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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certification that the document is admitted to registration, the duties, stamp / charges & the amount of stamp duty is paid with this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
 Kolkata, New Town, Block 24-PG

2 SEP 2019

POWER OF ATTORNEY

This Development Power of Attorney made on this 2nd day of Sept Two Thousand and Nineteen (2019)

4132 26-8-19

26.8.19 Rs. 100/-

ক্রমিক নাম M.I.D.

স্ট্যাম্প ভেদার স্বাক্ষর

বিশ্বাস নগর (সল্টলেক সিটি) এ. ডি. এস. আর.

মোট স্ট্যাম্প ক্রয় তা

চালান নং মোট কত টাকা খরচ

93, No S. C. Banerjee Rd
Beliaghata. Kal-700070

09 AUG 2019

998000

ট্রেজারী বারাকপুর ভেদার-মিতা দত্ত

Magnolia Infrastructure Development Ltd.

Director



For AAKANSHI AGENCY PVT. LTD.

Director

Additional District Sub Registrar
North 24 Parganas

02 SEP 2019

Tapan K Ghosh
Sp. Lt. Kanchana Ghosh
Bisnimpur 24 Parganas
Kanchana Ghosh

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **AAKANSHI AGENCY PRIVATE LIMITED (CIN: U51109WB2006PTC107286), (PAN: AAFCA9451M)**, a company incorporated under the provisions of the Companies Act 1956, having its registered office at 2B, Grant Lane, 2nd Floor, Room No. 201, Post Office: Bhawanipur, Police Station: Bhawanipur, Kolkata-700012 represented by its Authorized Signatory namely Mr. Pradeep Kumar Pugalia, **(PAN: AIUPP4838M),(AADHAAR 4875 3034 9633)** son of Mr. Sumer Mal Pugalia residing at 6/1A Moira Street, Flat 303, , Post Office: Shakespeare Sarani, Police Station: Shakespeare Sarani, Kolkata – 700017.
do hereby **SEND GREETINGS:**

WHEREAS:

- A. We are the sole and absolute owner of **ALL THAT** piece and parcel of land measuring **340.307 (Three hundred forty point three zero Seven)** decimal, more or less as per Deeds [equivalent to 205 Cottahs, 14 Chittacks more or less comprised in R.S./L.R. Dag Nos. 751, 789, 793, 744, 745, 746, 749, 756, 788, 794, 750, 752, 754, 755, 753, 748 and 747, recorded under L.R. Khatian No. 1378, Pargana Kalikata, Mouza Kalikapur, J.L. No. 40, Touzi No. 10, Police Station: Rajarhat, within the limits of Patharghata Gram Panchayat, Sub-Registration District Bidhannagar (Salt Lake City) [now Sub-Registration District Rajarhat], District North 24 Parganas, West Bengal, with various structures thereat, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **Said Property**”, absolutely and forever, free from all encumbrances and liabilities whatsoever.
- B. By an Agreement of even date made between ourself therein referred to as the Owner of the First Part, and **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: U70200WB2010PLC152199), (PAN-AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas hereinafter referred to as “the **said Developer**”), therein referred to as the Developer of the Second Part, , and registered with Additional Registrar of Assurances – III, Kolkata, in Book No. I, Being No. ~~10862~~ for the year 2019 (hereinafter referred to as “the **said Development Agreement**”), we granted and the said Developer accepted exclusive right of development of the said property on the terms and conditions, as morefully therein contained.
- C. In the said Development Agreement, we have agreed to grant various powers to the said Developer and/or its authorized representatives for the purpose of implementing effective and proper development of the said property in accordance with the terms of the said Development Agreement.

NOW KNOW YE BY THESE PRESENTS that we, the said **Owner**, do hereby nominate constitute and appoint **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: U70200WB2010PLC152199), (PAN-AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas, acting through such of its officers as may be appointed in this regard from time to time by a resolution of its Board of Directors as our true and lawful Attorney for in our name and on our behalf of ourselves to do execute exercise and perform, all or any of the following acts deeds matters and things relating to the said property in the manner in terms of the said Development Agreement, that is to say:



