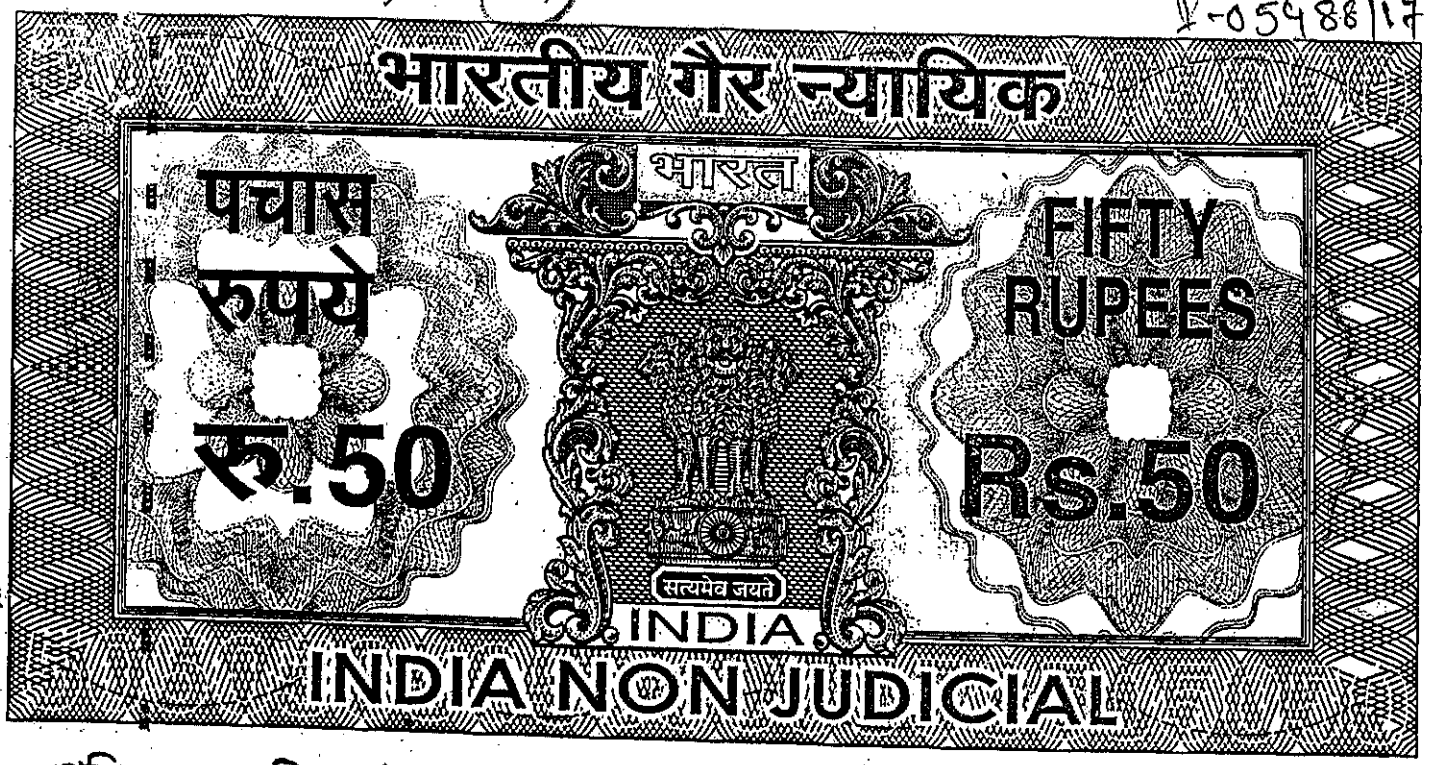


05525 (14)

P-05488/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 480428

14.6.17
Q-1/207629

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

Additional District Sub-Registrar
Balarhat, New Town, North 24 P.S.
21 JUN 2017

Kamal Saha

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, K.S. UDYOG (PAN - AADEK1751G), a Partnership Firm, having its office at Rajarhat, Bhatinda, School Road, Police Station - Rajarhat, Kolkata - 700 135, being represented by its Partners (1) (a) Sri Sampad Aich (PAN - ATOPA1184A), Son of Late Nagendra Chandra Aich; (b) Smt. Sipra Aich (PAN - ATMPA0856F), Wife of Sri Sampad Aich; both residing at 78/2, Shyamnagar Road, Police Station - Dum Dum, Kolkata - 700 055; (2) (a) Sri Kamal Saha (PAN - ANLPS2903G), Son of Late Ballav Saha; (b) Smt. Sima Saha (PAN - AZUPS5644P), Wife of Sri

