

3784

J-3549/17




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 857475

POWER OF ATTORNEYAFTER REGISTERED JOINT DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (i) SUSANTA ROY BURMAN (PAN - ADAPR6704P), Son of Late Santi Roy Burman, (ii) MANOSI ROY BURMAN (PAN - ADEPR2651K), Wife of Sri Susanta Roy Burman (iii) SHUSREE ROY BURMAN (PAN - BJVPB3297P), Daughter of Sri Susanta Roy Burman (iv) PARTHA ROY BURMAN (PAN - ADEPR2743L), Son of Sri Susanta Roy Burman; all by Nationality - Indian, by Religion - Hindu, by Occupation - Business and all residing at 10/12, Kabi Bharat Chandra Road, Post Office + Police Station - Dum Dum, Kolkata - 700 028, West Bengal; Hereinafter jointly referred to as the LAND OWNERS (which expression shall unless excluded by or repugnant to the

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


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

02 MAY 2017

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149548



subject or context be deemed to mean and include our respective successor or successors in interest and assigns), do hereby **CONSTITUTE, NOMINATE, APPOINT AND AUTHORIZE SRI VIVEK PODDAR (PAN - APJPP9042B), SON OF SRI MILAN PODDAR**, a resident of BE - 111, Salt Lake, Kolkata - 700 064, Police Station: Bidhan Nagar (North), and being the Director of **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN - AAGCM8293C)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 92 Dr. Suresh Chandra Banerjee Road, Police Station: Beliaghata, Kolkata - 700 010, hereinafter referred to as the "**Said Attorney**", to be our true and lawful attorney, in our name and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things, and exercise all or any of the following powers and authorities as contained hereinafter:

WHEREAS

1. We, the Land Owners herein, are the absolute owners and are seized possessed and otherwise sufficiently entitled to **ALL THAT PIECE OF LAND** admeasuring 40 Decimal equivalent to 24 Cottahs 3 Chittacks (38.07 Decimal on physical measurement) situated and lying at Mouza - Mohammadpur comprised in R.S./L.R. Dag Nos. 1610 and 1611 under L.R. Khatian Nos. 8691, 8693, 8692, 8690, 8686, 8695, 8685 and 8694 in the District of North 24 Parganas under Rajarhat Police Station, Touzi No. 173, J.L. No. 32, within the local limits of Bishnupur No. 2 Gram Panchayat vide a Deed of Conveyance dated 12th August, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523 - 2016, Pages 287008 - 287037 and being no.



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09396 for the year 2016 (hereinafter referred to as the 'Said Property' which are more fully described in the Schedule written hereunder).

2. By a Joint Development Agreement dated 24th April, 2017 (hereinafter referred to as the 'Said Development Agreement') registered in the Office of the Additional District Sub-Registrar, Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523 - 2017, Pages from 93226 to 93275 and being no. 152303191 for the year 2017, executed by and between us on the One Part and the said Magnolia Infrastructure Development Limited, as the Developer of the Other Part, We have granted to the Attorney, the exclusive right to develop the said property along with such other rights as have been recorded in the said Development Agreement.
3. In pursuance of the said Development Agreement, We have put the said Developer on possession of the said property on and from the date of execution of the said Development Agreement which the Developer has accepted and now is in lawful possession of the Premises.
4. In terms of the said Development Agreement, a POWER OF ATTORNEY is required to be executed by us in favour of the said Developer or its nominee to enable it to carry on construction on the said property and to do all other acts and things, as required performing its contractual obligation under the said Agreement.



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NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT.