Additional District Sub Registrar,
Bahawalpur, North 24, Punjab

02 SEP 2019

1. To enter into, defend possession of, and to manage and maintain the said property and every part thereof and to warn off, prohibit, and if necessary, to proceed in accordance with law against all or any trespassers on the said property or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including panchayat / municipal rates and taxes, land revenue and other charges) payable in respect of the said property or any part or share thereof and to represent us to the concerned authorities or departments to which the same are payable.
3. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on our behalf, as aforesaid.
4. To accept or object to the assessments made from time to time of annual valuations in respect of the said property or any part or share thereof by the appropriate authority and to attend all hearings and have the same finalized.
5. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from plan sanctioning authority, Town Planning Authorities, the Government of West Bengal and/or from all other concerned authorities for converting the said property or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorney and for the said purpose to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters.
6. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or revalidated from the concerned departments of the plan sanctioning authority or other concerned authorities in such manner as the said Attorney may deem fit and proper.
7. To sign and submit to the plan sanctioning authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, West Bengal State Electricity Board, CESC, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereto, and/or other applicable laws (hereinafter collectively referred to as the "**Authorities**"), the building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said property, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or



Additional District Sub-Registrar
New Town, North 24 Parganas

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

8. To commence and complete development of the said property by constructing thereon a building in accordance with the terms and conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefor.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or connections of other utilities and facilities in or for the said property from the CESC Ltd. WBSEB, KMDA and other appropriate authorities and/or to alter or close down and/or have disconnected the same.
10. To insure and keep insured all at the said property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such insurance.
11. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc., for the time being in force for the development of the said plots and/or for other purposes ancillary and incidental thereto.
12. To apply for and obtain all permissions, clearances, no objection certificates including the necessary Completion or Occupancy Certificate/s from the concerned authorities, as the case may be, for the purposes herein stated.
13. For all or any of the purposes herein stated to appoint or terminate the appointment of Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals in respect of development of and/or matters connected therewith and/or ancillary thereto the said property.
14. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Tribunal, Collector, etc.
15. To sign declare verify and/or affirm any plaint, written statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding



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Belahal, New Town, North 24-Pgs

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relating to the matters herein contained as the said Attorney may require or think fit and proper.

16. To file and submit declarations, authentications, statements, applications and/or returns, make commitments to the necessary authority or authorities in connection with the aforesaid matters whenever required.
17. To pay all fees, charges, outgoings or expenses whatsoever in respect of the said property and similarly to receive all incomings receivable for and on account of the said property, as the occasion so requires.
18. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the said property and to terminate their services as and when necessary.
19. To sign execute and present for registration agreements indentures deeds and other documents for the purpose of sale and/or transfer of the units/spaces including parking spaces pertaining to the demarcated spaces (if any) in the Developer's allocation and undivided and impartible share and interest in land and common areas attributable thereto in terms of the said Development Agreement and **to deposit all earnings, receivables and sale proceeds arising out of the project to the revenue collection Account or Escrow Account as described in the said Development Agreement.**
20. To give physical possession of the units/ spaces to the intending purchasers in the Project after obtaining prior written confirmation from the Owner.
21. To grant, sign and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to refund excess thereof, if any, to the person paying the same and to obtain similar receipts and/or discharges in respect thereof on our behalf.
22. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorney to construct, carry out and complete development of the said property in accordance with the said Development Agreement.
23. To form, incorporate and register any organization/s (hereinafter referred to as "**the said Organisation/s**") comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas and spaces comprised in the said property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the Housing Industries Regulation Act, 2017 or other laws or rules for the time being in force in West Bengal.
24. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other registration authorities, concerned gram panchayat / municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, the competent authority



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

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under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Brigade, Police Authorities, IGBC, GRIHA Council and/or other competent authority or body for certification of green building and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, submit, present for registration, admit execution, acknowledge and register or have registered and perfected and/or delivered all deeds, agreements, documents, instruments, declarations, affidavits, applications, undertakings, indemnities, objections, notices, etc., as be required by the concerned authorities or as may in any way be found necessary or expedient by the said Attorney in connection with the said Property.

25. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, concerning the sanction or building plans and/or touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Tribunal, Collector, etc in connection with the said Property.
26. To file and submit declarations, statements, applications and/or returns, make commitments and give undertakings and indemnities to the necessary authority or authorities in connection with the matters herein contained.
27. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments in connection with the matters herein contained.

