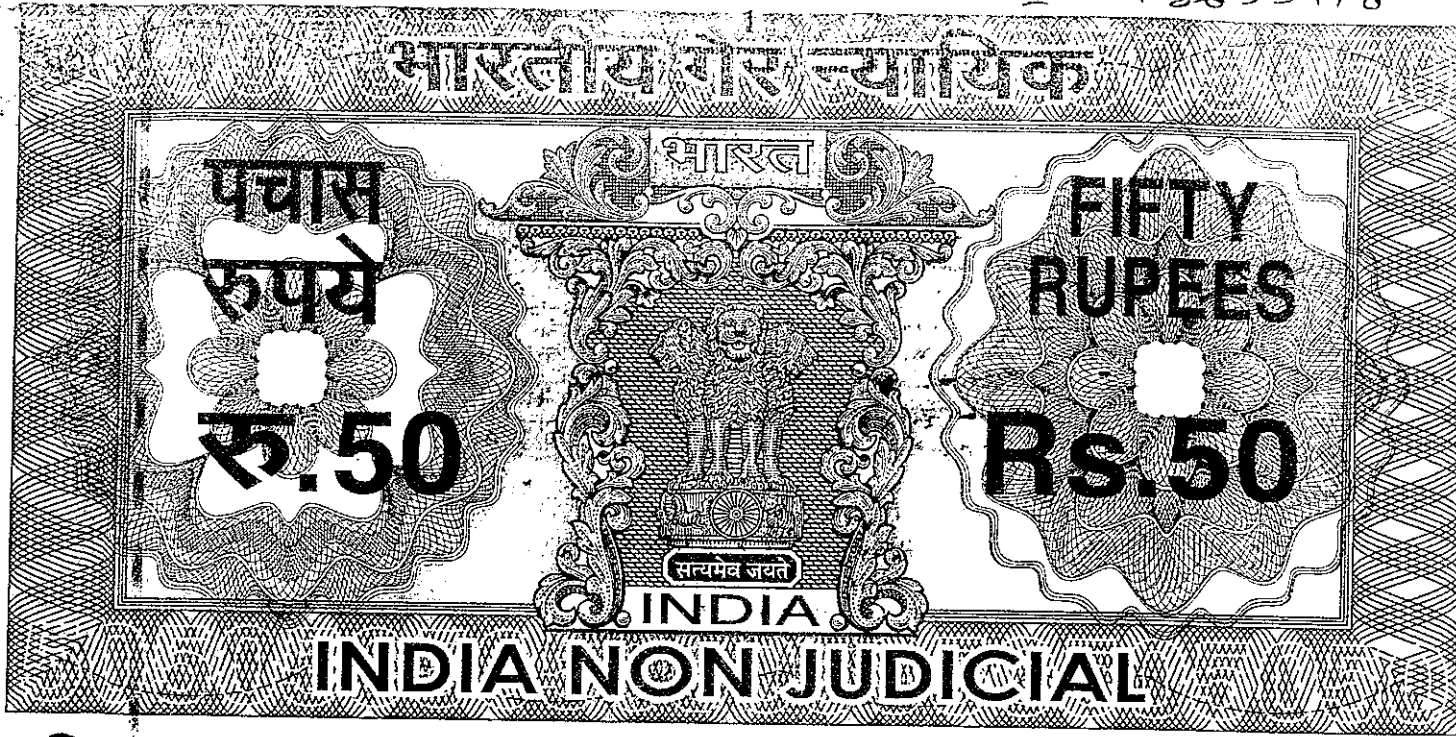


1418

1-13655/18

भारतीय गैर न्यायिक



पचास
रुपये
₹.50

FIFTY
RUPEES
Rs.50

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

313719/18

X 626730

10/12/18

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

Additional District Sub-Registrar
Kolkata, New Town, North 24 Parganas.

10 DEC 2018

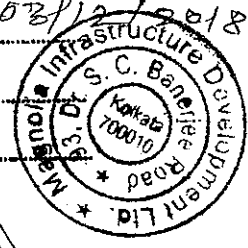
DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this
the 10th day of December Two Thousand Eighteen (2018)

BETWEEN

7004. 50/- 02/12/2018

স্বাক্ষর



পাঠা
কেন্দ্র - পশ্চিম বঙ্গ, পুর
রাজ্য - পশ্চিমবঙ্গ

Prasanta Kumar Pal
PRASANTA KUMAR PAL
Stamp Vendor
Dantan A.D.S.R. Office



Additional District Sub-Registrar
New Town, North 24 Parganas

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(1) Smt. SHALINI KAPOOR (having PAN : BSLPK3455P), wife of Late Sushil Kapoor, residing at 81E, Bachu Chatterjee Street, Post Office & Police Station- Amherst Street, Kolkata- 700009, West Bengal (2) Sri KAPIL KAPOOR (having PAN : AORPK3889A), son of Late Sushil Kapoor, residing at 81E, Bachu Chatterjee Street, Post Office & Police Station- Amherst Street, Kolkata- 700009 (3) Smt. SHRUTI KUMAR (having PAN : AURPK6731H), daughter of Late Sushil Kapoor & wife of Sri Sumit Kumar, residing at 10, Dindayal Nagar, Durgakund, P.O. Durgakund, P.S. Naugarh, Varanasi- 221005, Uttar Pradesh, (4) Smt. RAJANI KAPOOR (having PAN : AKGPK2743Q), wife of Late Rajendra Kapoor, residing at Annapuraa Apartment, Flat No. 3B, Saha Bagan, Rajarhat Road, P.O. Jyangra, Police Station- Baguiati, Kolkata- 700059, (5) Sri SIDDHARTH KAPOOR (having PAN : AKOPK3991Q), son of Late Rajendra Kapoor, residing at Annapurna Apartment, Flat No. 3B, Saha Bagan, Rajarhat Road, P.O. Jyangra, Police Station- Baguiati, Kolkata- 700059 (6) Smt. RUCHI KATYAL (having PAN : BCGPK6340E), daughter of late Rajendra Kapoor and wife of Sri Kapil Katyal, residing at Annapurna Apartment, Flat No. 3B, Saha Bagan, Rajarhat Road, P.O. Jyangra, Police Station- Baguiati, Kolkata- 700059 and (7) Sri SANDEEP KAPOOR (having PAN : AKZPK4712A), son of late Ram Gopal Kapoor, resident of 81E, Bachu Chatterjee Street, Post Office & Police Station- Amherst Street, Kolkata- 700009, West Bengal, all by occupation-Business, by faith Hindu, by Nationality- Indian, hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

-AND-

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN: AAGCM8293C), a company incorporated under the Companies Act, 1956, having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Post Office & Police Station - Beliaghata, Kolkata - 700010, West Bengal being represented by its Director- SRI VIVEK PODDAR (PAN:APJPP9042B), Son of Sri Milan Poddar of 93, Dr. Suresh Chandra Banerjee Road, Post Office & Police Station Beliaghata,



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Kolkata - 700010, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, administrators and assigns) of the OTHER PART.

"The 'VENDORS' and 'PURCHASER' are hereinafter individually referred to as such or as "PARTY" and collectively as "PARTIES".

WHEREAS by and through a registered Deed of Conveyance dated 15/03/1993, one Sri Bijoy Ratan Ghosh, son of Roy Saheb Late Makhan Lal Ghosh, for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT piece and parcel of Bagan land admeasuring about 9 decimal together with a Passage admeasuring about 26 Sq. ft. forming part of R.S. Dag no. 492, under Jamidar Khatian No. 7, Adhin 689 under Khatian No. 441, Adhin Khando Khatian No. 1409 comprised in C. S. Dag No. 449, lying and situated at Mouza Bishnupur, J.L. No. 44, Touzi no. 173, under A.D.S.R.O. Bidhan Nagar, Salt Lake City, Police Station Rajarhat in the District of North 24 Parganas in favour of one Sri Rajendra Kapoor, Son of Late Ram Gopal Kapoor (hereinafter the Said 1st Plot). The said Deed was registered in the Office of the Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No. 1, Volume No. 45, Pages 385 to 390 as being no. 2100 for the year 1993. The said Sri Rajendra Kapoor mutated his name in the record of the concerned local authority and also in the concerned land revenue authority under L.R. Khatian 2524/1.

