

ANNEXURE 'A'
[See rule 9]

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this _____ day of _____, 20_____,

By and Between

Magnolia Infrastructure Development Ltd.
Director



1. **SRI DEBASISH GHOSH alias DEBASISH LALA (PAN -BDEPG7891P), (AADHAAR NO.: 5086-1045-8770)** son of Late Panchanan Ghosh, by faith Hindu, by occupation: Retired Person, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
2. **SRI ARUN GHOSH alias ARUN LALA (PAN -BGNPG8049P), (AADHAAR NO. 4015-2840-2949)** son of Late Panchanan Ghosh, by faith Hindu, by occupation Retired Person, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
3. **SRI DIPANKAR GHOSH alias DIPANKAR LALA (PAN -BBXPG8226P), (AADHAAR NO. 8244-2531-2383)** son of Late Panchanan Ghosh, by faith Hindu, by occupation Retired Person, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
4. **SRI BISWAJIT GHOSH (PAN -BGBPG1979C), (AADHAAR NO. 6990-6855-8883)** son of Late Ambarish Ghosh, by faith Hindu, by occupation Business, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
5. **SRI ALOK GHOSH (PAN -ALKPG6412H), (AADHAAR NO. 2696-7708-8922)** son of Ambarish Ghosh, by faith Hindu, by occupation Business, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
6. **GITA RANI GHOSH (PAN - CLAPG5206R) (AADHAAR NO. 2785-5133-2315),** daughter of Late Panchanan Ghosh, by faith Hindu, by occupation House Wife, nationality Indian residing at **KRITTIPUR, SIMULIA, KRITIPUR, POST OFFICE: KRITIPUR, DISTRICT: NORTH 24 PARGANAS, PIN -700128, POLICE STATION: MADHYAMGRAM , WEST BENGAL, INDIA.**
7. **MITHU GHOSH (PAN - BGBPG1977N), (AADHAAR NO. 8154-0228-5794)** wife of Alok Ghosh, by faith Hindu, by occupation House Wife, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
8. **REKHA RANI GHOSH (PAN - BGBPG1976P), (AADHAAR NO. 7346-7921-7571)** wife of Biswajit Ghosh, by faith Hindu, by occupation House Wife nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
9. **SANJAY GHOSH (PAN - BFIPG7958H), (AADHAAR NO. 7617-2054-2418)** son of Late Samar Ghosh alias Samar Kumar Lala, by faith Hindu, by occupation Business, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**

10. **SUJAY GHOSH (PAN - BFIPG7960P) (AADHAAR NO. 8609-7403-6220)**, son of Late Samar Ghosh alias Samar Kumar Lala, by faith Hindu, by occupation Business, nationality Indian residing at **KASHINATHPUR, RAJARHAT, POST OFFICE KASHINATHPUR, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL, INDIA.**
11. **SANDIP KUMAR GHOSH** alias **SANDIP KUMAR LALA (PAN: AMLPG2071J), (AADHAAR NO. _____)**, son of Late Amar Kumar Ghosh, by faith: Hindu, by occupation: _____, nationality: Indian, residing at Kashinathpur, Post office: Kashinathpur, Police Station: Rajarhat, District: North 24 Parganas, Pin - 700135, State - West Bengal, India.
12. **PRADIP KUMAR GHOSH** alias **PRADIP KUMAR LALA (PAN: APMPG1344L), (AADHAAR NO. _____)**, son of Late Amar Kumar Ghosh, by faith: Hindu, by occupation: _____, nationality: Indian residing at Kashinathpur, Post office: Kashinathpur, Police Station: Rajarhat, District: North 24 Parganas, Pin - 700135, State - West Bengal, India.
13. **AMAN GUPTA (PAN: BLZPG5476R), (AADHAAR NO. 2748 5035 2842)** son of Ajay Kumar Gupta, by faith: Hindu, by occupation: Business, nationality: Indian, residing at Avani Oxford, Block - 3, Flat No. 7B, 136 No. Jessore Road, Post Office: Bangur Avenue, Police Station: Lake Town, District - North 24 Parganas, Pin - 700055, West Bengal, India.

Now here present **vendor nos' 1, 2, 3, 4 & 5** represented by their constituted Attorney, **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: [U70200WB2010PLC152199](#)), (PAN: AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office: Beliaghata, Police Station: Beliaghata, District: South 24 Parganas, being represented by its Director, **SRI VIVEK PODDAR**, (PAN: APJPP9042B), (AADHAAR NO: 745559710223), son of Sri Milan Poddar, by nationality: Indian, by faith: Hindu, by occupation: Business, residing at BE-111, Sector-I, Salt Lake, Kolkata: 700064, Post Office: AE Market (Salt Lake City), Police Station: Bidhannagar (North), District: North 24 Parganas, State: West Bengal, vide Development Power of Attorney dated 23rd of May of 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat New Town, North 24 Parganas, and recorded in the Book No. I, Volume No. 1523-2018, Pages being 202039 to 202069 and being No. 152305803 & for the year 2018 and present **Vendor nos' 11 and 12** also represented by their constituted Attorney, **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: [U70200WB2010PLC152199](#)), (PAN: AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office: Beliaghata, Police Station: Beliaghata, District: South 24 Parganas, being represented by its Director, **SRI VIVEK PODDAR**, (PAN: APJPP9042B), (AADHAAR NO: 745559710223), son of Sri Milan Poddar, by nationality: Indian, by faith: Hindu, by occupation: Business, residing at BE-111, Sector-I, Salt Lake, Kolkata: 700064, Post Office: AE Market (Salt Lake City), Police Station: Bidhannagar (North), District: North 24 Parganas, State: West Bengal, vide Development Power of Attorney dated 20th June of 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat New Town, North 24 Parganas, and recorded in the Book No. I, Volume No. 1523-2018, Pages being 234782 to 234804 and being No. 152306927 & for the year 2018 and present **Vendor nos' 13** further also being represented by his constituted Attorney **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: [U70200WB2010PLC152199](#)), (PAN: AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office: Beliaghata, Police Station: Beliaghata, District: South 24 Parganas, being

represented by its Director, **SRI VIVEK PODDAR**, (PAN: APJPP9042B), (AADHAAR NO: 745559710223), son of Sri Milan Poddar, by nationality: Indian, by faith: Hindu, by occupation: Business, residing at BE-111, Sector-I, Salt Lake, Kolkata: 700064, Post Office: AE Market (Salt Lake City), Police Station: Bidhannagar (North), District: North 24 Parganas, State: West Bengal, vide Development Power of Attorney dated 29th July of 2022 registered in the Office of the Additional District Sub-Registrar, Rajarhat New Town, North 24 Parganas, and recorded in the Book No. I, Volume No. 1523-2022, Pages being 538034 to 538051 and being No. 152313398 & for the year 2022, further more **Vendor nos' 6,7,8,9 & 10** being represented by their constituted Attorney **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, (CIN: [U70200WB2010PLC152199](#)), (PAN: AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas, being represented by its Director, **SRI VIVEK PODDAR**, (PAN: APJPP9042B), (AADHAAR NO: 745559710223), son of Sri Milan Poddar, by nationality: Indian, by faith: Hindu, by occupation: Business, residing at BE-111, Sector-I, Salt Lake, Kolkata: 700064, Post Office: AE Market (Salt Lake City), Police Station Bidhannagar (North), District North 24 Parganas, State - West Bengal, vide Development Power of Attorney dated registered in the Office of the Additional District Sub-Registrar, Rajarhat New Town, North 24 Parganas, and recorded in the Book No., Volume No., Pages being to and being No. & for the year, all hereinafter collectively referred to as the "**VENDORS**" (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and permitted assigns) of the **FIRST PART**.

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, (CIN: **U70200WB2010PLC152199**), (PAN-**AAGCM8293C**), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata-700010, Post Office Beliaghata, Police Station: Beliaghata, District South 24 Parganas, being represented by its Director, **SRI VIVEK PODDAR**, (PAN: **APJPP9042B**), (AADHAAR NO: **7455 5971 0223**) son of Sri Milan Poddar, by nationality Indian, by faith Hindu, by occupation Business, residing at BE-111, Sector-I, Salt Lake, Kolkata-700064, Post Office AE Market (Salt Lake City), Police Station Bidhannagar (North), District North 24 Parganas, all hereinafter collectively referred to as the "**VENDOR-CUM-VENDOR-CUM-DEVELOPER**" (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and permitted assigns) of the **SECOND PART**;

AND

....., (PAN:), (AADHAAR No.),
), son/wife/daughter/Husband of
 by Nationality: Indian, by Faith:
 Hindu/Muslim/Christian/Sikh, by Occupation:, residing at
, **POST OFFICE:**, **POLICE**
STATION:, **DISTRICT:**, **PIN:**
, **STATE:**, **INDIA**, hereinafter called the
 "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof shall include her respective heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

The LAND OWNER, VENDOR-CUM-VENDOR-CUM-DEVELOPER and ALLOTTEE shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

THE CHAIN OF TITLE REGARDING OWNERSHIP OF (1) SRI DEBASISH GHOSH ALIAS DEBASISH LALA, (2) SRI ARUN GHOSH ALIAS ARUN LALA, (3) SRI DIPANKAR GHOSH ALIAS DIPANKAR LALA, (4) SRI BISWAJIT GHOSH, (5) SRI ALOK GHOSH AND (6) SANDIP KUMAR GHOSH (LALA) AND (7) PRADIP KUMAR GHOSH (LALA), (8) GITA RANI GHOSH, (9) MITHU GHOSH, (10) REKHA RANI GHOSH IN R.S./L.R. DAG NOS. 1344, 1345, 1346, 1347, 1348, 1349, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

1. At all material time one Ambika Charan Ghosh alias Ambika Charan Lala was the sole, recorded and absolute owner recorded under R.S. Khatian Nos. 85, 139, 184 and 410 in respect of (1) land measuring 30 (thirty) decimal, being the entirety of R.S./L.R. Dag No. 1346, at *Mouza Kashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**First Larger Property**), (2) land measuring 30 (thirty) decimal, being the entirety of R.S./L.R. Dag No. 1347, at *Mouza-Kashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Second Larger Property**), (3) land measuring 47 (forty seven) decimal, being the entirety of R.S./L.R. Dag No. 1348, at *Mouza-Kashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Third Larger Property**) and (4) land measuring 12 (twelve) decimal, being the entirety of R.S./L.R. Dag No. 1349, at *Mouza-Kashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Fourth Larger Property**).
2. Said Ambika Charan Ghosh alias Ambika Charan Lala died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Panchanan Ghosh alias Panchanan Lala and (2) Pashupati Ghosh alias Pashupati Lala, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Ambika Charan Ghosh alias Ambika Charan Lala in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.
3. Said Panchanan Ghosh alias Panchanan Lala died intestate leaving behind him surviving his wife, PanchibalaDasi Ghosh (Lala), his 5 (five) sons, namely, (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias Dipankar Lala and his only daughter, Gita Rani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Panchanan Ghosh alias PanchananLala in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.
4. Said Panchibala Dasi Ghosh (Lala) died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias Dipankar Lala and her only daughter, Gita Rani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Panchibala Dasi Ghosh (Lala) in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.