2153
31/3/2017

নাম -
জন ও তারিখ -
ফেলতার নাম -
সাকিন -

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
93 Dr. Suresh Chandra Banerjee Road,
P.O. & P.S. - Bellaghata, Kolkata - 700010

স্ট্যাম্প মূল্য -
ভেজার শ্রী

50

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

টি. ডি. নং -

স্ট্যাম্প প্রদানের তারিখ - 14 MAR 2017

সেই স্ট্যাম্পের মূল্য -

300000.

ট্রেজারী অফিস - বারাসাত

ভেজার শ্রী অপস কুমার সাহা



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

14 JUN 2017

Sunita Datta
Det. Ginish Ch Datta
Vill - Galakhia
P.O. - Barua
P.S. - Barua

Kamal Saha; both residing at 44/23, Shyamnagar Road, "Das Villa", Police Station - Dum Dum, Kolkata - 700 055; (3) Sri Sibnath Nath (PAN - AJAPNI095P), son of Late Panchanan Nath and residing at Village - Bhatinda, Post Office + Police Station - Rajarhat, North 24 Parganas; All by Nationality - Indian, by Religion - Hindu, by Occupation - Business; Hereinafter referred to as the "GRANTOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our successor or successors in interest and assigns), do hereby CONSTITUTE, NOMINATE, APPOINT AND AUTHORIZE (1) SRI VIVEK PODDAR, Son of Sri Milan Poddar, residing at BE - 111, Salt Lake, Kolkata - 700 064, Police Station - Bidhan Nagar (North), and being one of the Directors 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, Post Office + Police Station - Beliaghata, Kolkata - 700 010, hereinafter referred to as the "SAID ATTORNEY", to be our true and lawful Said 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:

We are the ABSOLUTE OWNER of ALL THAT piece or parcel of land admeasuring 45 Decimal, more or less, i.e., forming part of R.S./L.R. Dag nos. 701 and 701/860 under L.R. Khatian no. 3037 situated at Mouza Bhatenda, J.L. No. 28, under Rajarhat Police Station within the limits of Rajarhat Bishnupur 1 No. Gram

Kamal Saha

Kamal Saha



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

14 JUN 2017

Panchayat and more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Property") by and through several Deed of Conveyances details whereof are enumerated herein below:

DEED NO.	DATE OF EXECUTION	PRESENT OWNER	PREVIOUS OWNER	LAND AREA (IN DECIMAL)	R.S./L.R. DAG NO. (L.R. KHATTAN NO.)	DETAILS OF DEED	REGISTRE RED OFFICE
3300/2013	13/03/2013	K.S.UDYOG	ABHISHEK SARAF	11	701 & 701/860 (2505)	BOOK NO. I, VOLUME NO. 10, PAGES 5036 - 5057	ADDITIONAL REGISTRAR OF ASSURANCES - II, KOLKATA
3290/2013	13/03/2013	-DO-	SANJAY GUPTA/TWIKLE GUPTA	12	701 & 701/860 (2503 & 2504)	BOOK NO. I, VOLUME NO. 10, PAGES 4836 - 4857	-DO-
3281/2013	13/03/2013	-DO-	RAKSHA ISPAT PVT. LTD.	11	701 & 701/860 (2507)	BOOK NO. I, VOLUME NO. 10, PAGES 4680 - 4701	DO-
3282/2013	13/03/2013	-DO-	JAI MATA DI ISPAT LTD.	11	701 & 701/860 (2506)	BOOK NO. I, VOLUME NO. 10, PAGES 4702 - 4723	-DO-

Reason Saha



Additional District Registrar
Rajahmundry, New Town, North 24-Pgs.

