

- (a) *That during the development and construction of the proposed project as agreed upon in transaction with third party, allottees, prospective purchaser/(s), unique space in the building proposed to be constructed.*
- (b) *For all Statutory liabilities, GST, TDS, Levies, fees, taxes as may be payable now or in future to be paid by the Developer exclusively.*
- (c) *For any suit dispute payable for any third party including allottees, prospective purchasers, suppliers, contractors, consultant which will be settled by the Developer at its cost without injuring the interest rightly with the Land Owner in title of the property thereby.*
- (d) *That it is further agreed that prior to handing over peaceful vacant and fully habitability of the project and satisfying the realisation of the Amount/Amounts receivable by the Land Owner are agreed upon hereinabove. No person/persons of the project/property shall be handed over to the third party prior to the written consent of the Land Owner.*

NOTWITHSTANDING *anything contained in the preceding clauses, it is specifically agreed by and between the parties hereto that, after execution hereof the Developer shall be entitled to put up fencing around the Said Property or any portion or portions thereof, for the purpose of preventing any possible encroachment and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorised occupation, if any. The Developer shall also make arrangements for guarding the Said Property and preventing any encumbrance or encroachment by trespassers or unauthorised persons upon the Said Property or any part or portions thereof. All costs, charges and expenses in respect of the above shall be mutually borne by both the parties.*

CONSTRUCTION PERIOD AND DELAY

*The construction and development of the Said Property shall be completed within 48 (Forty Eight) months' from the date of sanction of plan from the sanctioning authority. This period can be extended for a further period of 6 (Six) months' subject to **FORCE MAJEURE** reasons. **HOWEVER** if the Developer still fails to complete the construction work within the stipulated period of (48)Forty Eight months + 6 (six) months, the Developer shall compensate the Land Owner as per mutual agreement between the contracting parties. If at any time, after the execution of this Agreement, either party*



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Additional District Sub-Registrar
Kadamangudi, North 24 Pgs

21 SEP 2017

fails/neglects to carry out its obligations under this agreement, the other party shall become entitled to claim all losses and damages suffered by the defaulting party.

UNSOLD AREA

In the event any space or unit belonging to either party remains unsold after expiry of 12 (Twelve) months' from the date of completion of the project and the grant of completion certificate thereof by the concerned authority, the said space/unit shall be divided and allocated between the Land Owner and the Developer in the 30:70 (thirty: seventy) ratio i.e., 30% in favour of the Land Owner and 70% in favour of the Developer.

AGREEMENT WITH TRANSFEREES/BUYERS

The Developer, by the Power Of Attorney shall have the right to negotiate, sell, resell, lease out, let out and enter into agreement for the purpose of transferring and disposing of the apartments alongwith the total car parking spaces with undivided and un-demarcated proportionate piece of land in the project on the basis of the approved plan at a price to be determined by the Developer and to receive money from the prospective buyer and to acknowledge and give receipt.

COST OF TRANSFER OF DEVELOPER APARTMENTS

*The cost of stamp duty, transfer fee, registration fee and other miscellaneous expenses for transfer of the Said Property **ALONGWITH** proportionate car parking space and with proportionate share of land to the Buyers shall be borne by the Buyers/Transferees.*

INCLUSION/ADDITION OF TERMS AND CONDITION OF AGREEMENT

That any point omitted in this agreement may be included or added subsequently in this agreement only if agreed upon by mutual consent of both the Land Owner and the Developer and be in writing and it shall be treated as part of this agreement.

FORCE MAJEURE

If for any Force Majeure reason i.e. Acts of God, like natural calamity earthquake, flood, or civil unrest, famine, war, military operations of any nature blockade or damage, injury or loss due to fire, accident, mob violence attack from the air of any other major disturbances or



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

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for reasons that are beyond control of the Developer, any difficulty arises, the parties shall mutually make such arrangement(s) that may be fair and just as per circumstances.

DISPUTE AND ARBITRATION:

That in case of any dispute between the parties regarding this agreement, it is agreed that the dispute will be resolved amicably between the two parties and supplementary agreements may be subsequently made to mitigate the matter. If the parties are unable to resolve the dispute, the same shall be referred to Arbitrators appointed in a manner hereinafter provided:

The party raising the dispute shall serve a notice upon the other party advising that a dispute or difference has arisen and nominate in that notice its own arbitrator. The party receiving the notice shall, within 30 (thirty) days after receiving such notice, nominate its arbitrator and intimate the other party. The Arbitrators so appointed shall appoint a third arbitrator or an *Umpire*. The award of the arbitrators or the *Umpire* (as the case may be) shall be final, conclusive and binding upon the parties thereto. The venue of arbitration shall be decided by the arbitrators having regard to costs and convenience of the parties.

ASSIGNMENT

This Agreement cannot be assigned or transferred to any third party without the consent of the either party in writing.

ENTIRE AGREEMENT

The parties hereto acknowledge, declare and confirm that this Agreement represents the entire Agreement between them. Any alteration, addition, or modification hereto shall not be valid and binding, unless the same is in writing and signed by or on behalf of both the parties.

COPIES OF AGREEMENT

1(One) Copy of this Agreement shall be executed and each party shall have the right to retain 1 representative copy.

GOVERNING LAW

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of Union of Republic of India.

JURISDICTION

This Agreement shall be subject to the jurisdiction of the Courts at Kolkata only.