5. By a Deed of Gift dated 2nd July, 2004, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake), recorded in Book No. I, Volume No. 282, at Pages 76 to 95, being Deed No. 04752 for the year 2004, said Gita Rani Ghosh out of natural love and affection towards her brothers, gifted, granted and transferred her right, title and interest in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property in favour of (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias Dipankar Lala, free from all encumbrances.
6. Said Pashupati Ghosh alias Pashupati Lala, being a legal heir of Ambika Charan Ghosh alias Ambika Charan Lala died intestate leaving behind him surviving his wife, Santibala Ghosh and his 2 (two) sons, namely, (1) Samar Kumar Ghosh alias Samar Kumar Lala and (2) Amar Kumar Ghosh alias Amar Kumar Lala, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Pashupati Ghosh alias Pashupati Lala in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.
7. Said Santibala Ghosh died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Samar Kumar Ghosh alias Samar Kumar Lala and (2) Amar Kumar Ghosh alias Amar Kumar Lala, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Santibala Ghosh in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.
8. Said Amar Kumar Ghosh alias Amar Kumar Lala died intestate leaving behind him surviving his wife, Jaysree Ghosh, his 2 (two) sons, namely, (1) Sandip Kumar Ghosh (Lala) and (2) Pradip Kumar Ghosh (Lala) and his 2 (two) daughters, namely, (1) Pratima Ghosh and (2) Purnima Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Amar Kumar Ghosh alias Amar Kumar Lala in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, free from all encumbrances.
9. By a Deed of Gift dated 12th July, 2004, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake), recorded in Book No. I, being Deed No. 00348 for the year 2005, said (1) Jayshree Ghosh (Lala), (2) Pratima Ghosh and (3) Purnima Ghosh out of natural love and affection towards their brothers, gifted, granted and transferred their right, title and interest in the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property in favour of (1) Sandip Kumar Ghosh (Lala) and (2) Pradip Kumar Ghosh (Lala), free from all encumbrances.
10. In the above mentioned events and circumstances (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias Dipankar Lala, (6) Samar Kumar Ghosh alias Samar Kumar Lala, (7) Sandip Kumar Ghosh (Lala) and (8) Pradip Kumar Ghosh (Lala) became the joint and absolute owners in respect of the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property, having diverse shares therein as mentioned in the chart below, free from all encumbrances.

Sl.	Name of the Owner	Share in First, Second, Third and Fourth Larger Property
1.	Ambarish Ghosh alias Ambarish Lala	10%
2.	Sailendra Nath Ghosh alias Sailendra Lala	10%
3.	Debasish Ghosh alias Debasish Lala	10%
4.	Arun Ghosh alias Arun Lala	10%
5.	Dipankar Ghosh alias Dipankar Lala	10%
6.	Samar Kumar Ghosh alias Samar Kumar Lala	25%
7.	Sandip Kumar Ghosh (Lala)	12.5%
8.	Pradip Kumar Ghosh (Lala)	12.5%
Total:		100%

11. By virtue of a Deed of Partition dated 5th August, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2016, Pages 261726 to 261758, being Deed No. 152308505 for the year 2016, said (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala, (5) Dipankar Ghosh alias Dipankar Lala, (6) Samar Kumar Ghosh alias Samar Kumar Lala, (7) Sandip Kumar Ghosh (Lala) and (8) Pradip Kumar Ghosh (Lala) caused partition of inter alia the First Larger Property, the Second Larger Property, the Third Larger Property and the Fourth Larger Property by metes and bounds and became the absolute owners in respect of their respective Plot as delineated and demarcated on the Plan annexed thereto. The area measurement of each Lot is given in the chart below:

Plot	Owners	Area in First Larger Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Larger Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Larger Property R.S./L.R. Dag No. 1348 (indec.)	Area in Fourth Larger Property R.S./L.R. Dag No. 1349 (in dec.)	Total Area (indec.)
A	(1) Ambarish Ghosh alias AmbarishLala, (2) Sailendra Nath Ghosh alias SailendraLala, (3) Debasish Ghosh alias DebasishLala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias Dipankar Lala	19.15	13.76	20.85	2.74	56.5
B	Samar Kumar Ghosh alias Samar Kumar Lala	6.74	7.76	11.97	4.77	31.24
C	(1) Sandip Kumar Ghosh (Lala) and (2) Pradip Kumar Ghosh (Lala)	4.11	8.48	14.18	4.49	31.26
Total:		30	30	47	12	119

12. In the above mentioned circumstances (1) Ambarish Ghosh alias AmbarishLala, (2) Sailendra Nath Ghosh alias SailendraLala, (3) Debasish Ghosh alias DebasishLala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias DipankarLala and (6) Samar Kumar Ghosh alias Samar Kumar Lala became the joint and absolute owners in respect of (1) land measuring 25.89 (twenty five point eight nine) decimal, out of the First Larger Property, being a demarcated portion of R.S./L.R. Dag No. 1346, at Mouza: Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**First Property**), (2) land measuring 21.52 (twenty one point five two) decimal, out of the Second Larger Property, being a demarcated portion of R.S./L.R. Dag No. 1347, at Mouza: Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Second Property**), (3) land measuring 32.85 (thirty two point eight five) decimal, out of the Third Larger Property, being a demarcated portion of R.S./L.R. Dag No. 1348, at Mouza: Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Third Property**) and (4) land measuring 7.51 (seven point five one) decimal, out of the Fourth Larger Property, being a portion of R.S./L.R. Dag No. 1349, at Mouza: Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Fourth Property**).
13. By a Deed of Gift dated 10th August, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, recorded in Book No. I, Volume No. 1523-2016, at Pages 268531 to 268569, being Deed No. 152308721 for the year 2016, said Ambarish Ghosh alias Ambarish Lala out of natural love and affection towards his sons, gifted, granted and transferred his right, title and interest in Plot-A as aforesaid being a portion of the First Property, the Second Property, the Third Property and the Fourth Property in favour of (1) Biswajit Ghosh and (2) Alok Ghosh, free from all encumbrances.
14. In the above mentioned events and circumstances said (1) Sailendra Nath Ghosh alias Sailendra Lala, (2) Debasish Ghosh alias Debasish Lala, (3) Arun Ghosh alias Arun Lala, (4) Dipankar Ghosh alias Dipankar Lala, (5) Biswajit Ghosh, (6) Alok Ghosh and (7) Samar Kumar Ghosh alias Samar Kumar Lala (8) Sandip Kumar Ghosh (Lala) and (9) Pradip Kumar Ghosh (Lala) became the joint and absolute owners of the First Property, the Second Property, the Third Property and the Fourth Property having diverse shares therein and mutated their name in the records of the Block Land and Land Reforms Office, Rajarhat, under follwin manner:

NAME	KHATIAN NOS.
Sailendra Nath Ghosh(Lala)	713,1065
Arun Kumar Ghosh (Lala)	35,1066
Debasish Ghosh(Lala)	297,1067
Dipankar Ghosh (Lala)	289,1068
Alok Ghosh (Lala)	2321
Biswajit Ghosh (Lala)	2320
Pradip Kumar Ghosh (Lala)	1431
Sandip Kumar Ghosh (Lala)	1432
Samar Kumar Ghosh (Lala)	757

15. At all material time (1) Ambarish Ghosh alias Ambarish Lala, (2) Sailendra Nath Ghosh alias Sailendra Lala, (3) Debasish Ghosh alias Debasish Lala, (4) Arun Ghosh alias Arun Lala and (5) Dipankar Ghosh alias DipankarLala were the joint, recorded and absolute owners of land measuring 44 (fourty four) decimal, being the entirety of R.S./L.R. Dag No. 1344, recorded under

L.R. Khatian Nos. 29, 35, 289, 297 and 713, at *Mouza - Kashinathpur*, J. L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Fifth Property**) in diverse share therein as mentioned in the chart below, free from all encumbrances.

Sl.	Owner	L.R. Khatian No.	Area Owned (in dec.)
1.	Ambarish Ghosh alias AmbarishLala	29	24
2.	Sailendra Nath Ghosh alias Sailendra Lala	713	05
3.	Debasish Ghosh alias DebasishLala	297	05
4.	Arun Ghosh alias Arun Lala	35	05
5.	Dipankar Ghosh alias DipankarLala	289	05
Total:			44

16. By a Deed of Gift dated 10th August, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, recorded in Book No. I, Volume No. 1523-2016, at Pages 268531 to 268569, being Deed No. 152308721 for the year 2016, said Ambarish Ghosh alias Ambarish Lala out of natural love and affection towards his sons, gifted, granted and transferred his right, title and interest in the Fifth Property being land measuring 24 (twenty four) decimal, more or less, out of the Fifth Property, in favour of (1) Biswajit Ghosh and (2) Alok Ghosh, free from all encumbrances.
17. In the above mentioned circumstances said (1) Biswajit Ghosh and (2) Alok Ghosh became the joint and absolute owners in respect of land measuring 24 (twenty four) decimal, more or less, out of the Fifth Property and also mutated their name in the records of the Block Land and Land Reforms Office, Rajarhat, in L.R. Khatian Nos. 2320 and 2321, respectively.
18. In the above mentioned events and circumstances (1) Biswajit Ghosh, (2) Alok Ghosh, (3) Sailendra Nath Ghosh alias Sailendra Lala, (4) Debasish Ghosh alias Debasish Lala, (5) Arun Ghosh alias Arun Lala and (6) Dipankar Ghosh alias Dipankar Lala became the joint and absolute owners in respect of the Fifth Property having diverse share therein, free from all encumbrances.
19. At all material time Arun Ghosh alias Arun Lalawas the sole, recorded and absolute owner of land measuring 2.25 (two point two five) decimal, being a portion of R.S./L.R. Dag No. 1345, recorded under L.R. Khatian No. 35, at *MouzaKashinathpur*, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas (**Sixth Property**), free from all encumbrances.
20. In the aforesaid manner said (1) **SRI SAILENDRA NATH GHOSH** alias **SAILENDRA LALA**, (2) **SRI DEBASISH GHOSH** alias **DEBASISH LALA**, (3) **SRI ARUN GHOSH** alias **ARUN LALA**, (4) **SRI DIPANKAR GHOSH** alias **DIPANKAR LALA**, (5) **SRI BISWAJIT GHOSH**, (6) **SRI ALOK GHOSH** and (7) **SRI SAMAR KUMAR GHOSH** alias **SAMAR KUMAR LALA** (8) **SANDIP KUMAR GHOSH (LALA) AND (9) PRADIP KUMAR GHOSH (LALA)** became the joint and absolute owners of land measuring **165.25 Decimal** in respect of the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property free from all encumbrances as detailed in the chart below:

Owners	Area in First Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Property R.S./L.R. Dag No. 1348 (in dec.)	Area in Fourth Property R.S./L.R. Dag No. 1349 (in dec.)	Area in Fifth Property R.S./L.R. Dag No. 1344 (in dec.)	Area in Sixth Property R.S./L.R. Dag No. 1345 (in dec.)	Total Area (in dec.)
Biswajit Ghosh	3.20	2.29	3.475	0.45	12	Nil	21.415
Alok Ghosh	3.19	2.30	3.475	0.45	12	Nil	21.415
Sailendra Nath Ghosh alias Sailendra Lala	3.19	2.30	3.475	0.46	5	Nil	14.425
Debasish Ghosh alias Debasish Lala	3.19	2.29	3.475	0.46	5	Nil	14.415
Arun Ghosh alias Arun Lala	3.19	2.29	3.475	0.46	5	2.25	16.665
Dipankar Ghosh alias Dipankar Lala	3.19	2.29	3.475	0.46	5	Nil	14.415
Samar Kumar Ghosh alias Samar Kumar Lala	6.74	7.76	11.97	4.77	Nil	Nil	31.24
						Total:	133.99
Sandip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	15.63
Pradip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	15.63
						Total:	31.26
						All Total	165.25