AND WHEREAS on or about 2nd December, 2014, the said Sri Rajendra Kapoor died intestate, leaving behind his wife namely Smt. Rajani Kapoor, his son namely Sri Siddharth Kapoor and daughter namely Smt. Ruchi Katyal as his legal heirs, who upon his demise, became the absolute owners of ALL THAT the Said 1st Plot, admeasuring about 9 Decimal together with a Passage admeasuring about 26 Sq. ft.,



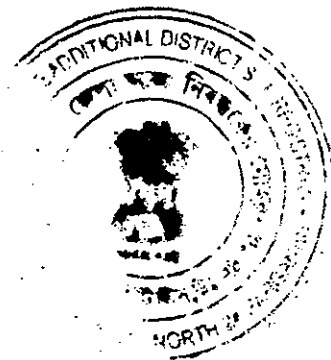
Additional District Sub-Registrar
Barrackpore, New Town, North 24 Parganas

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the same being absolutely owned and possessed by Late Rajendra Kapoor till his demise.

AND WHEREAS by and through a registered Deed of Conveyance dated 15/03/1993, one Sri Bijoy Ratan Ghosh, Son of Roy Saheb Late Makhan Lal Ghosh, for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT piece and parcel of Bagan land admeasuring about 14 decimal forming part of R. S. Dag no. 492, under Jamidar Khatian No. 7, Adhin 689 under Khatian No. 441, Adhin Khando Khatian No. 1409, comprised in C.S. Dag No. 449, , lying and situated at Mouza Bishnupur, J.L. No. 44, Touzi no. 173, uher A.D.S.R.O. Bidhan Nagar, Salt Lake City, Police Station Rajarhat in the District of North 24 Parganas in favour of one Sri Sandeep Kapoor, son of Late Ram Gopal Kapoor (hereinafter the Said 2nd Plot). The said Deed was registered in the Office of the Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No. 1, Volume No. 45, Pages 391 to 396 as being no. 2101 for the year 1993. The said Sri Sandeep Kapoor mutated his name in the record of the concerned local authority and also in the concerned land revenue authority under L.R. Khatian 3036/1.

AND WHEREAS by and through a registered Deed of Conveyance dated 15/03/1993, the said Sri Bijoy Ratan Ghosh, Son of Roy Saheb Late Makhan Lal Ghosh, for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT piece and parcel of Bagan land admeasuring about 9 Decimal together with 206' passage forming part of R. S. Dag no. 492, under Jamidar Khatian No. 7, Adhin 689 under Khatian No. 441, Adhin Khando Khatian No. 1409 comprised in C. S. Dag No. 449 , lying and situated at Mouza Bishnupur, J.L. No. 44, Touzi no. 173, uher A.D.S.R.O. Bidhan Nagar, Salt Lake City, Police Station Rajarhat in the District of North 24 Parganas in favour of one Sri Sushil Kapoor, son of Late Ram Gopal Kapoor (hereinafter the Said 3rd Plot). The said Deed was registered in the Office of the Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No. 1, Volume No. 45, Pages 397 to 402 as being no. 2102 for the year 1993. The said Sri Sushil



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Kapoor mutated his name in the record of the concerned local authority and also in the concerned land revenue authority under L.R. Khatian 3423/1.

AND WHEREAS on or about 25th July, 2005, the said Sri Sushil Kapoor, died intestate and upon his wife namely Smt. Shalini Kapoor, son namely Sri Kapil Kapoor and daughter namely Smt. Shruti Kumar as his legal heirs who consequentially inherited 1/3rd share each of the Said 3rd Plot admeasuring about 9 decimal together with 206 sq. ft common passage, the same being absolutely owned and possessed by Late Sushil Kapoor till his demise.

AND WHEREAS by and through a registered Deed of Conveyance dated 15/03/1993, the said Sri Bijoy Ratan Ghosh, son of Roy Saheb Late Makhan Lal Ghosh, for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT piece and parcel of Bagan land admeasuring about 17.08 decimal together with 206' sq. ft. wide passage forming part of R. S. Dag no. 492, under Jamindar Khatian No. 7, Adhin 689 under Khatian No. 441, Adhin khando Khatian No. 1409 comprised in C. S. Dag No. 449, lying and situated at Mouza Bishnupur, J.L. No. 44, Touzi no. 173, uhdre A.D.S.R.O. Bidhan Nagar, Salt Lake City, Police Station Rajarhat in the District of North 24 Parganas in favour of one Smt. Premlata Kapoor, wife of Late Ram Gopal Kapoor (hereinafter the Said 4th Plot). The said Deed was registered in the Office of the Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No. I, Volume No. 46, Pages 1 to 6 as being no. 2103 for the year 1993. The said Smt. Premlata Kapoor mutated her name in the record of the concerned local authority and also in the concerned land revenue authority under L.R. Khatian 1820/1.

AND WHEREAS the said Smt. Premlata Kapoor, wife of Late Ram Gopal Kapoor, being absolutely seized and possessed of the Said 4th Plot, out of her intention to help improving rural & economic development, desired to grant the said Bagan land admeasuring about 17.08 Decimal, in favour of her registered Sansthan namely ASHIRBAD MAHILA GRAM UDYOG SEBA SANSTHAN (hereinafter the Donee)



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thereupon constructing a building for implementing schemes Khadi & Village Industries and Silk & Village Industries. The said 4th Plot was transferred to the Donee vide a Deed of Gift dated 22nd April 2003 and was registered and recorded in the Office of the A.D.S.R.O Bidhan Nagar, Salt Lake City, in Book f No. I, Volume No. 63, Pages 1 - 6 and being no. 2871/1993.

AND WHEREAS by and through a registered Deed of Conveyance dated 31/03/2011, the said ASHIRBAD MAHILA GRAM UDYOG SEBA SANSTHAN, being represented by its Secretary, Smt. Shalini Kapoor, wife of Late Sushil Kapoor (since deceased), for the consideration therein mentioned, sold, transferred, conveyed and assigned ALL THAT the said 4th Plot admeasuring about 17.08 Decimal together with 20 ft. wide passage in favour of one Sri Rajendra Kapoor, Sri Sandeep Kapoor and Sri Kapil Kapoor. The said Deed was registered in the Office of the District Sub-Registrar North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 15, and Pages from 2324 to 2330 as being no. 4529 for the year 2011.

AND WHEREAS upon demise of Sri Rajendra Kapoor, his legal heirs namely Smt. Rajani Kapoor, Sri Siddharth Kapoor and Smt. Ruchi Katyal also inherited 1/3rd share of ALL THAT the said 4th Plot admeasuring about 17.08 Decimal together with 20 ft. wide passage alongside Sri Sandeep Kapoor and Sri Kapil Kapoor.

AND WHEREAS in the premises as aforesaid, the Sellers herein became the absolute owners of the said 1st Plot, 2nd Plot, 3rd Plot and 4th Plot containing a total land admeasuring about 49 Decimal, more or less, i.e., forming part of R.S. & L.R. Dag No. 492 under C.S. Dag No. 449, L.R. Khatian nos. 10649, 2524/1, 3036/1 and 3423/1 in Mouza Bishnupur, J. L No. 44, Touzi no. 173 under Rajarhat Police Station in the District of North 24 Parganas within the limits of Rajarhat Bishnupur 2 no. Gram Panchayet (hereinafter referred to as the 'Said Property') mutated & recorded in the record of the concerned local authority and also in the concerned land revenue authority as shown below.