(Signature)

Additional District Sub-Registrar
Kadamraguchi, North 24 Pgs

21 SEP 2017

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

SAID PROPERTY shall mean ALL THAT piece and parcel of land admeasuring WHEREAS We the owners herein are absolute owners and seized ,possessed and otherwise sufficiently entitled to all that piece and parcel of total land admeasuring about 595 Decimal more or less divided in two Moujas, IN Mouza Algaria all that piece and parcel of (Sali) land measuring more or less 545.5 Decimals more or less comprised in R.S/L.R Dagno.608,609/628,606,605,604,599/662,574,575,576,600,597,596,595,594,593 AND 592, R.S khatian no,250,905,R.S khatian no 900,559,682 , R.S Khatian no.340 corresponding to L.R Khatian no. 276,665,666,975,734, lying and situated at Mouza - Algaria ,J.L no 5, Re.Su-no-79,Touzi no.146,Pargana-Anwarpur,within the jurisdiction of Paschim Khilkapur Gram Panchayet, PS-Barasat at present Duttapukur,A.D.S.R.O- Kadambagachi ,District North 24 Pargana AND All that piece and parcel of 'Sali' land measuring more or less 50 Decimals.....Comprised in R.S/L.R Dag no - 715,713, under Khatian no.R.S 250,905 ,Haal L.R. 2148 Lying and Situated at Mouza -Mainagadi J.L no 6,Re. Su no-196,Touzi no - 146, Within the Limit of Khilkapur Gram Panchayet under Police Station Duttapukur Jurisdiction ADSRO Kadambagachi, In the District of North 24 Pargana(hereinafter referred to as the said property which was more fully particularly describe in the scheduled here under written)



Additional District Sub Registrar
Kadambur, North 26 Pgs

21 SEP 2017

LAND DETAILS

L.R KHATIAN NO.	RS/LR DAG NO	AREA DECIMAL	IN	NATURE OF LAND
665,666	608	33		SHALI
665,666	609/628	13		SHALI
276,975,666	606	70.5		SHALI
975	605	45		SHALI
975,276	604	17		SHALI
734	599/662	1.5		SHALI
276	574	13		SHALI
276	575	5		SHALI
276	576	4.5		SHALI
975	600	69		SHALI
DO	597	61		SHALI
DO	596	49		SHALI
DO	595	26		SHALI



(Signature)

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

21 SEP 2017

975	594	27	SHALI
DO	593	48	SHALI
DO	592	63	SHALI

TOTAL AREA—545.5 DECIMAL IN MOUZA ----ALGARIA

LR.KHATIAN NO	RS/LR DAG NO	AREA IN DECIMAL	NATURE IN LAND
2148	713	41	SHALI
2148	715	9	SHALI

TOTAL AREA ---- 50 DECIMAL IN MOUZA MAINAGADI

TOTAL AREA OF LAND 595.5 DECIMAL COMPRISING IN TWO MOUZA,ALGARIA AND MAINAGADI

Rainbow Aqua Park Private Limited

Amit Ghosh
Director

Shabali Ghosh.
Gobinda chandra Ghosh.
Amit Ghosh.

Magnolia Infrastructure Development Ltd

[Signature]
Director



(Handwritten signature)

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017

RECEIPT AND MEMO OF CONSIDERATION

<u>CHEQUE/CASH</u>	<u>DATED</u>	<u>DRAWN ON</u>	<u>AMOUNT(IN RS)</u>
<u>006628</u>	<u>17.06.2017</u>	<u>IDBI Bank</u>	<u>11,00,000/-</u>
<u>006647</u>	<u>20.06.2017</u>	<u>IDBI Bank</u>	<u>15,00,000/-</u>
<u>IBKLR92017071500076627</u>	<u>15.07.2017</u>	<u>RTGS</u>	<u>12,00,000/-</u>
<u>IBKLR92017072500034136</u>	<u>25.07.2017</u>	<u>RTGS</u>	<u>30,00,000/-</u>
<u>IBKLR92017081000040069</u>	<u>10.08.2017</u>	<u>RTGS</u>	<u>33,00,000/-</u>
<u>IBKLR92017092000002732</u>	<u>20.09.2017</u>	<u>RTGS</u>	<u>50,00,000/-</u>
<u>IBKLR 92017092100006600</u>	<u>21.09.2017</u>	<u>RTGS</u>	<u>64,00,000/-</u>
<u>TOTAL</u>			<u>2,15,00,000/-</u> <u>(Two crore fifteen</u> <u>lakhs only)</u>

Rainbow Aqua Park Private Limited

Amit Ghosh
DirectorShafali Ghosh.
Gobind Chandra Ghosh.
Amit Ghosh.

Rainbow Aqua Park Private Limited

Amit Ghosh
Director



(Handwritten signature)

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017

THE SECOND SCHEDULE ABOVE REFERRED TO PROPOSED SPECIFICATIONS

- a) FOUNDATION: RCC FOUNDATION
- b) SUPER STRUCTURE: REINFORCED CEMENT CONCRETE FRAMED STRUCTURE
- c) WALLS: BRICK MASONRY

ROOMS

- a) FLOOR: CERAMIC TILES IN LIVING / DINING AREA & BEDROOM
- b) WALL: PLASTER OF PARIS FINISH

KITCHEN

- a) FLOOR: CERAMIC TILES
- b) COUNTER: BLACK STONE COUNTER TOP
- c) SINK: STAINLESS STEEL SINK
- d) DADO: CERAMIC TILES

TOILETS

- a) FLOOR : CERAMIC TILES
- b) DADO: GLAZED TILES
- c) W.C. : EUROPLAN TYPE OF JAGUAR / PARRYWARE OR SIMILAR REPUTED BRAND
- d) WASH BASIN : JAGUAR / PARRYWARE OR SIMILAR REPUTED BRAND
- e) FITTINGS : C.P.

f) **DOOR FRAME** : WOODEN FRAME

g) **SHUTTER** : FLUSH DOOR (DECORATIVE MAIN DOOR)

h) **WINDOWS** : SLIDING ALUMINIUM (ANODIZED)

i) **ELECTRICAL** : CONCEALED COPPER WIRING REPUTED MODULAR SWITCHES (CRABTREE / EQUIVALENT)

j) **POWER SUPPLY** : THROUGH WBSEB NETWORK

k) **GENERATOR** : POWER BACK UP - 24 × 7

l) **LIFT** : REPUTED BRAND

m) **STAIRCASE / LOBBY** : SPACIOUS STAIRCASE, ELEGANT LOBBY AND FLOOR CORRIDORS WITH GOOD QUALITY MARBLE / KOTASTONE/ GRANITE

n) **WATER SUPPLY** : 24 × 7 CAPTIVE WATER SUPPLY



[Handwritten signature]

Additional District Sub-Registrar
Kadambayachi, North 24 Pgs

21 SEP 2017

IN WITNESS WHEREOF, We have executed this Joint Development and Power of Attorney on this day as mentioned above.

