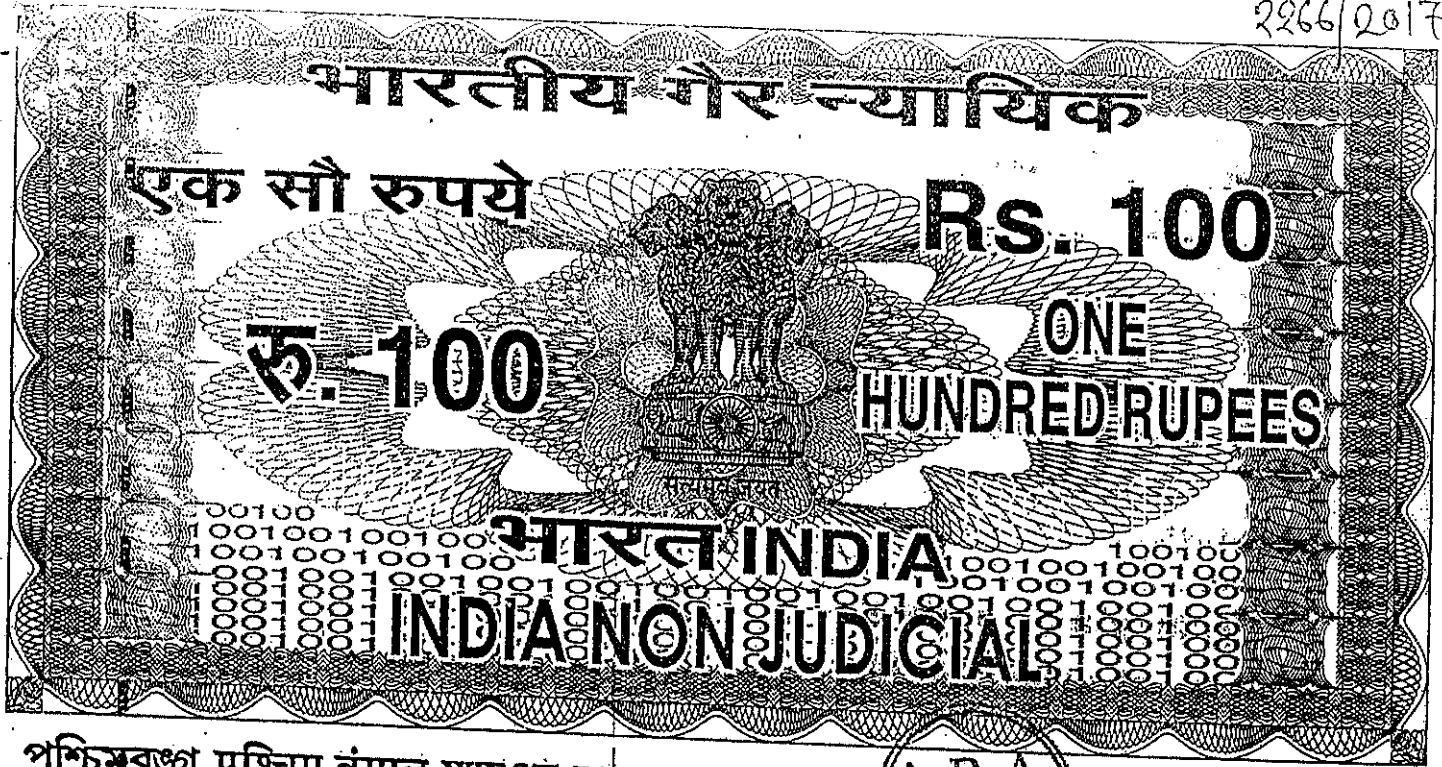


8/18/17

2266/2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



V 236725

Certified that the Document is submitted to Registration. The Signature Sheet and the endorsement are attached to the document on the part of the Document.

Additional Registrar,
of Assurance-IV, Kolkata

14.3.17

JOINT VENTURE AGREEMENT

THIS DEED OF JOINT VENTURE AGREEMENT is made on this the 14th day of March, 2017 (Two Thousand and Seventeen) A.D.

Contd...2

14.03.17
2266
D-329539/17
Joint Venture Agreement
Additional Registrar of
Assurances-IV, Kolkata
14 MAR 2017

শ্রমিক নং ৬৭৭ তারিখ ২/৩/১৭
কোম্পানী Magnolia Infrastructure Development Ltd.
গ্রাম: Beliaapata
মূল্য: ২৫০ টাকা
চেয়ারম্যান শ্রী: [Signature]
আমতাসা এ. ডি. এস. আর. অফিস
উত্তর ২৪ পরগণা

ক্রেতার তারিখ: 21 FEB 2017

মোট মূল্য: 190000

ট্রেজারী অফিস - বারাসাত

চেয়ার - শ্রী গোবিন্দ প্রসাদ মিত্র

Subscribed
for
Magna Infrastructure Development Ltd.
on 21 Feb 2017
at Beliaapata
in the presence of
Mr. A. D. S. R. Office
North 24 Parganas



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAR 2017



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

CKW2414944



Elector's Name নির্বাচকের নাম	Biswanath Ghosal বিশ্বনাথ ঘোষাল
Father's Name পিতার নাম	Amarnath অমরনাথ
Sex লিঙ্গ	M পুং
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	24 ২৪

Address

Jessore Road(South) Rathtala Road Jugipa
Barasat North 24 - Parganas 743201

ঠিকানা

যশোর রোড(সাইথ) রথতলা রোড যুগীপা বারাসাত
উত্তর ২৪ পরগণা ৭৪৩২০১

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন কেন্দ্র

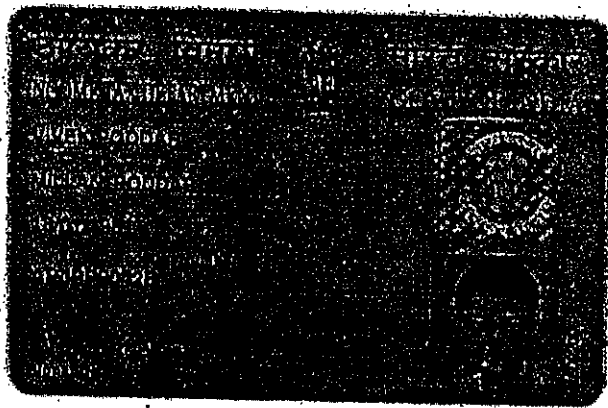
Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 19.09.2000