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

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

THE SCHEDULE ABOVE REFERRED TO :
(Description of the "Said Property")

ALL THAT piece and parcel of land measuring **340.307 (Three hundred forty point three zero Seven)** decimal, more or less, [equivalent to 205 Gattahs, 14 Chittacks more or less comprised in R.S./L.R. Dag Nos. 751, 789, 793, 744, 745, 746, 749, 756, 788, 794, 750, 752, 754, 755, 753, 748 and 747, recorded under L.R. Khatian No. 1378, Mouza Kalikapur, J.L. No. 40, Touzi No. 10, Police Station: Rajarhat, within the limits of Patharghata Gram Panchayat, Sub-Registration District Bidhannagar (Salt Lake City) [now Sub-Registration District Rajarhat], District North 24 Parganas, West Bengal.



Additional District Sub-Registrar
Belarbel, New Town, North 24 Parganas

10 2 SEP 2010

LAND DETAILS

R.S./L.R. Dag Nos.	L.R. Khatian Nos.	Area (in Decimal)
751	1378	23.00
789	1378	60.00
793	1378	23.00
744	1378	87.00
745	1378	19.00
746	1378	11.50
749	1378	12.50
756	1378	12.00
794	1378	22.00
750	1378	11.50
752	1378	10.50
754	1378	5.307
755	1378	1.00
753	1378	2.00
748	1378	9.00
747	1378	12.00
788	1378	19.00
Total:		340.307

The aforesaid Said Property is butted and bounded as follows:



Additional District Sub-Registrar
New Town, North 24 Parganas

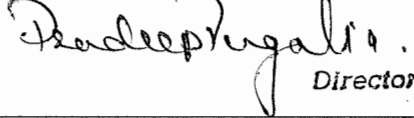
02 SEP 2019

ON THE NORTH: BY L.R. DAG NO. 724
ON THE SOUTH: BY L.R DAG NOS. 757(PART), 790
ON THE EAST: BY 100 FEET WIDE P.W.D ROAD
ON THE WEST: BY 12 FEET WIDE PANCHAYET ROAD

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

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands this 2nd day of September, 2019.

For AAKANSHI AGENCY PVT. LTD,


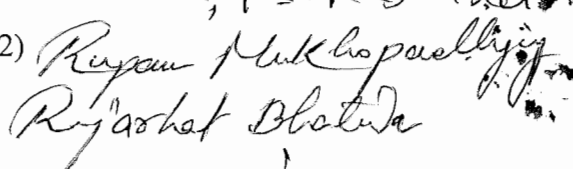

Director

AAKANSHI AGENCY PRIVATE LIMITED
represented by its Authorized Signatory Mr. Pradeep Kumar Pugalia

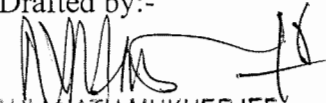
Magnolia Infrastructure Development Ltd.


MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
represented by its Director, SRI VIVEK PODDAR

WITNESSES

- 1) 
Basima, P.S-Rajarhat, Kol-135
- 2) 
Rajashat Bhattacharya

Drafted by:-


MAULINATH MUKHERJEE
Advocate
High Court, Calcutta
WB/221/1989












Additional District Sub-Regional Officer
Bahawalpur, New Town, North 24-Pg.

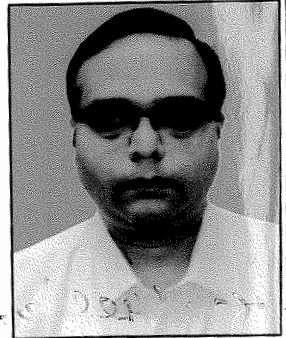










02 SEP 2019

EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO.