SIGNED AND DELIVERED for and on behalf of the within named 1) SMT. SHEFALI GHOSH, 2) SRI AMIT GHOSH, 3) SRI GOBINDA GHOSH, and 4) RAINBOW AQUA PARK PRIVATE LIMITED represented by its Directors SMT. SHEFALI GHOSH, SRI AMIT GHOSH and SRI AMIT GHOSH, in the presence of,

WITNESS/S

1. Biswanath Ghosal
Baranati, North 24 P.S.
K01-129

2. Tapankumar Ghosh
Bishnupur

Shabali Ghosh.
SMT. SHEFALI GHOSH

Amit Ghosh
SRI AMIT GHOSH

Govinda chandra ghosh
SRI GOBINDA GHOSH

Rainbow Aqua Park Private Limited

Amit Ghosh.
Director

4) RAINBOW AQUA PARK PRIVATE LIMITED

LAND OWNERS

SIGNED AND DELIVERED for and on behalf of the within named MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED by its Director, SRI VIVEK PODDAR in the presence of:

WITNESS/S

Biswanath Ghosal
Baranati, North 24 P.S.
K01-129

2. Tapankumar Ghosh
Bishnupur

Magnolia Infrastructure Development Ltd.

Director

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
DEVELOPER

DRAFTED BY

Anindya Chakraborty
ANINDYA CHAKRABORTY

HIGH COURT CALCUTTA, REG. NO. F - 493 / 236 / 2001.



(Handwritten signature)












Additional District Sub-Registrar
Kadambayachi, North 24 Pgs.

21 SEP 2017

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

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














	LH					
	RH.					

ATTESTED :-

[Signature]



	LH					
	RH.					

ATTESTED :-

Gobendra chandra ghosh.

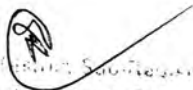


	LH					
	RH.					

ATTESTED

Shabali Ghosh.




Additional District Sub Registrar
Kedambagachi, North, Assam

21 SEP 2017

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

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

	LH					
	RH.					



Amil Ghosh.

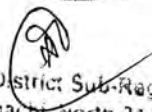
PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-




Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017



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 15190001314202/2017






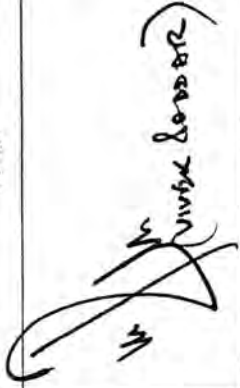
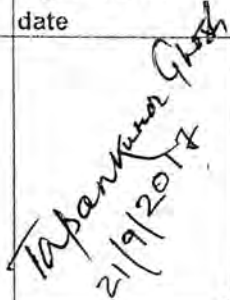
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SHEFALI GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Principal			<i>Shefali Ghosh.</i>
2	Mr AMIT GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Principal			<i>Amit Ghosh</i>
3	Mr GOBINDRA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Principal			<i>Gobindra Chandra Ghosh</i>





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	Mr AMIT GHOSH 455, P K GUHA ROAD, AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Representative of Principal [RAINBOW AQUA PARK PRIVATE LIMITED]			
5	Mr VIVEK PODDAR 111, SALT LAKE, P.O:- C C BLOCK, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Attorney [MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr TAPAN GHOSH Son of Late PANCHANAN GHOSH RAJARHAT BISHNUPUR, P.O:- RAJARHAT BISHUNUPUR, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Smt SHEFALI GHOSH, Mr AMIT GHOSH, Mr GOBINDRA CHANDRA GHOSH, Mr AMIT GHOSH, Mr VIVEK PODDAR		 21/9/2017	

(Debjani Haldar)

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



MASTER PLAN OF DAG NO-SHOWN IN PLAN & CHART, AT MOUZA-ALGORIA & MOYNAGODI.L.R.KH NO- 666 .JL NO-5,&6 UNDER PASCHIM KHILKAPUR GRAM PANCHAYET, P.S. - DUTTAPUKUR, DIST.-24 PGS.(N).

665, 975 & 2148

SCALE 1"=32'

