said Property**"), by virtue of various **Deed of Conveyances**, the details whereof are set out herein below:

Laxmi Rani Samadder

Sanjib Samadder

Dharendra Nath Samadder
Prabir Dey
Sarmistha Dey



V.C.T.L No - 567

Sanjib Samadder.



V.C.T.L NO - 568

Sarmistha Dey



V.C.T.L NO - 569

Roabir Dey



V.C.T.L No - 570

~~XXXXXXXXXXXXXXXXXXXX~~
(SANKU LODDAR)



Biswanath Ghosal
S/o Amarnath Ghosal
6 Ghosalpara Road
P.O. P.S. - Barasat
North 24 Pgs. W.B.
70124

Additional District Sub-Registrar
Kadambagaohi, North 24 Pgs.

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Mouza- Paschim Ichapur, J.L No 29:

Sl. No.	Deed No.	Year	Purchaser	Vendor	Land area (In Decimal)	L.R. /R. S. Dag No.	Classification of Land	Deed Details	Office of Registration
1	853	2003	D. N. Samadder	Jamshed Ali & Parul Bala Ghosh	16	113	Sali	Book No. 1, Volume No. 14, Pages 191 - 198	Sub Registrar, Kadambagachi
2	853	2003	D. N. Samadder	Jamshed Ali & Parul Bala Ghosh	9	116	Sali	Book No. 1, Volume No. 14, Pages 191 - 198	Sub Registrar, Kadambagachi
3	1871	2011	D. N. Samadder	Smt. Narayani Mondal	20.5	103	Sali	Book No. 1, Volume No. 7, Pages 1235 - 1248	Additional District Sub Registrar, Kadambagachi
4	2130	2013	D. N. Samadder	Ananda Mondal, Maya Koley, Sachl Gayen, Ujjwala Biswas	20.5	103	Sali	Book No. 1, Volume No. 8, Pages 1140 - 1154	Additional District Sub Registrar, Kadambagachi
5	82	2008	D. N. Samadder	Pradyut Bhattacharya	1.162	81	Sali	Book No. 1, Volume No. 1, Pages 1077 - 1094	Additional District Sub Registrar, Kadambagachi
6	5492	1996	D. N. Samadder	Bhanu Chandra Das	7	109	Sali	Book No. 4, Volume No. 99, Pages 164 - 173	District Registrar, Barasat
7	5492	1996	D. N. Samadder	Bhanu Chandra Das	8	110	Sali	Book No. 4, Volume No. 99, Pages 164 - 173	District Registrar, Barasat
8	5492	1996	D. N. Samadder	Bhanu Chandra Das	10	111	Sali	Book No. 4, Volume No. 99, Pages 164 - 173	District Registrar, Barasat
9	1292	1998	D. N. Samadder	Nanda Dulal Ghosh & Ors.	25	108	Sali	Book No. 1, Volume No. 20, Pages 299 - 310	Sub Registrar, Kadambagachi
10	1292	1998	D. N. Samadder	Nanda Dulal Ghosh & Ors.	11	114	Sali	Book No. 1, Volume No. 20, Pages 299 - 310	Sub Registrar, Kadambagachi

Shri. Nethi Sarma

D. N. Samadder

Sarmistha Dey
Rohini Dey

Laxmi Rani Samadder

Sanjit Samadder

104
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Additional District Sub-Registrar
Kadambagachi, North-04 Pgs.

01 JUL 2015

Dharendra Nath Samadder
Rit Samadder.

11	1409 4	2011	Lakshmi Rani Samadder & D.N. Samadder	Ashraf Ali Mondal	16	98	Sali	Book No. 1, Volume No. 47, Pages 1513 - 1525	District Sub-Registrar II, North 24 Parganas
12	1409 4	2011	Lakshmi Rani Samadder & D.N. Samadder	Ashraf Ali Mondal	17	99	Sali	Book No. 1, Volume No. 47, Pages 1513 - 1525	District Sub-Registrar II, North 24 Parganas
13	2278	2013	Lakshmi Rani Samadder	Tarulata Ghosh & Ors	4.5	100	Sali	Book No. 1, Volume No. 8, Pages 3105 - 3122	Additional District Sub Registrar, Kadambagachi
14	2278	2013	Lakshmi Rani Samadder	Tarulata Ghosh & Ors	2.571	115	Sali	Book No. 1, Volume No. 8, Pages 3105 - 3122	Additional District Sub Registrar, Kadambagachi
15	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	7.5	100	Sali	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambagachi
16	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	6	101	Sali	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambagachi
17	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	17	104	Sali	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambagachi
18	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	8	106	Sali	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambagachi
19	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	7	107	Sali	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambagachi
20	6623	2011	Lakshmi Rani Samadder & Putul Ganguly	Lakshmi Ghosh	1.135	81	Sali	Book No. 1, Volume No. 22, Pages 668 - 681	District Sub-Registrar II, North 24 Parganas

Prabir Dey
Sarmistha Dey

Lakshmi Rani Samadder
Samir Samadder

Magnolia Infrastructure Development Ltd.



Additional District Sub-Registrar
Kadambagaohi, North 24 Pgs.

01 JUL 2015

21	1748	2007	Lakshmi Rani Samadder & D.N Samadder	Pradyut Bhattacharya, Mohan Kumar Roy, Pallab Kumar Ghosh, Prabir Kumar Ghosh	5.162	81	Sali	Book No. 1, Volume No. 2, Pages 9307 - 9321	District Sub-Registrar II, North 24 Parganas
22	6621	2011	D.N. Samadder	Lakshmi Rani Ghosh & Jharna Rani Ghosh	5.229	81	Sali	Book No. 1, Volume No. 22, Pages 636-649	District Sub-Registrar II, North 24 Parganas
23	1519 0104 1	2015	Prabir Dey	Putul Ganguly & Ors	6.4	122	Sali	Book No. 1, Volume No. 1519-2015, Pages 6962-6982	Additional District Sub Registrar, Kadambagachi
24	1519 0104 0	2015	Sarmistha Dey	Putul Ganguly & Ors	11.2	108	Sali	Book No. 1, Volume No. 1519-2015, Pages 6983-7004	Additional District Sub Registrar, Kadambagachi
25	1519 0104 3	2015	Laxmi Rani Samadder	Putul Ganguly & Ors	5.6	121	Sali	Book No. 1, Volume No. 1519-2015, Pages 6918-6940	Additional District Sub Registrar, Kadambagachi
26	1519 0104 3	2015	Laxmi Rani Samadder	Putul Ganguly & Ors	5.6	120	Sali	Book No. 1, Volume No. 1519-2015, Pages 6918-6940	Additional District Sub Registrar, Kadambagachi
27	1519 0104 5	2015	Rajib Samaddar	Putul Ganguly & Ors	5.6	123	Sali	Book No. 1, Volume No. 1519-2015, Pages 6872-6892	Additional District Sub Registrar, Kadambagachi
28	1519 0104 5	2015	Rajib Samaddar	Putul Ganguly & Ors	3.2	118	Sali	Book No. 1, Volume No. 1519-2015, Pages 6872-6892	Additional District Sub Registrar, Kadambagachi
29	1519 0104 2	2015	Sanjib Samadder	Putul Ganguly & Ors	4	119	Sali	Book No. 1, Volume No. 1519-2015, Pages 6941-6961	Additional District Sub Registrar, Kadambagachi
30	1519 0104 2	2015	Sanjib Samadder	Putul Ganguly & Ors	3.2	117	Sali	Book No. 1, Volume No. 1519-2015, Pages 6941-6961	Additional District Sub Registrar, Kadambagachi

Prabir Dey
Lakshmi Rani Samadder

Prabir Dey
Sarmistha Dey
Laxmi Rani Samadder
Sanjib Samadder



**Additional District Sub-Registrar
Kadambagachi, North-94 Pgs.**


01 JUL 2015

31	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.6	122	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
32	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.4	123	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
33	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	0.8	118	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
34	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1	119	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
35	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	0.8	117	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
36	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.4	120	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
37	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.4	121	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
38	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	2.8	108	Sali	Book No. 1, Volume No. 1519-2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambagachi
39	1519 0104 8 (Parti tion Deed)	2015	Laxmi Rani Samadder	Putul Ganguly	0.37	80/ 845	Sali	Book No. 1, Volume No. 1519-2015, Pages 7290- 7315	Additional District Sub Registrar, Kadambagachi
40	1519 0104 8 (Parti tion Deed)	2015	Laxmi Rani Samadder	Putul Ganguly	8.63	80	Sali	Book No. 1, Volume No. 1519-2015, Pages 7290- 7315	Additional District Sub Registrar, Kadambagachi
41	2644	2013	Lakshmi Rani Samadder	Narayan Ganesh Mondal	9	102	Sali	Book No. 1, Volume No. 9, Pages 4233 - 4248	Additional District Sub Registrar, Kadambagachi

Rishu Dhirendra Nath Samadder

Poabir Day
Sarmistha Day
Laxmi Rani Samadder
Sanjib Samadder




Additional District Sub-Registrar
Kadambagaohi, North 24 Pgs.

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42	1519 0107 3	2015	Lakshmi Rani Samadder	Asit Naskar	6	102	Sali	Book No. 1, Volume No. 1519-2015, Pages 7686 - 7704	Additional District Sub Registrar, Kadambagachi
				Total	306. 00 Deci mal				

Mouza- Mochpool, J.L -31:

<u>SL No.</u>	<u>Deed No.</u>	<u>Year</u>	<u>Purchase r</u>	<u>Vendor</u>	<u>Land area (In Decim al)</u>	<u>L.R. /R.S + Pag No.</u>	<u>Clacifi cation of Land</u>	<u>Deed Details</u>	<u>Office of Registrati on</u>
1	1462	2002	D. N. Samadder	Sk. Ramjam Ali, Sk. Abed Ali, Sk. Sakat Ali, Saharjan Bibi, Roshina Bibi, Jahanara Khatun, Hasina Bibi	23	614	Danga	Book No. 1, Volume No. 26, Pages 333 - 344	District Registrar, Barasat
2	1938	2014	D. N. Samadder	Sahajahan Gazi, Shihadat Gazi, Shahbuddin Gazi	11	612	Sali	Book No. 1, Volume No. 8, Pages 1216 - 1248	Additional District Sub Registrar, Kadambag achi
3	2602	2006	D. N. Samadder	Shanti Kumar Naskar, Sudhir Chandra Naskar	3	615	Danga	Book No. 1, Volume No. 1, Pages 1 - 9	District Registrar, Barasat
4	1292	1998	D. N. Samadder	Nanda Dulal Ghosh & Ors.	0.5	601	Sali	Book No. 1, Volume No. 20, Pages 299 - 310	Sub Registrar, Kadambag achi
5	1292	1998	D. N. Samadder	Nanda Dulal Ghosh & Ors.	1.5	606	Danga	Book No. 1, Volume No. 20, Pages 299 - 310	Sub Registrar, Kadambag achi
6	8258	1996	Lakshmi Rani Samadder	Osmal Gazi & Ors	19	606	Danga		

Prabir Dey Lakshmi Rani Samadder
Sarmistha Dey Sanjib Samadder.

Dhiman Kumar Samma
Kishore



Additional District Sub-Registrar
Kadambagachi, North-94 Pgs.