21. Said (1) Biswajit Ghosh, (2) Alok Ghosh, (3) Sailendra Nath Ghosh alias Sailendra Lala, (4) Debasish Ghosh alias Debasish Lala, (5) Arun Ghosh alias Arun Lala and (6) Dipankar Ghosh alias Dipankar Lala (7) Samar Kumar Ghosh alias Samar Kumar Lala intend to develop the aforesaid plot of their land measuring an area **133.99 decimal** by raising construction of multi storied building thereon but due to paucity of funds and lack of experience they jointly entered into a Registered Development Agreement with the Present Vendor-Cum-Developer herein on 23rd May of 2018 Registered at A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages 200121 to 200182, being No. 152305799 in the year 2018 & Registered Development power of attorney on 23rd May of 2018 Registered at A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages 202039 to 202069, being No. 152305803 in the year 2018.
22. In the subsequent time one (1) Sandip Kumar Ghosh (Lala) and (2) Pradip Kumar Ghosh (Lala), also intend to develop the aforesaid plot of their land measuring an area **31.26 decimal** by raising construction of multi storied building thereon but due to paucity of funds and lack of experience they jointly entered into a Registered Development Agreement with the Present Vendor-Cum-

Developer herein on 20th June of 2018 Registered at the Office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages 234215 to 234266, being No. 152306899 in the year 2018 & Registered Development power of attorney on 20th June of 2018 Registered at A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages 234782 to 234804, being No. 152306927 in the year 2018.

23. Thus on the basis of the aforesaid facts and circumstances said **Sailendra Nath Ghosh alias Sailendra Lala** became the absolute owners of the aforesaid land measuring 14.425 decimal comprised in R.S. Dag Nos. 1344, 1346, 1347, 1348, 1349 at Mouza: Kashinathpur, J.L. No. 39, Police Station: Rajarhat, Sub-Registration District Rajarahat, District: North 24 Parganas.
24. The said Sailendra Nath Ghosh alias Sailendra Lala died intestate on, in unmarried /bachelor condition leaving behind his brothers namely Ambarish Ghosh alias Ambarish Lala, Debasish Ghosh alias Debasish Lala, Arun Ghosh alias Arun Lala, Dipankar Ghosh alias Dipankar Lala, & sister namely **Gita Rani Ghosh** as his only heirs and successors-in-interest in respect of his aforesaid land measuring **14.425 Decimal**, left by the said Sailendra Nath Ghosh alias Sailendra Lala, since deceased. Each got 1/5th undivided share of his land i.e. measuring **2.885 decimal** be the same a little more or less free from all encumbrances as detailed in the chart below:

Owners	Area in First Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Property R.S./L.R. Dag No. 1348 (in dec.)	Area in Fourth Property R.S./L.R. Dag No. 1349 (in dec.)	Area in Fifth Property R.S./L.R. Dag No. 1344 (in dec.)	Total Area (in dec.)
Ambarish Ghosh alias Ambarish Lala	0.638	0.46	0.695	0.092	1	2.885
Debasish Ghosh alias Debasish Lala	0.638	0.46	0.695	0.092	1	2.885
Arun Ghosh alias Arun Lala	0.638	0.46	0.695	0.092	1	2.885
Dipankar Ghosh alias Dipankar Lala	0.638	0.46	0.695	0.092	1	2.885
Gita Rani Ghosh	0.638	0.46	0.695	0.092	1	2.885

Total 14.425 Decimal

25. Thus on the basis of the aforesaid facts and circumstances and on the basis of inheritance said Ambarish Ghosh alias Ambarish Lala became the absolute owner of his deceased brother's (Late Sailendra Nath Ghosh alias Sailendra Lala) 1/5th share of land measuring **2.885 decimal** comprised in R.S. Dag No- 1344, 1346, 1347, 1348, 1349 at Mouza - Kashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas.

26. The said Ambarish Ghosh alias Ambarish Lala gifted aforesaid land measuring **2.885 decimal** to his own daughter in law, the said **Mithu Ghosh & Rekha Rani Ghosh**, by the strength of a Registered Deed of Gift, registered on 10/10/2020, registered in the office of the A.D.S.R. RAJARHAT, and recorded in Book No.- I, Volume No.1523-2020, Pages 24997 to 248024, being Deed No. 06021 for the year 2020.
27. Thus on the basis of the aforesaid facts and circumstances and on the basis of aforesaid deed of gift said **Mithu Ghosh & Rekha Rani Ghosh** became the absolute joint owner of land measuring 2.885 decimal comprised in R.S. Dag No- 1344, 1346, 1347, 1348, 1349 at MouzaKashinathpur, J.L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas, free from all encumbrances as detailed in the chart below:

Owners	Area in First Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Property R.S./L.R. Dag No. 1348 (in dec.)	Area in Fourth Property R.S./L.R. Dag No. 1349 (in dec.)	Area in Fifth Property R.S./L.R. Dag No. 1344 (in dec.)	Total Area (in dec.)
Mithu Ghosh	0.319	0.23	0.3475	0.046	0.5	1.4425
Rekha Rani Ghosh	0.319	0.23	0.3475	0.046	0.5	1.4425

Total **2.885 decimal**

28. Thus on the basis of the aforesaid facts and circumstances said **Samar Kumar Ghosh alias Samar Kumar Lala** became the absolute owners of the aforesaid land measuring **31.24 decimal** comprised in R.S. Dag No- 1346,,1347,1348, 1349 at Mouza - Kashinathpur, J. L. No. 39, Police Station Rajarhat, Sub-Registration District Rajarahat, District North 24 Parganas.
29. The said Samar Kumar Ghosh died intestate on 30/08/2021 leaving behind his two son namely .1. Sanjay Ghosh 2. Sujoy Ghosh as his only heirs and successors-in-interest in respect of his aforesaid land measuring 31.24 Decimal, left by the said Samar Kumar Ghosh, since deceased. Each got 1/2 undivided share of his land .i.e. measuring **15.62 decimal** out of his total land measuring 31.24 decimal be the same a little more or less free from all encumbrances as detailed in the chart below:

Owners	Area in First Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Property R.S./L.R. Dag No. 1348 (in dec.)	Area in Fourth Property R.S./L.R. Dag No. 1349 (in dec.)	Total Area (in dec.)
Sanjay Ghosh	3.37	3.88	5.985	2.385	15.62
Sujoy Ghosh	3.37	3.88	5.985	2.385	15.62

Total **31.24 decimal**

30. In the aforesaid manner the Owners (**No 1 to 12**) became the joint and absolute owners of land measuring **165.25 Decimal** in respect of the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property free from all encumbrances as detailed in the chart below:

Owners	Area in First Property R.S./L.R. Dag No. 1346 (in dec.)	Area in Second Property R.S./L.R. Dag No. 1347 (in dec.)	Area in Third Property R.S./L.R. Dag No. 1348 (in dec.)	Area in Fourth Property R.S./L.R. Dag No. 1349 (in dec.)	Area in Fifth Property R.S./L.R. Dag No. 1344 (in dec.)	Area in Sixth Property R.S./L.R. Dag No. 1345 (in dec.)	Total Area (in dec.)
Biswajit Ghosh	3.20	2.29	3.475	0.45	12	Nil	21.415
Alok Ghosh	3.19	2.30	3.475	0.45	12	Nil	21.415
Debasish Ghosh Alias Debasishlala	3.828	2.75	4.17	0.552	6	Nil	17.3
Arun Ghosh Alias Arunlala	3.828	2.75	4.17	0.552	6	2.25	19.55
Dipankar Ghosh Alias Dipankarlala	3.828	2.75	4.17	0.552	6	Nil	17.3
Gita Rani Ghosh	0.638	0.46	0.695	0.092	1		2.885
Mithu Ghosh	0.319	0.23	0.3475	0.046	0.5		1.4425
Rekha Rani Ghosh	0.319	0.23	0.3475	0.046	0.5		1.4425
Sanjay Ghosh	3.37	3.88	5.985	2.385			15.62
Sujoy Ghosh	3.37	3.88	5.985	2.385			15.62
						Total	133.99
Sandip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	15.63
Pradip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	15.63
						Total:	31.26
						All Total	165.25

31. After demise of Sri Sailendra Nath Ghosh alias Sailendra Lala on dated and Sri Samar Kumar Ghosh alias Sri Samar Kumar Lala on dated 30/08/2021 said 1) **Sri Debasish Ghosh Alias Debasish Lala**, 2) **Sri Arun Ghosh Alias Arun Lala**, 3) **Sri Dipankar Ghosh Alias Dipankar Lala**, 4) **Sri Biswajit Ghosh**, 5) **Sri Alok Ghosh**, 6) **Gita Rani Ghosh**, 7) **Mithu Ghosh**, 8) **Rekha Rani Ghosh**, 9) **Sanjay Ghosh** and 10) **Sujay Ghosh**, being the present Land Owners herein, with continuation and with some terms and conditions morefully mentioned in the said Principal Registered Development Agreement being no. **152305799** registered on Dated **23rd May of 2018**, into a **SUPPLEMENTARY DEVELOPMENT AGREEMENT** and **DEVELOPMENT POWER OF ATTORNEY** with the Present Vendor-Cum-Developer **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED** on dated at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book No., Volume No.,

pages from To, being no. For the year

32. In this above mentioned condition said (1) Sandip Kumar Ghosh (Lala) and (2) Pradip Kumar Ghosh (Lala) being the present Land Owners herein, with continuation and with some terms and conditions morefully mentioned in the said Principal Registered Development Agreement being no. **152306899** registered on Dated **20th June of 2018**, into a **SUPPLEMENTARY DEVELOPMENT AGREEMENT** with the Present Vendor-Cum-Developer **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED** on dated at the office of the A.D.S.R. Rajarhat, North 24 Parganas, recorded in Book No., Volume No., pages from To, being no. for the year

THE CHAIN OF TITLE REGARDING OWNERSHIP OF AMAN GUPTA IN R.S./L.R. DAG NOS. 1320, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Deed of conveyance dated 25th July, 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Sale Lake City) and recorded in Book No. I, Volume No. 516, Pages from 54 to 68, Being No. 9228 for the year 2002 the one Rabindra Nath Ghosh and others sold, transferred, conveyed All that piece and parcel of land measuring **10 (ten)** decimal comprised in R.S./L.R. Dag No. 1320 out of the their Land in favour of Nihar Bindu Mukherjee.
- B. By virtue of a Deed of conveyance dated 13rd August, 2018 registered in the office of the Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2018, Pages from 305779 to 305799, Being No. 152309194 for the year 2018 the said Nihar Bindu Mukherjee sold, transferred, conveyed All that piece and parcel of said land measuring **10 (ten)** decimal comprised in R.S./L.R. Dag No. 1320 in favour of Aman Gupta free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Aman Gupta	Kashinathpur	1320	09194/2017	10