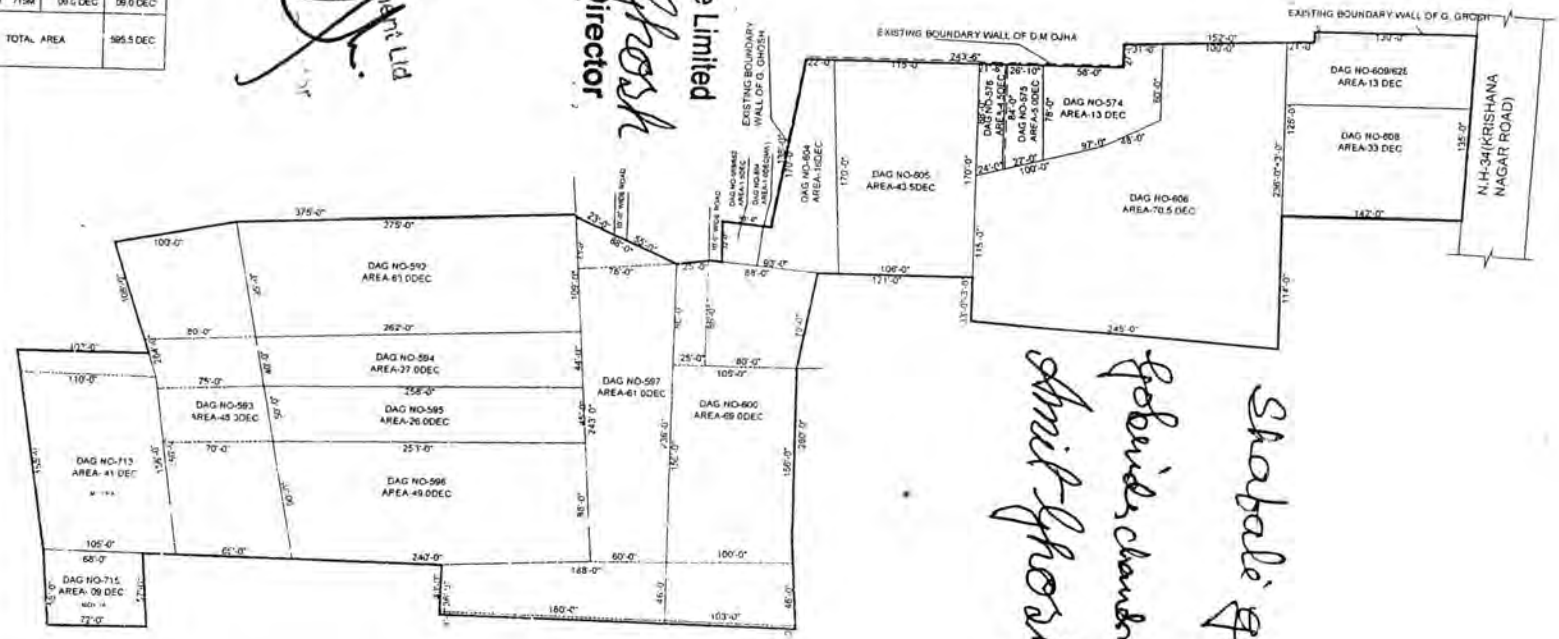


DAG NO.	TOTAL AREA	PURCHED AREA
1. 606	70.0 DEC	70 DEC
2. 605&76	31.0 DEC	13 DEC
3. 606	94.0 DEC	70.5 DEC
4. 605	46.0 DEC	45 DEC
5. 601	27.0 DEC	17 DEC
6. 399&62	1.5 DEC	1.3 DEC
7. 574	34.0 DEC	13.0 DEC
8. 575	8.0 DEC	5.0 DEC
9. 576	7.0 DEC	4.5 DEC
10. 600	69.0 DEC	69.0 DEC
11. 567	61.0 DEC	61.0 DEC
12. 516	49.0 DEC	49.0 DEC
13. 585	26.0 DEC	26.0 DEC
14. 504	37.0 DEC	37.0 DEC
15. 583	46.0 DEC	46.0 DEC
16. 562	63.0 DEC	63.0 DEC
17. 713M	41.0 DEC	41.0 DEC
18. 715M	98.0 DEC	98.0 DEC
TOTAL AREA	585.5 DEC	

Magnolia Infrastructure Development Ltd



Rainbow Aqua Park Private Limited
 Shri Prakash
 Director



Shobale Prakash
 Gobinda Chandra Prakash
 Shri Prakash

21 SEP 2017

Additional District Sub-Registrar
Kadambagachi, Norn 24 Pgs

 (M) W



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

109667/17

GRN: 19-201718-008197208-1 Payment Mode Online Payment
GRN Date: 21/09/2017 11:57:21 Bank : ICICI Bank
BRN : 1296604651 BRN Date: 21/09/2017 12:01:02

DEPOSITOR'S DETAILS

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT [Query No./Query Year]
Contact No. : LTD Mobile No. : +91 9874871156
E-mail : accounts@magnoliainfrastructure.in
Address : 93DRSCBANERJEE ROAD KOLKATA700010
Applicant Name : Mr AMIT GHOSH
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Power of Attorney

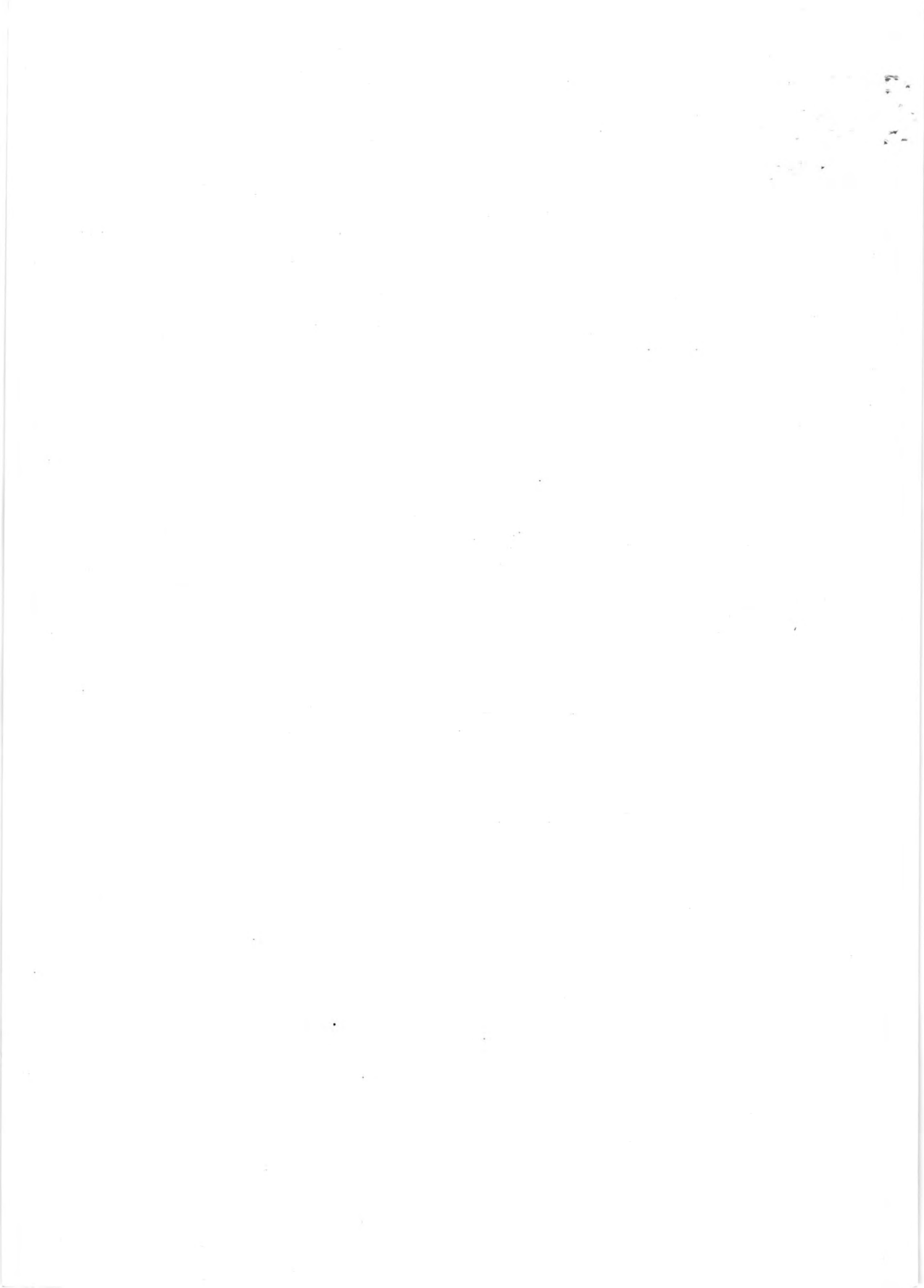
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15190001314202/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	15190001314202/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Thousand Forty One only