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Saleable land area	Out of total	R.S. & L.R. Dag No.	L.R. Khatian No.
14 Decimals	1.49 Acre	492	2524/1
20 Decimals	1.49 Acre	492	3036/1
09 Decimals	1.49 Acre	492	3423/1
06 Decimals	1.49 Acre	492	10649
49 Decimals more or less			

AND WHEREAS Since then, the Vendors herein are jointly seized and possessed of the aforesaid plot of land admeasuring an area of 49 Decimals more or less (as per physical measurement) by virtue of above purchased, own L.R. Record and inheritance absolutely free from all encumbrances whatsoever and have been enjoying the same peacefully, freely and absolutely and without any interruptions from any corners whatsoever and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

AND WHEREAS with a view to sell by the Vendors and with a view to purchase by the present purchaser, in respect of the said land admeasuring an area of 49 Decimals, they have entered into an 'AGREEMENT FOR SALE' on 16/10/2017 which executed on dated 17/10/2017 and registered at the office of the Addl. District Sub-Registrar Rajarhat, New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2017, Pages from 298262. to 298302, Being No. 152310109 for the year 2017 under some terms and conditions mentioned thereon and at the time of registration of the said Agreement for sale, the Purchaser paid the requisite FULL STAMP DUTY duly assessed by the Registering Authority, Govt. of West Bengal.

AND WHEREAS now in terms of the said Agreement for Sale, the present Vendors hereby 'handed over the vacant and peaceful possession of the said land in favour of the present Purchaser by executing and registering the present DEED OF CONVEYANCE relating to said land admeasuring an area of 49 Decimals more or less including passage more fully and particularly described in the schedule



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Market, New Town, North 24 Parganas

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hereinafter written at or for the total consideration of Rs. 2,30,00,000/- (Rupees two crore thirty lakhs) only.

NOW THIS INDENTURE WTTNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 2,30,00,000/- (Rupees two crore thirty lakhs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT aforesaid plot of land admeasuring an area 49 Decimals more or less including passage more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession



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power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.



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North 24 Parganas

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6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the vendors and that they are, not the benamder of any one.
7. It is hereby declared that the said purchaser has the absolute right to mutata it's name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.
9. It is hereby declared that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEB ATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any comers whatsoever.
10. That the vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any comers in respect of the schedule mentioned land.
11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendors, if not free from all encumbrances as herein covenant, the Vendors shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein AND in this deed, if any typographical mistake is discovered in later that will be rectified by the Vendors without any claim or demand, at the costs and expenses of the Purchaser.

AND the Vendors hereby deliver this day khas possession of the said land unto the Purchaser herein.



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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;
(Description of land hereby sells by the Vendors)

ALL THAT piece or parcel of a Bagan land admeasuring an area of 49 (forty-nine) Decimals more or less (as per physical measurement) comprised in R.S. & L.R. Dag No. 492 under L.R. Khatian No. 2524/1 (in the name of Rajendra Kapoor); L.R. Khatian No. 3036/1 (in the name of Sri Sandeep Kapoor); L.R. Khatian No. 3423/1 (in the name of Sushil Kapoor) and L.R. Khatian No. 1820/1 at present L.R Khatian No. 10649 (in the name of Kapil Kapoor) and the said land clearly as under as per Dag and Khatian-wise:-

Saleable land area	Out of total	R.S. & L.R. Dag No.	L.R. Khatian No.
14 Decimals	1.49 Acre	492	2524/1
20 Decimals	1.49 Acre	492	3036/1
09 Decimals	1.49 Acre	492	3423/1
06 Decimals	1.49 Acre	492	10649
49 Decimals more or less			

The said land lying at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173, at present Touzi No.10, within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, North 24 Parganas under A.D.S.R. Office Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendors hereby sell and/or transfer the aforesaid plot of land admeasuring an area of total 49 (forty nine) Decimals more or less together with all easement rights of the same unto and in favour of the Purchaser herein and for greater clearance, one site plan is annexed herewith marked by RED border which will be treated as a part of this Indenture and the said land is butted and bounded as under:-



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New Town, North 24 Parganas

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ON THE NORTH BY : 30'-0" wide P.W. D. Road
 ON THE SOUTH BY : R.S. & L.R. Dag No. 492 (Part)
 ON THE EAST BY : R.S. & L.R. Dag No. 491 & 492(Part)
 ON THE WEST BY : R.S. & L.R. Dag No. 494, 495 & 493.

Purchaser

IN WITNESS WHEREOF the Vendors₂ have hereunto set and subscribed their respective hands and seal after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors at Kolkata in Presence of:

1. *Kapil Kapoor*

vill. Rosina P.O. R/ Bismupur.

Shalini Kapoor
Kapil Kapoor.

Shruti Kumar
Rajani Kapoor.

Siddharth Kapoor.

Ruchi Katyal.

Pandeep Kapoor

2. *Bhaskar Mohan*
Basins. Cujashet

SIGNATURE OF THE VENDORS

Magnolia Infrastructure Development Ltd.

Director

SIGNATURE OF THE PURCHASER

Kapil Kapoor.



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New Town, North 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED with thank from the within named 'Purchaser' a sum of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs) only, being the full and final consideration money for the schedule mentioned land and payment as per Memo below:-

MEMO OF CONSIDERATION

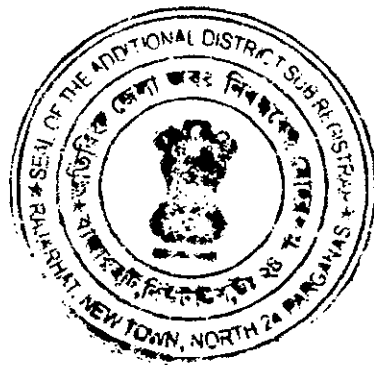
Date	Ch/DD No.	Bank / Branch	Amount in Rs.
9/8/2017	7202	IDBI BANK LTD	1,00,000/-
9/8/2017	7203	IDBI BANK LTD	1,00,000/-
17/08/2017	7300	IDBI BANK LTD	1,00,000/-
16/10/2017	7877	IDBI BANK LTD	4,00,000/-
16/10/2017	8074	IDBI BANK LTD	4,00,000/-
16/10/2017	8073	IDBI BANK LTD	3,00,000/-
16/10/2017	7876	IDBI BANK LTD	3,00,000/-
16/10/2017	8075	IDBI BANK LTD	4,00,000/-
16/10/2017	8072	IDBI BANK LTD	11,00,000/-
16/10/2017	7878	IDBI BANK LTD	4,00,000/-
17/11/2017	IBKLR92017111700083819	IDBI BANK LTD	3,00,000/-
17/11/2017	IBKL171117243360	IDBI BANK LTD	1,00,000/-
17/11/2017	IBKL171117242982	IDBI BANK LTD	1,00,000/-
17/11/2017	IBKL171117243723	IDBI BANK LTD	1,00,000/-
17/11/2017	IBKLR92017111700083892	IDBI BANK LTD	3,00,000/-
22/12/2017	IBKLR92017122200026457	IDBI BANK LTD	3,00,000/-
22/12/2017	IBKL171222056999	IDBI BANK LTD	1,00,000/-
22/12/2017	IBKL171222056846	IDBI BANK LTD	1,00,000/-
22/12/2017	IBKL171222056333	IDBI BANK LTD	1,00,000/-
22/12/2017	IBKLR92017122200026812	IDBI BANK LTD	3,00,000/-
25/01/2018	IBKLR92018012500072640	IDBI BANK LTD	3,00,000/-
25/01/2018	IBKLR92018012500072906	IDBI BANK LTD	3,00,000/-
25/01/2018	IBKL180125971245	IDBI BANK LTD	1,00,000/-
25/01/2018	IBKL180125957629	IDBI BANK LTD	1,00,000/-
25/01/2018	IBKL180125972474	IDBI BANK LTD	1,00,000/-
23/02/2018	IBKLR92018022300078368	IDBI BANK LTD	3,00,000/-
23/02/2018	IBKLR92018022300078441	IDBI BANK LTD	3,00,000/-
23/02/2018	IBKL180223471839	IDBI BANK LTD	1,00,000/-
23/02/2018	IBKL180223471980	IDBI BANK LTD	1,00,000/-
23/02/2018	IBKL180223472098	IDBI BANK LTD	1,00,000/-
27/03/2018	IBKLR92018032700029090	IDBI BANK LTD	3,00,000/-
27/03/2018	IBKLR92018032700027293	IDBI BANK LTD	3,00,000/-