- C. Said Aman Gupta mutated his name in respect of 10 (ten) decimal of land in R.S./L.R. Dag No. 1320 under L.R. Khatian No. 2459.
- D. Said Aman Gupta also being one of the present land owners also intend to develop the aforesaid plot of their land measuring an area **10 decimal** by raising construction of multi storied building thereon but due to paucity of funds and lack of experience they jointly entered into a Registered Development Agreement with the Present Vendor-Cum-Developer herein on 29th day of July of 2022 Registered at the Office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2022, Pages 503346 to 503382, being No. 152312404 in the year 2022 & Registered Development power of attorney on 29th day of July of 2022 Registered at A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2022, Pages 538034 to 538051, being No. 152313398 in the year 2022.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1316, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Deed of Gift dated 31st November, 1968, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 108, Pages from 262 to 269, Being No. 7959 for the year 1968, one Dasurathi Ghosh gifted All that piece and parcel of land measuring **17** (seventeen) decimal out of 44 (forty four decimal) in R.S./L.R. Dag No.1316, lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of **Biswanath Ghosh, Baidyanth Ghosh and Dilip Ghosh.**
- B. By virtue of a Will dated 3rd March, 1957, registered in Alipur Registry office, recorded in Book No. III, Volume No. 2, Pages from 11 to 12, Being No. 14 for the year 1957, one Maharani Dasi bequeathed interalia All that piece and parcel of land measuring **27** (twenty seven) decimal out of 44 (forty four decimal) in R.S./L.R. Dag No.1316, lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of **Satish Chandra Ghosh.**
- C. Said Maharani Dasi died and subsequently Satish Chandra Ghosh got probate on 12th April 1966 from Learned District Judge at Alipur in respect of above stated Will dated 3rd March, 1957.
- D. Said Satish Chandra Ghosh, governed by the Dayabhaga School of Hindu Law, died *intestate* leaving behind him surviving his wife Bijali Bala Ghosh, three sons Biswanath Ghosh, Baidyanth Ghosh and Dilip Ghosh and six daughters Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh, Radha Rani Ghosh and Manjushri Ghosh who jointly inherited all the right, title and interest of Late Satish Chandra Ghosh in R.S./L.R. Dag No. 1316, lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Pargana.
- E. In the above mentioned circumstances, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh, Radha Rani Ghosh and Manjushri Ghosh became owners of All that piece and parcel of land measuring **44** (forty four) decimal comprised in R.S./L.R. Dag No. 1316 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- F. By virtue of a Deed of Conveyance in Bengali language (Bikray Kobala) dated 30th September, 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 493, Pages from 296 to 309, Being No. 08815 for the year 2002, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh, Radha Rani Ghosh and Manjushri Ghosh sold, transferred and conveyed All that piece and parcel of land measuring **6.60** (six point six zero) decimal equivalent to 04 (four) cottah, be the same a little more less, along with easement right

on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Laxman Chandra Paul and Ram Chandra Paul.**

- G. By virtue of a Deed of Gift dated 5th February, 2003, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 60, Pages from 67 to 80, Being No. 1087 for the year 2003, said Dilip Ghosh and Manjushree Ghosh gifted their remaining portion of share which they inherited from their father Satish Chandra Ghosh in R.S./L.R. Dag No.1316 out of the aforesaid land in favour of **Bidyanath Ghosh.**
- H. By virtue of a Deed of Conveyance dated 4th March, 2004, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 90, Pages from 258 to 279, Being No. 01513 for the year 2004, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh and Radha Rani Ghosh sold, transferred and conveyed All that piece and parcel of land measuring **8.25** (eight point two five) decimal equivalent to 05 (five) cottah, be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Renu Chhetri.**
- I. By virtue of a Deed of Conveyance dated 4th March, 2004, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 90, Pages from 280 to 305, Being No. 01514 for the year 2004, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh and Radha Rani Ghosh sold, transferred and conveyed All that piece and parcel of land measuring **0.39** (zero point three nine) decimal equivalent to 03 (three) chitak 35 (thirty five) square feet be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Sonali Chakraborty.**
- J. By virtue of a Deed of Conveyance in Bengali language (Bikray Kobala) dated 7th December, 2007, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, CD Volume No. 5, Pages from 8062 to 8080, Being No. 06679 for the year 2007, said Renu Chhetri sold, transferred and conveyed All that piece and parcel of land measuring **8.25** (eight point two five) decimal equivalent to 05 (five) cottah, be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Shikha Rani Das.**
- K. By virtue of a Deed of Conveyance in Bengali language (Bikray Kobala) dated 4th September, 2012, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, CD Volume No. 16, Pages from 6314 to 6327, Being No. 11494 for the year 2012, said Shikha Rani Das sold, transferred and conveyed All that piece and parcel of land measuring **8.25** (eight point two five) decimal equivalent to 05 (five) cottah, be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Ajay Kumar Gupta.**
- L. By virtue of a Deed of Conveyance dated 8th August, 2013, registered in the office of the Additional District Sub-Registrar, Rjarhat, recorded in Book No. I, CD Volume No. 14, Pages from 10452 to 10474, Being No. 09808 for the year 2013, said Sonali Chakraborty sold, transferred and conveyed All that piece and parcel of land measuring **0.38** (zero point three eight) decimal equivalent to 03 (three) chitak 35 (thirty five) square feet be the same a little more less, along with

easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Ajay Kumar Gupta**.

- M. By virtue of a Deed of Conveyance dated 12th March, 2014, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 5, Pages from 4662 to 4682, Being No. 0319 for the year 2014, said Ajay Kumar Gupta sold, transferred and conveyed All that piece and parcel of land measuring **8.25** (eight point two five) decimal equivalent to 05 (five) cottah, be the same a little more less, in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- N. By virtue of a Deed of Conveyance dated 12th March, 2014, registered in the office of the Additional District Sub-Registrar, Rjarhat, recorded in Book No. I, CD Volume No. 05, Pages from 4641 to 4661, Being No. 03020 for the year 2014, said Ajay Kumar Gupta sold, transferred and conveyed All that piece and parcel of land measuring **0.38** (zero point three eight) decimal equivalent to 03 (three) chitak 35 (thirty five) square feet be the same a little more less in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- O. By virtue of a Deed of Conveyance dated 14th December, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 373688 to 373708, Being No. 152312379 for the year 2016, said Laxman Chandra Paul and Ram Chandra Paul sold, transferred and conveyed All that piece and parcel of land measuring **6.60** (six point six zero) decimal equivalent to 04 (four) cottah, be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1316, out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- P. By virtue of a Deed of Conveyance dated 2nd June, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 136840 to 136866, Being No. 152304782 for the year 2017, said Onward Tradelink Private Limited sold, transferred and conveyed All that piece and parcel of land measuring **6.60** (six point six zero) decimal equivalent to 04 (four) cottah, be the same a little more less, in R.S./L.R. Dag No.1316, out of the said aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- Q. By Virtue of above stated three Deeds of conveyance said Magnolia Infrastructure Development Limited became owner of All that piece and parcel of land measuring 15.29 (fifteen point two nine) decimal free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1316	04782/2017	6.66
Magnolia Infrastructure Development Limited	Kashinathpur	1316	03019/2014	8.25

Magnolia Infrastructure Development Limited	Kashinathpur	1316	03020/2014	0.38
Total:				15.29

- R. Said **Magnolia Infrastructure Development Limited** mutated its name in L.R. record of rights in respect of aforesaid land in R.S./L.R. Dag No. 1316 recorded under L.R. Khatian No. 2021.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1320, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 4th August, 1969, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 92, Pages from 102 to 103, Being No. 5729 for the year 1969, one Moriyam Nechha Bibi sold transferred and conveyed All that piece and parcel of land measuring **3.33** (three point three three) decimal out of 30 (thirty) decimal comprised in R.S./L.R. Dag No. 1320 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Kinu Mondal, Jubbar Ali Mondal, Fakir Ali Mondal and Haran Molla.
- B. Said Jubbar Ali Mobdal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his four sons Nooor Mohammad Mondal, Anar Ali Mondal, Samser Ali Mondal, Chhohan Ali Mondal and two daughters Fatema Bibi, Rahima Bibi who jointly and in diverse share inherited all the right, title and interest of Late Jubbar Ali Mobdal in the aforesaid land.
- C. Said Fakir Ali Mondal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his wife Najiman Bibi, four sons Fajir Ali Molla, Majed Ali Molla, Esmail Molla, Esrail Molla and three daughters Lalmon Bibi, Rijia Bibi, Supia Bibi who jointly and in diverse share inherited all the right, title and interest of Late Fakir Ali Mondal in the said aforesaid land.
- D. Said Haran Molla, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his, four sons Abed ali Molla, Noor Ali Molla, Sabed Ali Molla, Iyar Ali Molla and three daughters Jayeda Bibi, Shokar Jan Bibi, Anarjan Bibi who jointly and in diverse share inherited all the right, title and interest of Late Haran Molla in the aforesaid land.
- E. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 14th December, 2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 11, Pages from 1714 to 1739, Being No. 05014 for the year 2014, said Kinu Mondal, Nooor Mohammad Mondal, Anar Ali Mondal, Samser Ali Mondal, Chhohan Ali Mondal, Fatema Bibi, Rahima Bibi, Najiman Bibi, Fajir Ali Molla, Majed Ali Molla, Esmail Molla, Esrail Molla, Lalmon Bibi, Rijia Bibi, Supia Bibi, Abedali Molla, Noor Ali Molla, Sabed Ali Molla, Iyar Ali Molla, Jayeda Bibi, Shokar Jan Bibi, Anarjan Bibi sold transferred and conveyed All that piece and parcel of land measuring **3.33** (three point three three) decimal in R.S./L.R. Dag No. 1320 comprised in aforesaid land in favour of Tarak Nath Sardar which is confirmed by Mujibar Rahman, Chaypan Nechha Bibi, Khatun Necha Bibi, legal heirs of Moriyam Nechha Bibi.
- F. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 16th December, 2014, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, Pages from 4789 to 4802, Being No. 14028 for the year 2014, said Tarak

Nath Sardar sold transferred and conveyed All that piece and parcel of land measuring **1.65** (one point six five) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.

- G. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 16th December, 2014, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, Pages from 4735 to 4748, Being No. 14024 for the year 2014, said Tarak Nath Sardar sold transferred and conveyed All that piece and parcel of land measuring **1.65** (one point six five) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of Asit Ghosh.
- H. By virtue of a Deed of conveyance dated 22nd September, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1523-2015, Pages from 138696 to 138715, Being No. 152310712 for the year 2015, said Asit Ghosh sold transferred and conveyed All that piece and parcel of land measuring **1.25** (one point two five) decimal comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of **Onward Tradelink Private Limited**.
- I. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 4th October, 2016, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No. I, CD Volume No. 1502-2016, Pages from 86736 to 86754, Being No. 150203448 for the year 2016, one Khatimanechha Bibi alias Khatun Bibi, one of the legal heirs of Moriyam Nechha Bibi, sold transferred and conveyed All that piece and parcel of land measuring **01** (one) decimal comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of Ajiyar Rahaman Molla.
- J. By virtue of a Deed of conveyance dated 3rd April, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1523-2017, Pages from 94978 to 94994, Being No. 152303304 for the year 2017, Ajiyar Rahaman Molla sold transferred and conveyed All that piece and parcel of land measuring **0.83** (zero point eight three) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- K. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 24th September, 1974, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 135, Pages from 52 to 53, Being No. 7651 for the year 1974, Haran Molla sold transferred and conveyed All that piece and parcel of land measuring **7.5** (seven point five) decimal comprised in R.S./L.R. Dag No. 1320, lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh.
- L. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 24th September, 1974, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 135, Pages from 54 to 56, Being No. 7652 for the year 1974, Altaf Saheb sold transferred and conveyed All that piece and parcel of land measuring **7.5** (seven point five) decimal comprised in R.S./L.R. Dag No. 1320 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh.
- M. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 13th December, 1974, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 162, Pages from 103 to 105, Being No. 9642 for the year 1974, Fakir Ali Mondal and

Kaljan Bibi sold transferred and conveyed All that piece and parcel of land measuring 7.5 (seven point five) decimal comprised in R.S./L.R. Dag No. 1320 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh.