ORDER 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					

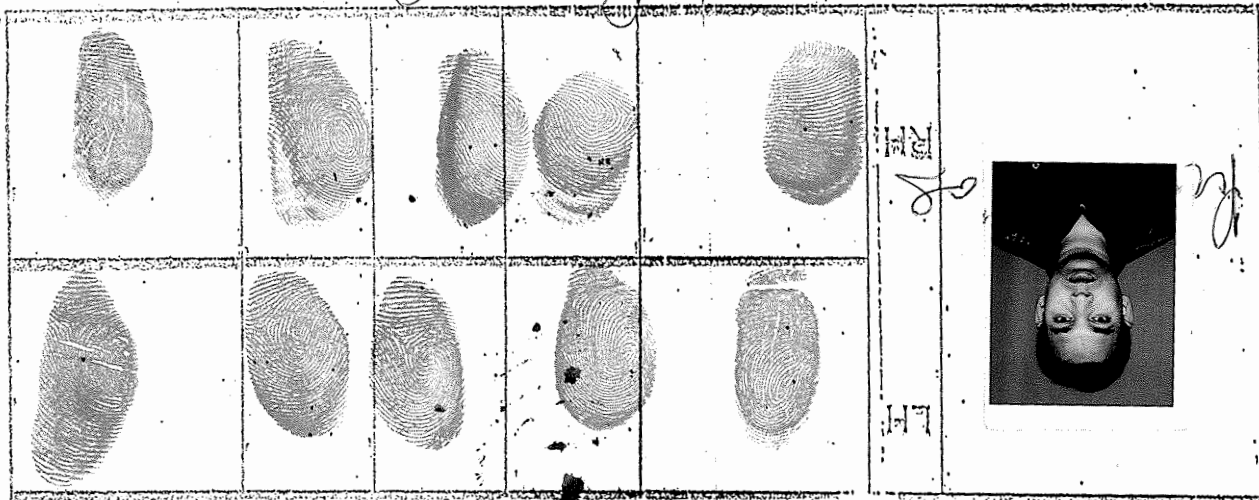
ATTESTED :- *(Signature)*

	LH					
	RH					

ATTESTED :- *(Signature)*

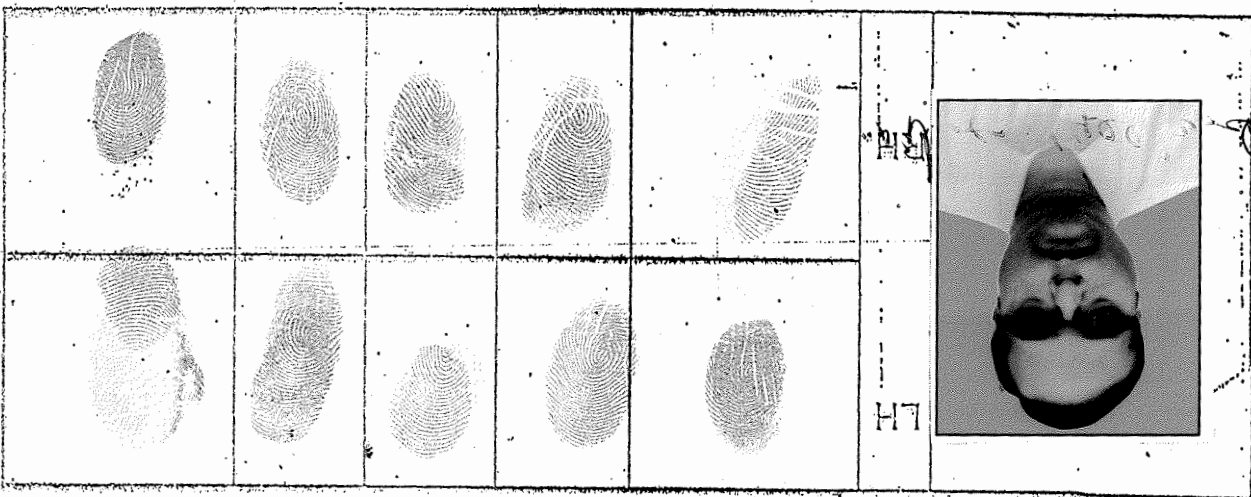
ATTENDED

Scott A. Ross



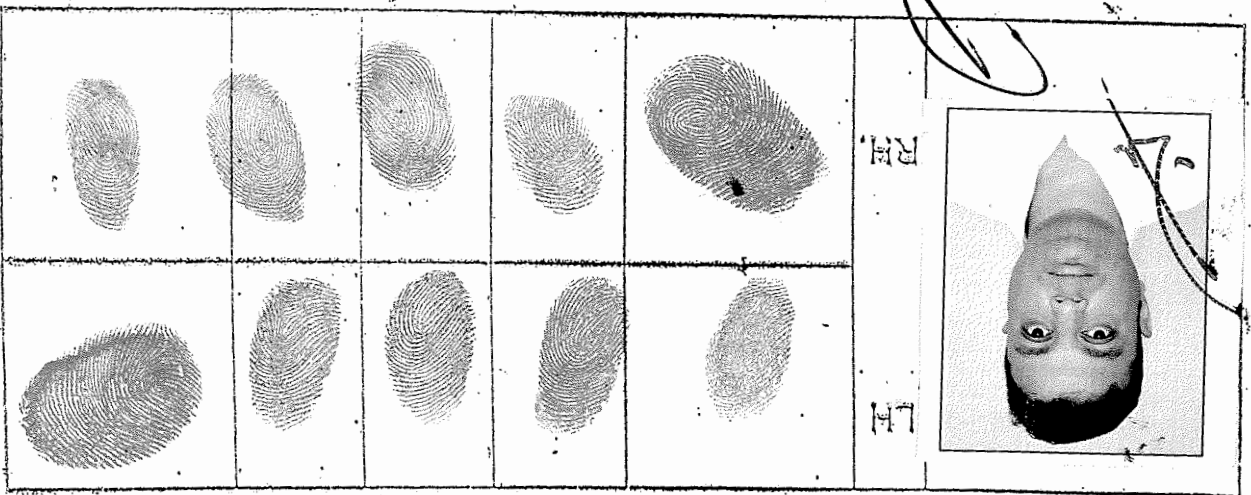
ATTENDED

Shadeep Singh



ATTENDED

(Cunha Jessor)



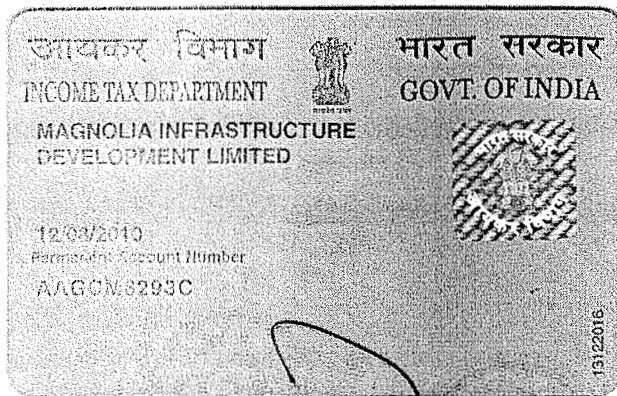
UNDER RULE 44A OF THE I.R. ACT 1908
 N.B. - LH BOX - SMALL TO THUMB PRINTS
 R.H. BOX - THUMB TO SMALL PRINTS

EXECUTANT/SELLER /
 BUYER/CAJMENT
 WITH PHOTO.

02 SEP 2019

ADDITIONAL DISTRICT SUB-REGISTRAR
MUMBAI, NEW BUILDING, NORTH 24-7/73





Magnolia Infrastructure Development Ltd.

Director





ভারত সরকার
স্বাক্ষরিত
স্বাক্ষরিত

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/11804/01369

15/02/2014
To
Vivek Poddar
ভিভেক পোদার
S/O: Milan Poddar
BE-111
SALT LAKE SEC 1
Bidhannagar(m)
Bidhannagar CC Block, North 24 Parganas
West Bengal - 700064



KL751778907FT

75177890



আপনার আধার সংখ্যা / Your Aadhaar No. :

7455 5971 0223

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ভিভেক পোদার
Vivek Poddar
পিতা : মিলান পোদার
Father : Milan Poddar

জন্মতারিখ/DOB: 18/01/1981
পুরুষ / Male

7455 5971 0223



আধার - সাধারণ মানুষের অধিকার






आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIVEK PODDAR
MILLAN PODDAR
18/01/1991
 Permanent Account Number
APJPP4042B

Signature

10027006



इस कार्ड के खोने / पाने पर कृपया सूचित करें / सूचित
 करवाकर इस कार्ड, एन एन डी नंबर
 सीपी नं. 1001, 'ए' विंग, ट्रेड वर्ल्ड, कम्प्लेक्स, इन्फोटेक
 एर. डी. मार्ग, लोअर फ्लोर, मुम्बई - 400 013.