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27/03/2018	IBKL180327331012	IDBI BANK LTD	1,00,000/-
27/03/2018	IBKL180327330481	IDBI BANK LTD	1,00,000/-
27/03/2018	IBKL180327330206	IDBI BANK LTD	1,00,000/-
2/5/2018	IBKLR92018050200088794	IDBI BANK LTD	3,00,000/-
2/5/2018	IBKLR92018050200088956	IDBI BANK LTD	3,00,000/-
2/5/2018	IBKL180502020256	IDBI BANK LTD	1,00,000/-
2/5/2018	IBKL180502021029	IDBI BANK LTD	1,00,000/-
2/5/2018	IBKL180502020648	IDBI BANK LTD	1,00,000/-
1/6/2018	IBKLR92018060100000932	IDBI BANK LTD	3,00,000/-
1/6/2018	IBKLR92018060100001008	IDBI BANK LTD	3,00,000/-
1/6/2018	IBKL180601790660	IDBI BANK LTD	1,00,000/-
1/6/2018	IBKL180601789432	IDBI BANK LTD	1,00,000/-
1/6/2018	IBKL180601787796	IDBI BANK LTD	1,00,000/-
2/7/2018	IBKLR92018070200020160	IDBI BANK LTD	3,00,000/-
2/7/2018	IBKL180702930101	IDBI BANK LTD	1,00,000/-
2/7/2018	IBKL180702929628	IDBI BANK LTD	1,00,000/-
2/7/2018	IBKL180702930444	IDBI BANK LTD	1,00,000/-
2/7/2018	IBKL180702927995	IDBI BANK LTD	1,50,000/-
2/7/2018	IBKL180702927677	IDBI BANK LTD	1,50,000/-
30/07/2018	IBKLR92018073000001584	IDBI BANK LTD	3,00,000/-
30/07/2018	IBKL180730643548	IDBI BANK LTD	1,00,000/-
30/07/2018	IBKL180730642098	IDBI BANK LTD	1,00,000/-
30/07/2018	IBKL180730641784	IDBI BANK LTD	1,00,000/-
30/07/2018	IBKL180730646953	IDBI BANK LTD	1,50,000/-
30/07/2018	IBKL180730647204	IDBI BANK LTD	1,50,000/-
31/08/2018	IBKLR92018083100012037	IDBI BANK LTD	3,00,000/-
31/08/2018	IBKL180831757703	IDBI BANK LTD	1,00,000/-
31/08/2018	IBKL180831757100	IDBI BANK LTD	1,00,000/-
31/08/2018	IBKL180831758554	IDBI BANK LTD	1,00,000/-
31/08/2018	IBKL180831755986	IDBI BANK LTD	1,50,000/-
31/08/2018	IBKL180831756896	IDBI BANK LTD	1,50,000/-
29/09/2018	IBKLR92018092900000946	IDBI BANK LTD	3,00,000/-
29/09/2018	IBKL180929439941	IDBI BANK LTD	1,00,000/-
29/09/2018	IBKL180929441058	IDBI BANK LTD	1,00,000/-
29/09/2018	IBKL180929441406	IDBI BANK LTD	1,00,000/-
29/09/2018	IBKL180929441846	IDBI BANK LTD	1,50,000/-
29/09/2018	IBKL180929442374	IDBI BANK LTD	1,50,000/-
30/10/2018	IBKLR92018103000002813	IDBI BANK LTD	3,00,000/-
30/10/2018	IBKL181030840613	IDBI BANK LTD	1,00,000/-
30/10/2018	IBKL181030841046	IDBI BANK LTD	1,00,000/-
30/10/2018	IBKL181030841295	IDBI BANK LTD	1,00,000/-
30/10/2018	IBKL181030839940	IDBI BANK LTD	1,50,000/-
30/10/2018	IBKL181030840311	IDBI BANK LTD	1,50,000/-
10/12/2018	14476	IDBI BANK LTD	9,50,000/-
10/12/2018	14477	IDBI BANK LTD	9,50,000/-



Additional District Sub-Registrar
New Town, North 24 Parganas

10 DEC 2018

4

10/12/2018	14478	IDBI BANK LTD	9,50,000/-
10/12/2018	14479	IDBI BANK LTD	14,00,000/-
10/12/2018	14480	IDBI BANK LTD	14,00,000/-
10/12/2018	14481	IDBI BANK LTD	50,000/-
10/12/2018	14482	IDBI BANK LTD	29,00,000/-

Total - Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakhs) only.

WITNESSES :

Shelini Kapoor
 Kapil Kapoor.
 Shubh Kumar
 Rajani Kapoor.
 Sidharth Kapoor
 Ruchi Katyal.
 Sandeep Kapoor

1. Pradeep Des.

v.u. - Basina P.O. - R/BISHNU PUR.

2. ~~Pradeep Des.~~
 Basina

SIGNATURE OF THE VENDORS

DRAFTED By :