- N. By virtue of above stated three Deeds of conveyance said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh became of owners of 22.5 (twenty two point five) decimal of land in R.S./L.R. Dag No. 1320 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- O. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 13th December, 2002, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Salt Lake City), recorded in Book No. I, Volume No. 516, Pages from 147 to 167, Being No. 9235 for the year 2002, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of land measuring 1.90 (one point nine zero) decimal equivalent to 01 (one) cottah 02 (two) chitak 21 (twenty one) square feet, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of Prodyut Kumar Mondal.
- P. Said Prodyut Kumar Mondal mutated his name in L.R. record of rights in respect of 1.90 decimal of land recorded under L.R. Khatian No. 1539.
- Q. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 16th December, 2014, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 23, Pages from 4826 to 4841, Being No. 14030 for the year 2014, said Prodyut Kumar Mondal sold transferred and conveyed All that piece and parcel of land measuring 1.90 (one point nine zero) decimal equivalent to 01 (one) cottah 02 (two) chitak 21 (twenty one) square feet, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of **Onward Tradelink Private Limited**.
- R. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 5th March, 2002, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Saltlake City), recorded in Book No. I, Volume No. 102, Pages from 204 to 224, Being No. 01879 for the year 2002, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of land measuring 4.44 (four point four four) decimal equivalent to 02 (two) cottah 11 (eleven) chitak square feet, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of Parul Ghosal.
- S. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 25th April, 2008, registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, recorded in Book No. I, CD Volume No. 5, Pages from 19052 to 19062, Being No. 05601 for the year 2008, said Parul Ghosal sold transferred and conveyed All that piece and parcel of land measuring 4.44 (four point four four) decimal equivalent to 02 (two) cottah 11 (eleven) chitak square feet, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of Subrata Mukherjee.

- T. Said Subrata Mukhopadhyay mutated his name in respect of 3.25 decimal of land in R.S./L.R. Dag No. 1320 recorded under L.R. Khatian No. 1513.
- U. By virtue of a Deed of conveyance dated 23rd November, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1523-2016, Pages from 356439 to 356457, Being No. 152311811 for the year 2016, said Subrata Mukherjee sold transferred and conveyed All that piece and parcel of land measuring **4.44** (four point four four) decimal equivalent to 02 (two) cottah 11 (eleven) chitak square feet, be the same a little more or less comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- V. One Iyachhin Mondal was seized and possessed of and/or otherwise well and sufficiently entitled to All the piece and parcel of land measuring 7 (seven) decimal in R.S./L.R. Dag No. 1320 out of 30 (thirty) decimal lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- W. Said Iyachhin Mondal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his wife Shokarjan Bibi, only son Kenu Mondal and only daughter Rahila Bibi who jointly and in diverse share inherited all the right, title and interest of Late Iyachhin Mondal in the aforesaid land.
- X. Said Shokarjan Bibi, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving her only son Kenu Mondal and only daughter Rahila Bibi who jointly and in diverse share inherited all the right, title and interest of Late Shokarjan Bibi in the aforesaid land.
- Y. By way above said inheritance said Kenu Mondal alias Kinu Mondal and Rahila Bibi became owners of All the piece and parcel of land measuring 7 (seven) decimal in R.S./L.R. Dag No. 1320.
- Z. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 6th November, 2001, registered in the office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 385 Pages from 52 to 59, Being No. 07224 for the year 2001, said Kenu Mondal alias Kinu Mondal sold transferred and conveyed All that piece and parcel of land measuring **4.44** (four point four four) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of Prashanta Ghosh.
- AA. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 1st February 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Being No. 00873 for the year 2002, said Rahila Bibi sold transferred and conveyed All that piece and parcel of land measuring **1.78** (one point seven eight) decimal comprised in R.S./L.R. Dag No. 1320 out of the said 'Iyachhin's Land' in favour of Prashanta Ghosh.
- AB. By virtue of the two Deeds of conveyance stated above said Prashanta Ghosh became owner of All that piece and parcel of land measuring 6.22 (six point two two) decimal out of aforesaid land.
- AC. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 1st February 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Being No. 00898 for the year 2002, said Prashanta Ghosh sold transferred and conveyed All that piece and parcel of land measuring **05** (five) decimal comprised in R.S./L.R. Dag No. 1320 along with easement right on 10 ft wide common passage out of aforesaid land in favour of Arati Paul.
- AD. Said Arati Paul mutated her name in respect of 4.44 decimal of land in R.S./L.R. Dag No. 1320 recorded under L.R. Khatian no. 902.

- AE. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 13th July 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 233833 to 233858, Being No. 152307560 for the year 2016, said Arati Paul sold transferred and conveyed All that piece and parcel of land measuring **05** (five) decimal comprised in R.S./L.R. Dag No. 1320 along with easement right on 10 feet wide common passage out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- AF. Said Rahila Bibi, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving her husband Osman Gazi, three sons Noor Islam Gazi, Aktar Rahaman Gazi, Maynauddin Gazi and three daughters Khadiza Bibi, Ayesha Bibi and Rabeya Bibi alias Rabiya Khatun Bibi who jointly and in diverse share inherited all the right, title and interest of Late Rahila Bibi in the aforesaid land.
- AG. By virtue of a Deed of conveyance dated 8th November, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 341830 to 341866, Being No. 152311323 for the year 2016, said Osman Gazi, Noor Islam Gazi, Aktar Rahaman Gazi, Maynauddin Gazi, Khadiza Bibi, Aysha Bibi and Rabeya Bibi alias Rabiya Khatun Bibi sold transferred and conveyed All that piece and parcel of land measuring **2.22** (two point two two) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- AH. By virtue of above stated seven Deeds of conveyance said **Onward Tradelink Private Limited** became owner of All that piece and parcel of land **17.29** (seventeen point two nine) decimal comprised in R.S./L.R. Dag No. 1320 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- AI. Said Onward Tradelink Private Limited executed a Development Agreement dated 6th October, 2015 with Magnolia Infrastructure Development Limited in respect of interalia 3.55 decimal of land in R.S./L.R. Dag No 1320 registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 151510 to 151539, Being No. 152311178 for the year 2015 along with a Power of attorney, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 200776 to 200792, Being No. 152312868 for the year 2015.
- AJ. By Virtue of a Deed of cancelation of Development Agreement dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Page from 63138 to 63151, Being No. 152302127 for the year 2017 and a Revocation of Power of Attorney registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. IV, Volume No. 1523-2017, Page from 3266 to 3277, Being No. 152300198 for the year 2017, said Onward Tradelink Private Limited canceled and revoked the above said Development Agreement and Power of attorney.
- AK. By virtue of a Deed of conveyance dated 23rd November, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 357087 to 357107, Being No. 152311818 for the year 2016, said Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **05** (five) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- AL. By virtue of a Deed of conveyance dated 2nd June, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 136840 to 136866, Being No. 152304782 for the year 2017, said Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **8.74** (eight point seven

four) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited.**

- AM. By virtue of a Deed of conveyance dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 65841 to 65874, Being No. 152302134 for the year 2017, said Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **3.55** (three point five five) decimal comprised in R.S./L.R. Dag No. 1320 out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited.**
- AN. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 13th February, 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 161, Pages from 119 to 140, Being No. 2933 for the year 2002, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of land measuring **5** (five) decimal equivalent to 03 (three) cottah, be the same a little more or less land comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of **Ila Sarkar.**
- AO. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 21th February, 2011, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 4, Pages from 4790 to 4802, Being No. 02037 for the year 2011, said **Ila Sarkar** sold transferred and conveyed All that piece and parcel of land measuring **5** (five) decimal equivalent to 03 (three) cottah, be the same a little more or less land comprised in R.S./L.R. Dag No. 1320 in favour **SUBHAS SAMANTA.**
- AP. By virtue of a Deed of conveyance dated 23rd September 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016. Pages from 305743 to 305759, Being No. 10011 for the year 2016, said **SUBHAS SAMANTA** sold transferred and conveyed All that piece and parcel of land measuring **4.95** (four point nine five) decimal comprised in R.S./L.R. Dag No. 1320 out of aforesaid land in favour of **Magnolia Infrastructure Development Limited.**
- AQ. By virtue of above stated five Deeds of conveyance said **Magnolia Infrastructure Development Limited** became owner of All that piece and parcel of land **22.24** (twenty two point two four) decimal comprised in R.S./L.R. Dag No. 1320 ,free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1320	02134/2017	3.55
Magnolia Infrastructure Development Limited	Kashinathpur	1320	04782/2017	8.74
Magnolia Infrastructure Development Limited	Kashinathpur	1320	11818/2016	5
Magnolia	Kashinathpur	1320	10011/2016	4.95

Infrastructure Development Limited				
				Total:
				22.24

AR. Said **Magnolia Infrastructure Development Limited** mutated its name in L.R. record of rights in respect of aforesaid total land in R.S./L.R. Dag No. 1320 recorded under L.R. Khatian No. 2021.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1321 & 1323, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Mourashi Mokabori Patta dated 22nd December, 1944, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 39, Pages from 160 to 162, Being No. 2482 for the year 1944, Sushila Bala Dasi and Nishikanta Ghosh, a minor, represented by her mother said Sushila Bala Dasi, transferred and conveyed inter alia All that piece and parcel of land measuring **50** (fifty) decimal comprised in C.S. Dag No. 1256 corresponding to R.S./L.R. Dag No.1321 and **17** (seventeen) decimal comprised in C.S. Dag No. 1257 corresponding to R.S./L.R. Dag No.1323, aggregating to **67** (sixty seven) decimal, lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of **Nagendra Nath Ghosh**.
- B. By virtue of a Deed of settlement dated 24th July, 1979, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 105, Pages from 214 to 217, Being No. 5503 for the year 1979, said Nagendra Nath Ghosh, settled inter alia All that piece and parcel of land measuring **50** (fifty) decimal in R.S./L.R. Dag No. 1321 and **17** (seventeen) decimal comprised in C.S. Dag No. 1257 corresponding to R.S./L.R. Dag No.1323, aggregating to **67** (sixty seven) decimal comprised in the said land in favour of his three sons **Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh**.
- C. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 13th December, 2002, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 516, Pages from 147 to 167, Being No. 9235 for the year 1974, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of demarcated land measuring **3.05** (three point zero five) decimal equivalent to 01 (one) cottah 13 (thirteen) chitak 24 (twenty four) square feet, be the same a little more or less along with easement right on 10 ft wide common passage, comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Prodyut Kumar Mondal**.
- D. Said Pradyut Kumar Mondal mutated his name in L.R. record of rights in respect of 3.05 decimal in R.S./L.R. Dag No. 1321 recorded under L.R. Khatian no. 1539 comprised in Kashinathpur Mouza.
- E. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 16th December, 2014, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 23, Pages from 4826 to 4841, Being No. 14030 for the year 2014, said Prodyut Kumar Mondal sold transferred and conveyed All that piece and parcel of demarcated land measuring **3.05** (three point zero five) decimal equivalent to 01 (one) cottah 13 (thirteen) chitak 24 (twenty four) square feet, be the same a little more or less along with easement right on 10 ft wide

common passage comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.