01 JUL 2015

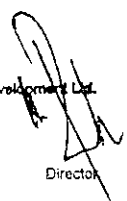
8	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	4	606	Danga	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambag achi
9	2168	2011	Lakshmi Rani Samadder	Sk. Akher Ali & Ors.	12	615	Danga	Book No. 1, Volume No. 8, Pages 1322 - 1349	Additional District Sub Registrar, Kadambag achi
10	975	2008	Lakshmi Rani Samadder	Md. Gazi	24	616	Sali	Book No. 1, Volume No. 20, Pages 31 - 38	Additional District Sub Registrar, Kadambag achi
11	1334	2006	Lakshmi Rani Samadder	Sk. Faiser Ali & Ors.	4	618	Danga	Book -I, Volume- 25, Pages-141-152	ADSR, Kadambag achi
12	1334	2006	Lakshmi Rani Samadder	Sk. Faiser Ali & Ors.	16.25	615	Danga	Book -I, Volume- 25, Pages-141-152	ADSR, Kadambag achi
13	Deed of Exchange with 618 & 615		Laxmi Rani Samadder	Purnasons Holding Pvt. Ltd	12	615	Danga		ARA-Kolkata
14	3566	2006	Lakshmi Rani Samadder	Abu. Bakkar & Ors.	4	615	Danga	Book No. 1, Volume No. 1, Pages 1 - 13	District Registrar, Barasat
15	2634	2006	Lakshmi Rani Samadder	Hare Krishna Mondal	4	603	Sali	Book No. 1, Volume No. 1, Pages 1 - 9	District Registrar, Barasat
16	6407	2001	Lakshmi Rani Samadder & D.N Samadder	Mosammat Sonaman Bibi & Ors.	1	603	Danga	Book No. 1, Volume No. 119, Pages 91 - 103	District Registrar, Barasat

Dhimananda Nath Sanna

Rajib Kundu
 Roabir Dey
 Sarmistha Dey

Laxmi Rani Samadder
 Sanjib Samadder

Magnolia Infrastructure Development Ltd


 Director



Additional District Sub-Registrar,
Kadambagaohi, North-24 Pgs.

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17	6407	2001	Lakshmi Rani Samadder & D.N Samadder	Mosammat Sonaman Bibi & Ors.	2.5	604	Sali	Book No. 1, Volume No. 119, Pages 91 - 103	District Registrar, Barasat
18	6407	2001	Lakshmi Rani Samadder & D.N Samadder	Mosammat Sonaman Bibi & Ors.	5	605	Sali	Book No. 1, Volume No. 119, Pages 91 - 103	District Registrar, Barasat
19	6407	2001	Lakshmi Rani Samadder & D.N Samadder	Mosammat Sonaman Bibi & Ors.	5.25	606	Sali	Book No. 1, Volume No. 119, Pages 91 - 103	District Registrar, Barasat
20	6407	2001	Lakshmi Rani Samadder & D.N Samadder	Mosammat Sonaman Bibi & Ors.	11	619	Sali	Book No. 1, Volume No. 119, Pages 91 - 103	District Registrar, Barasat
21	3521	1997	D.N. Samadder	Osman Gazi	1	601	Sali	Book No. 1, Volume No. 69, Pages 358 - 366	District Registrar, Barasat
22	3521	1997	D.N. Samadder	Osman Gazi	9.5	607	Sali	Book No. 1, Volume No. 69, Pages 358 - 366	District Registrar, Barasat
23	3521	1997	D.N. Samadder	Osman Gazi	8.25	608	Sali	Book No. 1, Volume No. 69, Pages 358 - 366	District Registrar, Barasat
24	1519 0103 8	2015	Sarmistha Dey	Putul Ganguly & Ors	0.8	601	Sali	Book No. 1, Volume No. 1519-2015, Pages 7005-7026	Additional District Sub Registrar, Kadambag achi
25	1519 0103 8	2015	Sarmistha Dey	Putul Ganguly & Ors	7.6	607	Sali	Book No. 1, Volume No. 1519-2015, Pages 7005-7026	Additional District Sub Registrar, Kadambag achi
26	1519 0103 8	2015	Sarmistha Dey	Putul Ganguly & Ors	6.6	608	Sali	Book No. 1, Volume No. 1519-2015, Pages 7005-7026	Additional District Sub Registrar, Kadambag achi

Kishor Kumar Nath Samadder

Rajibuddha Prabis Dey

Sarmistha Dey
Laxmi Rani Samadder

Sanjib Samadder

Magnolia Infrastructure Development Ltd.


Director



Additional District Sub-Registrar
Kadambagachi, North-24 Pgs.

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27	1519 0104 4	2015	Dhirendra Nath Samadder	Putul Ganguly & Ors	0.8	603	Sali	Book No. 1, Volume No. 1519- 2015, Pages 6893- 6917	Additional District Sub Registrar, Kadambag achi
28	1519 0104 4	2015	Dhirendra Nath Samadder	Putul Ganguly & Ors	2	604	Sali	Book No. 1, Volume No. 1519- 2015, Pages 6893- 6917	Additional District Sub Registrar, Kadambag achi
29	1519 0104 4	2015	Dhirendra Nath Samadder	Putul Ganguly & Ors	4	605	Sali	Book No. 1, Volume No. 1519- 2015, Pages 6893- 6917	Additional District Sub Registrar, Kadambag achi
30	1519 0104 4	2015	Dhirendra Nath Samadder	Putul Ganguly & Ors	8.8	619	Sali	Book No. 1, Volume No. 1519- 2015, Pages 6893- 6917	Additional District Sub Registrar, Kadambag achi
31	1519 0104 4	2015	Dhirendra Nath Samadder	Putul Ganguly & Ors	23	614	Danga	Book No. 1, Volume No. 1519- 2015, Pages 6893- 6917	Additional District Sub Registrar, Kadambag achi
32	1519 0103 6	2015	Laxmi Rani Samadder	Putul Ganguly	26	606	Danga	Book No. 1, Volume No. 1519- 2015, Pages 7027 - 7045	Additional District Sub Registrar, Kadambag achi
33	1519 0103 6	2015	Laxmi Rani Samadder	Putul Ganguly	0.5	601	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7027 - 7045	Additional District Sub Registrar, Kadambag achi

Dhirendra Nath Samadder

Rajibuddha Laxmi Rani Samadder
 Roabir Dey Sanjib Samadder
 Sarmistha Dey

Magnolia Infrastructure Development Ltd.



Additional District Sub-Registrar
Kadambagachi, North-24 Pgs.

01 JUL 2015

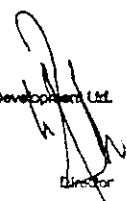
Dhirendra Nath Samadder

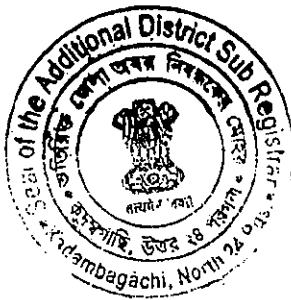
34	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	0.8	601	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
35	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.8	607	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
36	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1.65	608	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
37	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	0.2	603	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
38	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	0.5	604	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
39	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	1	605	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi
40	1519 0103 7	2015	Dhirendra Nath Samadder	Kairabi Ganguly	2.2	619	Sali	Book No. 1, Volume No. 1519- 2015, Pages 7316- 7338	Additional District Sub Registrar, Kadambag achi

Total
270.00
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Magnolia Infrastructure Development Ltd.





Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

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Mouza- Baluria, J.L No-37:

<u>S. L. N. O.</u>	<u>Deed No.</u>	<u>Year</u>	<u>Purchaser</u>	<u>Vendor</u>	<u>Land area (In Decimal)</u>	<u>L.R./ R.S. Dag No.</u>	<u>Classification of Land</u>	<u>Deed Details</u>	<u>Office of Registration</u>
1	5492	1996	D. N. Samadder	Bhanu Chandra Das	15	156	Sali	Book No. 4, Volume No. 99, Pages 164 - 173	District Registrar, Barasat
2	2139	2006	Rajib Samadder & Sanjib Samadder	Parimal Kumar Das & Nirmal Kuma Das	50	139 /188	Sali	Book No. 1, Volume No. 39, Pages 233-238	Additional District Sub Registrar Kadamba gachi

**65
Total Decimal**

Total (306 +270+65)= 641 (Six Hundred forty one) Decimal.

In the premises aforesaid, the **Land Owners** herein became the absolute owners of the total land admeasuring about **641.00** (Six hundred forty one) Decimals equivalent to **388.50** (Three hundred eighty eight point five) Cottahs equivalent to **19.42 Bighas** (more or less) at **Mouzas** -Paschim Ichapur, Mochpole, and Baluria in **J.L. Nos. -31, 29,& 37**, Police Station - Barasat, District - 24 Parganas (North) hereinafter collectively referred to as the '**Said Premises**' which are more fully and particularly described in the **First Schedule** written hereunder and while seized and possessed of and/or otherwise well and sufficiently entitled to the same and paid taxes thereon.

The **Land Owners** herein, for the purpose of developing a residential cum commercial housing complex on the said land the land owners were time to time already developed the schedule land by filing earth work, boundary protection, fencing to the total area and also various type of development work already completed by their own cost and expenses and at present total premises are good and habitable condition for starting construction for multi complex on the schedule properties and accordingly the land owners are desirous of developing a residential cum commercial housing complex on the land of the said premises and they were looking for joint venture partners and the **Developer** herein is engaged in the business of development and promotion of real properties and the **Land Owners** herein approached the

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Laxmi Rani Samadder

Rajib Samadder Sanjib Samadder
Rajib Das & Sanjib Das



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Developer herein with a proposal and the **Developer** agreed to the proposal of the **Land Owners** to develop the **Said Premises**. and the copy/ies of relevant documents in respect of the title of the land owners already handover to the developer and after thorough inspection and necessary search to the concern offices and the developer after fully satisfied and confirmed the title of the land owners, accordingly the developer accepted the land owners proposal and entered into this development agreement under the following terms and conditions:

Dhirendra Nath Samadder

NOW THIS AGREEMENT WITNESSETH and it is agreed by and between the parties as follows:-

ARTICLE I- DEFINITION

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings:

- I. '**LAND OWNERS**' shall mean (i) **SHRI DHIRENDRA NATH SAMADDER**, Son of Late Bilash Chandra Samadder, (ii) **SMT. LAKSHMI RANI SAMADDER**, Wife of Shri Dhirendra Nath Samadder (iii) **SHRI RAJIB SAMADDER** (iv) **SHRI SANJIB SAMADDER**, both sons of Shri Dhirendra Nath Samadder, and all residing at Shibtala, Nabapally Circular Road, Police Station - Barasat, District - 24 Parganas (North), Kolkata - 700 126. (v) **SMT. SARMISTHA DEY**, W/o. Shri Prabir Dey, of Vill & P.O- Akrapur, P.S- Habra, Dist- North 24 Parganas. (vi) **SHRI PRABIR DEY** S/o. Shri Abani Prasad Dey, of Vill & P.O- Akrapur, P.S- Habra, Dist- North 24 Parganas.
- II. '**DEVELOPER**' shall mean **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station: Belegkata, , Kolkata-700 010, West Bengal.
- III. '**SAID PREMISES**' shall mean land admeasuring about area of **641.00** (Six hundred forty one) Decimals equivalent to **388.50** (Three hundred eighty eight point five) Cottahs equivalent to **19.42 Bighas** (more or less) at **Mouzas** - Mochpole, Paschim Ichapur and Baluria in **J.L. Nos.** - 29, 31 & 37, Police Station - Barasat, District - 24 Parganas (North) within the limits of the Barasat Municipality and Ichapur Nilgonj Gram

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Rajib Samadder
Prabir Dey

Sarmistha Dey

Magnolia Infrastructure Development Ltd.