If this card is lost / someone is lost card please
 please inform immediately
 Income Tax PAN Services Unit, NSDL
 4th Floor, 'A' Wing, Trade World
 Kankaria Mills Compound,
 S. B. Marg, Lower Floor, Mumbai - 400 013.
 Tel: 91-22-2499-8700 / 91-22-2499-0804
 e-mail: unit@nsdl.co.in

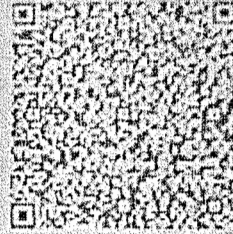




भारत सरकार
GOVERNMENT OF INDIA



শ্রী শ্রী কুমার পুগালিয়া
Shri Shri Kumar Pugalia
পিতা : সুমের মল পুগালিয়া
Father : SUMER MAL PUGALIA
জন্ম তারিখ : Year of Birth : 1975
লিঙ্গ : Male



4875 3034 9633

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পারচয় প্রাধিকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

তাৎক্ষণিক
৬/১১, মোয়া স্ট্রীট, মিন্টু পার্ক,
সার্কাস এভিনিউ এন ও, কলকাতা,
পশ্চিমবঙ্গ, ৭০০০১৭

Address:
6/1A, MOIRA STREET,
MINTU PARK, Circus
Avenue S.O. Circus Avenue,
Kolkata, West Bengal,
700017



uidai.gov.in

www.uidai.gov.in

PO Box No: 1947
Bengaluru-560 001



संसाधन विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRADEEP KUMAR PUGALIA

SUMER MAL PUGALIA

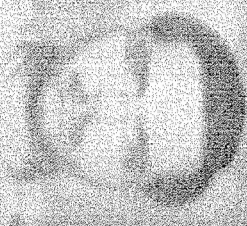
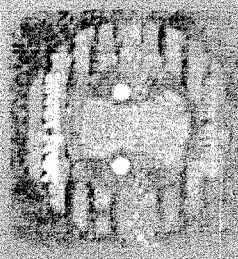
18/07/1975

Department Account Number

AJUPP4838M

Pradeep Pugalia

Signature







भारत सरकार
GOVERNMENT OF INDIA



প্রদীপ দাস
Pradip Das
পিতা : শম্ভু নাথ দাস
Father : Shambhu Nath Das
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



3059 6527 6901

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বসিনা, বসিনা (সিটি), রাজারহাট
বিশুপূর, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700135

Address:
BASINA, Basina, Rajarhat
Bishnupur, North Twenty
Four Parganas, West
Bengal, 700135

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



आयकर विभाग

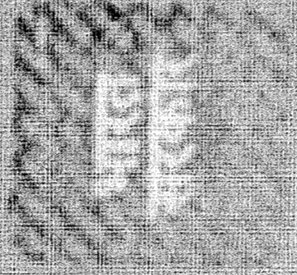
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AAKANSHI AGENCY PRIVATE LIMITED



16/10/2006

परमेश्वर अकांशी एजेंसी प्राइवेट लिमिटेड

AAFCAG0151M

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DATED THIS THE _____ DAY OF _____, 2019

BETWEEN

AAKANSHI AGENCY PRIVATE LIMITED
..... OWNER

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
.... DEVELOPER

DEVELOPMENT POWER OF ATTORNEY

Mouza Kalikapur, P.S.- Rajarhat, District: North 24 Parganas

SUPRIYO BASU & ASSOCIATES
ADVOCATES
ROOM NO. 48, GROUND FLOOR
TEMPLE CHAMBERS
6, OLD POST OFFICE STREET

KOLKATA - 700 001



Major Information of the Deed

Deed No :	I-1523-10869/2019	Date of Registration	02/09/2019
Query No / Year	1523-1000194249/2019	Office where deed is registered	
Query Date	02/09/2019 4:48:57 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PRADEEP KUMAR PUGALIA 6/1A, MOIRA STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9831699316, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 17/-	Rs. 13,77,37,572/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152310862/2019		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-751	LR-1378	Bastu	Shali	23 Dec	1/-	91,08,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :
L2	LR-789	LR-1378	Bastu	Shali	60 Dec	1/-	2,52,00,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :
L3	LR-793	LR-1378	Bastu	Shali	23 Dec	1/-	96,60,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :
L4	LR-744	LR-1378	Bastu	Shali	87 Dec	1/-	3,44,52,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :
L5	LR-745	LR-1378	Bastu	Shali	19 Dec	1/-	75,24,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :
L6	LR-746	LR-1378	Bastu	Shali	11.5 Dec	1/-	45.54 000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, . Project Name :