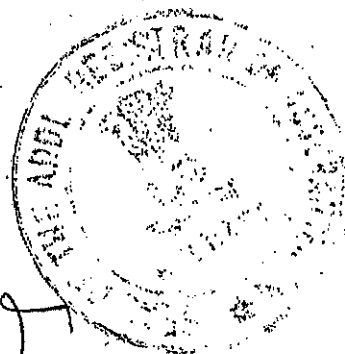
তারিখ ১৯.০৯.২০০০

Biswanath Ghosal



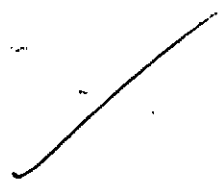
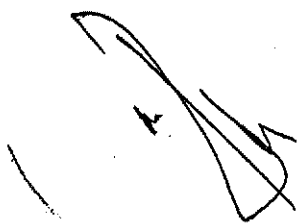
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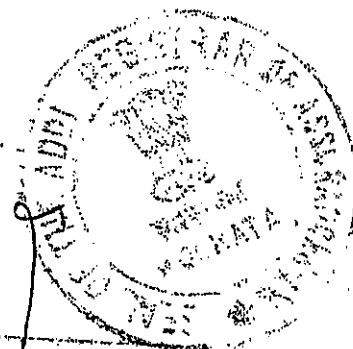
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

34 MAR 2017





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 201

BETWEEN

(I) SRI GOPESH CHAKRABORTY (PAN - ACNPC6823E), By Faith: HINDU, By Nationality - Indian, By Occupation: Business; (II) SRI TARUN CHAKRABORTY (PAN - ACNPC7112J) By Faith: HINDU, By Nationality - Indian, By Occupation: Business; (III) SRI ARUP CHAKRABORTY (PAN - ACOPC0483E) By Faith: HINDU, By Nationality - Indian, By Occupation: Business; All sons of SRI GOPAL CHAKRABORTY and all are residing at Nabapalli Circular Road, North Baluria, Post Office - Nabapalli, Police Station - Barasat, North 24 Parganas. Kolkata - 700126, hereinafter jointly referred to as the "LAND OWNERS" (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) OF ONE PART

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN - AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station: Beliaghata, Kolkata - 700 010, hereinafter referred to as the "DEVELOPER/TRANSFEROR" being represented by its' Director, SRI VIVEK PODDAR (PAN - APJPP9042B), Son of Sri Milan Poddar, residing at BE - 111, Salt Lake, P.O. CC Block, P.S. Bidhannagar North, Kolkata - 700 064; (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators and assigns) OF THE OTHER PART.

WHEREAS By a registered Conveyance Deed dated 28th June, 2001, the Land Owners herein, acquired and purchased from one Sri Kalipada Majumdar ALL THAT piece and parcel of land admeasuring about 26 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 223, R.

a. P. Poddar
21/11/2001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2017

S. Khatian No. 474, now L.R. Khatian No.456, and another land admeasuring about 60 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 224, R.S. Khatian No. 472, now L.R. Khatian No. 6843, 6844, 6847, thereby totaling 86 Satak equivalent to 52 Cottahs of land, situated in Mouza - Paschim Ichapore, J.L. No. 29, Touzi no. - 146 under Police Station - Barasat and in the district of North 24 Parganas within the limits of Barasat Municipality for the consideration therein mentioned and the said deed was registered in the office of the Sub-Registrar, Kadambagachi, North 24 Parganas and recorded in Book no. I, Volume No. 13, Pages 155 - 162 as Being no. 710 for the year 2007 (Hereinafter referred to as the Said Property).

AND WHEREAS the said Land Owners got their names mutated with the BL & LRO and obtained 'Parcha' for the afore-said and have paid the rents and rate regularly upon mutation.

AND WHEREAS the LAND OWNERS herein are owning and possessing the Said Property peacefully without any disturbance and interference from any quarter and they have not entered into any agreement with any person or body whatsoever in relation to the Said Property previously.

WHEREAS NOW the LAND OWNERS being desirous of developing the land into a Residential-cum-Commercial Complex approached to the DEVELOPER/TRANSFEROR, the latter being a reputed Developer Company having vast experience in construction of big buildings, has agreed to develop and construct a building on the Said Property.

AND WHEREAS pursuant to the negotiations by and between the parties hereto and SUBJECT TO the necessary approval to be granted by the competent authorities and also subject to the plan of the proposed development being sanctioned by the concerned authorities, the Land Owners has agreed to grant to the Developer and the Developer has agreed to accept

for Rahim Bichmu
20/4



THE ADDL. REGISTRAR
GOVT. OF INDIA, KOLKATA
14 MAR 2011

from the Land Owners, exclusive rights of development of the Said Property upon the terms and subject to the conditions herein recorded.

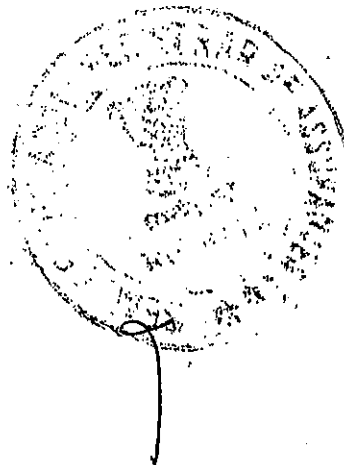
AND WHEREAS both the parties involved herein, have agreed to a "Scheme of Space Sharing" under which the Land Owners shall be entitled to 20% (Twenty Percent) space sharing in the total constructed area alongwith proportionate land rights and rights in the common areas and facilities and proportionate land right and the Developer shall be entitled to 80% (Eighty Percent) space sharing in the total constructed area alongwith proportionate land rights and rights in the common areas and facilities.