Faridul Islam
 Advocate

District Judges Court
 Barasat, North 24 PGS.
 Reg. No. - WB/1743/2011



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

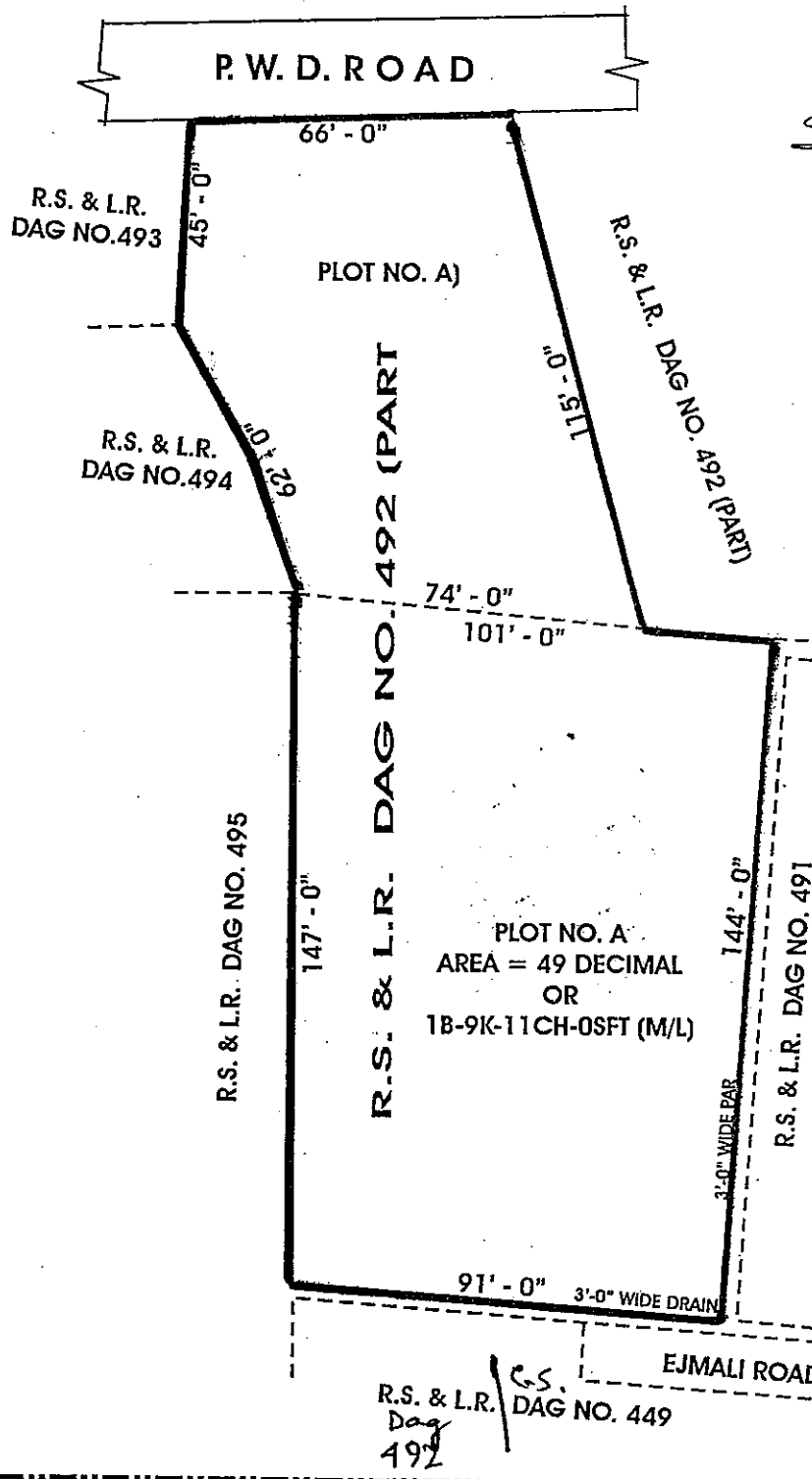
10 DEC 2018

SITE PLAN PART OF R.S. & L.R. DAG NO. 492, L.R. KHATIAN NOS.- 2524/1, 3036/1, 3423/1 & 10649, AT MOUZA - BISHNUPUR, J. L. NO.- 44, RE.SA. - 126, TOUZI NO. 10, UNDER RAJARHAT BISHNUPUR NO. II GRAM PANCHAYET, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS.

SCALE: = N.T.S.

AREA OF LAND = 49 DECIMAL OR 01 B- 09K- 119CH- 00 SFT (M/L),
PLOT NO.A, SHOWN IN RED BORDER .

Shalini Kapoor.
Kapil Kapoor.
Shubh Kumar
Rajani Kapoor.
Siddharth Kapoor
Ruchi Katyal.
Sandeep Kapoor



Signature of the Vendors

(Signature)
 Director

Magnolia Infrastructure Development Ltd.

Signature of the Vendee

R.S. & L.R. DAG NO. 492
 CS. DAG NO. 449

EJMALI ROAD














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












10 DEC 2018

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 :-  (CHIEF CLERK)

 Shalini Kapoor	LH					
	RH.					

ATTESTED :- Shalini Kapoor.

 Kapil Kapoor	LH					
	RH.					

ATTESTED :- Kapil Kapoor.











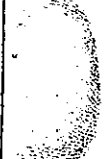


Additional District Sub-Registrar
New Town, North 24 Parganas

10 DEC 2018











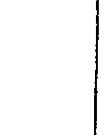
SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

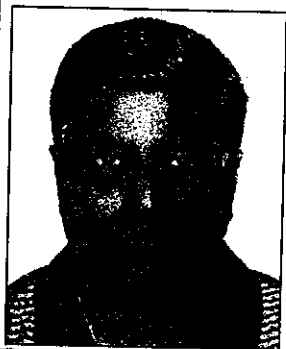










N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Shubh Kumar	LH					
	RH.					

ATTESTED :- Shubh Kumar

 Rajani Kapoor	LH					
	RH.					

ATTESTED :- Rajani Kapoor

 Siddharth Kapoor	LH					
	RH.					

ATTESTED :- Siddharth Kapoor

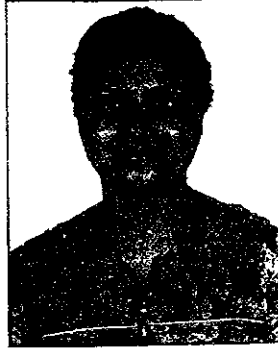




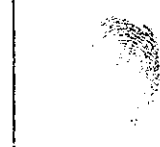




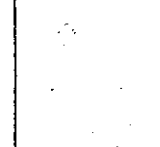


Additional District Sub-Registrar
New Town, North 24 Parganas

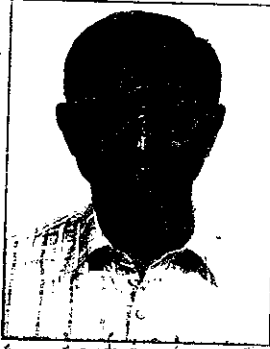








10 DEC 2018

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

 <i>Ruchi Kataria</i>	LH					
	RH.					

ATTESTED :- *Ruchi Kataria*

 <i>Sandeep Kapoor</i>	LH				
	RH.				

ATTESTED :- *Sandeep Kapoor*

PHOTO	LH					
	RH.					

ATTESTED :-



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

11 0 DEC 2018


জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ২৫২৪/১ [১৫০৭০৪৪]

মোজা- বিষ্ণুপুর জে.এল.নং- ৪৪ থানা- রাজারহাট

(১) রাজস্ব- ১৮.০০ টাকা

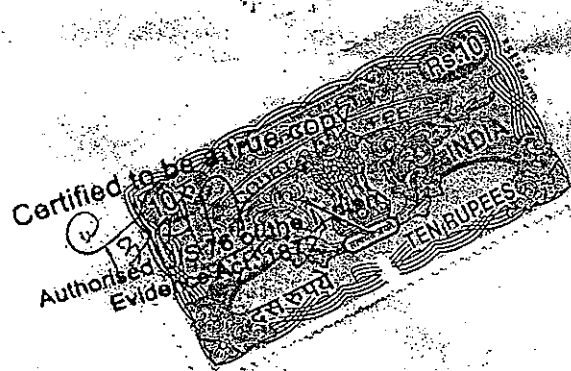
(২) জমির পরিমাণ(এ)- ০.১৪

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	শ্রী রাজেন্দ্র কাপুর	রায়ত	
পিতা-	রামগোপাল		
ঠিকানা-	৪১ ই, বেচু চ্যাটার্জী স্ট্রীট কলিকাতা-৯		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৪৯২	বাগান		১.৪৯	০.০৯৮৪	০.১৪
মোট দাগের সংখ্যা- এক মাত্র					০.১৪



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No. 2711



জেলা- উত্তর ২৪ পরগণা

খতিয়ান নং- ৩৪২৩/১

[১৫০৭০৪৪]

সৌজা- বিষ্ণুপুর


জে.এল.নং- ৪৪

থানা- রাজারহাট

(১) রাজস্ব- ১৮.০০ টাকা

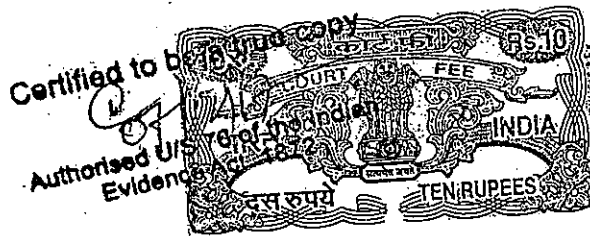
(২) জমির পরিমাণ(এ)- ০.০৯

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	সুশীল কাপুর	রায়ত	
পিতা-	রামগোপাল কাপুর		
ঠিকানা-	৪১ই, বেচু চ্যাটার্জী স্ট্রীট, কলিকাতা ৯		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৪৯২	বাগান		১.৪৯	০.০৬০৪	০.০৯
মোট দাগের সংখ্যা- এক মাত্র					০.০৯



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:2258






জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ১০৬৪৯ [১৫০৭০৪৪]
 মৌজা- বিষ্ণুপুর জে.এল.নং- ৪৪ থানা- রাজারহাট