[Signature]
Director



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Panchyet, which is more fully and particularly described in the **First Schedule** written hereunder.

- IV. **'THE BUILDING PLAN'** shall mean and include necessary maps or plans drawn prepared by the Developer's architects and to be sanctioned by the competent authorities of the Barasat Municipality with such alteration or modification as may be made by the Developer for the construction of a multistoried building complex at the said schedule premises.
- V. **'COMMON FACILITIES AND AMENITIES'** shall mean and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/ or management of the new building/building complex to be constructed on the land of the said premises.
- VI. **'SALEABLE SPACE'** shall mean the space in the new building complex available for independent use and occupation along with the proportionate share of space and common areas and facilities.
- VII. **'LAND OWNER'S ALLOCATION'** shall mean and include **30%** of the total revenue receivable on account of the sale proceeds of the total constructed area of the proposed project. Any tax or other levies payable to the concerned authorities shall be paid by the Land owners directly, save and except the Developer shall collect the service tax in respect of Land owner's allocation from the prospective customers/buyers and accordingly the developer shall pay the service tax to the concern authority in respect of Land owner's allocation.
- VIII. **'DEVELOPER'S ALLOCATION'** shall mean and include **70%** of the total revenue receivable on account of the sale proceeds of the total constructed area of the proposed project excluding any tax or other levies payable to the concerned authorities.

Shivendu Nath Samadder

Sanjib Samadder

Laxmi Rani Samadder

ARTICLE - II

LAND OWNERS'S REPRESENTATION

- A. The **Land Owners** represent that the said premises is in its absolute control and/or otherwise they are well and sufficiently entitled to the said premises as more fully described in the **First Schedule** hereunder written, free from all encumbrances, charges, lien, lispendences, claims,

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Prabir Dey

Sarmistha Dey
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demands, liabilities, acquisitions requisition, alignments and trust of any nature whatsoever. The **Land Owners** further represent that the said premises or any part thereof are not vested with the government as per the provisions of the Estate Acquisition Act, 1953 and the **Land Owners** further specifically represents that there is no litigation pending in respect of the said premises. The **Land Owners** further declare that neither the **Land Owners** nor their predecessors-in-title nor any body claiming from/or under them or any of them have or have granted any right of way or easement or other rights to any person over the said property.

Shrinidhi Nath Samadder

B. The said premises is free from impediments of any nature whatsoever for the **Land Owners** to enter into this agreement and to entrust the work of **Joint Venture Development** of the said premises unto and in favor of the Developer as per the terms and conditions contained in this Agreement, In case of any type of acquisition or requisition of the said premises and compensation received from the authorities for the land, the same shall belong to the **Land Owners** and the **Developer** proportionately after adjusting any advance paid by the **Developer** to the **Land Owners**.

Sanjib Samadder

C. The **Developer** shall be the sole and exclusive entity to develop and exploit the said premises by constructing a multi-storied and multi-block residential cum commercial building complex and shall have sole and exclusive right to construct and sell, transfer, lease or alienate in any other manner, the flats/apartments and other saleable spaces and the **Land Owners** shall never claim any constructed place (except the commercial space at front site of the project) Subject to payment of land owners allocation of 30% revenue share out of total consideration money which will time to time realise from the intending buyer/purchasers shall be paid by the developer to the land owners as per monthly money receive statement.

Laxmi Rani Samadder


D. The **Developer** shall have no right to nominate and assign the benefit of this agreement to any other person/s or entity/ties either in whole or in part., If the developer fails to completion of the project as per the terms and conditions mentioned in this agreement, the land owner shall have right to terminate this agreement. In that case land owner will refund the security deposit after deducting demurrages charge as mutually agreed by the parties.

Sanjib Samadder
For: Mr.

Sarmistha Dey
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Magnolia Infrastructure Development Ltd.
[Signature]
Director




Additional District Sub-Registrar
Kadambagachi, North 2A Pgs.

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ARTICLE - III
DEVELOPER'S REPRESENTATION

The **Developer** herein:

- i. Has sufficient knowledge and experience in the matter of development of immovable properties and constructions of commercial and residential buildings and has arrangement of and/or can arrange sufficient funds for carrying out the work of development of the said premises and at no point of time shall take plea that the Said Project (by constructing thereon ready-to-use residential buildings with common amenities and facilities (collectively **Said Complex** and individually **Block**) and commercially exploiting the Said Complex for the benefit of the Parties hereto (such development and commercial exploitation collectively **Said Project**) cannot be carried out due to lack of financial capacity including any cost enhancement (arising out of escalation in prices of materials, labour, petrol, diesel, fuel, etc.) in completing the Said Project in habitable condition.
- ii. Has agreed to undertake work for residential cum commercial development over the said premises on the terms and conditions hereinafter recorded.
- iii. Shall carry out the work of **Residential - Cum - Commercial Development** in accordance with the building plan to be sanctioned by the Barasat Municipality in accordance with law.

ARTICLE-IV

LAND OWNERS'S COVENANTS

- i. The **Land Owners** hereby appoint the **Developer** for the purpose of development of the said premises as per the scheme of development expressly contained in this Agreement.
- ii. The **Land Owners** shall deliver peaceful and vacant possession of the said premises to the **Developer** simultaneously with the execution of this Agreement strictly in terms of this Development Agreement and upon execution of this Agreement, the **Land Owners** shall allow access to the **Developer**, its men, agents' and security guards to the said premises prior to the date of the preparation/submission of plan for taking

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measurement, soil test, and performing all necessary and other statutory obligations.

- iii. The **Land Owners** entrust the work of development of the said premises to the **Developer** herein for the consideration and on the terms and conditions contained elsewhere in this Agreement.
- iv. The **Land Owners** herein shall sign, execute and deliver all application letters and other papers and documents as may be necessary and required for obtaining telephone, electricity, water, drainage, sewerage and other essential services in or upon the said new buildings or portion thereof either in the name of the **Developer** or the transferee or buyers or other person or parties at the option and call of the **Developer**, as and when required.
- v. The **Land Owners** shall, after execution of this Agreement, execute a registered **Develop Power of Attorney** in favour of the **Developer** authorizing and empowering the nominee or nominees of the Developer to do various acts deeds and things necessary for construction and completion of the development of the said premises and negotiation for dealing with or disposal of or entering into agreement and /or conveyances in respect of the said premises or any part thereof together with structure thereon either in whole or in part, if so required as per terms of this agreement and in respect of Deed of Conveyance. The developer and the land owners shall jointly execute the Deed of conveyance, and in that event the land owners shall be as "Vendors" and the developer shall be as "developer/confirming party". The land owners shall have full right to hold the registration of Deed of Conveyance in favour of prospective buyers/customers if found any kind of discrepancy in between Monthly booking Statement, Term sheet, Agreement for Sale and Deed of Conveyance in future.
- vi. The **Land Owners** shall not in any manner, object to or obstruct in the development on the said premises by the **Developer**. The **Land Owners** herein, shall not do or permit any one to do any act, deed, matter or things which may in any manner cause hindrance or obstruction in the developments on the said premises by the **Developer**.
- vii. The **Land Owners** shall not, during subsistence of this Agreement and/or pending completion of the project and/or execution and

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registration of the deed of conveyance and/or at any time in any manner encumber mortgage, charge, let out or otherwise deal with, dispose of or enter into Agreement in respect of the said schedule premises or any part or portion thereof to any third party.

Shiksha Nath Samas

- viii. The **Land Owners** shall be liable and responsible to settle and /or clear pre and post agreement disputes if any, in respect of the title of the said premises or any part thereof or in any way connected therewith at its own cost and expenses.
- ix. The **Land Owners** confirm that all the agreements, understanding with any third party in respect of the said premises prior to execution of this Agreement, if any, has been rescinded and/or cancelled.
- x. The **Land Owners** confirm that the **Developer** shall be entitled to represent the **Land Owners** before the Barasat Municipality, and Ichapur Nilguange Gram Panchayet Local Police Authority, and all other government authorities and /or departments as may, from time to time, be necessary or required for the purpose of obtaining sanctioned building plan and/or for carrying out the developmental work on the said premises.
- xi. The **Land Owners** confirm that the **Developer** shall be entitled to apply for and obtain all necessary sanction, permission, conversion of land and/or clearance certificate from the appropriate government authorities and/or departments as may, from time to time, be necessary or required.
- xii. The **Land Owners** confirm that the **Developer** shall be entitled to raising funds from Bankers, Financial Institutions and/or Individuals of its choice at the sole risk and liabilities of the developer. In that event the land owner shall not be liable for raising any fund by the developer from any financial institute or from anywhere and in that case the premises shall not be affected any right title interest of the land owners over the total premises until and unless receive the land owners allocation of 30% revenue share or consideration money of the total constructed area in the said project.

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- xiii. The **Land Owners** confirm that the **Developer** herein shall be entitled to, at its discretion, retain appoint and employ such masons, mistries, architects, engineers, labor, contractors, managers, supervisors, durwans

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Magnolia Infrastructure Development Ltd.
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DIRECTOR



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and other employees for the purpose of carrying out the work of development of construction of new building as the **Developer** shall deem fit and proper.

xiv. The **Land Owners** confirm that the **Developer** shall be entitled to make and apply for necessary modification of plan and get sanction from the Barasat Municipality or other appropriate government authorities and/or departments for the completion of the development work on the said premises.

xv. The **Land Owners** shall not, at any time, debar any intending purchaser or any person/authority (including the Developer) from examining and scrutinizing all the original title deeds relating to the said property, in their presence.

xvi. On the execution of these presents, the **Land Owners** shall authorize and allow the **Developer** to put up notice/signboards (indicating the proposed development scheme of the Developers) on the said property.

xvii. The **Developer** shall dismantle old structure, if any, at its' own cost and all the old building materials shall be retained and enjoyed exclusively by the **Developer**.

A. The Intending buyers and/or transferees in respect of the units, car parking space and other covered space and the commercial units shall be entitled to proportionate impartible share and/or interest in the said land of the said premises.

B. The **Developer** herein shall be at liberty, to negotiate with the intending buyers / transferees and to enter into agreement for sale in respect of the units in the proposed building and to receive and/or realize the earnest money, part payment and full consideration money in proportion to its share i.e., **70%** and the balance **30%** of the sale proceeds will be appropriated towards the **Land Owner's** share. The developer shall be paid 30% revenue share or consideration money to the land owners from the earnest money, part payment and full consideration which time to time receive from the intending buyers by the developer as per monthly statement of booking. Any tax or other levies payable to the concerned authorities shall be paid by the Land owners directly, save and except the

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Rabindra Sarmistha Dey
Rohini Dey



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Kedambagachi, North 24 Pgs.

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Developer shall collect the service tax in respect of Land owner's allocation from the prospective customers/buyers and accordingly the developer shall pay the service tax to the concern authority in respect of Land owner's allocation. The Developer agreed to handover monthly booking statement along with a copy of each term sheet, agreement for sale with 30% money as per owners allocation to the land owners. In default the land owner shall have full right and discretionary power to cancel this development agreement and the general power of attorney after giving 15 days' notice to the developer for performing his obligations in respect of payment of owners allocation.