We, the said i) SUSANTA ROY BURMAN (PAN – ADAPR6704P), Son of Late Santi Roy Burman, (ii) MANOSI ROY BURMAN (PAN – ADEPR2651K), Wife of Sri Susanta Roy Burman, (iii) SHUSREE ROY BURMAN (PAN – BJVPB3297P), Daughter of Sri Susanta Roy Burman; (iv) PARTHA ROY BURMAN (PAN – ADEPR2743L), Son of Sri Susanta Roy Burman, All by Nationality – Indian, by Religion – Hindu, by Occupation – Business and residing at 10/12, Kabi Bharat Chandra Road, Post Office + Police Station – Dum Dum, Kolkata – 700 028, West Bengal, do hereby appoint SRI VIVEK PODDAR, Son of Sri Milan Poddar, a resident of BE - 111, Salt Lake, Kolkata - 700 064, Police Station - Bidhan Nagar (North) and being the Director of MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station: Beliaghata, Kolkata – 700 010, to be our TRUE AND LAWFUL ATTORNEY in our name and on our behalf, to do and/or execute all or any of the following acts, deeds, matters and things with respect to the said property for us and on our behalf and in our name.

1. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorneys for the purpose of constructing the buildings on the land of the 'Said property'



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and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the concerned authority and/or any other statutory authorities.

2. To pay and discharge all rents, Khajna, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the Land from the date of the execution of the said Agreement onwards.
3. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said property in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and/or the permissions of any other statutory authority to be granted under the laws for the time being in force and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.
4. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the land of the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said Attorney may in its absolute discretion deem fit and proper and also to engage, appoint the contractors, architect etc



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and enter into the contract with such person(s) as our said Attorney may deem fit and proper to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of and/or construction on the land of the said property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the premises therein as the said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the Land on such terms and conditions as our said Attorney may in its absolute discretion deem fit and proper.

5. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried on the land of the said property and any other matters pertaining to the said property.
6. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said property and in particular to do the following acts, deeds, matters and things including but not limited to:



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- (a) To apply for and obtain land conversion, sanction, revalidation with further alterations or additions or modifications, as our said Attorney may require;
 - (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the land of the said property;
 - (c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authorities including but not limited to Fire Brigade, Electricity Supply Agency, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Land Revenue & Land Reforms Authority, concerned local authority, North 24 - Parganas Zila Parishad and/or any other authority or authorities and sign all papers, documents, writings, declarations on our behalf in connection with and other Concerned Authorities under any Statute as may be in force from time to time.
7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.
8. To enter upon the Land at any time, affix board, put the barbed wire fencing or construct ~~compound~~ wall on the land of the said property



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or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

9. To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.
10. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the Land and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on our behalf and in our name and to represent our interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Act, Rules, Regulations or Bye-laws, for the time being in force, and also to appear before any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.
12. To ask, demand, sue for, enforce payment, or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or *mesne profits* in respect of the Land which now are or which at any time or times hereafter may become due and payable to us.



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13. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
14. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the land and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliers of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
15. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said property and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them to initiate and/defend any proceedings before any judicial and quasi-judicial authority and/or any other statutory department and pay their remuneration/bills/fees including special fees and other charges to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.
16. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the land of the said property.



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17. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said property.
18. In connection with or relating to the Land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the said property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.
19. To refer any dispute touching and arising out of the said property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said property to arbitration and also to take steps on our behalf and represent me before the arbitrator accordingly.
20. In case the said property, or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file or submit applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals,



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references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ petition, summons or other legal proceedings or motion and to appear and represent us in any court of justice including Tribunal and other statutory authority and before all magistrates, judges, judicial officers whatsoever as by the Attorney shall be thought advisable and to commence and continue any such proceedings in any court of law and before any public officers or tribunals or other statutory authorities, as aforesaid, for receiving compensation, acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

21. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the land of the said property that may be required for commencing the development work and to complete the same and for that to execute necessary documents including undertakings.
22. To make applications to the government or quasi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary documents including undertakings and bonds and to furnish necessary deposits including bank guarantee for the same.