L7	LR-749	LR-1378	Bastu	Shali	12.5 Dec	1/-	49,50,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-756	LR-1378	Bastu	Shali	12 Dec	1/-	47,52,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-788	LR-1378	Bastu	Shali	19 Dec	1/-	79,80,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-794	LR-1378	Bastu	Danga	22 Dec	1/-	92,40,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-750	LR-1378	Bastu	Shali	11.5 Dec	1/-	45,54,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-752	LR-1378	Bastu	Danga	10.5 Dec	1/-	41,58,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L14	LR-754		Bastu	Shali	5.307 Dec	1/-	21,01,572/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-755	LR-1378	Bastu	Shali	1 Dec	1/-	3,96,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-753	LR-1378	Bastu	Shali	2 Dec	1/-	7,92,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L17	LR-748	LR-1378	Bastu	Shali	9 Dec	1/-	35,64,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L18	LR-747	LR-1378	Bastu	Shali	12 Dec	1/-	47,52,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			340.307Dec	17 /-	1377,37,572 /-	
		Grand Total :			340.307Dec	17 /-	1377,37,572 /-	









Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AAKANSHI AGENCY PRIVATE LIMITED 2B, GRANT LANE, 2ND FLOOR, P.O:- BHAWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700012 , PAN No.:: AAFC9451M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name PRADEEP KUMAR PUGALIA Son of SUMER MAL PUGALIA Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office	Photo  <small>Sep 2 2019 5:49PM</small>	Finger Print  <small>LTI 02/09/2019</small>	Signature  <small>02/09/2019</small>
	, 6/1A, MOIRA STREET, FLAT 303, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIUPP4838M, Aadhaar No: 48xxxxxxxx9633 Status : Representative, Representative of : AAKANSHI AGENCY PRIVATE LIMITED (as AUTHORIZED SINGNATORY)			
2	Name VIVEK PODDAR (Presentant) Son of MILAN PODDAR Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office	Photo  <small>Sep 2 2019 5:50PM</small>	Finger Print  <small>LTI 02/09/2019</small>	Signature  <small>02/09/2019</small>
	,BE - 111, SECTOR - I, SALT LAKE, P.O:- AE MARKET, P.S:- North Bidhannagar, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B, Aadhaar No: 74xxxxxxxx0223 Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as DIRECTOR)			



Identifier Details :

Name	Photo	Finger Print	Signature
PRADIP DAS Son of SAMBHU DAS BASINA, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700135			
	02/09/2019	02/09/2019	02/09/2019

Identifier Of PRADEEP KUMAR PUGALIA, VIVEK PODDAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-23 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-22 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-11.5 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-10.5 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-5.307 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-2 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-9 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-12 Dec



Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-60 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-23 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-87 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-19 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-11.5 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-12.5 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-12 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	AAKANSHI AGENCY PRIVATE LIMITED	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-19 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 751, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-১ , Classification:শালি, Area:0.23000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 789, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-১ , Classification:বাগান, Area:0.60000000 Acre,	Owner Name not selected by applicant.



L3	LR Plot No:- 793, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:ডাঙ্গা, Area:0.23000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 744, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:বাগান, Area:0.87000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 745, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:পুকুর, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 746, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:পুকুরপাড়, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 749, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 756, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 788, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:বাগান, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 794, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:ডাঙ্গা, Area:0.21000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 750, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 752, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 754		Owner Name not selected by applicant.
L15	LR Plot No:- 755, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 753, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-1 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.



L17	LR Plot No:- 748, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-১ , Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 747, LR Khatian No:- 1378	Owner:আকাংশী এজেন্সী প্রাঃ লিঃ, Address:8/1 লালবাজার স্ট্রীট কোল-১ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152310869 / 2019

On 02-09-2019

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

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

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

Presented for registration at 17:46 hrs on 02-09-2019, at the Office of the A.D.S.R. RAJARHAT by VIVEK PODDAR ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,77,37,572/-

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

Execution is admitted on 02-09-2019 by PRADEEP KUMAR PUGALIA, AUTHORIZED SINGNATORY, AAKANSHI AGENCY PRIVATE LIMITED, 2B, GRANT LANE, 2ND FLOOR, P.O:- BHAWANIPUR, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700012

Indetified by PRADIP DAS, , Son of SAMBHU DAS, BASINA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 02-09-2019 by VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, DR. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by PRADIP DAS, , Son of SAMBHU DAS, BASINA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4132, Amount: Rs.100/-, Date of Purchase: 26/08/2019, Vendor name: MITA DUTTA



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 423539 to 423563
being No 152310869 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.09.05 15:02:33 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 05-09-2019 3:01:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