Shrikanth Neth Samadhi

C. The **Land Owners** herein shall transfer and/or convey the undivided proportionate share and/or interest in the said land to the nominated buyers or buyer of the Developer with units, car parking space and other covered space and the commercial units and for the same shall execute, present for registration before the concerned registration office and register necessary deeds and/or documents as may be required from time to time and the developer shall be the confirming party/developer of the proposed deed of conveyance with the land owners.

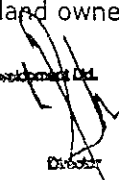
Sanjib Somadder

D. The **Land Owners** herein firmly and expressly undertake to allow the **Developer** to recover its cost of construction and all incidental expenses and profits thereto by selling and/or using the constructed area subject to payment of 30% revenue share of the land owners allocation to the land owners.

E. The **Land Owners** and the **Developer** shall jointly duly answer all requisitions and objections as to the title of the property as may be made from time to time by the prospective buyers or their advocates and also make good marketable title thereto in full satisfaction of the intending or prospective buyers or their advocates free from all encumbrances, attachments, debts, charges, trusts, liens, lispens etc. The original title deeds and other original documents shall be kept in the custody of Land owners till completion of the project, after completion of project the land owners will hand over the title deeds/documents to the association and/or society would be formed between the prospective buyers/residents if require. The land owners

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Rishu Idan
Sarmistha Dey
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Kadambagaohi, North Pgs.

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will show the title deeds and other title documents before the competent authority when require.

F. The construction work will be supervised and done directly under the direction of the Architect or Engineers appointed or engaged by the **Developer** and the Land owners or their nominees/representatives shall have right to visit or Inspection the work of progress or construction without prior intimation.

G. The **Land Owners** shall not hold the **Developer** liable for any cost and/or damage if it could not carry out the said construction work for obstruction caused by any individual injunction of any court/or supervening impossibility or for **Force Majeure**.

H. In case of any litigation or encumbrance on the title of the **Land Owners** in respect of the said premises subsequent to execution of this Agreement arises or is made out, then all such litigation or encumbrance has to be settled and resolved by the **Land Owners** solely at their expenses. If the **Developer** at its' instance, resolves any such issue(s) with the consent of the land owners, then all the expenses incurred by the **Developer** for resolving the issue(s) shall be paid by the **Land Owner's** to the developer.

I. The **Land Owners** shall keep the **Developer** indemnified against all actions, suits, proceeding, claims or demands, cost, charges and expenses arising out of the acts of the **Land Owners** relating to the title of the said premises, in any manner whatsoever or arising out of this Agreement.

ARTICLE-V

DEVELOPER'S CONVENANTS

A. The **Developer** accepts and confirms its' appointment as the **Developer** and the developer hereby accept the Basic Understanding with the land owners with terms and conditions concomitant thereto. Consequent thereto, the Land Owners hereby appoints the developer of the Said Premises with right of execution and implementation of the Said Project.

B. After execution of this Agreement, the Developer shall proceed for

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Sanjib Samaddar

Laxmi Rani Samaddar



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consents, licenses, permissions, authorizations, certifications, registrations, conversion of land and/or approvals from requisite Government departments or authorities at the cost and risk of the Developer.

Shivendra Nath Samanta

- C. In consideration of the said premises and in consideration of the **Land Owners** permitting and/or allowing the **Developer** to develop the said premises in the manner and upon the terms and conditions recorded in this agreement. The **Developer** shall bear and pay all the costs and expenses of and relating to the Said Project (including cost of statutory compliances mentioned in clause "B" and the developer construct the new buildings on part thereof in accordance with building plan and/or plans sanctioned by the Barasat Municipality at its own risk, responsibility and cost.
- D. The **Developer** shall keep the **Land Owners** indemnified against all actions, suits, proceeding, claims or demands, cost, charges and expenses arising out of the acts of the **Developer** in development and/or demolition and/or construction over the said premises, in any manner whatsoever or arising out of this Agreement.
- E. The **Land Owners** herein shall not in any manner, be liable and/or responsible for the costs, charges and expenses of any sort or nature incurred for the development on the said premises and the **Developer** firmly undertakes to keep the **Land Owners** absolutely indemnified and harmless.
- F. The development and construction shall be made by the **Developer** in accordance with the plan to be sanctioned by the authorities concerned as aforesaid i.e., in accordance with the Barasat Municipality. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the Building Plan, as per specifications described in the 2nd Schedule below, common to all Units of the Said Complex. The Land Owner or their authorized representative shall have the right to inspect the quality of construction of the Said Project from time to time, during reasonable working hours and without causing any undue hindrance to the ongoing work.
- G. The Developer shall, at its own costs, install and erect in the Said Complex, the common areas and amenities such as stairways, lifts,

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generators, firefighting apparatus, passages, driveways, common lavatories, electric meter spaces, pump rooms, reservoirs, overhead water tanks, water pumps and motors, water connection, drainage and sewerage connection, community facility and recreational club and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex.

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- H. The Developer amendment or modification to the Building Plan may be made or caused to be made by the developer **provided however** any major amendment or modification to the Building Plan shall be made with the consent of the land owners.
- I. The **Developer** herein shall keep the **Land Owners** absolutely indemnified and harmless against all actions, claims and demands which may arise out of any deviation and/or violation of the Municipal laws and/or any statutory, central, local acts and rules and regulation framed there under.
- J. The **Developer** herein shall be solely responsible or liable for the payment of salaries, wages, charges, remunerations of all mistries, masons, supervisors, architect, contractors, engineers, chowkidars, durwans and other employees and staff as may be appointed and/or employed by the **Developer** for the purpose of development over the said premises and in this regard the **Land Owners** shall not be liable or responsible in any manner whatsoever.
- K. The Land owners shall not in any manner be liable and/or responsible of the cost charges or expenses of any local or political adjustment if any. All the local or political or incidental adjustment shall be borne by and at the risk and cost of the developer. There is nothing involvement /liabilities of the land owners.
- L. The **Developer** shall be entitled to appoint Architect Engineer, surveyor and contractors for construction of the said building and the architect engineer of the **Developer** shall supervise and control the said construction work at the cost of the **Developer**.
- M. The **Developer** shall be entitled to have free access to the said premises throughout day and night.

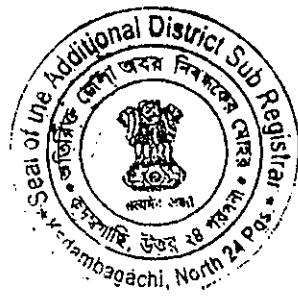
Sanjib Samadder

Laxmi Rani Samadder

Rishab Dey
Sarmistha Dey
Prabir Dey

Magnolia Infrastructure Development Ltd.

[Signature]
Director



Additional District Sub-Registrar
Kadambagachi, North 2A Pgs.

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It is expressly understood and agreed by the **Land Owners** that the **Developer** shall carry out all works of development in its name or in the name of its' nominees and shall not do or cause to be done any act, deed, matter or thing in the name of the **Land Owners**.

Shrindha Seth Samal

O. The **Developer** in concurrence and in consultation with the **Land Owners**, shall be entitled to execute from time to time, any document or instrument in respect of the sale of constructed area along with undivided proportionate share in the land and/or structure comprised in the said premises as the **Developer** may think fit and proper and present the said document(s) for registration in the **Office of the District Registrar or Additional or Sub-Registration, Registrar of Assurances** or any other Officer having jurisdiction over the said premises and also admit execution of any agreement, deed of conveyance and/or other instrument or writings executed by the **Land Owners** in the office of the aforesaid authority/authorities and generally to do all things necessary and expedient for registration of the said deed, instrument and writings the developer shall execute the deed of conveyance as a confirming party/developer and the land owners shall execute as vendors jointly .

Sanjib Samadder

P. The **Developer** and the **Land Owners** shall only be liable to refund of advances, if any, to the intending buyers, if they fail to construct and/or deliver the units booked by such buyers at residential or the commercial building premises and shall be jointly and severally liable and responsible for all obligations, application and liabilities, financial, arising there from as per their respective allocation / share of the parties herein.

Q. The **Developer** and the **land owners** jointly shall, in terms of the **Development Power of Attorney** conferred upon them, sign and register conveyance of final deeds of sale and/or necessary instruments of transfer in favour of the prospective buyers/purchasers. The **Developer** also agreed the **Land Owners** to sign and execute necessary instruments of transfer including deeds of sale/conveyance in favour of Buyers/Purchasers in respect of units in the proposed building as vendors and upon such request, the **Land Owners** shall sign and execute such documents as vendors and the developer sign and execute as a confirming party.

Laxmi Rani Samadder

R. In case any additional construction is made as per the approved plan of Barasat Municipality, within schedule premises the same shall be shared

Prabir Dey
Sarmistha Dey
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between the **Land Owners** and the **Developer** in the ratio shall be enhance by refixing by mutual understanding.

S. The **Developer** shall have sole, exclusive and absolute right to recover its cost of construction utilizing the constructed area and sell in the same exclusively but the sale proceeds will be shared between the **Land Owners** and the **Developer** in the ratio agreed by these presents.

T. The **Developer** shall have absolute right to fix and settle the price of the units under its allocation with the prospective buyers and invite offers and make publicity by way of advertisement or otherwise for sale of the same at the cost of the developer.

U. The **Developer** shall allow the **Land Owners** to depute at the work site, a competent or technically qualified engineer/person to vouch /save their interest but they shall not be entitled to hinder and/or obstruct the work of construction.

V. That under mutual understanding between the parties herein, the developer or their nominees or representatives shall not purchases any land adjoining the schedule propertles herein as the land owners all ready negotiate / settled to purchase with the adjoining land owners. This commitment for just good understanding between each other.

W. The land owners or their nominees or representatives entitled to use or right to free access the common road area for the purpose of Ingress and egress to other land adjoining to schedule land herein.

X. The liability of the land owners shall mutated the ROR of BL& LRO in their name upto date at the cost of the land owners and the liability of the developer shall complete the necessary conversion of the land at the risk and cost in both BL & LRO and Barasat Municipality. There is no liability of the land owners. The land owners shall hand over only vacant possession to the developer.

Y. The land owners desire not to sold out their 30% share of the constructed area of commercial space at front site of the project, at Mouza Pachim Ichapur, In that event the developer shall not raise any objection and also the developer agreed and confirm the land owners allocation of 30% construction area shall be hand over to the land owner after physical measurement after completion of the construction work as

Ranbhadr
Sarmistha Dey
Prabir Dey

Shrinendu Nath Samal

Sarjib Samadder

Laxmi Rani Samadder



Additional District Sub-Registrar
Kadambagachi, North Pgs.

01 JUL 2015

habitable condition and the land owners shall enjoy the same or sale at their own discretion.

- Z. The developer agreed and confirm to extend the project area to the adjoining land of the schedule properties herein at the same terms and conditions of this agreement except the share/allocation of the parties herein shall be enhance by refixing after mutual understanding between the parties herein. If any circumstances the developer are not willing to extended the project / construct the building on the extended area to the adjoining owners land In that event the land owner or their nominees or representatives shall have to every right to free access over the all common road with in the schedule properties herein for Ingress and egress to the adjoining land to be constructed multi complex by the owners herein.