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23. To manage and supervise the said property and to take such of the steps as may be necessary to manage and supervise the said property till the time of completion of its development.
24. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
25. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as and when occasion shall arise for any purpose connected with the said development work.
26. To make applications for obtaining certified copies of the proceedings in the Court, tribunal and other statutory authority whatsoever including Judgment, decree, Order, applications, pleadings, etc. and to receive the same on our behalf.
27. In the event any understanding or compromise reached between the parties, to negotiate and settle the terms of compromise and to sign and execute such compromise deed etc. and to file the same in the courts.
28. To do any act, deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of the development of the said property and construction thereon and sale of the Units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.



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29. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.
30. To advertise in the newspapers for the sale of the Units and to enter into agreements for the sale of such Units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.
31. To develop and negotiate sale of the buildings consisting of apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the said property and for that purpose to negotiate and execute agreement for sale with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same except owner's allocation.
32. To sell, transfer, gift, lease or dispose of the said properties or any part thereof (including the owner's allocated area) on our behalf and to receive consideration thereof in the name of the said attorney and grant valid discharge and also to sign and execute the deed of conveyance or conveyances or any other deeds of conveyance or conveyances or any



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other documents on our behalf and to appear before the concerned registrar for causing registration for the said documents and also to sign and execute all documents and writing on our behalf.

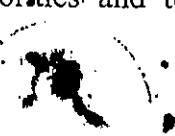
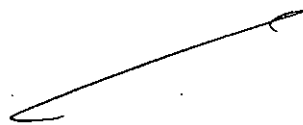
33. To deal with, dispose of, sell and transfer of all or any of flat/flats and other spaces of the building to be constructed on the land of the said property on ownership basis at the price or for the amount as the said Attorney may deem fit and proper and to collect and receive the consideration thereof in the name of the said attorney.
34. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for transfer of the said properties or any part thereof except owner's allocation.
35. To execute the Deed of Conveyance/s or any other deed/documents on our behalf in connection with sale of flat/apartments and other spaces in the said property and present such deeds or documents for registration before any concerned registration offices having jurisdiction over the same.
36. To receive consideration and sale proceeds of the flats/apartments and other spaces in the said building/building complex in the name of the said attorney and to give effectual receipts and discharges for all or any



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monies which shall come to the hands of the said attorney by virtue of the powers herein contained except owner's allocation.

37. To hand over vacant possession of the flats/apartments and other spaces or any part thereof and all documents relating to the title of the properties to the intending purchaser/purchasers simultaneously at the time of execution and registration of the Deed of Conveyance in favour of purchaser/s.
 38. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said properties.
 39. To apply for No Objection Certificate or necessary permissions from the Panchayat/Municipal authority for occupying the building and to do all acts deeds or things for the said purpose.
 40. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Municipal/Panchayat authorities and other public authorities and to do all other acts in connection therewith on our behalf.
 41. To amalgamate the said property with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents in this behalf on our behalf.
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42. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our Attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever our Attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the said property and the development of the same.
43. And to do everything whatever which may be at the sole discretion of our said Attorney deemed fit or expedient for sale and/or enjoyment and/or development of the said property and which We, ourselves could do if personally present and as if this power had not been executed.
44. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of the Units and enjoyment and the development of the said property, as amply and effectual as I could have personally done.
45. To all acts and things in contemplation of and in achievement of the objects and purposes contained in the said Development Agreement which are otherwise mentioned hereinabove.

AND We, the Land Owners herein, hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney under the power in that behalf



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and shall lawfully do or cause to be done in the premises by the Attorney aforesaid by virtue of these presents.