- F. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 05th March, 2002, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Saltlake City), recorded in Book No. I, Volume No. 102, Pages from 123 to 143, Being No. 1874 for the year 2002, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of demarcated land measuring **05** (five) decimal equivalent to 03 (three) cottah 23 (twenty three) chitak, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Sanjay Kumar Dutta**.
- G. By virtue of a Deed of conveyance dated 26th August, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 282668 to 282685, Being No. 152309188 for the year 2016, said Sanjay Kumar Dutta sold transferred and conveyed All that piece and parcel of demarcated land measuring **05** (five) decimal equivalent to 03 (three) cottah 23 (twenty three) chitak, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- H. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 27th December, 2001, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Saltlake City), recorded in Book No. I, Volume No. 426, Pages from 117 to 132, Being No. 7972 for the year 2001, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of demarcated land measuring **5.29** (five point two nine) decimal equivalent to 03 (three) cottah 03 (three) chitak, 09 (nine) square feet in R.S./L.R. Dag No. 1321 and **3.80** (three point eight zero) decimal equivalent to 02 (two) cottah 04 (four) chitaks 36 (thirty six) square feet in R.S./L.R. Dag No. 1323, aggregating to **9.09** (nine point zero nine), be the same a little more or less along with easement right on 10 ft wide common passage out of the said aforesaid land in favour of **Purabi Manna**.
- I. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 27th December, 2001, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Saltlake City), recorded in Book No. I, Volume No. 426, Pages from 53 to 66, Being No. 7967 for the year 2001, said Rabindranath Ghosh alias Rabindra Ghosh, Pravas Chandra Ghosh alias Pravas Ghosh and Sachindra Nath Ghosh alias Sachindra Ghosh along with their mother Menoka Ghosh sold transferred and conveyed All that piece and parcel of demarcated land measuring **5.79** (five point seven nine) decimal equivalent to 03 (three) cottah 08 (eight) chitak, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1321 out of the said aforesaid land in favour of **Sanajy Roy**.
- J. By virtue of a Deed of conveyance dated 4th September, 2007, registered in the office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 10, Being No. 7940 for the year 2007, said Purabi Manna sold transferred and conveyed All that piece and parcel of demarcated land measuring **5.29** (five point two nine) decimal equivalent to 03 (three) cottah 03 (three) chitak, 09 (nine) square feet in R.S./L.R. Dag No. 1321 and **3.80** (three point eight zero) decimal equivalent to 02 (two) cottah 04 (four) chitaks 36 (thirty six) square feet in R.S./L.R. Dag No. 1323, aggregating to **9.09** (nine point zero nine) be the same a little more or less along with easement right on 10 ft wide common passage out of the aforesaid land in favour of **Ritu Basu**.

- K. By virtue of a Deed of conveyance dated 23rd February, 2008, registered in the office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, CD Volume No. 77, Pages from 2394 to 2406, Being No. 10865 for the year 2008, said Sanajy Roy sold transferred and conveyed All that piece and parcel of demarcated land measuring **5.79** (five point seven nine) decimal equivalent to 03 (three) cottah 08 (eight) chitak, be the same a little more or less along with easement right on 10 ft wide common passage comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Ritu Basu**.
- L. By virtue of above stated two Deeds of conveyance said Ritu Basu became owner of All that piece and parcel of demarcated land measuring **11.07** (eleven point zero seven) decimal equivalent to 06 (six) cottah 11 (eleven) chitak 09 (nine) square feet in R.S./L.R. Dag No. 1321 and **3.80** (three point eight zero) decimal equivalent to 02 (two) cottah 04 (four) chitaks 36 (thirty six) square feet in R.S./L.R. Dag No. 1323, be the same a little more or less, out of the aforesaid land and mutated her name in L.R. record of rights in respect of 9.85 decimal in R.S./L.R. Dag No. 1321 and 3.78 decimal in R.S./L.R. Dag No. 1323 recorded under 1629.
- M. By virtue of a Deed of conveyance dated 31st July, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Pages from 68853 to 68876, Being No. 152308383 for the year 2015, said Ritu Basu sold transferred and conveyed All that piece and parcel of demarcated land measuring **11.07** (eleven point zero seven) decimal equivalent to 06 (six) cottah 11 (eleven) chitak 09 (nine) square feet in R.S./L.R. Dag No. 1321 and **3.80** (three point eight zero) decimal equivalent to 02 (two) cottah 04 (four) chitaks 36 (thirty six) square feet in R.S./L.R. Dag No. 1323, be the same a little more or less along with easement right on 10 ft wide common passage out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- N. By virtue of a Deed of conveyance in Bengali Language (Bikray Kobala) dated 31st July, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Pages from 68836 to 68852, Being No. 152308382 for the year 2015, said Pravas Chandra Ghosh alias Pravas Ghosh sold transferred and conveyed All that piece and parcel of land measuring **0.83** (zero point eight three) decimal in R.S./L.R. Dag No. 1321 and **01.71** (one point seven one) decimal in R.S./L.R. Dag No. 1323, be the same a little more or less out of the aforesaid land in favour of **Onward Tradelink Private Limited**.
- O. By virtue of above stated four Deeds of conveyance said Onward Tradelink Private Limited became of owner of All that piece and parcel of land measuring **19.95** (nineteen point nine five) decimal in R.S./L.R. Dag No. 1321 and **5.51** (five point five one) decimal in R.S./L.R. Dag No. 1323, aggregating to **25.46** (twenty five point four six) decimal be the same a little more or less, out of the aforesaid land and mutated its name in L.R. record of rights recorded under L.R. Khatian no.2132.
- P. Said Onward Tradelink Private Limited executed a Development Agreement dated 6th October, 2015 with Magnolia Infrastructure Development Limited in respect of interalia 14.95 decimal of land in R.S./L.R. Dag No 1321 and 5.51 decimal of land in R.S./L.R. Dag No. 1323, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 151510 to 151539, Being No. 152311178 for the year 2015 along with a Power of attorney, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 200776 to 200792, Being No. 152312868 for the year 2015.
- Q. By Virtue of a Deed of cancelation of Development Agreement dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Page from 63138 to 63151, Being No. 152302127 for the year 2017 and a Revocation of Power of Attorney registered in the office of the Additional District Sub-Registrar, Rajarhat,

recorded in Book No. IV, Volume No. 1523-2017, Page from 3266 to 3277, Being No. 152300198 for the year 2017, said Onward Tradelink Private Limited canceled and revoked the above said Development Agreement and Power of attorney.

- R. By virtue of a Deed of conveyance dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 65841 to 65874, Being No. 152302134 for the year 2017, Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **14.95** (fourteen point nine five) decimal in R.S./L.R. Dag No. 1321 and **5.51** (five point five one) decimal in R.S./L.R. Dag No. 1323 be the same a little more or less out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- S. By virtue of a Deed of conveyance dated 23rd November, 2016, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, Pages from 3571108 to 357128, Being No. 152311819 for the year 2016, Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **05** (five) decimal be the same a little more or less comprised in R.S./L.R. Dag No. 1321 out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- T. By virtue of above stated two Deeds of conveyance said Magnolia Infrastructure Development Limited became of owner of All that piece and parcel of land measuring **19.95** (nineteen point nine five) decimal in R.S./L.R. Dag No. 1321 and **5.51** (five point five one) decimal in R.S./L.R. Dag No. 1323, be the same a little more or less free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1321	02134/2017	14.95
Magnolia Infrastructure Development Limited	Kashinathpur	1321	11819/2016	5
Magnolia Infrastructure Development Limited	Kashinathpur	1323	02134/2017	5.51
Total:				25.46

- U. Said **Magnolia Infrastructure Development Limited** mutated its name in L.R. record of rights in respect of aforesaid total land in R.S./L.R. Dag No. 1321 & 1323 recorded under L.R. Khatian No. 2021.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1345, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Deed of Gift dated 17th January, 1969, registered in the office of the Sub-Registrar, Cossipur, Dum Dum, recorded in Book No. I, Volume No. 18, Pages from 31 to 49, Being No. 337 for the year 1969, one Nagendra Nath Ghosh (Mouri) gifted All that piece and parcel of land measuring **33** (thirty three) decimal out of 36 (thirty six) decimal in C.S. Dag No. 1280 corresponding to R.S./L.R. Dag 1345, lying and situated at *Mouza* Kashinathpur, J.L. No. 39,

within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of his son Gopal Chandra Ghosh (Mouri).

- B. Said Gopal Chandra Ghosh (Mouri) mutated his name in L.R. record of rights in respect of 33.75 (thirty three point seven five) decimal of land under L.R. Khatian No. 190 in above said R.S./L.R. Dag No. 1345.
- C. By virtue of a Deed of Gift dated 04th November, 1991, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), Being No. 9262 for the year 1991, said Gopal Chandra Ghosh (Mouri) gifted All that piece and parcel of land measuring 33 (thirty three) decimal out of 36 (thirty six) decimal in C.S. Dag No. 1280 corresponding to R.S./L.R. Dag 1345 comprised in aforesaid land in favour of his three sons Shankar Prasad Ghosh (Mouri), Shib Prasad Ghosh (Mouri) and Deb Prasad Ghosh (Mouri).
- D. Said Shankar Prasad Ghosh (Mouri), Shib Prasad Ghosh (Mouri) and Deb Prasad Ghosh (Mouri) mutated their names in L.R. record of rights in respect of 11.25 decimal of land each under L.R. Khatian No. 674, 698 and 294 respectively in above said R.S./L.R. Dag No. 1345.
- E. By virtue of a Deed of Conveyance in Bengali Language (Bikray Kobala) dated 13th February, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 3, Pages from 9753 to 9768, Being No. 01631 for the year 2015, said Shankar Prasad Ghosh (Mouri), Shib Prasad Ghosh (Mouri) and Deb Prasad Ghosh (Mouri) sold transferred and conveyed All that piece and parcel of land measuring 33.75 (thirty three point seven five) decimal out of 36 (thirty six) decimal in C.S. Dag No. 1280 corresponding to R.S./L.R. Dag 1345 comprised in aforesaid land in favour of **Onward Tradelink Private Limited**.
- F. Said Onward Tradelink Private Limited mutated its name in L.R. record of rights in respect of 33.75 decimal of land under L.R. Khatian No. 2132 in above said R.S./L.R. Dag No. 1345.
- G. Said Onward Tradelink Private Limited executed a Development Agreement dated 6th October, 2015 with Magnolia Infrastructure Development Limited in respect of interalia 33.75 decimal of land in R.S./L.R. Dag No 1345 registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 151510 to 151539, Being No. 152311178 for the year 2015 along with a Power of attorney, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Page from 200776 to 200792, Being No. 152312868 for the year 2015.
- H. By Virtue of a Deed of cancelation of Development Agreement dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Page from 63138 to 63151, Being No. 152302127 for the year 2017 and a Revocation of Power of Attorney registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. IV, Volume No. 1523-2017, Page from 3266 to 3277, Being No. 152300198 for the year 2017, said Onward Tradelink Private Limited canceled and revoked the above said Development Agreement and Power of attorney.
- I. By virtue of a Deed of Conveyance dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 65841 to 65874, Being No. 152302134 for the year 2017, said **Onward Tradelink Private Limited** sold transferred and conveyed All that piece and parcel of land measuring 33.75 (thirty three point seven five) decimal in C.S. Dag No. 1280 corresponding to R.S./L.R. Dag 1345 comprised in aforesaid land in favour of **Magnolia Infrastructure Development Limited**, free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1345	02134/2017	33.75