14 JUN 2017

We are desirous of developing and commercially exploiting the Said Property by constructing thereon a new G+4 building with apartments/units, open and covered parking spaces together with undivided and un-demarcated common portions and appurtenances adjacent thereto (Said Building) on ownership basis and in this regard we have entered into a Agreement for Development with MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (therein referred as Developer) dated 14.6.2017 Decd no - 5184/2017. and in terms of the said Agreement and for that purpose and for the purpose of attending to several formalities, WE are appointing the Said Attorneys in connection with general, miscellaneous and for obtaining sanctions, statutory clearances, licenses, permissions for development of the Said Property and have conferred right upon them for selling of apartments/units, open and covered parking spaces comprised in the G+4 building, i.e. the Said Building herein and to receive sale proceeds in respect thereof on our behalf and remit the same to us in the ratio as mutually agreed upon; be it also hereunder expressly mentioned that the Said Attorneys shall also be entitled to create simple mortgage in respect of the Said Property without prejudicing or jeopardizing the interest of the Grantor in any manner whatsoever or howsoever in nature.

Query no - 15231000206455/2017 L3000 no 5184/17

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE, K.S. UDYOG, jointly and severally, through our authorized representative as above named, do hereby nominate, constitute and appoint SHRI VIVEK PODDAR as our TRUE AND LAWFUL ATTORNEY, in our name and on our behalf, to do all or any of the following acts, deeds and things, in regard to the Said Property:-

Remand Sale

Remand Sale.



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

14 JUN 2017

Remuneration

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' 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 attorneys 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 Land 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.



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

14 JUN 2017

Karnal Soha

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(s) may in its absolute discretion deem fit and proper and also to engage, appoint the contractors, architect etc 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 Property 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 Property 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(s) 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..



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

14 JUN 2017

Remond Saha

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:
 - (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) 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 Zilla 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.



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

14 JUN 2017

8. To enter upon the Land at any time, affix board, put the barbed wire fencing or construct a compound wall on the land of the said Property 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

Sole
Agent



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

14 JUN 2017

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.

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 land and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land 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.

Ram Saha



Additional District Sub-Registrar
Ralahat, New Town, North 24-Pos

14 JUN 2017

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17. 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.
18. 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.
19. 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.
21. 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 land to arbitration and also to take steps on our behalf and represent us before the arbitrator accordingly.
22. 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



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

14 JUN 2017

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, 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(s) 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.

23. 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.
24. 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.

Karnal Saha



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

14 JUN 2017

Remit Sale

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. To do any act, deed or thing, as our said Attorney(s) 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



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

14 JUN 2017

which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

31. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.
32. 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(s) 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.
33. 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(s) 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.
34. 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

Normal Sale

discharge and also to sign and execute the deed of conveyance or conveyances or any other deeds of conveyance or conveyances or any other documents jointly 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.

Removal Sale

35. 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.
36. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer jointly 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.
37. 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.
38. 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



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

14 JUN 2017

and to give effectual receipts and discharges for all or any monies which shall come to the hands of the said attorney by virtue of the powers herein contained.

39. 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.
40. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said properties.
41. 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.
42. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith on our behalf.
43. 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.
44. 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(s) 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 We hereby

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

14 JUN 2017

agree at all times to ratify and confirm whatever our Attorney(s) 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.

45. And to do everything whatever which may be at the sole discretion of our said Attorney(s) 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.
46. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) 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.
48. 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.

Revised Subs

WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever our Said Attorney may lawfully do pursuant to this POWER OF ATTORNEY, *date: 14th June 2017*



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

14 JUN 2017

SCHEDULE
(SAID PROPERTY)

ALL THAT PIECE AND PARCEL of land admeasuring about 45 Decimal, more or less, i.e., forming part of R.S./L.R. Dag nos: 701 and 701/860 under L.R. Khatian no. 3037 situated at Mouza Bhatenda, J.L. No. 28, under Rajarhat Police Station within the limits of Rajarhat Bishnupur I No. Gram Panchayat. The said Property is butted and bounded as follows:

ON THE NORTH: BY P.W.D. ROAD
ON THE SOUTH: BY MOUZA JAGADISHPUR, J.L. NO: 27
ON THE EAST: BY R. S. DAG NO. 702
ON THE WEST: BY R.S. DAG NO. 700

IN WITNESS WHEREOF, We have executed this GENERAL POWER OF ATTORNEY in favour of the SAID ATTORNEYS on this day as mentioned above.