SCHEDULE REFERRED TO AS ABOVE
(DESCRIPTION OF THE SAID PROPERTY)

ALLTHAT piece or parcel of land admeasuring 40 Decimal equivalent to 24 Cottahs 3 Chittacks situated and lying in Mouza – Mohammadpur comprised in R.S./L.R. Dag Nos. 1610 (15 Cottah 11 Chittack) and 1611 (8 Cottah 8 Chittack) under L.R. Khatian Nos. 8691, 8693, 8692, 8690, 8686, 8695, 8685 and 8694 in the District of North 24 Parganas under Rajarhat Police Station, Touzi No. 173, J.L. No. 32, within the local limits of Bishnupur No. 2 Gram Panchayat and the said premise is butted and bounded as follows:-

ON THE NORTH: BY 30 FT. WIDE DPS ROAD

ON THE SOUTH: BY LAND OF BUX MISTRY/ MOUZA - CHAKPACHURIA

ON THE EAST: BY REMAINING LAND UNDER HAL DAG BEARING NOS. 1610 & 1611.

ON THE WEST: BY LAND OF JAMIR MOLLA & R. S. DAG NO. 1609



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IN WITNESS WHEREOF, We, the said (i) SUSANTA ROY BURMAN (ii) MANOSI ROY BURMAN (iii) SHUSREE ROY BURMAN (iv) PARTHA ROY BURMAN (PAN – ADEPR2743L) all residing at 10/12, Kabi Bharat Chandra Road, Post Office + Police Station – Dum Dum, Kolkata – 700 028, West Bengal, execute this Power of Attorney on this the ^{21st}..... Day of April....., 2017.

Susanta Roy Burman
Manosi Roy Burman
Shusree Roy Burman
Partha Roy Burman.

Witness:

1. Sarwan Alam Khan
8/10- Ujir Alam Khan
1A-12, Khadim Bidyukul Abasan
K01-136
2. Pradip Das
vill- Bosma Rajarhat

EXECUTANTS

Drafted by me Paramita Kunda
PARAMEETA KUNDU
Advocate
High Court, Kolkata
F 1391/1219 of 2004
Advocate



Magnolia Infrastructure Development Ltd.

Director




























CHIVAK BODDAR
(DEVELOPER)



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

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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Susanta Ray Barman	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 Manasi Ray Barman	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 Shusree Ray Barman	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						






















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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants								
	<p>Partha Rog Barman</p>	Little	Ring	Middle	Fore	Thumb			
		(Left Hand)							
		Thumb	Fore	Middle	(Right Hand)			Little	
									
		Little	Ring	Middle	(Left Hand)			Thumb	
									
		Thumb	Fore	Middle	(Right Hand)				
									
		Little	Ring	Middle	Fore	Thumb			
			(Left Hand)						
		Thumb	Fore	Middle	(Right Hand)				
									














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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 :-


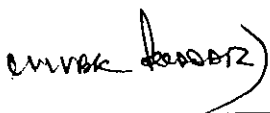

 

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-



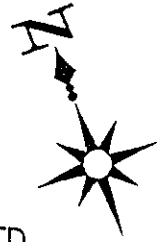
Additional District Registrar
Rajarhat, New Town, Kolkata-700024-Pgs

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SITE PLAN PART OF R. & L. R. DAG NOS. - 1610 & 1611, IN L. R. KH. NO. - 8691, 8693, 8692, 8690, 8686, 8695, 8685 & 8694 OF MOUZA - MOHAMMADPUR, J. L. NO. - 32, R. S. NO. - 84, P. S. - UNDER RAJARHAT-BISHNUPUR NO. - II GRAM PANCHAYET OF LAND ADMEASURING AN ARE OF 40 SATAK (EQUVALENT TO 24 COTTAHS 3 CHITTACKS) HOWEVER ON SURVEY ACTUAL MEASUREMENT IS 38.07 SATAK (EQUVALENT TO 23 COTTAHS 24 SFT.) TOTAL PROPERTY SHOWN IN READ BORDER.

NAME OF THE LAND OWNERS : 1. SRI SUSANTA ROY BURMAN
 : 2. SMT. MANOSI ROY BURMAN
 : 3. SHUSHREE ROY BURMAN
 : 4. SRI. PARTHA ROY BURMAN

NAME OF THE DEVELOPER : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.