Total

70041



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

I-1667/17

GRN: 19-201718-008243211-1 Payment Mode Online Payment
GRN Date: 21/09/2017 18:32:40 Bank: ICICI Bank
BRN: 1296872880 BRN Date: 21/09/2017 18:35:43

DEPOSITOR'S DETAILS

Name: MAGNOLIA INFRASTRUCTURE DEVELOPMENT [Query No./Query Year]
Contact No.: LTD Mobile No.: +91 9874871156
E-mail: accounts@magnoliainfrastructure.in
Address: 93DRSCBANERJEE ROAD KOLKATA700010
Applicant Name: Mr AMIT GHOSH
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development Power of Attorney Payment No 9

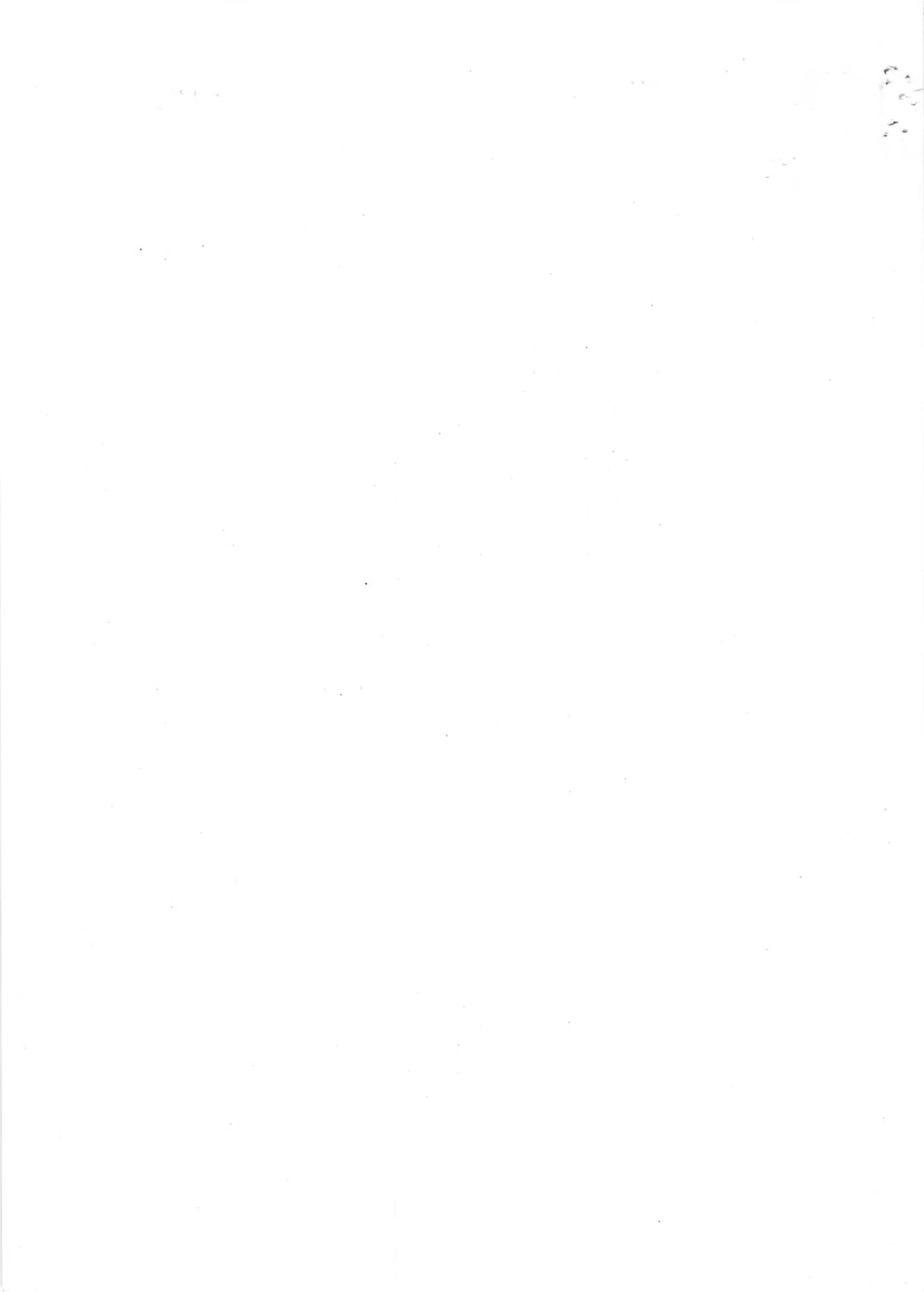
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15190001314202/10/2017	Property Registration- Stamp duty	0030-02-103-003-02	1
2	15190001314202/10/2017	Property Registration- Registration Fees	0030-03-104-001-16	215000
3	15190001314202/10/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	21730