ARTICLE-VI
CONSIDERATION

In consideration of the said premises and in consideration of the **Land Owners** permitting and/or allowing the Developer to develop the said premises in the manner and upon the terms and conditions recorded in this Agreement, the Developer shall pay to the **Land Owners**, a refundable amount of **Rs. 1,00,00,000/- (Rupees One Crore Only)** as an interest free Security Deposit in the following manner **SUBJECT TO** adjustment of the same @ Rs.1500/- (Fifteen hundred) per sq. ft. of sale price of the flat, the developer shall be entitled against security deposit of 1,00,00,000/- (Rupees One Crore Only) be adjusted from land owners allocation at the rate of Rs. 1500/- of apartments in the building complex and sale of car parking spaces together with undemarcated and undivided proportionate share in the said premise:

- i. **Rs. 5, 00,000/- (Rupees Five lakhs Only)** paid at the time of execution of the **Letter of Intent (LOI)** dated **16th May, 2015**, the receipt whereof is acknowledged by the **Land Owners**; and
- ii. **Balance Rs. 95, 00,000/- (Rupees Fifty Lakhs Only)** to be paid /paid at the execution of these presents.

ARTICLE-VII
RATES AND TAXES

Rabindra Dey
Sarmistha Dey

Shikandra Nath Samadon

Sourji B Samadon

Laxmi Rani Samadon



[Handwritten signature]

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

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- A. The **Land Owners** hereby agree and undertake to pay all outstanding rates and taxes and other dues payable to the concerned local authority or to any Government or Semi- Government authority or to any statutory body or any local authority in respect of the said premises till the date of handing over of possession of the total scheduled premises to the **Developer** and the **Developer** shall pay the same from the date of taking possession till the expiry of this Agreement.
- B. In the event the arrear rates and taxes are paid by the **Developer** in the first instance; then It shall have the right to recover and/or claim the said amount from the **Land Owners if any**.
- C. The **Land Owners** hereby indemnify and keep the **Developer** fully indemnified against all loses and damages which the **Developer** may incur due to non- payment of the said arrear amount of taxes and/or other statutory liabilities of the **Land Owners**.
- D. The **Developer** and/or the prospective buyers and/or the transferees of the flats in the new building shall bear and pay the proportionate amount on the municipal taxes pertaining to their respective floor area after registration of respective deeds of conveyance or instrument of transfers.

Prakash Samal

Sanjib Samadder

ARTICLE-VIII

BUILDINGS/BUILDING COMPLEX

COMMENCEMENT/DURATION/COMPLETION OF PROJECT

- A. This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.
- B. The **Developer** shall commence the work of construction on the said premises immediately upon obtainment of sanctioned plan from the Barasat Municipality and/or getting the vacant peaceful physical possession of the total scheduled premises as referred to above whichever is later.
- C. The **Developer** herein shall complete the construction of the said residential cum commercial building comprising of the units with all facilities and amenities and make habitable as dwelling units or otherwise complete in its entirety within **60 (sixty) months'** from the date of execution of this agreement and /or getting vacant peaceful physical

Laxmi Rani Samadder

Prabir Dey
Arup Suddha Sarmistha Dey

Magnolia Infrastructure Development Ltd.

[Signature]
 Director



Additional District Sub-Registrar
Kumbhagachi, North 24 Pgs.

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possession to be handed over by the **Land Owners** within the aforesaid period. It is clarified that the Completion Time shall include submission of completion certificate by the Architect to Barasat Municipality but shall not include the time required for obtaining occupancy certificate from Barasat Municipality although it shall always remain the obligation of developer to obtain occupancy certificate from Barasat Municipality at the earliest.

Shivendu Nath Samadder

D. The Developer shall complete the entire process of development of the phases of the Said Complex within the Completion Time, unless extended in writing by mutual consent of both the parties. The word 'completion' and its grammatical variants shall mean habitable and tenantable state with water supply, sewerage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation with submission of completion certificate issued by the Architect to the Barasat Municipality for obtaining phasewise occupancy certificate for the entirety of the Said Complex but shall not include any approval from the State Government.

E. The time stipulated in this agreement for the completion of the development and construction work shall stand extended for the period of stoppage, in the event of obstruction caused by war, earthquake, flood, riot or prohibitory order from court/courts or local bodies.

Sanjib Samadder

ARTICLE-IX
TERMINATION/CANCELLATION

A. That in case the **Land Owners** fail to make out good, clear and marketable title to the said premises or fails to make the property free from all encumbrances, attachments, liens, lispendens, whatsoever, the **Developer** shall have the option to rescind this agreement and be entitled to get refund of all the advance paid by the **Developer** to the **Land Owners**.

B. That in case the **Land Owners** make out good, clear and marketable title to the said premises or also make the property free from all encumbrances, attachments, liens, lispendens, whatsoever, but fail to give vacant peaceful possession within the stipulated time frame whatsoever, in that event the **Developer** shall have the option to rescind this agreement and on the other hand if developer fails to complete the

Laxmi Rani Samadder

Rohit Dey
Sarmistha Dey
28

Magnolia Infrastructure Development Ltd.
[Signature]



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

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project as per the terms and conditions mentioned herein , in that event the land owners will refund the security deposite to the developer after deducting demurrage charge as mutually agreed between the parties. .

- C. In the event the Developer fails to commence construction work within the stipulated period and/or violates the terms of this agreement then, the Developer shows satisfactory cause in writing and/or make good and/or amends its defaults then and in that case the **Land Owners** shall have the option to rescind this agreement.

ARTICLE -X

MISCELLANEOUS

- A. Nothing contained in these present shall be constructed as a demise or assignment or conveyance or otherwise of the said premises or any part thereof by the **Land Owners** in favour of the **Developer**.

- B. The **Land Owners** and the **Developer** have entered in to this agreement purely upon principle basis and nothing herein contained shall in any manner be deemed or construed as a partnership between the parties nor shall the parties hereto shall be construed an association of persons.

- C. That in case of breach of any of the covenant by any of the parties herein, each party shall have the right to sue the other for specific performance of the terms of this agreement and save what is expressly accepted herein and elsewhere in this agreement, this agreement cannot be cancelled by any of the parties hereto before the completion of the development of the project and handover of the units to the prospective buyers/purchasers. Subject to payment of owners allocation. The developer shall not hold in any manner of the payment of owner's allocations of 30% revenue share as per monthly statement of booking of collection amount from the intending purchaser. If the developer hold the payment/disseverment of the land owner's share, in that event the land owners shall have to every right and discriminatory power shall apply as per articale - iv(xvi)B of this present.

- D. The **Developer** in consultation with the **Land Owners** and other owners/occupiers of sold units shall frame scheme for proper management, maintenance and administration of the developed area

Arb. Sarmistha Dey
Arb. Dey
29

Shrinendu Nath Samadder

Sanjib Samadder

Laxmi Rani Samadder



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with common essential service and areas and further make rules and regulations for the same.

- E. The **Land Owners** doth hereby constitute and appoint the **Developer** herein as their **Constituted Attorney** to do all acts deeds and things and in the name and on behalf of the **Land Owners** as described in the **Development Power of Attorney** executed by the **Land Owners** in favour of the **Developer** over and in respect of the said premises. Subject to perform and execute all the terms and condition of this agreement.
- F. The construction work shall be carried out strictly in accordance with the sanctioned plan and the **Developer** shall obtain clearance certificate of all sorts and kind from appropriate authorities from time to time in respect of the construction and completion of the developments at the cost to be borne exclusively by the **Developer**.
- G. As mutually agreed between the parties, The Advocates named herein, Mr. Dharendra Nath Samadder and Mr. Rajib Samaddar shall provide all necessary legal services and all documentations for this project (agreement for sale and or Deed of conveyance, nomination agreement and other legal documentation etc.) and legal fees will be decided time to time mutually.
- H. Further, All the land owners herein to authorized with full power to one of the land owners and also guardian of the land owners Shri Dharendra Nath Samadder to receive all the Land owners allocation i.e 30% revenue share / consideration money as per this agreement from the developer herein and developer accordingly accept and agreed to transfer the same i.e 30% revenue share / sale price as per this agreement to the account of Shri Dharendra Nath Samadder and Shri Dharendra Nath Samadder shall done internal distribution among the all other land owners at his own discretion and that decision shall be binding upon all the land owners and accepted and agreed the same by all the land owners herein. The decision of Shri Dharendra Nath Samadder shall be final in respect of the internal distribution of revenue share herein.

Dharendra Nath Samadder

Rajib Samaddar

Laxmi Rani Samadder

ARTICLE-XI

ARBITRATION & COURT JURISDUCTION

Rishu Dey
Sarmistha Dey
Rajib Dey

[Signature]
Director



Additional District Sub-Registrar
Kadambagachi, North-24 Pgs.

01 JUL 2015

- a. Any and all disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the parties (collectively Disputes), shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- b. The Parties Irrevocably agree that the Arbitration Tribunal shall consist of 3 (three) Arbitrators, 1 (one) Arbitrator to be appointed by Developer, 1 (one) Arbitrator to be appointed by Land Owners and the Chairman of the Arbitration Tribunal to be jointly appointed by the said 2 (two) Arbitrators.
- c. The Parties irrevocably agree that the place of arbitration shall be Barasat only and the directions and Interim/final award of the Arbitration Tribunal shall be binding on the Parties.
- d. The disputes shall be adjudicated and the proceedings shall be finalized and an award shall be passed by the arbitrator within a period of 6 (Six) months' from the date of 1st (First) hearing fixed in this regard.
- e. In connection with the aforesaid arbitration proceedings, the District Court of the district in which the Said Premises is situated and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

Shrinu Nath Sanyal

Sanjib Samadder

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF LAND admeasuring about **641.00** (Six hundred forty one) Decimals equivalent to **388.50** (Three hundred eighty eight point five) Cottahs equivalent to **19.42 Bighas** (more or less) at Mouza- Mochpool, Paschim Ichapur & Baluria, P.S- Barasat, Dist. North 24 Parganas, Under Ichapur Nilguange Grampanchayet and Barasat Municipality.

PART-I

ALL THAT piece and parcel of land measuring about **270.00** (**Two hundred seventy**) Decimals, equivalent to **163.70** Cottahs lying and situated at **Mouza- Mochpool**, J.L. No. **31**, Touzi No. 146, comprised in L.R. **Khatian** Nos. **757, 649, 123, 288, 182, 377, 315, 82, 249, 528, 104, 603, 35, 385, 95, 729, 867 & 844**, P.S. Barasat, A.D.S.R. Kadambagachi, District-

Laxmi Rani Samadder

Rabi Laxmi Sarmistha Dey
Prabir Dey

Magnolia Infrastructure Development Ltd.
[Signature]



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Kadambagachi, North 24 Pgs.

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North 24 parganas and within the local limits of Ichapur-Nilgung Gram Panchayet, which is morefully described herein below :-

R.S. & L.R. Dag Nos.	Area of land in Decimal	Nature of land
619	22	Sali
605	10	Sali
604	5	Sali
603	6	Sali
601	3.6	Sali
606	55.75	Danga
607	19	Sali
608	16.5	Sali
612	11	Sali
614	46	Danga
615	47.25	Danga
616	24	Sali
618	4	Danga

Total area of land in 13 (Thirteen) numbers of Dag is 270.00 (Two hundred seventy) Decimals, equivalent to 163.70 Cottahs which is subject matter of the First Schedule - "Part-I" Property which is delineated in the plan annexed hereto and boundary line marked by Pink. The site plan will be treated as a part of this Deed. There is no road in the schedule premises or adjoining land and also there is no structure or any house on the schedule premises.