NOW THIS AGREEMENT WITNESSETH and it is agreed by and between the parties here to as follows:-

ARTICLE I - DEFINITION

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings:

1. LAND OWNERS shall mean (I) SRI GOPESH CHAKRABORTY (PAN - ACNPC6823E), By Faith: HINDU, By Nationality - Indian, By Occupation: Business; (II) SRI TARUN CHAKRABORTY (PAN - ACNPC7112J) By Faith: HINDU, By Nationality - Indian, By Occupation: Business; (III) SRI ARUP CHAKRABORTY (PAN - ACOPC0483E) By Faith: HINDU, By Nationality - Indian, By Occupation: Business; All sons of SRI GOPAL CHAKRABORTY and all residing at Nabapalli Circular Road, North Baluria, Post Office - Nabapalli, Police Station - Barasat, North 24 Parganas.
2. DEVELOPER shall mean 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;



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ASSURANCE-N, KOLKATA
4 MAR 2011

3. **SAID PROPERTY** shall mean ALL THAT piece and parcel of land admeasuring about 26 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 223, R. S. Khatian No. 474, L.R. Khatian No. 6843, 6844, 6847, and another land admeasuring about 60 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 224, R.S. Khatian No. 472, L.R. Khatian No. 6843, 6844, 6847, thereby totaling 86 Satak equivalent to 52 Cottahs of land, situated in Mouza – Paschim Ichapore, J.L. No. 29, Touzi no. – 146 under Police Station – Barasat and in the district of North 24 Parganas within the limits of Barasat Municipality which are more fully and particularly described in the First Schedule written hereunder;
4. **THE BUILDING PLAN** shall mean and include necessary maps or plans drawn prepared by the Developer's architects and to be sanctioned by the competent authorities with such alteration or modification as may be made by the Developer for the construction of a Said Building at the Said Property, more fully described in the Schedule hereunder;
5. **COMMON AREAS FACILITIES AND AMENITIES** shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/ or management of the new building/building complex to be constructed on the land of the Said Property;
6. **SALEABLE SPACE** shall mean the space/apartments/units in the new building complex available for independent use and occupation along with the proportionate share of land and common areas and facilities of the building/building complex;
7. **OWNER'S ALLOCATION** shall mean a total area equivalent to 20% (Twenty Percent) of the total constructed area comprising of flats/units in the proposed *multi-storied* building and 20% of the car parking area together with proportionate rights in the common areas and facilities of the said

Prof. Dr. S. K. Das
Adv.



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14 MAR 2011

building/said property, more fully described in PART - I of the 2ND SCHEDULE herein below.

8. DEVELOPER/TRANSFEROR'S ALLOCATION shall mean receiving the balance/remaining 80% (Eighty Percent) of the total constructed area comprising of flats/units in the proposed *multi-storied* building and 80% of the car parking area together with proportionate rights in the common areas and facilities of the said building/said property more fully described in PART - II of the 2ND SCHEDULE herein below.

9. THE ARCHITECT shall mean such person or persons/organization who may be by appointed by the Developer for designing and planning of the building.

10. ADVOCATE shall mean such persons/organization who may be appointed by the Developer to look after the interest of the Developer's allocation.

11. TRANSFER with its grammatical variations shall include transfer by possession and by and other means adopted for effecting transfer of space under the law.

12. BUYER/TRANSFeree shall mean a person or persons to whom any space in the new building shall be transferred by the Developer.

13. WORDS IMPORTING SINGULAR shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.

REPRESENTATIONS

Prior to the execution of these presents, the Land Owners hereby represents to the Developer as follows:

ms. Pratik D. D. 20/11/2019
HGV



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAR 2011

1. (a) The Land Owners are the absolute Land Owners of the Said Property free from all encumbrances; (b) The Land Owners has not entered into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the Said Property; (c) The Said Property is free from all encumbrances, charges, liens, suits, *lispendens*, attachments, trust whatsoever; (d) The Said Property is not affected by any attachment including attachments under any Certificate Case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever (e) There are no Certificate Case or proceedings pending against the Land Owners for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force (f) The Said Property is not affected by any notice or scheme of local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies, (g) There is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or transferring and conveying the Said Property by the Land Owners and there is no excess vacant land in the hands of the Land Owners under the said Act, (j) There are no other adjacent plot Land Owners/s or any other person/s having any pre-emptive right with respect to the Said Property.

2. The Land Owners are absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said Property and the Land Owners are fully aware that relying on such representation the Developer has agreed to enter into this agreement.

3. The Land Owners hereby further represent to the Developer that at the time of construction they will fully co-operate for smooth construction.

4. All the local body rates, taxes, and outgoings prior to the handing over the vacant and peaceful possession of the Said Property by the Land Owners to the Developer shall be borne by the Land Owners.

Signature
14/11/2014



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1 MAR 2011

5. The Land Owners have a clear and marketable title in respect thereof.
6. The Land Owners have full and absolute right to enter into this agreement.

Moreover, the Developer on its part has conducted necessary searches in the office of the concerned department and upon being satisfied of the marketability of the title of the Said Property has agreed to develop and construct/cause to be constructed a residential-cum-commercial complex.

THE BUILDING:

The Developer shall construct the Said Building/Complex comprising of apartments/units as per approval including common area on the ground floor, boundary wall, gate etc. at its own responsibility, cost and expenses on account of all the required labours, materials, equipments fixtures, fittings, utilities and other amenities/facilities strictly as per approved design and other amenities as the Specifications provided in this Agreement.

DELIVERY OF THE SAID PROPERTY:

The Land Owners shall hand over the vacant possession of the said schedule property immediately from the date of execution of this Agreement. The Land Owners undertake that the Said Property is not mortgaged and/or hypothecated to any bank or financial authority and that the same is free from all encumbrances at time of signing of this Agreement.

STRUCTURAL DESIGN AND DRAWING

The Developer shall, within 90 (Ninety) Days from the date of issuance of the Power of Attorney by the Land Owners, prepare the complete structural drawing and design of the proposed building and submit to the Land Owners for approval. The Developer shall bear the necessary cost for the said assignments.

Handwritten signature
20/11/2019



7

34 MAR 2011

COMMENCEMENT AND COMPLETION OF CONSTRUCTION

The Developer shall commence construction of the complex within 10(Ten) months' from the date of handing over, the vacant possession of the Said Property to the Developer by the Land Owners. The formalities for submissions of the building plan for the proposed building shall be completed by the Developer within 6 (Six) months' from the date of execution of this Agreement and the development of the Said Property shall be completed within 36 (Thirty Six) months' from the date of handing over of the vacant possession of land by the Land Owners. The period can be extended for a further period of 6 (Six) months' depending upon the situation and mutually agreed by both the parties.