SIGNED AND DELIVERED for and on behalf of the within K.S. UDYOG (the Grantor herein), being represented by its partners (1) (a) Sri Sampad Aich (b) Smt. Sipra Aich (2) (a) Sri Kamal Saha (b) Smt. Sima Saha (3) Sri Sibnath Nath, in the presence of:

1. *Sanku Satta*
Gelachia
Rajarhat
2. *Alokeshwar*
Baisa
Rajarhat

1) *Komal Saha*
2) *Sima Saha*
3) *Sampad Aich*
4) *Sipra Aich*
5) *Sibnath Nath*
GRANTOR

↙



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

14 JUN 2017

SIGNED AND DELIVERED for and on behalf of the within named (1) SRI VIVEK
PODDAR (the Said Attorney herein), in the presence of:

1. Sante Satta
vi Galushia
Karnal
2. Alok Choudhary
Basia
Rajinder

Magnolia Infrastructure Development Ltd

Director

(VIVEK PODDAR)
ATTORNEY

DRAFTED BY:

Faridul Islam
Advocate
District Judges Court
Barasat
Enrol No. - F/1175/1387/2011



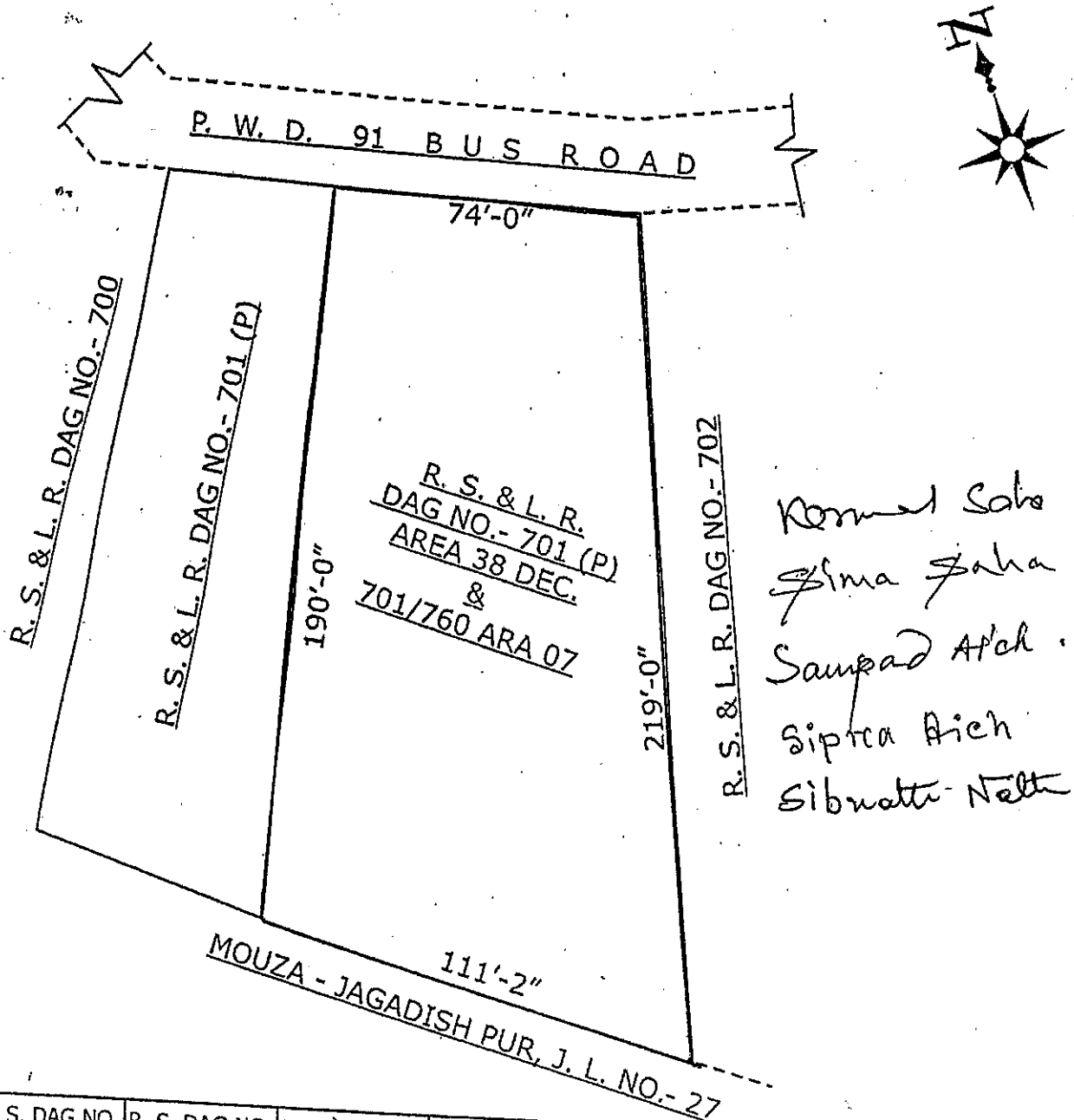
Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