(১) রাজস্ব- টাকা

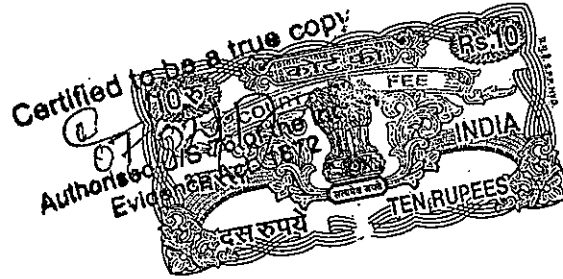
(২) জমির পরিমাণ(এ)- ০.০৬

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বয়ের দখলকারের বিবরণ	(৫) স্বয়ং	(৬) মন্তব্য
নাম-	কপিল কাপুর	রায়ত	
পিতা-	সুনীল কাপুর (মৃত)		
ঠিকানা-	৪১ই বেচু চ্যাটার্জী স্ট্রীট, কোলকাতা-৭		

(৭) অত্রস্বয়ের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বয়ের অংশ	দাগের মধ্যে অত্রস্বয়ের জমির অংশের পরিমাণ	
					একর	হেক্টর
৪৯২	বাগান		১.৪৯	০.০৩৮০	০.০৬	
মোট দাগের সংখ্যা- এক মাত্র					০.০৬	



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:2260



Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-009134050-1

Payment Mode Online Payment

GRN Date: 16/10/2017 11:02:12

Bank : ICICI Bank

BRN : 1313709550

BRN Date: 16/10/2017 11:06:30

DEPOSITOR'S DETAILS

Id No. : 15231000339571/3/2017

[Query No./Query Year]

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD

Contact No. : Mobile No. : +91 9874871156

E-mail : accounts@magnoliainfrastructure.in

Address : 93DRSCBANER JEE ROAD KOLKATA 700011

Applicant Name : Mr VIVEK PODDAR

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Sale agreement without possession ,Full Stamp Payment No 2

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15231000339571/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	1380000
2	15231000339571/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Thirteen Lakh Eighty Thousand Twenty One only

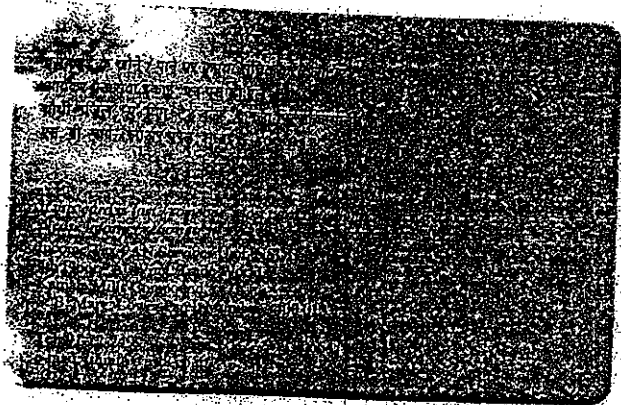
Total

1380021

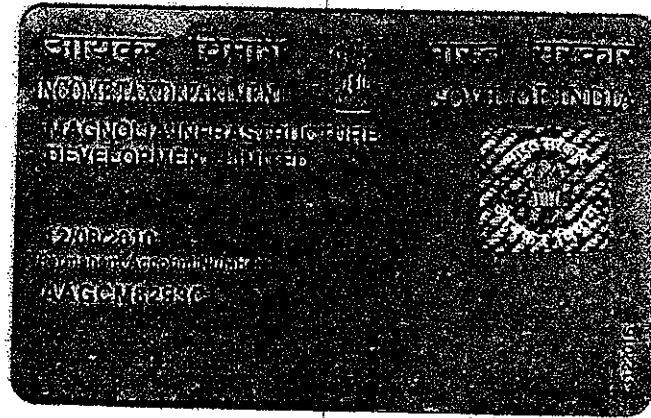




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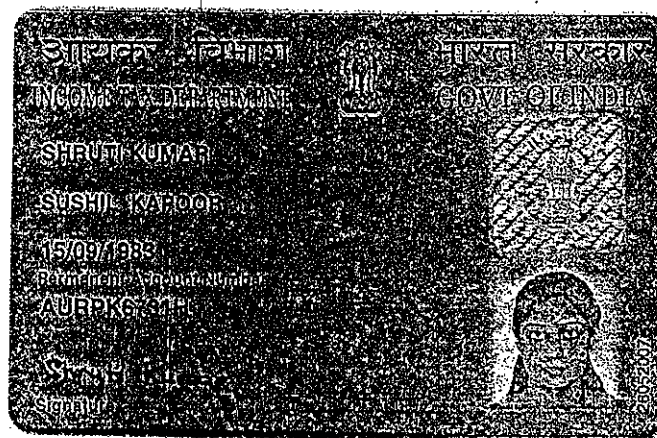




Magnolia Infrastructure Development Ltd

Director





Shruti Kumar



व्यक्ति-संख्या-संख्या / PERMANENT ACCOUNT NUMBER
AKGPK2743Q ✓

नाम / NAME
RAJANI KAPOOR

पिता/पति-नाम / FATHER'S NAME
TEJ BHAN SHROFF

जन्म-दिनांक / DATE OF BIRTH
12-11-1958

हस्ताक्षर / SIGNATURE
Rajani Kapoor

आयकर-आयुक्त (कम्प्यू. अपा.) कोलकाता
COMMISSIONER OF INCOME TAX (C.O.) KOLKATA

Rajani Kapoor





অস্বাভাবিক পরিচয় প্রাধিকারণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/62219/04003

To
 Siddharth Kapoor
 সিদ্ধার্থ কাপুর
 3B ANNAPURNA APARTMENT
 RAJARHAT ROAD
 Rajarhat Gopalpur (m)
 Jyangra, North 24 Parganas
 West Bengal - 700059
 9830654320

06/09/2014



KL809187256FT

80918725



আপনার আধার সংখ্যা / Your Aadhaar No. :

4385 7464 4604

আধার - সাধারণ মানুষের অধিকার



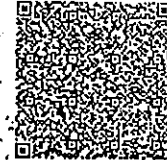
~~সিদ্ধার্থ কাপুর~~
~~Siddharth Kapoor~~



সিদ্ধার্থ কাপুর
 Siddharth Kapoor
 পিতা : রাজেন্দ্র কাপুর
 Father : RAJENDRA KAPOOR

জন্মতারিখ/DOB: 19/06/1978
 পুরুষ / Male

4385 7464 4604



আধার - সাধারণ মানুষের অধিকার

Siddharth Kapoor





ভারতীয় বিদ্যমান পরিচয় প্রাধিকারক
ভারত সরকার
 Unique Identification Authority of India
 Government of India

চালিকাভুক্তির আই ডি / Enrollment No. : 1111/62219/04005

To
RAJANI KAPOOR
 রাজনী কাপুর
 3B ANNAPURNA APARTMENT
 RAJARHAT ROAD
 Rajarhat Gopalpur (m)
 Jyangra, North 24 Parganas
 West Bengal - 700059
 9830654320

06/03/2014



KL809183254FT

80918325



আপনার আধার সংখ্যা / Your Aadhaar No. :

2249 2195 4973

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~GOVERNMENT OF INDIA~~



রাজনী কাপুর
RAJANI KAPOOR
 পিতা : তেজ ভন শ্রোফ
 Father : Tej Bhan Shroff
 জন্মতারিখ/DOB: 12/11/1958
 মহিলা / Female

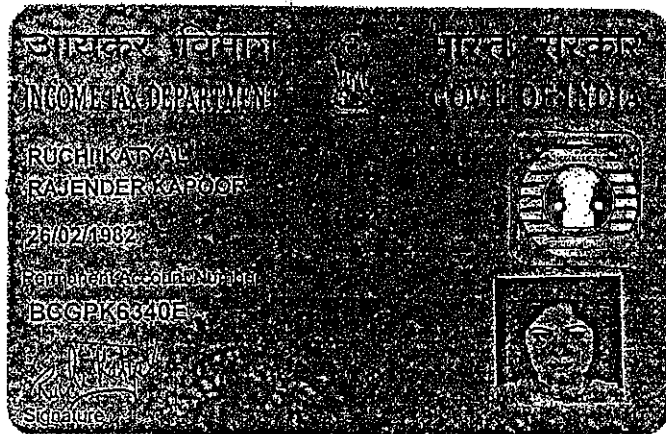


2249 2195 4973

আধার - সাধারণ মানুষের অধিকার

Rajani Kapoor.