AREA STATEMENT :

R. S. & L. R. DAG NO. - 1610 = 15K. 11 CH. 0 SFT.

R. S. & L. R. DAG NO. - 1611 = 06K. 04 CH. 0 SFT.

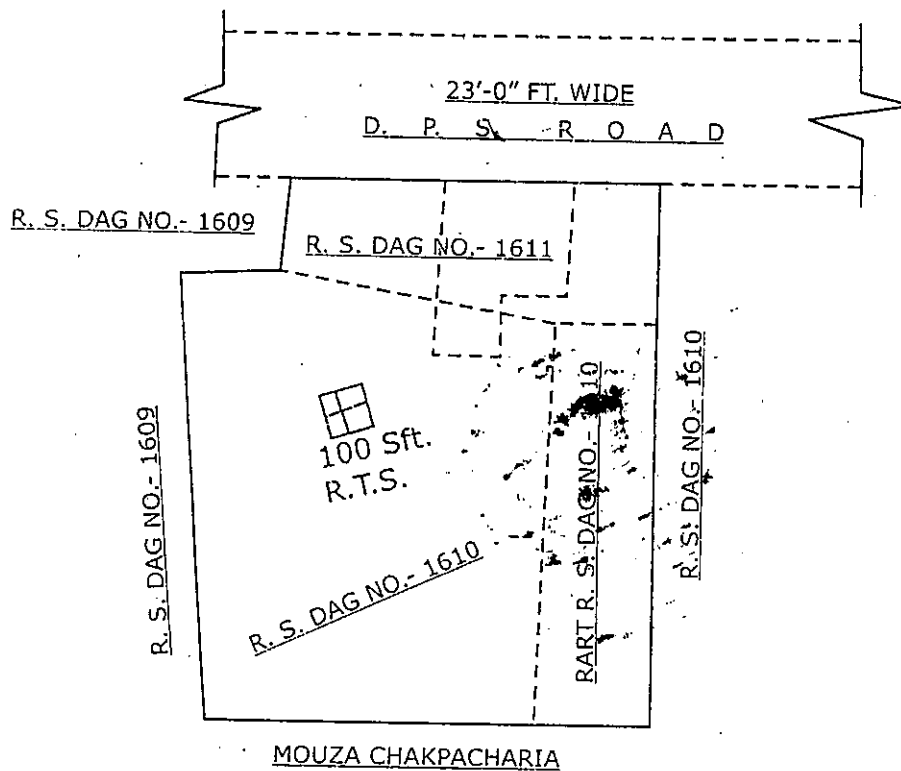
ROAD AREA

R. S. & L. R. DAG NO. - 1611 = 09K. 04 CH. 0 SFT.

ALL TOTAL = 24K. 03 CH. 0 SFT.

ALL AREA = 40 SATAK.

NOT IN SCALE



Susanta Roy Burman

Manosi Roy Burman

Shushree Roy Burman

Partha Roy Burman

SIGNATURE OF THE LAND OWNER

Magnolia Infrastructure Development Ltd.

[Signature]
Director

SIGNATURE OF THE DEVELOPER



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

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भारत सरकार संख्या PERMANENT ACCOUNT NUMBER



ADAPR6704P



नाम /NAME
SUSANTA ROYBURMAN

पिता का नाम /FATHER'S NAME
BISHNU SANTI ROYBURMAN

जन्म तिथि /DATE OF BIRTH
05-02-1961

हस्ताक्षर /SIGNATURE

Susanta Roy Burman

आयकर अधिकारी, प. ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Susanta Roy Burman

Susanta Roy Burman





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADEPR2651K



नाम NAME
MANOSI ROYBURMAN

पिता का नाम FATHER'S NAME
ANUPAM SENGUPTA

जन्म तिथि DATE OF BIRTH
22-08-1961

हस्ताक्षर / SIGNATURE

Manosi Roy Burman

Manosi Roy Burman

आयकर आयुक्त, प.ब. XI

COMMISSIONER OF INCOME-TAX, W B XI

Manosi Roy Burman.