In Words : Rupees Two Lakh Thirty Six Thousand Seven Hundred Thirty One only
Total 236731



Magnolia Infrastructure Development Ltd.
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIVEK PODDAR

MILLAN PODDAR

18/07/1981

Permanent Account Number
AB JPP5042B

भारत सरकार



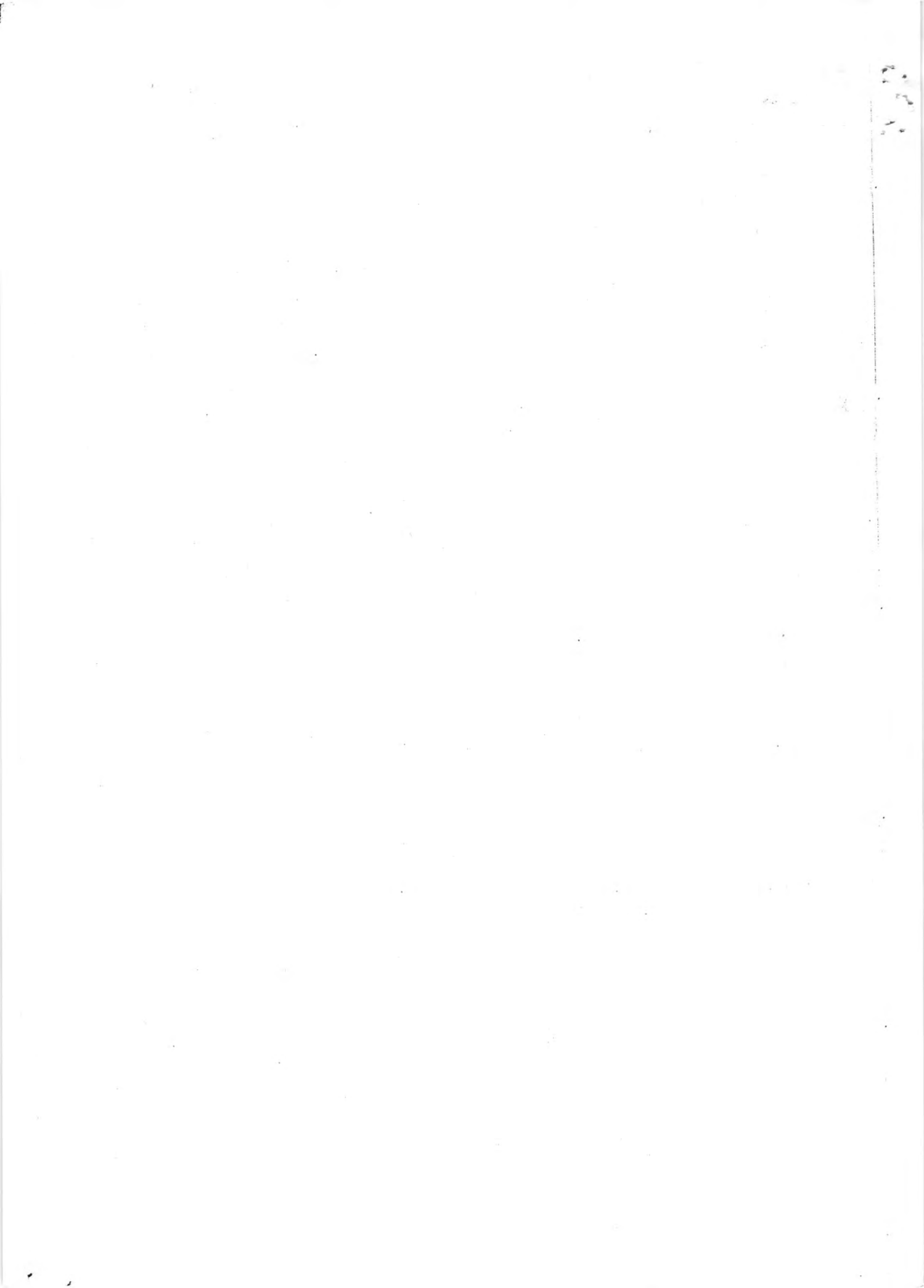
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विवेक पोदर / पाने पर कसया शोभित कर / आयकर
आयकर विभाग, भारत, एन एस डी
सोयी शोभित, एन एस डी, एन एस डी, एन एस डी
एन एस डी, एन एस डी, एन एस डी, एन एस डी

Income Tax Department
New Delhi, India

NSD





Rainbow Aqua Park Private Limited

Amit Ghosh
Director

Director

Latim J. Stevens, Jr. P. supra. w. d. n. i. s. R.