14 JUN 2017

SITE PLAN PART OF C, S, DAG NO. - 604, R. S. & L. R. DAG NOS. - 701, L. R. DAG NO. - 701/860, L. R. KH. NO. - _____, OF MOUZA - BHATENDA, J. L. NO. - 28, R. S. NO. - 50, P. S. - RAJARHAT DIST. - NORTH 24 PARGANAS. UNDER RAJARHAT-BISHNUPUR I NO. GRAM PANCHAYET.

SCALE = 1" = 40'-0"

DEVELOPER : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
LAND OWNERS : K.S. UDYOG



*Komal Saha
 Sima Saha
 Sampad Aich.
 Sipta Aich
 Sibnatti Neth*

C. S. DAG NO.	R. S. DAG NO.	L. R. DAG NO.	TOTAL AREA
604 (P)	701 (P)	701	0.3800
604 (P)	701 (P)	701/860	0.0700
TOTAL			= 0.4500

Magnolia Infrastructure Development Ltd

Director

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE LAND OWNERS














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












14 JUN 2017

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

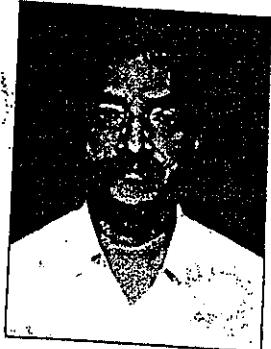










UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Karmal Saha	LH					
	RH.					

ATTESTED :- Karmal Saha

 Sima Saha	LH					
	RH.					

ATTESTED :- Sima Saha

 Sampad Aich	LH					
	RH.					

ATTESTED :- Sampad Aich














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












14 JUN 2017

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












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

 Sipra Bieh	LH					
	RH.					

ATTESTED :- Sipra Bieh

 Sibnalt Nalt	LH					
	RH.					

ATTESTED :- Sibnalt Nalt

 Anshu Bessie	LH					
	RH.					

ATTESTED :- Anshu Bessie



Additional District Sub-Registrar
Ralarhat, New Town, North 24-Pgs.

14 JUN 2017

Major Information of the Deed

Deed No :	I-1523-05488/2017	Date of Registration	24/06/2017
Query No / Year	1523-1000207629/2017	Office where deed is registered	
Query Date	14/06/2017 12:41:28 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. : 9836248833, Status : Advocate		
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. 2/-	Rs. 2,31,01,680/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 21/- (Article: E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152305184/2017		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-701	LR-3037	Bastu	Bastu	38 Dec	1/-	1,95,08,086/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-701/860	LR-3037	Bastu	Bastu	7 Dec	1/-	35,93,594/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					45Dec	2 /-	231,01,680 /-	
Grand Total :					45Dec	2 /-	231,01,680 /-	

Principal Details :






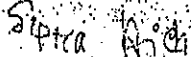

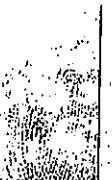
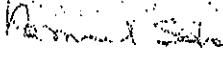

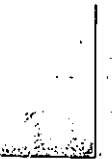
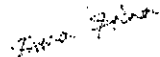
Sl No	Name,Address,Photo,Finger print and Signature
1	K S UDYOG Rajarhat, Bhatenda School Road, P.O.-Rajarhat, P.S.-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, PAN No.: AJAPN1095P, Status :Organization, Executed by: Representative, Executed by:

Attorney Details :