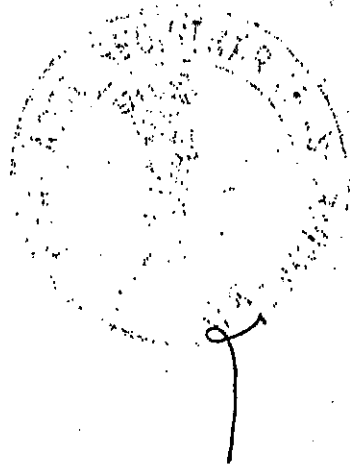
POWER OF ATTORNEY

That the Land Owners shall execute and register a General Power of Attorney for the Said Property in favor of the Developer at the time of signing this Agreement with full power to do whatever is required and necessary so as to construct the proposed building complex and sell the apartments along with the car parking space & proportionate share of the Said Property to the intending Buyer(s) from the Developer's allocation. The Land Owners shall not cancel the Power of Attorney so long the Agreement is in force and such Power of Attorney shall be granted by the Landowners in favour of the Developer, according to the provisions of Section 202 of the Indian Contract Act, 1872.

SHARE & DEPOSIT

In consideration of the Land Owners granting exclusive rights of development to the Developer under this Agreement, the Developer shall pay to the Land Owners, an amount of RS. 2, 00, 00, 000/- (RUPEES TWO CRORES ONLY) out of which an amount of RS. 45, 00, 000/- (RUPEES FORTY FIVE LAKHS ONLY) is to be paid at the time of execution of this Agreement. The balance amount of RS. 1, 55, 00, 000/- (RUPEES ONE CRORE FIFTY FIVE LAKHS ONLY) shall be paid by the Developer to the Land Owners within a period of 24 (Twenty Four) Months' from the execution of

Signature
Date



ADDITIONAL REGISTRAR
CHENNAI
19 4 MAR 2011



LIBRARY
13 4 MAR 2011

- iv. The Land Owners shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expenses arising out of the acts of the Land Owners or relating to the title of the Said Property, in any manner whatsoever or arising out of the Agreement.

DEVELOPER'S RIGHTS

That in order to implement the project effectually and completely and facilitate the transfer of Developer's Allocation apartments/units, car parking and proportionate shares in the Said Property, the Developer shall on and from the date of execution and signing of this Agreement, be at liberty to do, execute and perform at its free will all that acts, deeds and things as may be found reasonable and expedient:

- i. To prepare and publish prospectus, profiles, forms, leaflets and brochures of or about the project and advertise/market and sale of the transferable land shares and the apartments/units and car parks.
- ii. To receive advances against and/or payments in full of the value payable by the Investors as price of the land shares and costs and charges for the complete construction of the apartments and car parks allotted to them.
- iii. To cancel an allotment and rescind any agreement with any Allottee/Buyer in case of his default in payment of the value or Installment within the time specified for same and his insolvency or detection of any fraud being practiced by him and to re allot the said Developer to some other Allottee/Buyer.

DEVELOPER'S OBLIGATIONS

- i. The Developer shall at its own costs raise/erect building/building complex/proposed project as per the sanctioned building plan/s of the concerned authority/ies.



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- ii. Within 36 (Thirty Six) months' from the date of delivery of the vacant possession of land by the Land Owners to the Developers, the Developers shall erect and complete the building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said building so as to be fit for occupation subject however to force majeure.
- iii. The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the said building on the Said Property and shall obtain all necessary conversions, approvals from the developing and / or planning authorities as and when required at its own cost in the name and on behalf of the Land Owners.
- iv. All costs, charges and expenses from the date of execution of these presents including architects fees (appointed by the Developer in consultation with the Land Owners) and costs charges and expenses which may have to be paid shall be paid met and discharged by the Developer and the Developer hereby agrees to keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.
- v. The Developer shall also install and provide such facilities (temporary and/or permanent connection of water, electricity, gas etc.) that may be required to be provided according to the statutory bye laws and regulations of the concerned local authority and/or other competent authority.
- vi. The Developer shall be under obligation to apply for and obtain Land conversion, completion certificate and occupancy certificate from the concerned local authority and the Land Owners' shall have no financial liability on such account.
- vii. For any addition, alteration, modification, change or deviation in the construction of the new building, approval of the concerned local authority

Handwritten signature and initials
#46



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2011

viii. The construction of the new building shall be made as per the specifications approved by the Architect.

CONSTRUCTION PERIOD AND DELAY

COMPLETION AND HANDING OVER

[Handwritten signature]



ADDITIONAL COPY
OF ARCHIVAL RECORD

14 MAR 2011

in habitable condition, the Land Owners or his authorized representative will take over the possession of his allocated portion within 90 (Ninety) days of receipt of a written notice from the Developer for taking over possession **HOWEVER SUBJECT TO** the simultaneous refund of the deposit money to the Developer/Transferor.

AGREEMENT WITH TRANSFEREES/BUYERS

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

FINAL DEED OF CONVEYANCE

The Final Deed of Conveyance to be entered into with all prospective Buyers shall have the Developer as the contracting parties.

COST OF TRANSFER OF DEVELOPER/TRANSFEROR'S APARTMENTS

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

INCLUSION/ADDITION OF TERMS AND CONDITION OF AGREEMENT

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

FORCE MAJEURE

Handwritten signature and initials in the bottom left corner.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2011

If for any Force Majeure reason i.e. Acts of God, like natural calamity earthquake, flood, or civil unrest, famine, war, military operations of any nature blockade or damage, injury or loss due to fire, accident, mob violence attack from the air of any other major disturbances or for reasons that are beyond control of the Developer/Transferor, any difficulty arises, the parties shall mutually make such arrangement(s) that may be fair and just as per circumstances.

DISPUTE AND ARBITRATION:

That in case of any dispute between the parties regarding this agreement, it is agreed that the dispute will be resolved amicably between the two parties and supplementary agreements may be subsequently made to mitigate the matter. If the parties are unable to resolve the dispute, the same shall be referred to Arbitrators appointed in accordance with the Arbitration and Conciliation Act, 1996, upon notice to the Parties. The award of the arbitrators or the Umpire (as the case may be) shall be final, conclusive and binding upon the parties thereto. The venue of arbitration shall be decided by the arbitrators having regard to costs and convenience of the parties.