इस कार्ड के खो / भ्रष्ट जाँच/पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दे संयुक्त आयकर आयुक्त(पञ्जाबी एवं तकनीकी), पी-7, चौरंगी रवपाथर, कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to the issuing authority -
Joint Commissioner of Income-Tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADEPR2743L



नाम /NAME
PARTHA ROYBURMAN

पिता का नाम /FATHER'S NAME
BISHNU SANTI ROYBURMAN

जन्म तिथि /DATE OF BIRTH
14-11-1970

हस्ताक्षर /SIGNATURE

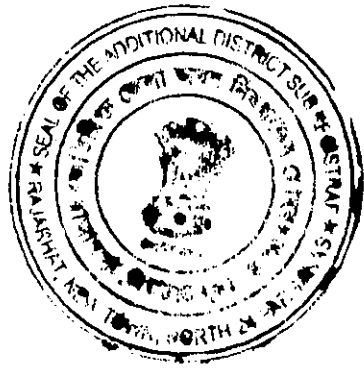
Partha Roy Burman

Partha

आयकर अधिकारी, प.म.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Partha Roy Burman




आयकर विभाग
INCOME TAX DEPARTMENT
SHUSREE ROY BARMAN
SUSANTA ROY BARMAN

भारत सरकार
GOVT OF INDIA

09/09/1993

Permanent Account Number
BJVPB3297B

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.

Shusree Roy Barman








Magnolia Infrastructure Development Ltd.

Director




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD DKN4698387
 পরিচয় পত্র

Elector's Name **Vivek Poddar**
 নির্বাচকের নাম **বিবেক পোদার**
 Father's Name **Millan Poddar**
 পিতার নাম **মিলন পোদার**
 Sex **M**
 লিঙ্গ **পুং**
 Age on 1.1.2006 **24**
 ১.১.২০০৬-এ বয়স **২৪**

Address:
111 Salt Lake, Block - BE, Sector - 1 Bidhannagar (N)
North 24 Parganas 700064

ঠিকানা:
 ১১১ সল্ট লেক সেক্টর ১, ব্লক বি ই বিধাননগর (উঃ) উত্তর ২৪ পরগণা
 ৭০০০৬৪



Facsimile Signature
Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: **139-Belgachia East**
 বিধানসভা নির্বাচন ক্ষেত্র: **১৩৯-বেলগাছিয়া পূর্ব**
 District: **North 24 Parganas** জেলা: **উত্তর ২৪ পরগণা**
 Date: **27.03.2006** তারিখ: **২৭.০৩.২০০৬**







Major Information of the Deed

Deed No :	I-1523-03549/2017	Date of Registration	02/05/2017
Query No / Year	1523-1000149548/2017	Office where deed is registered	
Query Date	27/04/2017 11:23:57 AM	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. : 9836248833, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 4,30,89,081/-		
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]:- 152303191/2017		

Land Details :

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

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-1610	LR-8691	Bastu	Shali	15 Katha 11 Chatak	1/-	2,79,46,665/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1611	LR-8693	Bastu	Shali	6 Katha 4 Chatak	1/-	1,11,34,129/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1611	LR-8692	Bastu	Shali	2 Katha 4 Chatak	1/-	40,08,287/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			39.9094Dec	3 /-	430,89,081 /-	
		Grand Total :			39.9094Dec	3 /-	430,89,081 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUSANTA ROY BURMAN (Presentant) Son of Late SANTI ROY BURMAN 10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADAPR6704P, Status :Individual, Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 27/04/2017 ,Place : Pvt. Residence
2	MANOSI ROY BURMAN Wife of SUSANTA ROY BURMAN 10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADEPR2651K, Status :Individual, Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 27/04/2017 ,Place : Pvt. Residence