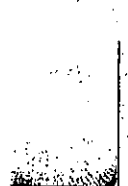
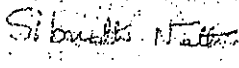



Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, Dr. Suresh Chandra Banerjee Road, P.O.- Beliaghata, P.S.- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, PAN No.: AAGCM8293C, Status :Organization, Executed by: Representative



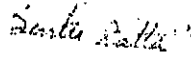
Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sampad Aich Son of Late Nagendra Chandra Aich Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
	Jun 14 2017 1:46PM	LTI 14/06/2017	14/06/2017	
78/2, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATDPA1184A Status : Representative, Representative of : K.S UDYOG (as Partner)				
2	Name	Photo	Finger Print	Signature
	Smt Sipra Aich Wife of Sampad Aich Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
	Jun 14 2017 1:48PM	LTI 14/06/2017	14/06/2017	
78/2, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATMPA0856F Status : Representative, Representative of : K.S UDYOG (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Kamal Saha (Presentant) Son of Late Bailav Saha Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
	Jun 14 2017 1:45PM	LTI 14/06/2017	14/06/2017	
44/23, Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANLPS2903G Status : Representative, Representative of : K.S UDYOG (as Partner)				
4	Name	Photo	Finger Print	Signature
	Smt Sima Saha Wife of Kamal Saha Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
	Jun 14 2017 1:48PM	LTI 14/06/2017	14/06/2017	
44/23 Shyamnagar Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZUPS5644P Status : Representative, Representative of : K.S UDYOG (as Partner)				



5	Name	Photo	Finger Print	Signature
	Mr Sibnath Nath Son of Late Panchanan Nath Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
		Jun 14 2017 1:47PM	LTI 14/06/2017	14/06/2017
Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJAPN1095P Status : Representative, Representative of : K S UDYOG (as Partner)				
6	Name	Photo	Finger Print	Signature
	Mr Vivek Poddar Son of Mr Milan Poddar Date of Execution - 14/06/2017, , Admitted by: Self, Date of Admission: 14/06/2017, Place of Admission of Execution: Office			
		Jun 14 2017 1:32PM	LTI 14/06/2017	14/06/2017
93, Dr. Suresh Chandra Banerjee Road, P.O:- Beliaghata, P.S:- Beliaghata, 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	
SENTU DUTTA Son of GIRISH CHANDRA DUTTA GALASHIA, P.O:- DEARA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Sampad Aich, Smt Sipra Aich, Mr Kamal Saha, Smt Sima Saha, Mr Sibnath Nath, Mr Vivek Poddar	
	14/06/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	K S UDYOG	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-38 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	K S UDYOG	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-7 Dec



Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 701(Corresponding RS Plot No:- 701), LR Khatian No:- 3037	Owner:কে. এস. উদ্যোগ, Address:রাজারহাট, ভাতেন্ডা, স্কুল রোড, কলকাতা:-135, Classification:বাগান, Area:0.38000000 Acre.
L2	LR Plot No:- 701/860(Corresponding RS Plot No:- 701/860), LR Khatian No:- 3037	Owner:কে. এস. উদ্যোগ, Address:রাজারহাট, ভাতেন্ডা, স্কুল রোড, কলকাতা:-135, Classification:বাস্ত, Area:0.07000000 Acre.

Endorsement For Deed Number : I - 152305488 / 2017

On 14-06-2017

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

Presented for registration at 13:15 hrs on 14-06-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Kamal Saha, 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 2,31,01,680/-

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

Execution is admitted on 14-06-2017 by Mr Sampad Aich, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-06-2017 by Smt Sipra Aich, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-06-2017 by Mr Kamal Saha, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-06-2017 by Smt Sima Saha, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-06-2017 by Mr Sibnath Nath, Partner, K S UDYOG, Rajarhat, Bhatenda School Road, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-06-2017 by Mr Vivek Poddar, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, Dr. Suresh Chandra Banerjee Road, P.O:- Bellaghata, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by SENTU DUTTA, , Son of GIRISH CHANDRA DUTTA, GALASHIA, P.O: DEARA, 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 21-06-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 Draft Rs 20/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2153, Amount: Rs.50/-, Date of Purchase: 14/05/2017, Vendor name: T K Saha

Description of Draft

1. Draft (other) No: 330943000443, Date: 19/06/2017, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