100

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOBINDA CHANDRA GHOSH

GANDHILAL GHOSH

02/07/1957
Permanent Account Number

ADTPG6962B

Signature
Signature



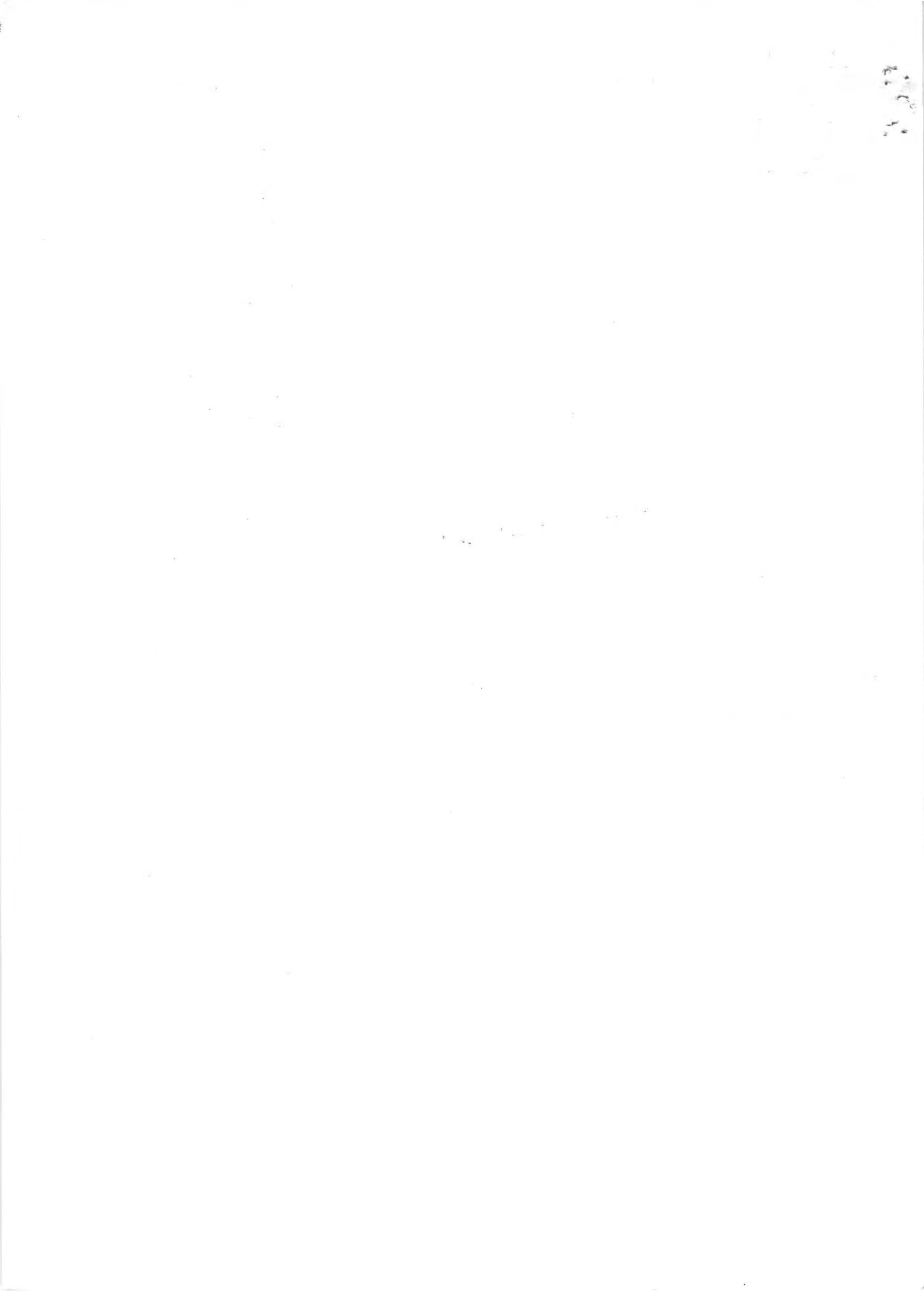
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GoBINDa, CHANDra ghosh .

इस कार्ड को खोने / पाते पर कृपया सूचित करें / लाटार
आयकर पैन सेवा कार्ड, एन पी ई यू
तीसरे फ्लोर, साफ़ायर चेंबर,
नया बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDI,
3rd Floor, Sapphire Chambers,
New Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: uninfo@nsdi.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAFALI GHOSH
MANTU GHOSH

05/03/1968

Permanent Account Number

ADTPG6963A

Shafali Ghosh

Signature



22/09/2000

Shafali Ghosh.

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर विभाग कार्ड, एन एस डी यू
गोससे नजीक, सफ़ायर चेंबर,
नया बंदर टेलिफोन एक्सचेंज के नजदीक
बंदर, पुणे - 411045

If this card is lost / someone's lost card is found
please inform / return to

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
New Bander Telephone Exchange,
Bander, Pune - 411 045

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
e-mail: namtu@nsdl.co.in

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AMIT GHOSH
GOBINDA CHANDRA GHOSH

10/06/1991
 Permanent Account Number
ARSPG3884D

Amit Ghosh
 Signature



Amit Ghosh

इस कार्ड के खोले / पाते पर कृपया सूचित करें / लौटाने
 आयकर भुगतान कार्ड, एन एस डी यू
 तीसरी मंजिल, सफायर चेंबर
 बॉम्बे टेलिफोन एक्सचेंज के नजदीक
 बॉम्बे, पुणे - 411 045

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 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: tininfo@nsdl.co.in

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100
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Major Information of the Deed

Deed No :	I-1519-01667/2017	Date of Registration	22/09/2017
Query No / Year	1519-0001314202/2017	Office where deed is registered	
Query Date	15/09/2017 2:42:36 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	AMIT GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830873247, Status :Seller/Executant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,15,00,000/-]		
Set Forth value	Market Value		
Rs. 18/-	Rs. 8,50,58,463/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 2,15,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Algaria

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-608	LR-665	Bastu	Shali	33 Dec	1/-	71,99,993/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-609/628	LR-666	Bastu	Shali	13 Dec	1/-	28,36,361/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-606	LR-975	Bastu	Shali	70.5 Dec	1/-	97,41,859/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-605	LR-975	Bastu	Shali	45 Dec	1/-	62,18,208/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-604	LR-276	Bastu	Shali	17 Dec	1/-	23,49,101/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-599/662	LR-734	Bastu	Shali	1.5 Dec	1/-	2,07,274/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-574	LR-276	Bastu	Shali	13 Dec	1/-	17,96,371/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L8	LR-575	LR-276	Bastu	Shali	5 Dec	1/-	6,90,912/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,



L9	LR-576	LR-666	Bastu	Shali	4.5 Dec	1/-	6,21,821/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L10	LR-600	LR-975	Bastu	Shali	69 Dec	1/-	95,34,586/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L11	LR-597	LR-975	Bastu	Shali	61 Dec	1/-	84,29,126/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L12	LR-596	LR-975	Bastu	Shali	49 Dec	1/-	67,70,938/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L13	LR-593	LR-975	Bastu	Shali	48 Dec	1/-	66,32,755/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L14	LR-595	LR-975	Bastu	Shali	26 Dec	1/-	35,92,742/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L18	LR-594	LR-975	Bastu	Shali	27 Dec	1/-	37,30,925/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L19	LR-592	LR-975	Bastu	Shali	63 Dec	1/-	87,05,491/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					545.5Dec	16 /-	790,58,463 /-	