3	SHUSREE ROY BURMAN Daughter of SUSANTA ROY BURMAN 10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata. District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Business. Citizen of: India. PAN.No.:: BJVPB3297P. Status :Individual, Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 27/04/2017 ,Place : Pvt. Residence
4	PARTHA ROY BURMAN Son of SUSANTA ROY BURMAN 10/12, KABI BHARAT CHANDRA ROAD, P.O:- DUMDUM, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADEPR2743L, Status :Individual, Executed by: Self, Date of Execution: 21/04/2017 , Admitted by: Self, Date of Admission: 27/04/2017 ,Place : Pvt. Residence


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	VIVEK PODDAR Son of MILAN PODDAR Date of Execution - 21/04/2017, , Admitted by: Self, Date of Admission: 02/05/2017, Place of Admission of Execution: Office	 May 2 2017 12:53PM	 LTI 02/05/2017	 02/05/2017
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 LTD (as DIRECTOR)				

Identifier Details :

Name & address	
TAPAN KUMAR GHOSH Son of Late P GHOSH BISHNUPUR, P.O:- R 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 SUSANTA ROY BURMAN, MANOSI ROY BURMAN, SHUSREE ROY BURMAN, PARTHA ROY BURMAN, VIVEK PODDAR	
	02/05/2017



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-6.47109 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-2.57813 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUSANTA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
2	MANOSI ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
3	SHUSREE ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec
4	PARTHA ROY BURMAN	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD-0.928125 Dec

Endorsement For Deed Number : I - 152303549 / 2017

On 27-04-2017

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

Presented for registration at 18:45 hrs on 27-04-2017, at the Private residence by SUSANTA ROY BURMAN , one of the Executants.

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 4,30,89,081/-

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

Execution is admitted on 27/04/2017 by 1. SUSANTA ROY BURMAN, Son of Late SANTI ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. MANOSI ROY BURMAN, Wife of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. SHUSREE ROY BURMAN, Daughter of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. PARTHA ROY BURMAN, Son of SUSANTA ROY BURMAN, 10/12, KABI BHARAT CHANDRA ROAD, P.O: DUMDUM, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business



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

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

On 02-05-2017

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

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

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

Execution is admitted on 02-05-2017 by VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD, 93 Dr Suresh Chandra Banerjee Road, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700010

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


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 4323, Amount: Rs.100/-, Date of Purchase: 25/04/2017, Vendor name: Mita Dutta


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

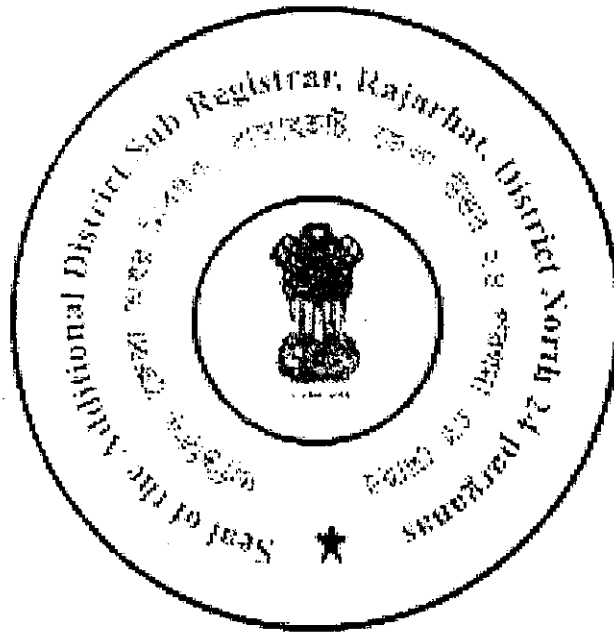


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 104101 to 104136

being No 152303549 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.05.08 13:37:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08-05-2017 13:37:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