- J. Said Magnolia Infrastructure Development Limited mutated its name in L.R. records of rights in respect of 33.75 decimal of land under L.R. Khatian No. 2021 in above said R.S./L.R. Dag No. 1345.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1352, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. By virtue of a Deed of conveyance dated 13th December, 1955, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 135, Pages from 92 to 94, Being No. 9550 for the year 1955, one Hefajuddin Gaji sold transferred and conveyed All that piece and parcel of land measuring **40** (forty) decimal out of 122 (one twenty two) decimal, be the same a little more or less, in R.S./L.R. Dag No. 1352 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Elem Box Mondal.
- B. By virtue of a Deed of conveyance dated 13th May, 1957, registered in the office of the Sub-Registrar, Cossipur Dum Dum, recorded in Book No. I, Volume No. 71, Pages from 131 to 132, Being No. 3850 for the year 1957, one Miyachhuddin Gaji sold transferred and conveyed All that piece and parcel of land measuring **40** (forty) decimal out of 122 (one twenty two) decimal, be the same a little more or less in R.S./L.R. Dag No. 1352 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Elem Box Mondal.
- C. By virtue of above said two deeds of conveyance said Elem Box Mondal became owner of **80** (eighty) decimal out of 122 (one twenty two) decimal, be the same a little more or less, in R.S./L.R. Dag No. 1352 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- D. Said Elem Box Mondal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his three sons Badsha Mondal, Khosdel Mondal and Delbor Mondal who jointly inherited all the right, title and interest of Late Elem Box Mondal in the aforesaid land.
- E. Said Delbor Mondal alia Denabor Mondal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his wife Jamila Bibi and five sons Mohammad Ali Molla (Mondal), Abul Hossain Molla(Mondal), Abu Hossain Molla(Mondal), Ali Hossain Molla (Mondal) and Noor Hossain Molla (Mondal) who jointly inherited all the right, title and interest of Late Delbor Mondal alia Denabor in the aforesaid land.
- F. By virtue of a Deed of conveyance in Bengali language (Bikray Kobala) dated 4th May, 2004, registered in the office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, Volume No. 183, Pages from 227 to 245, Being No. 7072 for the year 2005, said Jamila Bibi, Mohammad Ali Molla (Mondal), Abul Hossain Molla(Mondal), Abu Hossain Molla(Mondal), Ali

- Hossain Molla (Mondal) and Noor Hossain Molla (Mondal) sold transferred and conveyed All that piece and parcel of land measuring **11.674** (eleven point six seven four) decimal equivalent to 7 (seven) cottah 1 (one) chitaks out of 110 decimal (previously 122 decimal), be the same a little more or less, along with easement right on 8 feet wide common passage in R.S./L.R. Dag No. 1352 out of aforesaid land in favour of Sushil Naskar.
- G. Said Sushil Naskar, a Hindu governed by the provisions of Dayavaga School of Hindu Law died intestate leaving behind him surviving his wife Chekan Naskar and two sons Abhijit Naskar and Indrajit Naskar who jointly inherited all the right, title and interest of Late Sushil Naskar in the aforesaid land.
- H. By virtue of a Deed of conveyance in Bengali language (Bikray Kobala) dated 3rd July, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Pages from 41107 to 41126, Being No. 152307353 for the year 2015, said Chekan Naskar, Abhijit Naskar and Indrajit Naskar sold transferred and conveyed All that piece and parcel of land measuring **11.55** (eleven point five five) decimal equivalent to 7 (seven) cottah out of 110 decimal (previously 122 decimal), be the same a little more or less, along with easement right on 8 feet wide common passage in R.S./L.R. Dag No. 1352 out of aforesaid land in favour of **Onward Tradelink Private Limited**.
- I. Said Badsha Mondal, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving his wife Chhabila Bibi and four sons Mohammad Ali Mondal alias Mamud Ali Mondal, Ahammad Ali Mondal, Arsaf Ali Mondal, Ajgar Ali Mondal and five daughters Motijan Bbi, Rabeya Bibi, Chalehar Nechha Bibi, Ratijan Bibi and Kulchum Bibi who jointly inherited all the right, title and interest of Late Badsha Mondal in the aforesaid land.
- J. Said Chhabila Bibi, a Muslim governed by the provisions of Mohmeddan Law died *intestate* leaving behind him surviving her four sons Mohammad Ali Mondal alias Mamud Ali Mondal, Ahammad Ali Mondal, Arsaf Ali Mondal, Ajgar Ali Mondal and five daughters Motijan Bbi, Rabeya Bibi, Chalehar Nechha Bibi, Ratijan Bibi and Kulchum Bib who jointly inherited all the right, title and interest of Late Chhabila Bibi in the aforesaid land.
- K. By virtue of a Deed of Gift dated 2nd February, 2011, registered in the office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 3, Pages from 2077 to 2090, Being No. 1207 for the year 2011, said Ratijan Bibi and Kulchum Bib gifted All that piece and parcel of land measuring **1.85** (one point eight five) decimal out of 110 decimal (previously 122 decimal), be the same a little more or less, in R.S./L.R. Dag No. 1352 out of aforesaid land in favour of Mohammad Ali Mondal alias Mamud Ali Mondal.
- L. By virtue of a Deed of conveyance dated 21st December, 1981, registered in the office of the Sub-Registrar, Cossipur, DumDum, recorded in Book No. I, Volume No. 417, Pages from 15 to 24, Being No. 12696 for the year 1981, one Hameda Bibi alias Hamida Nechha Bibi sold transferred and conveyed All that piece and parcel of land measuring **2.96** (two point nine six) decimal out of 110 decimal (previously 122 decimal), be the same a little more or less, in R.S./L.R. Dag No. 1352 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas in favour of Mohammad Ali Mondal alias Mamud Ali Mondal, Ahammad Ali Mondal, Arsaf Ali Mondal, Ajgar Ali Mondal.
- M. By way of above said inheritance and gift and purchase said Mohammad Ali Mondal alias Mamud Ali Mondal became owner of **5.36** (five point three six) decimal of land out of 110 decimal (previously 122 decimal), be the same a little more or less, in R.S./L.R. Dag No. 1352 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat,

within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.

- N. By virtue of a Deed of conveyance in Bengali language dated 9th July, 2015, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2015, Pages from 48416 to 48435, Being No. 152307572 for the year 2015, said Mohammad Ali Mondal alias Mamud Ali Mondal sold transferred and conveyed All that piece and parcel of land measuring **3.30** (three point three zero) decimal out of 110 decimal (previously 122 decimal), be the same a little more or less, in R.S./L.R. Dag No. 1352 out of aforesaid land in favour of **Onward Tradelink Private Limited**.
- O. By virtue of above stated two deeds of conveyance said **Onward Tradelink Private Limited** became owner of **14.85** (fourteen point eight five) decimal of land out of 110 decimal (previously 122 decimal), be the same a little more or less, in R.S./L.R. Dag No. 1352 lying and situated at Mouza Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas .
- P. By virtue of a Deed of conveyance in Bengali dated 17th March, 2017, registered in the office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, Pages from 65841 to 65874, Being No. 152302134 for the year 2017, said Onward Tradelink Private Limited sold transferred and conveyed All that piece and parcel of land measuring **14.85** (fourteen point eight five) decimal out of 110 decimal (previously 122 decimal), be the same a little more or less, comprised in R.S./L.R. Dag No. 1352 in favour of **Magnolia Infrastructure Development Limited**, free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S/ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1352	02134/2017	14.85

- Q. Said Magnolia Infrastructure Development Limited mutated its name in L.R. record of rights in respect of 14.85 decimal of land recorded under L.R. Khatian no. 2021 in respect of L.R. Dag No. 1352.

THE CHAIN OF TITLE REGARDING OWNERSHIP OF MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED IN R.S./L.R. DAG NOS. 1354, IN MOUZA - KASHINATHPUR, IS AS FOLLOWS :-

- A. One Dasurathi Ghosh and Satish Chandra Ghosh were seized and possessed of and/or otherwise well and sufficiently entitled to All that piece and parcel of land measuring **19** (nineteen) decimal of land comprised in R.S./L.R. Dag No. 1354 lying and situated at *Mouza* Kashinathpur, J.L. No. 39, within present Police Station Rajarhat, within the local limits of Patharghata Gram Panchayat, within the present jurisdiction of Additional District Sub-Registry Office at Rajarhat, in the present District North 24 Parganas.
- B. By virtue of a Deed of Gift dated 2nd November, 1968, one Dasurathi Ghosh gifted his share All that piece and parcel of land measuring **7.125** (seven point one two five) decimal out of 19 (nineteen) decimal in R.S./L.R. Dag No.1354, out of aforesaid land in favour of Biswanath Ghosh, Baidyanth Ghosh and Dilip Ghosh.
- C. Said Satish Chandra Ghosh, governed by the Dayabhaga School of Hindu Law, died *intestate* leaving behind him surviving his wife Bijali Bala Ghosh, three sons Biswanath Ghosh, Baidyanth

Ghosh and Dilip Ghosh and six daughters Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh, Radha Rani Ghosh and Manjushri Ghosh, who jointly inherited all the right, title and interest of Late Satish Chandra Ghosh in aforesaid land.