PART- "II"

ALL THAT piece and parcel of land measuring about 300.00 (Three hundred) Decimals equivalent to 181.818 Cottahs, lying and situated at Mouza- Paschim Ichapur, J.L. No. 29, Touzi No. 146, comprised in L.R. Khatian Nos. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030, 5032, P.S. Barasat, A.D.S.R. Kadambagachi, District- North 24 parganas and within the local limits of Barasat Municipality, which is morefully described herein below :-

R.S. & L.R. Dag Nos.	Area of land in Decimal	Nature of land
98	16	Sali
99	17	Sali
102	15	Sali
101	6	Sali
100	12	Sali
103	41	Sali
104	17	Sali
106	8	Sali
107	7	Sali
108	39	Sali
109	7	Sali
110	8	Sali
111	10	Sali

Arifuddin Samistha Dey
Kabir Dey

Shirindha with Samad

Sanjib Samadder

Laxmi Rani Samadder



Additional District Sub-Registrar
Kadambagaohi, North 24 Pgs.

01 JUL 2015

113	16	Sali
114	11	Sali
115	2.571	Sali
116	9	Sali
117	4	Sali
118	4	Sali
119	5	Sali
120	7	Sali
121	7	Sali
122	8	Sali
123	7	Sali
80	8.63	Sali
81	12.688	Sali
80/845	0.37	Sali

Dhruvendra Nath Samal

Total area of land in 27 (Twenty seven) numbers of Dag is **306.00** (Three hundred and six) Decimals equivalent to **185.45** Cottahs, which is subject matter of the **First Schedule - "Part-II"** Property which is delineated in the plan annexed hereto and boundary line marked by Green. The said plan will be treated as a part of this Deed. The above schedule property situated at the side of Chandrapur Road (2 feet) holding at Paschim Ichapur and there is no structure and or house.

PART-III

ALL THAT piece and parcel of land measuring about **65 (Sixty five)** Decimals lying and situated at Mouza- **Baluria**, J.L. No. 37, Touzi No. 146, comprised in L.R. Khatlan Nos. **2610, 2609, 1764**, P.S. Barasat, A.D.S.R. Kadambagachi, District- North 24 parganas and within the local limits of Barasat Municipality, which is morefully described herein below :-

Sanyib Samal

R.S. & L.R. Dag Nos	Area of land Decimal	Nature of land
156	15	Sali
139/ 188	50	Sali

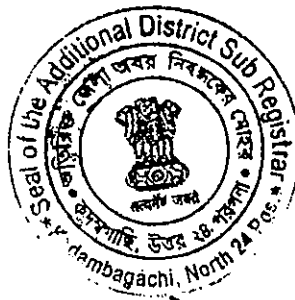
Total area of land in 2(Two) numbers of Dag is **65 Decimals** which is subject matter of the **First Schedule - "Part-III"** Property which is delineated in the plan annexed hereto and boundary line marked by Yellow. The said plan will be treated as a part of this Deed. The above schedule property situated at the side of Chandrapur Road (2 feet) holding at Baluria. There is no structure on the schedule land.

Laxmi Rani Samal

The Total land stands under First Schedule "(Part-I, Part-II & Part-III)" measuring an area of **641.00** (Six hundred forty one) Decimals equivalent to **388.50** (Three hundred eighty eight point five) Cottahs equivalent to **19.42 Bighas** (more or less) and there is no structure and or house.

Rabir Dey
Rabir Dey

Magnolia Infrastructure Development Ltd.
 Director



Additional District Sub-Registrar
Kadambagachi, North-24 Pgs.

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**2nd Schedule
(Proposed Specifications)**

Foundation	RCC Foundation.
Super Structure	Reinforced Cement Concrete Framed Structure.
Walls	Brick Masonry.
Rooms	
Floor	Ceramic Tiles in Living/Dining Area & Bedroom.
Wall	Plaster of Paris finish.
Kitchen	
Floor	Ceramic Tiles.
Counter	Black Granite Counter Top.
Sink	Stainless Steel Sink.
Dado	Ceramic Tiles.
Toilets	
Floor	Ceramic Tiles.
Dado	Glazed Tiles.
W.C.	European type of Hindware/ Parryware or similar Brand
Wash Basin	Hindware or similar reputed brand.
Fittings	C.P.
Door Frame	Wooden Frame.
Shutter	Flush Door (Decorative main Door)
Windows	Sliding Aluminium (Anodized)
Electrical	Concealed Copper wiring Reputed modular switches (Crabtree/equivalent.)
Power Supply	Through WBSEB network.
Generator	Power Back up – 24x7
Lift	Reputed Brand.
Staircase /Lobby	Spacious staircase, elegant lobby and floor Corridors with good quality marble/ kotastone/granite.
Water Supply	24x7 : captive water supply.

Shruti Path Sena



Sanjiv Samadder

Loxmi Rani Samadder

Prabir Dey
Ranbir Dey
Sarmistha Dey



Additional District Sub-Registrar
Kadambagachi, North 2A Pgs.

07 JUL 2015

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED & DELIVERED by the Land Owners at Barasat in the presence of:

Biswanath Ghosal
S/o Anaswanth Ghosal
G, Ghosal Para Road
North 24 P.S., W.B
KOL- 700129

Anjan Das
Waleopally, Baluxia Govt.
Colony, Barasat
Kolkata - 700126

SIGNED, SEALED & DELIVERED by the DEVELOPER at Barasat in the presence of

DRAFTED BY:

[Signature]
AM

District Judges' Court, Barasat

WB/F-1042/2007

1. *Okhendra Nath Samadder*
2. *Laxmi Rani Samadder*
3. *Rajib Samadder*
4. *Sanjib Samadder*
5. *Sarmistha Dey*
6. *Roabin Dey*

Magnolia Infrastructure Development Ltd.

(For **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**)



Additional District Sub-Registrar
Kedambagachi, North 24 Pgs.

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MEMO OF CONSIDERATION

Received a sum of **Rs.1, 00, 00,000/- (Rupees One Crore Only)** from the Developer as earnest money/advance amount out of total payable amount:

By Cheque no. **223387** dated **16/5/15**

Drawn on **IOB** In favour of

Dhirendra Nath Samadder

Rs. 5,00,000/-

By RTGS dated _____

13/6/15 . HDFC R 52015061364407081

Rs. 95,00,000/-

13/6/15 HDFC R 52015061364407270 Total :

Rs. 1,00,00,000/-

13/6/15 HDFC R 52015061364404602

(Rupees One Crore Only)

13/6/15 HDFC R 52015061364405012

13/6/15 HDFC R 52015061364407522.

Dhirendra Nath Samadder

Rajib Samadder.

Sanjib Samadder.

Sarmistha Dey

Joabir Dey.













Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

01 JUL 2015

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

(1) Name Dhivendu Nath Samadder

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













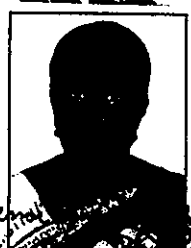
Dhivendu Nath Samadder

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Laxmi Rani Samadder











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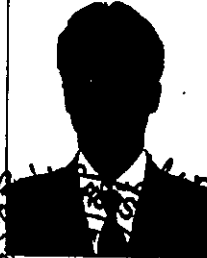


Laxmi Rani Samadder

Signature of the Presentant

(3) Name Rajib Samadder

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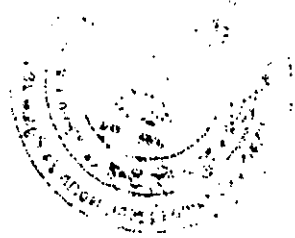


Rajib Samadder

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.














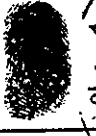
Additional District Sub-Registrar
Kadambagaohi, North 24 Pgs.

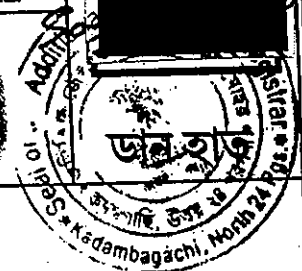
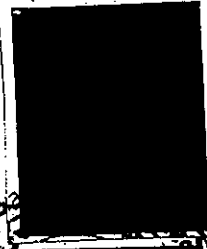
01 JUL 2015



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

(1) Name Sanjib Samadder

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













Sanjib Samadder

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Sarmistha Dey











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THUMB	FORE	MIDDLE	RING	LITTLE
				

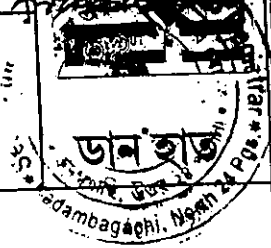


All the above fingerprints are of the above named person and attested by

Sarmistha Dey
Signature of the Presentant

(3) Name Prabir Dey

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Prabir Dey
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.













Additional District Sub-Registrar
Kadamogachi, North 24 Pgs.

01 JUL 2015

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

(1) Name..... VIVEK LODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



(Signature) (VIVEK LODDAR)

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

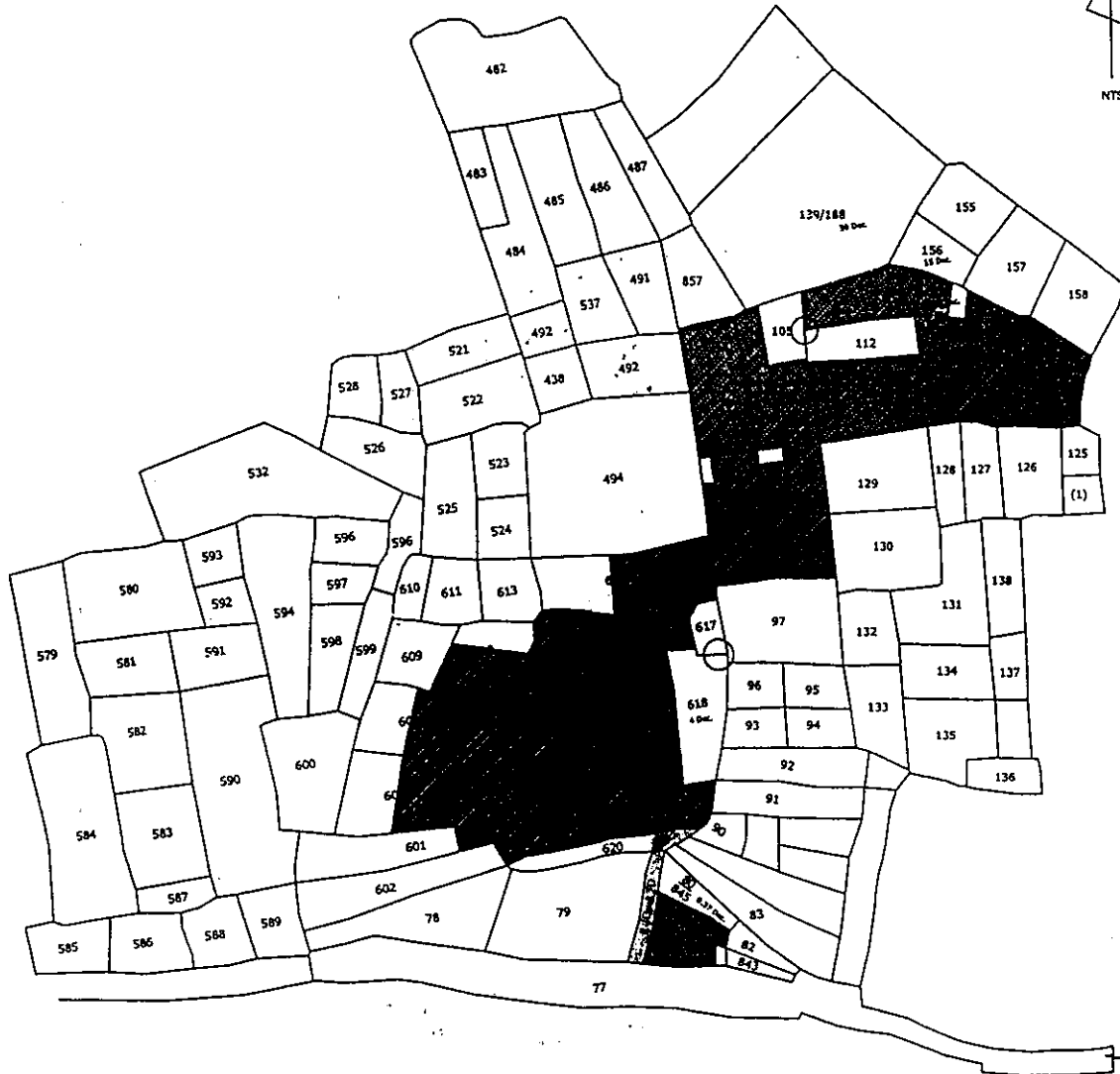
N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Kadambagachi, North-24 Pgs.