ASSIGNMENT

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

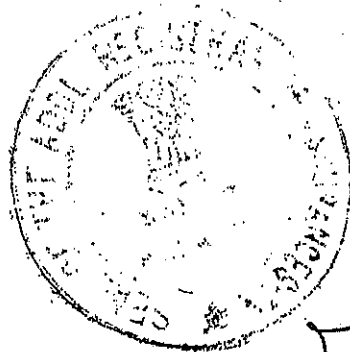
ENTIRE AGREEMENT

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

COPIES OF AGREEMENT

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

*Attn: D. P. Singh
Attn: P. Singh
Attn: P. Singh*



NATIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2011

GOVERNING LAW

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

JURISDICTION

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

THE FIRST SCHEDULE ABOVE REFERRED TO (THE SAID PROPERTY)

ALL THAT PIECE AND PARCEL OF SALI LAND admeasuring about 09 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 223 under L.R. Khatian No. 6843 (in the name of Arup Chakraborty), and all that land admeasuring about ⁰⁹~~08~~ satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 223 under L.R. Khatian No. 6844 (in the name of Gopesh Chakraborty), and all that land admeasuring about 08 satak, be the same or a little more or less, forming part of R.S. & L.R. Dag no. 223 under L.R. Khatian No. 6847 (in the name of Tarun Chakraborty), and all that piece and parcel of land measuring more or less 20 Satak forming of R.S. & L.R. Dag No. 224, under L.R. Khatian No. 6843 (in the name of Arup Chakraborty), and all that piece and parcel of land measuring more or less 20 Satak forming of R.S. & L.R. Dag No. 224, under L.R. Khatian No. 6844 (in the name of Gopesh Chakraborty), and all that piece and parcel of land measuring more or less 20 Satak forming of R.S. & L.R. Dag No. 224, under L.R. Khatian No. 6847 (in the name of Tarun Chakraborty), in total a land measuring more or less 86 Satak be the same a little more or less 52 Cottahs situated in Mouza - Paschim Ichapore, J.L. No. 29, Touzi no. - 146 under Police Station - Barasat and in the district of North 24 Parganas within the limits of Barasat Municipality and the said Property are butted and bounded as follows:

ON THE NORTH:

BY ROAD Shastriji Road 20 Feet wide;



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14 MAR 2017

KITCHEN		
	FLOOR	Ceramic Tiles
	COUNTER	Black Granite Counter Top
	SINK	Stainless Steel Sink
	DADO	Glazed Tiles (2 ft. above counter)
TIOLETS		
	FLOOR	Ceramic Tiles
	DADO	Glazed Tiles
	W.C.	European type of Jaquar/Parry ware/similar reputed brand
	WASH BASIN	European type of Jaquar/Parry ware/similar reputed brand
	DOOR FRAME	Wooden Frame
	SHUTTER	Flush Door (Decorative Main Door)
	WINDOW	Sliding Aluminum Anodized
	ELECTRICAL	Concealed Copper Wiring Reputed Modular Switches (Crabtree or equivalent)
	POWER SUPPLY	Through WBSEB Network
	STAIRCASE/LOBBY	Spacious Staircase, elegant lobby floor corridors with good quality marble/kotastone granite
	WATER SUPPLY	24 x 7 Captive Water Supply



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2017

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

Signed, Sealed and delivered
in presence of witnesses:

1. Churamani Shaha
Vill- Atghara
P.O.- Madhabpur
P.S.- Amdanga
Dist- 24 Pgs. (N)
Kol - 700125

2. Biswanath Ghosal
G, Ghosal Para Rd
P.O. P.S.- Barant
Kol - 129

(Signature)

Tarun Chakraborty

(Signature)

SIGNED SEALED & DELIVERED
by the LAND OWNERS at Kolkata:

Magnolia Infrastructure Development Ltd.

(Signature) Director

SIGNED, SEALED & DELIVERED
by the DEVELOPER at Kolkata:

Drafted by :
Partha Pratim Bishnu
Partha Pratim Bishnu
Advocate

Judges' Court, Barasat
North 24 Parganas
WB - 2133/2010.

Typed by :

Biswanath Bishnu
Biswanath Bishnu
Udayrajpur, Kol - 129



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAR 2011

MEMO OF CONSIDERATION

Received a Sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs) only
from the within mentioned Developer in the following manner :

DATE	CHEQUE DETAILS	
16/8/16	003672	1985
17/1/17	004626	1985
19/3/17	005335	1985
19/3/17	005336	1985
19/3/17	005337	1985

AMOUNT
500,000/-
500,000/-
10,00,000/-
12,00,000/-
13,00,000/-

Magnolia Infrastructure Development Ltd

Director

Arjun Chakraborty

Signed, Sealed and delivered
in presence of witnesses:

1. Churamani Shaha.
Atghara, Amdanga
24 Pgs. (N) - Kol - 700125
2. Biswanath Ghoshal
6, Ghosad Pma Rd,
P.O. S.P.S. - Baruah
KOL - 129

Arjun Chakraborty

Arup Chakraborty

SIGNED, SEALED & DELIVERED

by the LAND OWNERS at Kolkata:

Drafted by:

Partha Pratim Bishnu
Partha Pratim Bishnu
Advocate

Judges' Court, Barasat
North 24 Parganas
WB - 2133/2010

Typed by:

Biswanath Bishnu
Biswanath Bishnu
Udayrajpur, Kol - 129



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
8 4 MAR 2011

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

GRN: 19-201617-005041802-1

GRN Date: 13/03/2017 17:39:06

BRN: 283420360

Payment Mode Online Payment

Bank: AXIS Bank

BRN Date: 13/03/2017 17:40:50

DEPOSITOR'S DETAILS

Name: biswanath bishnu

Contact No.:

E-mail: biswanath_bishnu@yahoo.com

Address: udayrajpur, madhyamgram, kol-700122

Applicant Name: Mr Biswanath Bishnu

Office Name:

Office Address:

Status of Depositor: Attorney of Claimant

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No.: 19040000329539/2/2017

[Query No./Query Year]

Mobile No: +91 9836144126

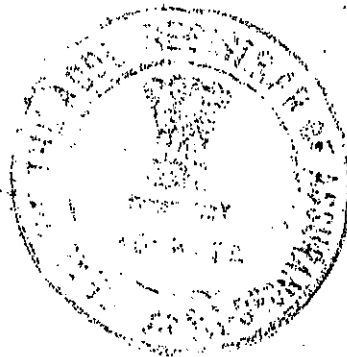
PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount
1	19040000329539/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	49594
2	19040000329539/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921