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L15	RS-713	RS-2148	Bastu	Shali	41 Dec	1/-	49,20,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L16	RS-715	RS-2148	Bastu	Shali	9 Dec	1/-	10,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					50Dec	2 /-	60,00,000 /-	
Grand Total :					595.5Dec	18 /-	850,58,463 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SHEFALI GHOSH Wife of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADTPG6963A, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence</p>

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2	Mr AMIT GHOSH Son of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARSPG3884D, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence
3	Mr GOBINDRA CHANDRA GHOSH Son of Mr C 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPG6962B, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence
4	RAINBOW AQUA PARK PRIVATE LIMITED 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAECR1840A, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT GHOSH Son of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARSPG3884D Status : Representative, Representative of : RAINBOW AQUA PARK PRIVATE LIMITED (as DIRECTOR)
2	Mr VIVEK PODDAR (Presentant) Son of Mr MILAN PODDAR 111, SALT LAKE, P.O:- C C BLOCK, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr TAPAN GHOSH Son of Late PANCHANAN GHOSH RAJARHAT BISHNUPUR, P.O:- RAJARHAT BISHUNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt SHEFALI GHOSH, Mr AMIT GHOSH, Mr GOBINDRA CHANDRA GHOSH, Mr AMIT GHOSH, Mr VIVEK PODDAR	

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Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Algaria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 608(Corresponding RS Plot No:- 608), LR Khatian No:- 665	Owner:শেফালী ঘোষ, Gurdian:(গোবিন্দ, Address:নিজ, Classification:শালি, Area:0.13000000 Acre, Under Mutation
L2	LR Plot No:- 609/628(Corresponding RS Plot No:- 609/628), LR Khatian No:- 666	Owner:(গোবিন্দ চন্দ্র ঘোষ, Gurdian:গান্ধীলাল, Address:নিজ, Classification:শালি, Area:0.08000000 Acre, Under Mutation
L3	LR Plot No:- 606(Corresponding RS Plot No:- 606), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.43000000 Acre,
L4	LR Plot No:- 605(Corresponding RS Plot No:- 605), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.44000000 Acre,
L5	LR Plot No:- 604(Corresponding RS Plot No:- 604), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L6	LR Plot No:- 599/662(Corresponding RS Plot No:- 599/662), LR Khatian No:- 734	Owner:সুভাষ চন্দ্র মন্ডল, Gurdian:সুরেশ, Address:নিজ, Classification:বাস্ত, Area:0.05000000 Acre, Under Mutation
L7	LR Plot No:- 574(Corresponding RS Plot No:- 574), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.24000000 Acre, Under Mutation
L8	LR Plot No:- 575(Corresponding RS Plot No:- 575), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.08000000 Acre, Under Mutation
L9	LR Plot No:- 576(Corresponding RS Plot No:- 576), LR Khatian No:- 666	
L10	LR Plot No:- 600(Corresponding RS Plot No:- 600), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.69000000 Acre,
L11	LR Plot No:- 597(Corresponding RS Plot No:- 597), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.61000000 Acre,
L12	LR Plot No:- 596(Corresponding RS Plot No:- 596), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.49000000 Acre,
L13	LR Plot No:- 593(Corresponding RS Plot No:- 593), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:ডাঙ্গা, Area:0.48000000 Acre,
L14	LR Plot No:- 595(Corresponding RS Plot No:- 595), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.28000000 Acre,
L18	LR Plot No:- 594(Corresponding RS Plot No:- 594), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.27000000 Acre,
L19	LR Plot No:- 592(Corresponding RS Plot No:- 592), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.63000000 Acre,

12/1/2016



District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi

Sl. No	Plot & Khatian Number	Details Of Land
L15	RS Plot No:- 713, RS Khatian No:- 2148	
L16	RS Plot No:- 715, RS Khatian No:- 2148	

Endorsement For Deed Number : I - 151901667 / 2017

On 21-09-2017

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

Presented for registration at 21:50 hrs on 21-09-2017, at the Private residence by Mr VIVEK PODDAR ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,50,58,463/-

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

Execution is admitted on 21/09/2017 by 1. Smt SHEFALI GHOSH, Wife of Mr GOBINDA CHANDRA GHOSH, 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mr AMIT GHOSH, Son of Mr GOBINDA CHANDRA GHOSH, 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr GOBINDA CHANDRA GHOSH, Son of Mr C , 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

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

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

Execution is admitted on 21-09-2017 by Mr AMIT GHOSH, DIRECTOR, RAINBOW AQUA PARK PRIVATE LIMITED (Private Limited Company), 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028

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

Execution is admitted on 21-09-2017 by Mr VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (Private Limited Company), 93. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,15,021/- (B = Rs 2,15,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 12:01PM with Govt. Ref. No: 192017180081972081 on 21-09-2017, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296604651 on 21-09-2017, Head of Account 0030-03-104-001-16

100



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by online = Rs 70,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 12:01PM with Govt. Ref. No: 192017180081972081 on 21-09-2017, Amount Rs: 70,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296604651 on 21-09-2017, Head of Account 0030-02-103-003-02



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

On 22-09-2017

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 2,15,021/- (B = Rs 2,15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,15,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 6:35PM with Govt. Ref. No: 192017180082432111 on 21-09-2017, Amount Rs: 2,15,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296872880 on 21-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3053, Amount: Rs.5,000/-, Date of Purchase: 15/09/2017, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 6:35PM with Govt. Ref. No: 192017180082432111 on 21-09-2017, Amount Rs: 1/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296872880 on 21-09-2017, Head of Account 0030-02-103-003-02



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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2017, Page from 38950 to 39010

being No 151901667 for the year 2017.



Digitally signed by DEBJANI HALDER
Date: 2017.09.25 13:30:39 +05:30
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to read "Debjani Halder".

(Debjani Halder) 25/09/2017 13:30:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

(This document is digitally signed.)