01 JUL 2015

Site plan of land admeasuring about 641.00 (Six hundred forty one) Decimals equivalent to 388.50 (Three hundred eighty eight point five) Cottahs equivalent to 19.42 Bighas (more or less) under Mouza - Paschim Ichapur, Mochpole, and Baluria in J.L. Nos. -29, 31 & 37, Police Station - Barasat, District - 24 Parganas (North) within the limits of the Barasat Municipality & Ichapur Nilguange Gram Panchayet.



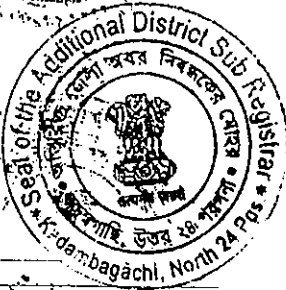
Mouza - Mochpool	Mouza - Paschim Ichapur	Mouza - Baluria
J.L. No. - 31	J.L. No. - 29	J.L. No. - 37
Area - 270 Decimal	Area - 306 Decimal	Area - 65 Decimal
Colour - 	Colour - 	Colour -

Magnolia Infrastructure Development

 Director

*Shirindha Nath Samadder
 Luxmi Rani Samadder
 Rajib Samadder.*

*Sanyib Samadder.
 Sarmistha Dey
 Prabir Dey.*



Additional District Sub-Registrar
Kadambagachi, North 2A Pgs.

01 JUL 2015





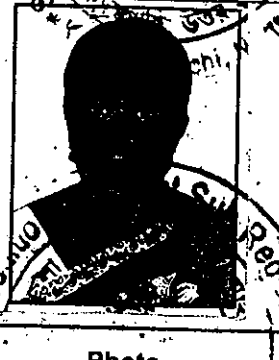



Government of West Bengal

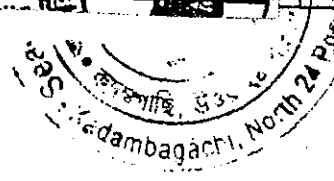
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

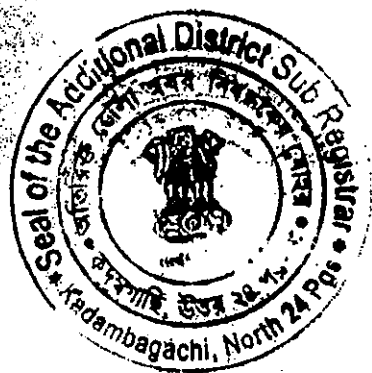
OFFICE OF THE A.D.S.R. KADAMBAGACHI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15190000392339/2015

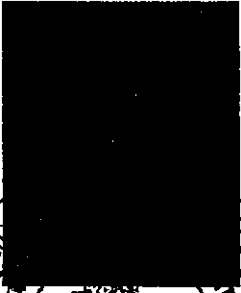





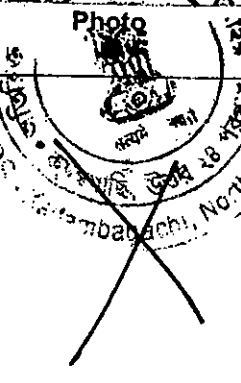

I. Signature of the Person(s) admitting the Execution at Private Residence.

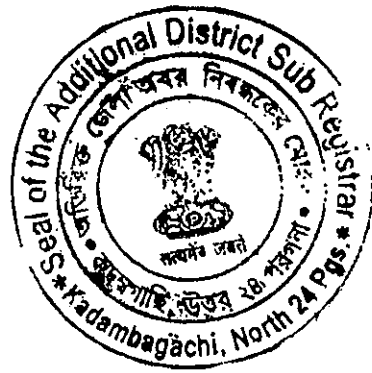
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dhirendra Nath Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Land Lord			Dhirendra Nath Samadder 01-07-2015
2	Smt Lakshmi Rani Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Land Lord			Laxmi Rani samadder 01-07-2015
3	Shri Rajib Samaddar Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Land Lord			Rajib Samaddar 01-7-2015









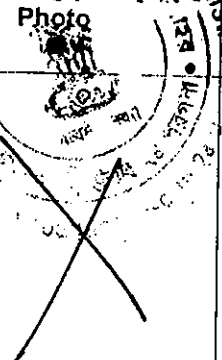




I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sanjib Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Land Lord			Sanjib Samadder. 01.07.2015
5	Smt Sarmistha Dey Akrampur, P.O:- Akrampur, P.S:- Habra, District:-North 24- Parganas, West Bengal, India, PIN - 743263	Land Lord			Sarmistha Dey 01.07.2015
6	Shri Prabir Dey Akrampur, P.O:- Akrampur, P.S:- Habra, District:-North 24- Parganas, West Bengal, India, PIN - 743263	Land Lord			Prabir Dey 01.07.2015
7	Shri Milan Poddar Shibtala, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Represent ative of Developer [Magnolia Infrastruct ure Developm ent Limited]			X X






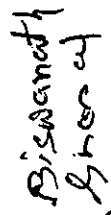
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sanjib Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Land Lord			<i>Sanjib Samadder.</i> 01.07.2015
5	Smt Sarmistha Dey Akrampur, P.O:- Akrampur, P.S:- Habra, District:-North 24- Parganas, West Bengal, India, PIN - 743263	Land Lord			<i>Sarmistha Dey</i> 01.07.2015
6	Shri Prabir Dey Akrampur, P.O:- Akrampur, P.S:- Habra, District:-North 24- Parganas, West Bengal, India, PIN - 743263	Land Lord			<i>Prabir Dey</i> 01.07.2015
7	Shri Milan Poddar Shibtala, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Represent ative of Developer [Magnolia Infrastruct ure Develpm ent Limited]			

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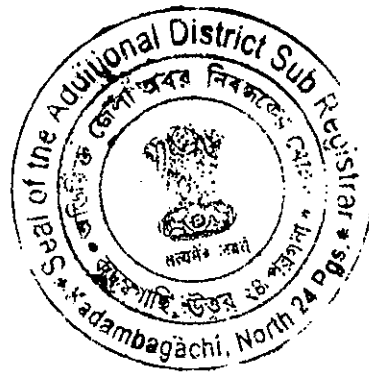
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Shri Vivek Podder Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	Representative of Developer [Magnolia Infrastructure Development Limited]			 11/7/2015 Director Magnolia Infrastructure Development Ltd.
Sl No.	Name and Address of identifier	Identifier			Signature with date
1	Biswanath Ghosh Son of Amarnath Ghosh 6 Ghosal Para Rd, P.O:- Barasat, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700124	Dhiresha Main Samadder, Smt Lakshmi Rani Samadder, Smt Raju Samadder, Shri Sanjib Samadder, Smt Sarmishta Dey, Shri Prabir Dey, Shri Milan Poddar, Shri Vivek Podder			 1-7-2015

(Leena Mondal)

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

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs



Seller, Buyer and Property Details

A. Land Lord & Developer Details

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Dhirendra Nath Samadder Son of Late Bilash.Ch Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Smt Lakshmi Rani Samadder Wife of Dhirendra Nath Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Shri Rajib Samaddar Son of Dhirendra Nath Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Shri Sanjib Samadder Son of Dhirendra Nath Samadder Shibtala Nabapally Circular Rd, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>



SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Smt Sarmistha Dey Wife of Shri Prabir Dey Akrapur, P.O:- Akrapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>
6	<p>Shri Prabir Dey Son of Shri Abani Prasad Dey Akrapur, P.O:- Akrapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence</p>



Developer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Magnolia Infrastructure Development Limited 93 Dr Suresh Chandra Banerjee Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas. West Bengal, India, PIN - 700010 Status : Organization Represented by representative as given below:-
1(1)	Shri Vivek Podder Son of Milan Podder Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 01/07/2015 Date of Admission : 01/07/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Biswanath Ghosh Son of Amarnath Ghosh 6 Ghosal Para Rd, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Dhirendra Nath Samadder, Smt Lakshmi Rani Samadder, Shri Rajib Samadder, Shri Sanjib Samadder, Smt Sarmistha Dey, Shri Prabir Dey, , Shri Vivek Podder	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 619 , LR Khatian No:-757	22 Dec	1,00,000/-	9,33,328/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 605 , LR Khatian No:- 10	10 Dec	50,000/-	4,24,240/-	Proposed Use: Bastu, ROR: Shali



Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 604 , LR Khatian No:- 123	5 Dec	50,000/-	2,12,120/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 603 , LR Khatian No:- 288	6 Dec	50,000/-	2,54,544/-	Proposed Use: Bastu, ROR: Shali
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 601 , LR Khatian No:- 182	3.6 Dec	50,000/-	1,52,726/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 606 , LR Khatian No:- 182	55.75 Dec	5,00,000/-	19,58,456/-	Proposed Use: Bastu, ROR: Danga
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 607 , LR Khatian No:- 377	19 Dec	4,00,000/-	6,90,916/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 608 , LR Khatian No:- 315	16.5 Dec	4,00,000/-	6,00,006/-	Proposed Use: Bastu, ROR: Shali
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 618 , LR Khatian No:- 82	4 Dec	3,00,000/-	3,00,000/-	Proposed Use: Bastu, ROR: Danga
L10	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 612 , LR Khatian No:- 249	11 Dec	4,00,000/-	4,00,004/-	Proposed Use: Bastu, ROR: Shali
L11	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 614 , LR Khatian No:- 46	46 Dec	5,00,000/-	16,40,288/-	Proposed Use: Bastu, ROR: Danga
L12	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 615 , LR Khatian No:- 844	47.25 Dec	5,00,000/-	16,81,655/-	Proposed Use: Bastu ROR: Danga