In Words: Rupees One Lakh Twenty Four Thousand Five Hundred Fifteen only

Total

124515



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAR 2011



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW3869757

পরিচয় পত্র



Elector's Name	Gopesh Chakraborty
নির্বাচকের নাম	গোপেশ চক্রবর্তী
Father's Name	Gopal
পিতার নাম	গোপাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	42
১.১.২০০০-এ বয়স	৪২

Address

Madhya Baluriya Barasat North 24 -
Parganas 743203

ঠিকানা

মধ্য বালুড়িয়া বারাসাত উত্তর ২৪ পরগণা
৭৪৩২০৩

[Handwritten signature]

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 02.09.2000

তারিখ ০২.০৯.২০০০

0830584

Gopesh Chakraborty

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACNPC6823E

नाम /NAME
GOPESH CHAKRABORTY

पिता का नाम /FATHER'S NAME
GOPAL CHAKRABORTY

जन्म तिथि /DATE OF BIRTH
05-10-1960


हस्ताक्षर /SIGNATURE
Gopesh Chakraborty



आयकर आयुक्त, प.स. XI
COMMISSIONER OF INCOME-TAX, W.B., XI

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरांगी स्क्वायर,
कलकत्ता - 700 060.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square.

Gopesh Chakraborty


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CKW4742144





নির্বাচকের নাম : অরুণ চক্রবর্তী
 Elector's Name : Arup Chakraborty
 পিতার নাম : গোপাল চক্রবর্তী
 Father's Name : Gopal Chakraborty
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX/XX/1972
 Date of Birth : XX/XX/1972

CKW4742144

ঠিকানা:
 মধ্য বালুরিয়া (পঃ), মধ্য বালুরিয়া মহাপল্লী ২৭ বারাসাত
 উত্তর ২৪ পরগণা ৭৭০০১৬

Address:
 Madhya Baluriya (W.Nabapalli 27
 Barasat North 24 Parganas 770016



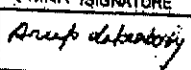


Date: 16/08/2007
 ৯০-বারাসাত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 90-Barasat Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম
 তোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

080/9212


Arup Chakraborty



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
ACOPC0483E		
	नाम / NAME	ARUP CHAKRABORTY
	पिता का नाम / FATHER'S NAME	GOPAL CHAKRABORTY
	जन्म तिथि / DATE OF BIRTH	12-09-1972
	हस्ताक्षर / SIGNATURE	
		आयकर आयुक्त, प. म. - XI COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रशिक्षण एवं तकनीकी),
पी-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,

Arup chakraborty


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CKW4742128

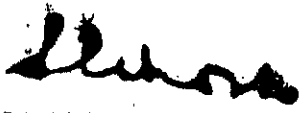



নির্বাচকের নাম : তরুন চক্রবর্তী
 Elector's Name : Tarun Chakraborty
 পিতার নাম : গোপাল চক্রবর্তী
 Father's Name : Gopal Chakraborty
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ : XX / XX / 1968
 Date of Birth : XX / XX / 1968

CKW4742128

ঠিকানা:
 মধ্য বালুরিয়া (পঃ), মধ্য বালুরিয়া নবপাড়া ২৭ বারসাত
 উত্তর ২৪ পরগণা - ৭৭০০১৬

Address:
 Madhya Baluriya (W.Nabapalli) 27
 Barasat North 24 Parganas 770016



Date: 16/08/2007
 ৯০-বারসাত নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 90-Barasat Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম
 তোলা ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

080/0201

Tarun Chakraborty

ADDITIONAL POST-STRAP
CEMENT BRACKET FOR KOTA
14 MAR 2011

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACNPC7112J

नाम / NAME
TARUN CHAKRABORTY

पिता का नाम / FATHER'S NAME
GOPAL CHAKRABORTY

जन्म तिथि / DATE OF BIRTH
23-05-1968

हस्ताक्षर / SIGNATURE
Tarun Chakraborty

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

इस कार्ड के लो / गिर जाने पर नुस्खा जारी करनी
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रशा. एवं तकनीकी).
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square.