Ruchi Katyal





~~சர்க்கார்~~
~~GOVERNMENT OF INDIA~~



ருச்சி கத்யால்
Ruchi Katyal
பிறந்த நாள் / DOB : 26/12/1982
பெண் / FEMALE

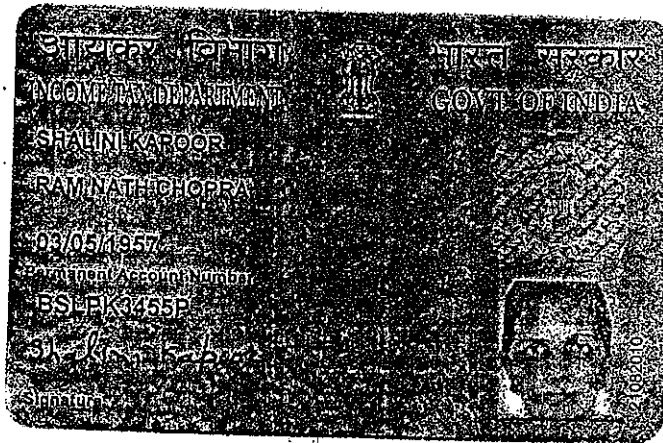


6537 4081 5605

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

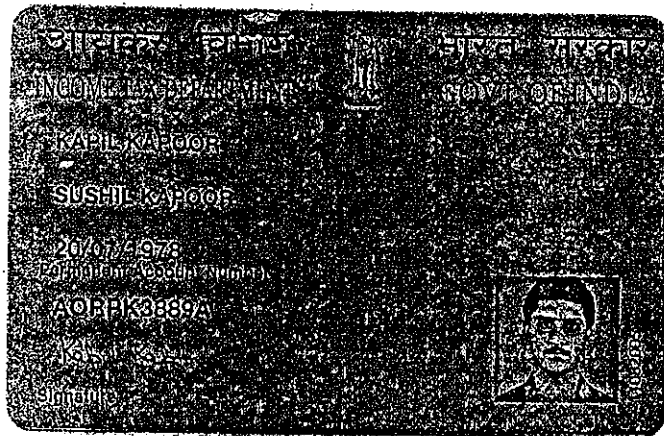
Ruchi Katyal





Shalini Kapoor





Kapil Kapoor.





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/19210/00016

Shalini Kapoor (শালিনী কাপুর)

ভূম্য

5 E, HATIARA ROAD, Rajarhat Gopalpur (m), North 24 Parganas, West Bengal - 700059

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

Date: 08/11/2014

আপনার আধার সংখ্যা/ Your Aadhaar No.:

6533 6953 0208



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified
Digitally signed by Sandeep Bhardwaj
Date: 2014.11.08 09:18:56 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



শালিনী কাপুর
Shalini Kapoor
জন্মতারিখ/ DOB: 03/05/1958
মহিলা / FEMALE



ঠিকানা:

5 ই, হাতিয়ারা রোড,
রাজারহাট গোপালপুর (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700059

Address:

5E, HATIARA ROAD, Rajarhat
Gopalpur (m), North 24 Parganas,
West Bengal - 700059

6533 6953 0208

6533 6953 0208


আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Shalini Kapoor



भारत सरकार
GOVERNMENT OF INDIA



श्रुति कुमार
Shrutika Kumar
जन्म तारीख/DOB: 15/09/1983
महिला Female

3711 8473-0054

मेरा आधार, मेरी पहचान

Shrutika Kumar





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/19210/00017

Kapil Kapoor (কপিল কাপুর)

ভাষা

5 E, HATIARA ROAD, Rajarhat Gopalpur (m), North 24 Parganas,
West Bengal - 700059

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজাত তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

6863 7359 2070

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.



আধার-সাধারণ মানুষের অধিকার

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified
Digitally signed by Sandeep Bhardwaj
Date: 2014.11.08 09:13:05 IST

- আধার মারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ডানিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাইমা সহজ হবে।

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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



কপিল কাপুর
Kapil Kapoor
জন্মতারিখ/ DOB: 20/07/1978
পুরুষ / MALE



ঠিকানা:

5 ই, হতিয়ারা রোড,
রাজারহাট গোপালপুর (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700059

Address:

5 E, HATIARA ROAD, Rajarhat
Gopalpur (m), North 24 Parganas,
West Bengal - 700059

6863 7359 2070

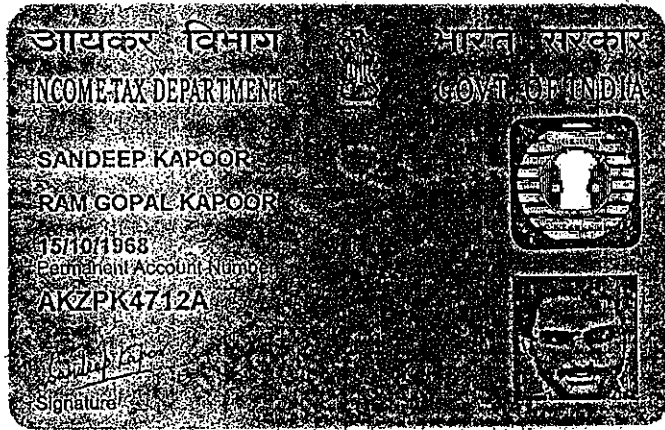
6863 7359 2070

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Kapil Kapoor,



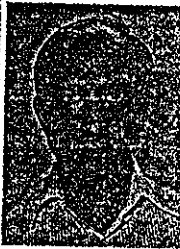


Sandeep Kapoor





GOVERNMENT OF INDIA



सन्दीप कापूर
Sandeep Kapoor
पिता: राम गोपाल कापूर
Father: RAM GOPAL KAPOOR

वर्ष/Year of Birth: 1968
पुरुष/Male

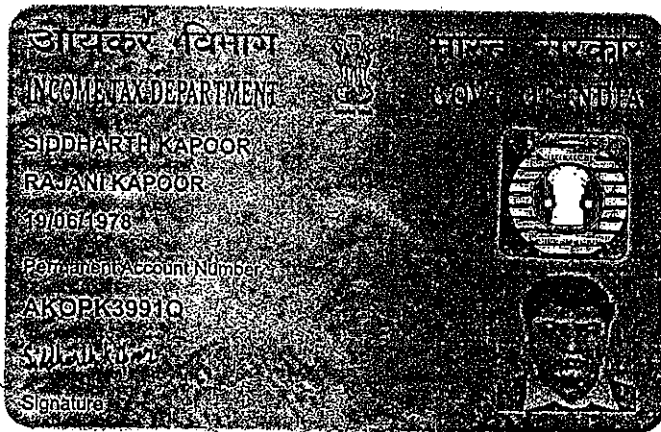


9993 7665 4958

आधार - साधारण मानुषेअ अधिकार

Sandeep Kapoor





Siddharth Kapoor



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

GRN: 19-201819-031480923-1 Payment Mode Online Payment
GRN Date: 08/12/2018 18:41:16 Bank : ICICI Bank
BRN : 1594388054 BRN Date: 08/12/2018 18:41:39

DEPOSITOR'S DETAILS

Id No. : 15231000313719/4/2018

[Query No./Query Year]