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L13	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: ICHAPUR-NILGANJ, Mouza: Mochpole	LR Plot No:- 616 , LR Khatian No:- 528	24 Dec	3,00,000/-	8,72,736/-	Proposed Use: Bastu, ROR: Shali
L14	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 98 , LR Khatian No:- 2450	16 Dec	5,00,000/-	49,45,456/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L15	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 99 , LR Khatian No:- 4000	17 Dec	5,00,000/-	52,54,547/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L16	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 102 , LR Khatian No:- 1905	15 Dec	5,00,000/-	46,36,365/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L17	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 101 , LR Khatian No:- 482	6 Dec	3,00,000/-	18,54,546/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L18	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 100 , LR Khatian No:- 1448	12 Dec	5,00,000/-	37,09,092/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L19	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 103 , LR Khatian No:- 1448	41 Dec	5,00,000/-	1,25,21,415/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L20	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 104 , LR Khatian No:- 1304	17 Dec	5,00,000/-	52,54,547/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L21	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 106 , LR Khatian No:- 1304	8 Dec	2,00,000/-	24,72,728/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L22	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 107 , LR Khatian No:- 1272	7 Dec	2,00,000/-	21,63,637/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L23	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 108 , LR Khatian No:- 5029	39 Dec	5,00,000/-	1,19,46,598/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L24	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 109 , LR Khatian No:- 5030	7 Dec	2,00,000/-	21,63,637/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L25	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 110 , LR Khatian No:- 448	8 Dec	3,00,000/-	24,72,728/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L26	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 111 , LR Khatian No:- 1679	10 Dec	3,00,000/-	30,90,910/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L27	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 113 , LR Khatian No:- 5029	16 Dec	5,00,000/-	49,45,456/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L28	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 114 , LR Khatian No:- 482	11 Dec	3,00,000/-	34,00,001/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L29	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 115 , LR Khatian No:- 2218	2.571 Dec	1,00,000/-	7,94,673/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L30	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 116 , LR Khatian No:- 1448	9 Dec	2,00,000/-	27,81,819/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L31	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 117 , LR Khatian No:- 1679	4 Dec	1,00,000/-	12,36,364/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L32	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 118 , LR Khatian No:- 1272	4 Dec	50,000/-	12,36,364/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L33	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 119 , LR Khatian No:- 1679	5 Dec	2,00,000/-	15,45,455/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,



Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L34	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 120, LR Khatian No:- 5032	7 Dec	2,00,000/-	21,63,637/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L35	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 121, LR Khatian No:- 1905	7 Dec	2,00,000/-	21,63,637/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L36	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	RS Plot No:- 122, RS Khatian No:- 1448	8 Dec	2,00,000/-	24,72,728/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L37	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 123, LR Khatian No:- 1272	7 Dec	2,00,000/-	21,63,637/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L38	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 80, LR Khatian No:- 1277	8.63 Dec	3,00,000/-	26,67,455/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L39	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 81, LR Khatian No:- 1679	12.688 Dec	3,00,000/-	39,21,747/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L40	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Baluria	LR Plot No:- 156, LR Khatian No:- 2610	15 Dec	10,00,000/-	50,22,720/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,

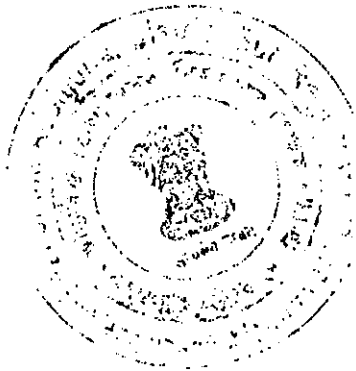


Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L41	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Baluria	LR Plot No:- 139/188 , LR Khatian No:- 50	50 Dec	15,00,000/-	1,63,17,593/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L42	District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Chandrapur Road, Mouza: Pashchim Ichapur	LR Plot No:- 80/845 , LR Khatian No:- 1277	0.37 Dec	1,000/-	1,14,364/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	3.66667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	3.66667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	3.66667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	3.66667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	3.66667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	3.66667	16.6667
L2	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.66667	16.6667



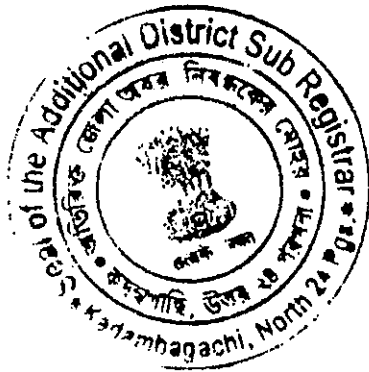
Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L6	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	9.29167	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	9.29167	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	9.29167	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	9.29167	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	9.29167	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	9.29167	16.6667
L7	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	3.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	3.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	3.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	3.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	3.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	3.16667	16.6667
L8	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.75	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.75	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.75	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.75	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.75	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.75	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L3	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.833333	16.6667
L4	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1	16.6667
L5	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.6	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.6	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.6	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.6	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.6	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.6	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L9	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667
L10	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.833333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.833333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.833333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.833333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.833333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.833333	16.6667
L11	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	7.666667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	7.666667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	7.666667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	7.666667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	7.666667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	7.666667	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L12	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	7.875	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	7.875	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	7.875	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	7.875	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	7.875	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	7.875	16.6667
L13	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	4	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	4	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	4	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	4	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	4	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	4	16.6667
L14	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.66667	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L15	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.83333	16.6667
L16	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.5	16.6667
L17	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L18	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2	16.6667
L19	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	6.83333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	6.83333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	6.83333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	6.83333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	6.83333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	6.83333	16.6667
L20	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.83333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.83333	16.6667



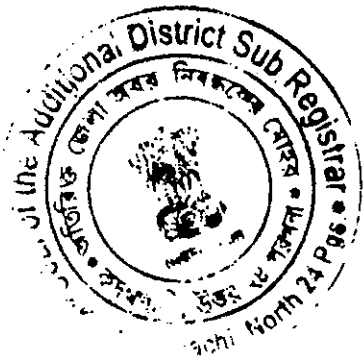
Transfer of Property from Land Lord to Developer

Sch No.-	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L21	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
L22	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
L23	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	6.5	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	6.5	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	6.5	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	6.5	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	6.5	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	6.5	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L24	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
L25	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
L26	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.66667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.66667	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L27	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.66667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.66667	16.6667
L28	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.83333	16.6667
L29	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.4285	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.4285	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.4285	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.4285	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.4285	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.4285	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L30	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.5	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.5	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.5	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.5	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.5	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.5	16.6667
L31	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667
L32	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.666667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.666667	16.6667



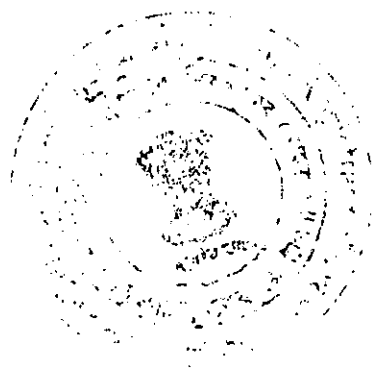
Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L33	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.833333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.833333	16.6667
L34	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
L35	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L36	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.33333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.33333	16.6667
L37	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.16667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.16667	16.6667
L38	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.43833	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.43833	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.43833	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.43833	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.43833	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.43833	16.6667



Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L39	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	1.83333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	1.83333	16.6667
L40	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	2.5	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	2.5	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	2.5	16.6667
L41	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	8.33333	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	8.33333	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	8.33333	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	8.33333	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	8.33333	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	8.33333	16.6667



Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L42	Dhirendra Nath Samadder	Magnolia Infrastructure Development Limited	0.0616667	16.6667
	Shri Prabir Dey	Magnolia Infrastructure Development Limited	0.0616667	16.6667
	Shri Rajib Samaddar	Magnolia Infrastructure Development Limited	0.0616667	16.6667
	Shri Sanjib Samadder	Magnolia Infrastructure Development Limited	0.0616667	16.6667
	Smt Lakshmi Rani Samadder	Magnolia Infrastructure Development Limited	0.0616667	16.6667
	Smt Sarmistha Dey	Magnolia Infrastructure Development Limited	0.0616667	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Dhirendra Nath Samadder
Address	Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. KADAMBAGACHI, District: North 24-Parganas

Endorsement For Deed Number : I - 151901153 / 2015

Query No/Year 15190000392339/2015 Serial no/Year 1519001201 / 2015
Deed No/Year I - 151901153 / 2015
Transaction [0110] Sale, Development Agreement or Construction agreement
Name of Presentant. Dhirendra Nath Samadder Presented At Private Residence
Date of Execution 01-07-2015 Date of Presentation 01-07-2015

Remarks

On 01/07/2015

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

Presented for registration at 21:29 hrs on : 01/07/2015, at the Private residence by Dhirendra Nath Samadder, one of the Executants.

Certificate of Market Value (WB RUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,55,54,875/-

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

Execution is admitted on 01/07/2015 by

Dhirendra Nath Samadder, Son of Late Bilash Ch Samadder, Shibtala Nabapally Circular Rd, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, By caste Hindu, By Profession Advocate

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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

Execution is admitted on 01/07/2015 by

Smt Lakshmi Rani Samadder, Wife of Dhirendra Nath Samadder, Shibtala Nabapally Circular Rd, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, By caste Hindu, By Profession House wife

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

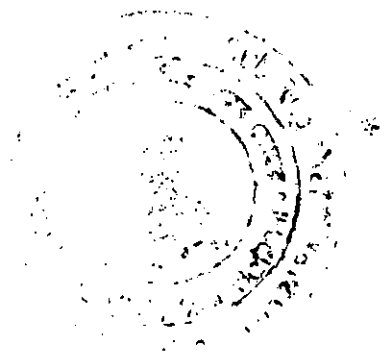
Admission of Execution (Under Section 58 W.B. Registration Rules, 1962)

Execution is admitted on 01/07/2015 by

Shri Rajib Samaddar, Son of Dhirendra Nath Samadder, Shibtala Nabapally Circular Rd, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, By caste Hindu, By Profession Advocate

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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



Execution is admitted on 01/07/2015 by

Shri Sanjib Samadder, Son of Dhirendra Nath Samadder, Shibtala Nabapally Circular Rd, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, By caste Hindu, By Profession Service

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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

Execution is admitted on 01/07/2015 by

Smt Sarmistha Dey, Wife of Shri Prabir Dey, Akrapur, P.O: Akrapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, By caste Hindu, By Profession House wife

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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

Execution is admitted on 01/07/2015 by

Shri Prabir Dey, Son of Shri Abani Prasad Dey, Akrapur, P.O: Akrapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, By caste Hindu, By Profession Business

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

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

Execution is admitted on 01/07/2015 by

Shri Vivek Podder, , Magnolia Infrastructure Development Limited , 93 Dr Suresh Chandra Banerjee Rd, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700010

Indetified by Biswanath Ghosh, Son of Amarnath Ghosh, 6 Ghosal Para Rd, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Business

(Leena Mondal)

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

On 06/07/2015

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.

Payment of Fees



Certified that required Registration Fees payable for this document is Rs 1,10,003/- (B = Rs 1,09,989/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 1,10,003/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Draft Rs 75,050/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 2307, Purchased on 30/06/2015, Vendor named Gobinda Mitra.

Description of Draft

1. Rs 75,050/- is paid, by the Draft(other) No: 628172000427, Date: 01/07/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.


(Leena Mondal)

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




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2015, Page from 9764 to 9836
being No 151901153 for the year 2015.



Digitally signed by LEENA MONDAL
Date: 2015.07.13 11:48:47 +05:30
Reason: Digital Signing of Deed.


(Leena Mondal) 13/07/2015 11:48:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

(This document is digitally signed.)