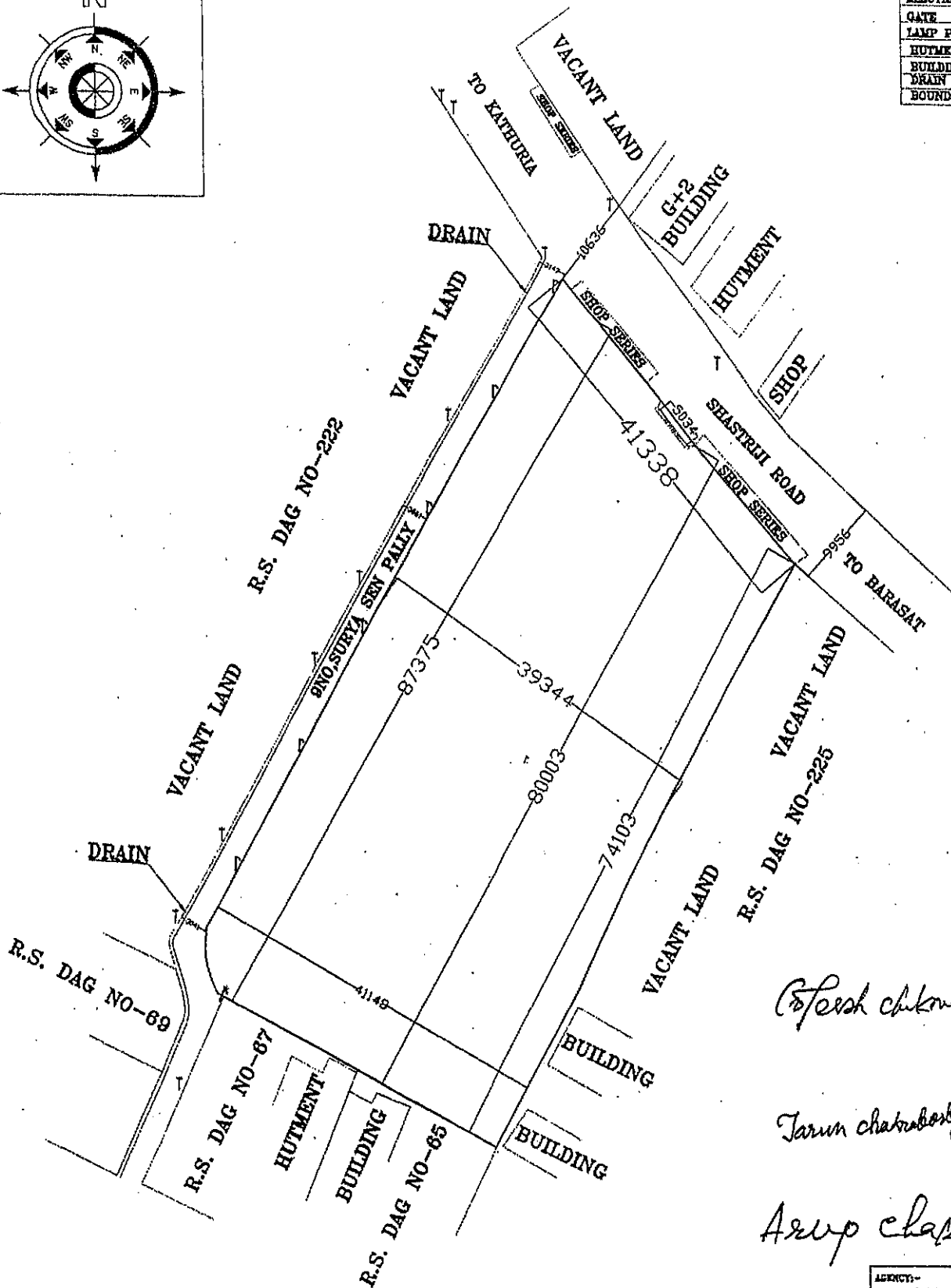
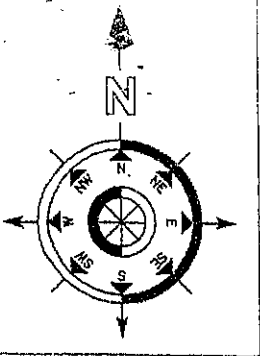
Tarun Chakraborty



ADDITIONAL REGISTRAR
OF ASSURANCES IN KARNATAKA
14 MAR 2011

SITE PLAN AT-R.S. DAG NO-223&224,MOUZA-PACHIMICHAUR
J.L NO-29,P.S-BARASAT,DIST-24 PARGANAS

LEGENDS	
PROPERTY AREA	[Symbol]
OTHERS PROPERTY	[Symbol]
ELECTRIC POST	[Symbol]
GATE	[Symbol]
LAMP POST	[Symbol]
HUTMENT	[Symbol]
BUILDING	[Symbol]
DRAIN	[Symbol]
BOUNDARY WALL	[Symbol]



Prash chakraborty

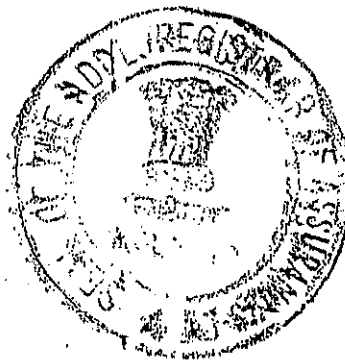
Jarun chakraborty

Arup chakraborty

NOTE:-

1. ALL DIAMENSSION ARE IN MILLIMETER
2. PROPERTY AREA= 3231.105 SQ.MT.= 34779.614 SQ.FT.
= 2 BIGHA, 8 KATHA, 4 CHATAK, 39.614 SQ.FT.












AGENCY:- SURVEYTECH	
(8,RALAY SIKHA ROAD,KOL-700009)	
Email:-bappaditya@gmail.com	
CONT.NO-8888888888(X)	
CLIENT :- Magdala Infrastructure Development LTD.	
PROJECT :- DETAILS TOPOGRAPHICAL SURVEY	
WORK AT RALAY NO-8888888888-PACHIMICHAUR	
J.L NO-29,P.S-BARASAT(DIST-24) PARGANAS	
DRAWN BY SANTRA	CHECKED BY SAMANTA
SCALE 1:1000	DATE 06.08.16




ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2011

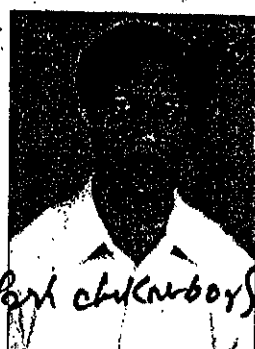










SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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 :-

 (crink lobor)

 <i>(Robert Chakraborty)</i>	LH					
	RH.					

ATTESTED :-

(Robert Chakraborty)

 <i>(Tanus Chakraborty)</i>	LH					
	RH.					

ATTESTED :-

(Tanus Chakraborty)



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2011

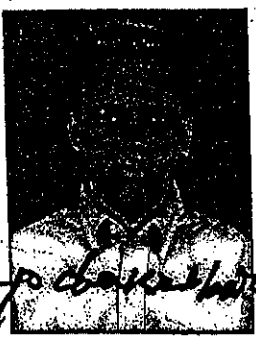










SIGNATURE OF THE
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

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

L.H. BOX - SMALL TO THUMB PRINTS

N.B.-

R.H. BOX - THUMB TO SMALL PRINTS "

 <i>Arup Chakraborty</i>	L.H.					
	R.H.					

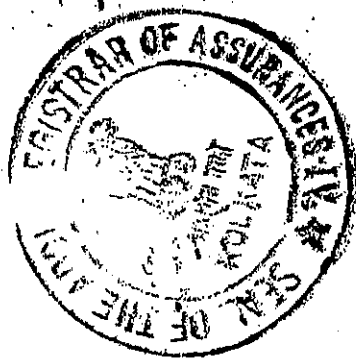
ATTESTED:- *Arup Chakraborty*

	L.H.					
	R.H.					

ATTESTED:-

	L.H.					
	R.H.					