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT
Contact No. : LIMITED Mobile No. : +91 9874871156
E-mail : accounts@magnoliainfrastructure.in
Address : 93 DR S C BANERJEE ROAD KOLKATA 700010
Applicant Name : Mr VIVEK PODDAR
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000313719/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	230014

In Words : Rupees Two Lakh Thirty Thousand Fourteen only

Total

230014



10 DEC 2018

Major Information of the Deed

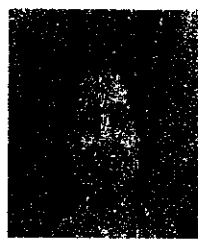

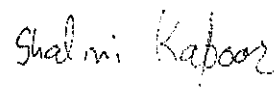
Deed No :	I-1523-13655/2018	Date of Registration	10/12/2018
Query No / Year	1523-1000313719/2018	Office where deed is registered	
Query Date	07/12/2018 4:48:27 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	VIVEK PODDAR 93, DR SURESH CHANDRA BANERJEE ROAD, Thana : Beliaghata, District : South 24 Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9874871156, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,30,00,000/-	Rs. 2,30,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:23)	Rs. 2,30,014/- (Article:A(1), E)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 152310109/2017		

Land Details :

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



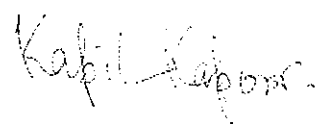


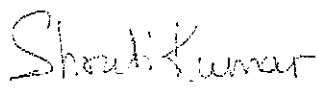


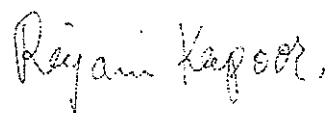


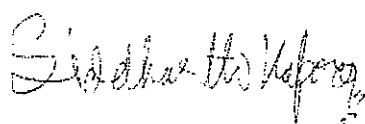
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-492	LR-1820/1	Bastu	Bagan	49 Dec	2,30,00,000/-	2,30,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					49Dec	230,00,000 /-	230,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	SHALINI KAPOOR Wife of Late SUSHIL KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
		10/12/2018	LTI 10/12/2018	10/12/2018
81E, BACHU CHATTERJEE STREET, P.O:- AMHERST STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSLPK3455P, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				

Major Information of the Deed :- I-1523-13655/2018-10/12/2018


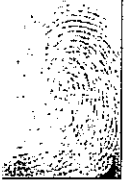
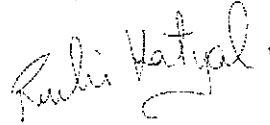


2	Name	Photo	Fingerprint	Signature
	KAPIL KAPOOR Son of Late SUSHIL KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
10/12/2018 LTI 10/12/2018 10/12/2018 81E, BACHU CHATTERJEE STREET, P.O:- AMHERST STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AORPK3889A, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	SHRUTI KUMAR Daugther of Late SUSHIL KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
10/12/2018 LTI 10/12/2018 10/12/2018 10, DINDAYAL NAGAR, DURGAKUND, P.O:- DURGAKUND, P.S:- NAUGARH, District:-Varanasi, Utta Pradesh, India, PIN - 221005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AURPK6731H, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	RAJANI KAPOOR Wife of Late RAJENDRA KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
10/12/2018 LTI 10/12/2018 10/12/2018 ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKGPK2743Q, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	SIDDHARTH KAPOOR Son of Late RAJENDRA KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
10/12/2018 LTI 10/12/2018 10/12/2018				




Major Information of the Deed :- I-1523-13655/2018-10/12/2018



ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKOPK3991Q, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office

6	Name	Photo	Fingerprint	Signature
	RUCHI KATYAL Daughter of Late RAJENDRA KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
		10/12/2018	LTI 10/12/2018	10/12/2018

ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCGPK6340E, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office

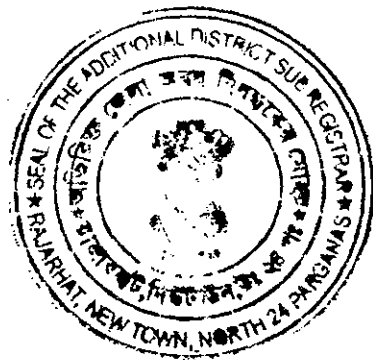
7	Name	Photo	Fingerprint	Signature
	SANDEEP KAPOOR Son of Late RAM GOPAL KAPOOR Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
		10/12/2018	LTI 10/12/2018	10/12/2018

81E, BACHU CHATTERJEE STREET, P.O:- AMHERST STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKZPK4712A, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office




Buyer Details :

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

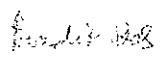
Major Information of the Deed :- I-1523-13655/2018-10/12/2018



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	VIVEK PODDAR (Presentant) Son of MILAN PODDAR Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office			
		Dec 10 2018 5:24PM	LTI 10/12/2018	10/12/2018
93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
PRADIP KUMAR DAS Son of Shri SAMBHU DAS BASINA, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of SHALINI KAPOOR, KAPIL KAPOOR, SHRUTI KUMAR, RAJANI KAPOOR, SIDDHARTH KAPOOR, RUCHI KATYAL, SANDEEP KAPOOR, VIVEK PODDAR	
	10/12/2018

Endorsement For Deed Number : I - 152313655 / 2018

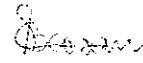
Major Information of the Deed :- I-1523-13655/2018-10/12/2018



On 07-12-2018

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 2,30,00,000/-



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

On 10-12-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

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

Presented for registration at 12:07 hrs on 10-12-2018, at the Office of the A.D.S.R. RAJARHAT by VIVEK PODDAR

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

Execution is admitted on 10/12/2018 by 1. SHALINI KAPOOR, Wife of Late SUSHIL KAPOOR, 81E, BACHU CHATTERJEE STREET, P.O: AMHERST STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. KAPIL KAPOOR, Son of Late SUSHIL KAPOOR, 81E, BACHU CHATTERJEE STREET, P.O: AMHERST STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 3. SHRUTI KUMAR, Daughter of Late SUSHIL KAPOOR, 10, DINDAYAL NAGAR, DURGAKUND, P.O: DURGAKUND, Thana: NAUGARH, , Varanasi, UTTAR PRADESH, India, PIN - 221005, by caste Hindu, by Profession House wife, 4. RAJANI KAPOOR, Wife of Late RAJENDRA KAPOOR, ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. SIDDHARTH KAPOOR, Son of Late RAJENDRA KAPOOR, ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 6. RUCHI KATYAL, Daughter of Late RAJENDRA KAPOOR, ANNAPURNA APT., SAHA BAGAN, RAJARHAT ROAD, Flat No: 3B, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 7. SANDEEP KAPOOR, Son of Late RAM GOPAL KAPOOR, 81E, BACHU CHATTERJEE STREET, P.O: AMHERST STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business

Indetified by PRADIP KUMAR DAS, , Son of Shri SAMBHU DAS, BASINA, P.O: RAJARHAT BISHNUPUR, 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 10-12-2018 by VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

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

Major Information of the Deed :- I-1523-13655/2018-10/12/2018



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,30,014/- (A(1) = Rs 2,30,000/- ,E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2018 6:41PM with Govt. Ref. No: 192018190314809231 on 08-12-2018, Amount Rs: 2,30,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1594388054 on 08-12-2018, Head of Account 0030-03-104-001-16

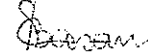
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7004, Amount: Rs.50/-, Date of Purchase: 03/12/2018, Vendor name: PRASANTA KUMAR PAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2018 6:41PM with Govt. Ref. No: 192018190314809231 on 08-12-2018, Amount Rs: 0/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1594388054 on 08-12-2018, Head of Account



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-13655/2018-10/12/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 454360 to 454409
being No 152313655 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.17 13:43:34 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 17-12-2018 1:38:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