ATTESTED:-



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAR 2011

Major Information of the Deed



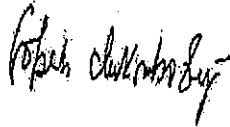


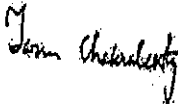



Deed No.	I-1904-02266/2017	Date of Registration	12/03/2017
Query No./Year	1904-0000329539/2017	Office where deed is registered	
Query Date	10/03/2017 9:27:48 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Biswanath Bishnu Udayrajpur, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700129, Mobile No. : 9836114126, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set Forth Value	Market Value		
Rs. 6/-	Rs. 4,31,98,618/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 49,594/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipallty: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-223	LR-6843	Bastu	Shali	9 Dec	1/-	45,20,786/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-223	LR-6844	Bastu	Shali	9 Dec	1/-	45,20,786/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-223	LR-6847	Bastu	Shali	8 Dec	1/-	40,18,476/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-224	LR-6843	Bastu	Shali	20 Dec	1/-	1,00,46,190/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-224	LR-6844	Bastu	Shali	20 Dec	1/-	1,00,46,190/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-224	LR-6847	Bastu	Shali	20 Dec	1/-	1,00,46,190/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			86Dec	6 /-	431,98,618 /-	
		Grand Total :			86Dec	6 /-	431,98,618 /-	

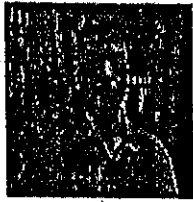

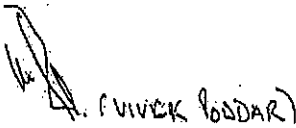
Land Lord Details :

Sl No	Name,Address,Photo, Finger print and Signature			
1	Name Shri Gopesh Chakraborty (Presentant) Son of Shri Gopal Chakraborty Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office	Photo 	Finger print 	Signature 
	14/03/2017	LTI	14/03/2017	14/03/2017
	Nabapally Circular Raod, North Balurla, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACNPC6823EStatus :Individual			
2	Name Shri Tarun Chakraborty Son of Shri Gopal Chakraborty Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office	Photo 	Finger print 	Signature 
	14/03/2017	LTI	14/03/2017	14/03/2017
	Nabapally Circular Road, North Balurla, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACNPC7112JStatus :Individual			
3	Name Shri Arup Chakraborty Son of Shri Gopal Chakraborty Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office	Photo 	Finger print 	Signature 
	14/03/2017	LTI	14/03/2017	14/03/2017
	Nabapally Circular Road, North Balurla, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACOPC0483EStatus :Individual			

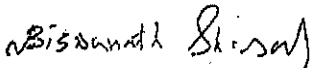
Developer Details :

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.:AACCM8293CStatus :Organization			

Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name Shri Vivek Poddar Son of Shri Milan Poddar Date of Execution - 14/03/2017, , Admitted by: Self, Date of Admission: 14/03/2017, Place of Admission of Execution: Office	Photo 	Finger Print 
		Signature 	
	Mar 14 2017 2:30PM	LTI 14/03/2017	14/03/2017
BE 111, Salt Lake, P.O:- CC Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:APJPP9042B Status : Representative, Representative of : Magnolia Infrastructure Development Limited (as director)			

Identifier Details :

Name & Address	
Shri Biswanath Ghosal Son of Shri Amarnath Ghosal , Ghosal Para Road, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Gopesh Chakraborty, Shri Tarun Chakraborty, Shri Arup Chakraborty, Shri Vivek Poddar	
	14/03/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Gopesh Chakraborty	Magnolia Infrastructure Development Limited-9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Tarun Chakraborty	Magnolia Infrastructure Development Limited-9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Arup Chakraborty	Magnolia Infrastructure Development Limited-8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Gopesh Chakraborty	Magnolia Infrastructure Development Limited-20 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Tarun Chakraborty	Magnolia Infrastructure Development Limited-20 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Arup Chakraborty	Magnolia Infrastructure Development Limited-20 Dec

and Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 223(Corresponding RS Plot No:- 223), LR Khatian No:- 6843	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.09000000 Acre,
L2	LR Plot No:- 223(Corresponding RS Plot No:- 223), LR Khatian No:- 6844	Owner:গোপেশ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.09000000 Acre,
L3	LR Plot No:- 223(Corresponding RS Plot No:- 223), LR Khatian No:- 6847	Owner:তরুন চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.08000000 Acre,
L4	LR Plot No:- 224(Corresponding RS Plot No:- 224), LR Khatian No:- 6843	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.20000000 Acre,
L5	LR Plot No:- 224(Corresponding RS Plot No:- 224), LR Khatian No:- 6844	Owner:গোপেশ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.20000000 Acre,
L6	LR Plot No:- 224(Corresponding RS Plot No:- 224), LR Khatian No:- 6847	Owner:তরুন চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ, Classification:শালি, Area:0.20000000 Acre,

Endorsement For Deed Number : I - 190402266 / 2017

On 14-03-2017

Certificate of Market Value(W.B.P.U.V.Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,31,98,618/-



Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 14-03-2017

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.

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

Presented for registration at 13:54 hrs on 14-03-2017, at the Office of the A.R.A. - IV KOLKATA by Shri Gopesh Chakraborty, one of the Executants.

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

Execution is admitted on 14/03/2017 by 1. Shri Gopesh Chakraborty, Son of Shri Gopal Chakraborty, Nabapally Circular Road, North Baluria, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 2. Shri Tarun Chakraborty, Son of Shri Gopal Chakraborty, Nabapally Circular Road, North Baluria, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 3. Shri Arup Chakraborty, Son of Shri Gopal Chakraborty, Nabapally Circular Road, North Baluria, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business

Indetified by Shri Biswanath Ghosal, , Son of Shri Amarnath Ghosal, 6, Ghosal Para Road, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2017 by Shri 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 Shri Biswanath Ghosal, , Son of Shri Amarnath Ghosal, 6, Ghosal Para Road, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,594/- (B = Rs 49,489/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,594/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2017 5:40PM with Govt. Ref. No: 192016170050418021 on 13-03-2017, Amount Rs: 49,594/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 283420360 on 13-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 899, Amount: Rs.100/-, Date of Purchase: 09/03/2017, Vendor name: G P MITRA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2017 5:40PM with Govt. Ref. No: 192016170050418021 on 13-03-2017, Amount Rs: 74,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 283420360 on 13-03-2017, Head of Account 0030-02-103-003-02


Aslt Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 90525 to 90567

being No 190402266 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.03.22 17:41:58 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-03-2017 17:41:57
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)