- D. In the above mentioned circumstances, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh, Radha Rani Ghosh and Manjushri Ghosh became owners of All that piece and parcel of land measuring **19** (nineteen) decimal comprised in R.S./L.R. Dag No. 1354.
- E. By virtue of a Deed of Gift dated 5th February, 2003, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 60, Pages from 67 to 80, Being No. 1087 for the year 2003, said Dilip Ghosh and Manjushree Ghosh gifted their share which they inherited from their father Satish Chandra Ghosh in R.S./L.R. Dag No.1354 comprised in the aforesaid land in favour of **Bidyanath Ghosh**.
- F. By virtue of a Deed of Conveyance dated 4th March, 2004, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City), recorded in Book No. I, Volume No. 90, Pages from 280 to 305, Being No. 01514 for the year 2004, said Biswanath Ghosh, Baidyanth Ghosh, Dilip Ghosh, Bijali Bala Ghosh, Arati Biswas, Minati Ghosh, Ava Rani Ghosh, Sushama Ghosh and Radha Rani Ghosh sold, transferred and conveyed All that piece and parcel of land measuring **15.52** (fifteen point five two) decimal equivalent to 09 (nine) cottah 06 (six) chitak 10 (ten) square feet be the same a little more less, along with easement right on 10 ft wide common passage in R.S./L.R. Dag No.1354, out of the aforesaid land in favour of Sonali Chakraborty.
- G. By virtue of a Deed of Conveyance dated 8th August, 2013, registered in the office of the Additional District Sub-Registrar, Rjarhat, recorded in Book No. I, CD Volume No. 14, Pages from 10452 to 10474, Being No. 09808 for the year 2013, said Sonali Chakraborty sold, transferred and conveyed All that piece and parcel of land measuring **7.74** (seven point seven four) decimal equivalent to 04 (four) cottah 10 (ten) chitak 40 (forty) square feet be the same a little more less, in R.S./L.R. Dag No.1354, out of the aforesaid land in favour of **Ajay Kumar Gupta**.
- H. By virtue of a Deed of Conveyance dated 12th March, 2014, registered in the office of the Additional District Sub-Registrar, Rjarhat, recorded in Book No. I, CD Volume No. 05, Pages from 4641 to 4661, Being No. 03020 for the year 2014, said Ajay Kumar Gupta sold, transferred and conveyed All that piece and parcel of land measuring **7.74** (seven point seven four) decimal equivalent to 04 (four) cottah 10 (ten) chitak 40 (forty) square feet be the same a little more less in R.S./L.R. Dag No.1354, out of the aforesaid land in favour of **Magnolia Infrastructure Development Limited**.
- I. By Virtue of above stated Deed of conveyance said Magnolia Infrastructure Development Limited became owner of All that piece and parcel of land measuring **7.74** (seven point seven four) decimal comprised in R.S./L.R. Dag No.1354 free from all encumbrances as detailed in the chart below:

Owner	Mouza	R.S./ L.R. Dag No.	Deed No/Year.	Total Area Owned (In Decimal)
Magnolia Infrastructure Development Limited	Kashinathpur	1354	03020/2014	7.74

- J. Said **Magnolia Infrastructure Development Limited** mutated its name in L.R. record of rights in respect of aforesaid total land in R.S./L.R. Dag No. 1354 recorded under L.R. Khatian No. 2021.
- K. Thus on the basis of the aforesaid facts and circumstances the Owners (No **1 to 14**) became the absolute owners of land measuring **294.58** decimal, being a demarcated portion, more fully

described in PART - I of the **FIRST SCHEDULE** comprised in R.S./L.R. Dag Nos. 1346, 1347, 1348, 1349, 1344 1345, 1316, 1320, 1321, 1323, 1352 and 1354, recorded under L.R. Khatian Nos. 35, 289, 297, 713, 757, 1065, 1066, 1067, 1068, 1431, 1432, 2320, 2321, 2459 and 2021, at Mouza: Kashinathpur, J.L. No. 39, Police Station: Rajarhat, Sub-Registration District Rajarhat (formerly Bidhannagar), PIN- 700135, District: North 24 Parganas free from all encumbrances as detailed in the chart below:

Owners	R.S/L.R DAG NO.												Total Area (in dec.)
	1346	1347	1348	1349	1344	1345	1316	1320	1321	1323	1352	1354	
Biswajit Ghosh	3.20	2.29	3.475	0.45	12	Nil	Nil	Nil	Nil	Nil	Nil	Nil	21.415
Alok Ghosh	3.19	2.30	3.475	0.45	12	Nil	Nil	Nil	Nil	Nil	Nil	Nil	21.415
Debasish Ghosh Alias Debasishlala	3.828	2.75	4.17	0.552	6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	17.3
Arun Ghosh Alias Arunlala	3.828	2.75	4.17	0.552	6	2.25	Nil	Nil	Nil	Nil	Nil	Nil	19.55
Dipankar Ghosh Alias Dipankar Lala	3.828	2.75	4.17	0.552	6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	17.3
Gita Rani Ghosh	0.638	0.46	0.695	0.092	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	2.885
Mithu Ghosh	0.319	0.23	0.3475	0.046	0.5	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1.4425
Rekha Rani Ghosh	0.319	0.23	0.3475	0.046	0.5	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1.4425
Sanjay Ghosh	3.37	3.88	5.985	2.385	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	15.62
Sujay Ghosh	3.37	3.88	5.985	2.385	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	15.62
Sandip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	15.63
Pradip Kumar Ghosh (Lala)	2.055	4.24	7.09	2.245	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	15.63
Aman Gupta	Nil	Nil	Nil	Nil	Nil	Nil	Nil	10	Nil	Nil	Nil	Nil	10
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	15.29	Nil	Nil	Nil	Nil	Nil	15.29
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	Nil	22.24	Nil	Nil	Nil	Nil	22.24
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	19.95	Nil	Nil	Nil	19.95

Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	5.51	Nil	Nil	5.51
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	33.75		Nil	Nil	Nil	Nil	Nil	33.75
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	14.85	Nil	14.85
Magnolia Infrastructure Development Limited	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	7.74	7.74
												Total	294.58

1. By an official letter dated 27th September of 2018 issued by the Office of the Block Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Aman Gupta's Property Vide Memo number: **CON/1734/BLLRO/RAJ/18** (the **LAND OWNER** herein). By an official letter dated 09TH January of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Magnolia's Property Vide Memo number: **Conversion/80/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Alok Ghosh's Property Vide Memo number: **Conversion/484/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Dipankar Ghosh's Property Vide Memo number: **Conversion/481/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Debasish Ghosh's Property Vide Memo number: **Conversion/479/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Biswajit Ghosh's Property Vide Memo number: **Conversion/483/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 22nd February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Arun Ghosh's Property Vide Memo number: **Conversion/490/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Sailendra Nath Lala's Property Vide Memo number: **Conversion/480/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 22nd February of 2019 issued by the Office of the District Land and Land Reforms

Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Samar Kumar Lala's Property Vide Memo number: **Conversion/489/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Sandip Kumar Ghosh Lala's Property Vide Memo number: **Conversion/482/1/3/DL&LRO/2019** (the **LAND OWNER** herein). By an official letter dated 21ST February of 2019 issued by the Office of the District Land and Land Reforms Office, Barasat, North 24 Parganas granted conversion of classification of land to Housing Complex in respect of the Pradip Kumar Ghosh Lala's Property Vide Memo number: **Conversion/478/1/3/DL&LRO/2019** (the **LAND OWNER** herein).

2. The said Magnolia Infrastructure Development Limited (the Vendor-Cum-Developer herein) in accordance with the said Joint Development Agreements read with the General Power of Attorneys caused a plan of the Complex prepared by the architects so appointed by them presently for the construction only of the complex/project and got the said plan Approved for sanctioned by Addl. Executive Officer of the North 24 Parganas Zilla Parishad, Barasat, being Memo No. 878/1(2)/ (N) Z.P. dated 20/01/2023.
3. The Said Land (as also Added Area as and when purchased), are earmarked for the purpose of building an integrated building complex known as "**MAGNOLIA SIGNATURE**" to be constructed in several phases (the "**PROJECT**") The buildings being part of the Project being constructed/has been constructed, on the existing quantum of the Said Land, as of now, (excluding any Added Area) is comprised of residential apartments as also commercial units and also other spaces and common areas, several numbers of building/blocks being constructed/to be constructed in several phases,(the "**COMPLEX**");

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority.

4. In accordance with the said plan the Developer herein in respect of the said "**Project Property**", morefully described in the **PART - II** of the **FIRST SCHEDULE** hereto is being developed by construction of 6 (SIX) nos. of buildings/blocks/Towers therein.
5. The Schedule Property, morefully described in the **PART - II** of the **FIRST SCHEDULE** hereto is being developed by the said Magnolia Infrastructure Development Limited (the Vendor-Cum-Developer herein) by causing construction of the Project consisting of 176 (one hundred and seventy six) nos. of self-contained independent residential flats/apartments along with 142 (one hundred and forty two) covered car parking & 28 (twenty eight) other parking spaces therein.
6. The common areas of the Project, inter alia, will have amenities and facilities, some of which are situated within Schedule Property being constructed/having been constructed and the others are to be situated in other parts of the Project and/or the Project to be built in the different phases of the Project on the Schedule Property, all of which, however, (irrespective of the location thereof and the phase(s) in which they will be constructed) are/would be earmarked and/or meant to be used in common by all the Allottee of the said Project, in due course, as and when they are available for use and enjoyment, depending upon the progress of the construction and

development of the Project on the Schedule Property, as the case may be. The details of the common areas available for use in common by all the Allottee of the Project are given in **PART-I & II** of the **THIRD SCHEDULE** hereunder written (collectively the “COMMON AREAS”).

7. The said Magnolia Infrastructure Development Limited (the Vendor-Cum-Developer herein) is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest for and as well as the **LAND OWNER** regarding the said land on which Project is to be constructed have been completed;
8. The said Magnolia Infrastructure Development Limited (the Vendor-Cum-Developer herein) has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ no. _____;on _____ under registration no. _____
9. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____square feet, built up area of sq. ft., built up area of sq. ft, more or less, and Saleable area of sq. ft., more or less, type _____, on _____ floor in within Block no. ____ ("Building") along with right to use medium size _____ car parking space, within the Project Name “**MAGNOLIA SIGANTURE**” as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the **REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016** (hereinafter referred to as the "Apartment" and “Parking Space” more particularly described in **SECOND SCHEDULE** and the floor plan of the apartment is annexed and boarded in **RED** color hereto);
10. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
11. Said Magnolia Infrastructure Development Limited (Vendor-Cum-Developer herein) shall take up construction and development of other phases of construction of the Project on the Schedule Property in due course as per the Said Plan and/or as per further plans to be sanctioned in due course.
12. _____
[Please enter any additional disclosures/details]
13. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
14. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
15. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor-Cum-Developer hereby agrees to sell and the

Allottee hereby agrees to purchase the [Apartment/Flat] and the garage/Covered parking (if applicable) as specified in paragraph 9;

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES AND AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the **VENDOR-CUM-DEVELOPER** agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment/Flat along with parking space] as specified in paragraph;

The Total Price for the [Apartment/Flat along with parking space] based on the carpet area is Rs. _____ (Rupees _____ only ("**Total Price**")

(Give break up and description):

Unit Price:	Rate of Apartment per square feet*
Cost of Apartment	
Less: Spot Booking Discount	
Sub-Total	

Other Charges:	
(a) Proportionate share of costs, charges and expenses of Power backup/Generator Rs. 45/- per sq. ft. on super built-up area.	(a) Rs. _____/- (Rupees _____) only.
(b) Proportionate share of installation of Transformer and Main Electricity charges calculated @ Rs. 75/- per sq. ft. on super built-up area.	(b) Rs. _____/- (Rupees _____) only.
(c) Legal/documentation Charges per Apartment. Documentation charges exclude registration/commissioning charges, stamp duty and registration fees, which shall be paid extra by the Allottees at actual (1% of the Property Value).	(c) Rs. _____/- (Rupees _____) only.
(d) Club Membership / Infrastructure Charges per Apartment calculated @ Rs. 55/- per sq.ft. on super built-up area.	(d) Rs. _____/- (Rupees _____) only.
(e) Association Formation Charges @ Rs. 5/- per sq.ft. on super built-up area.	(e) Rs. _____/- (_____ only.
(f) No Maintenance/Corpus Deposit has been kept by Magnolia.	
Sub-Total	Rs. _____/- (Rupees _____) only.

Total GST (Goods and Service Tax)	Rs...../- (Rupees) only.
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*Provide breakup of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Vendor-Cum-Developer towards the [Apartment/Flat along with parking space];

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Vendor-Cum-Developer by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Vendor-Cum-Developer) up to the date of handing over the possession of the [Apartment/Plot]:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the Vendor-Cum-Developer shall be increased/reduced based on such change / modification;

(iii) The Vendor-Cum-Developer shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Vendor-Cum-Developer shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of [Apartment/Flat] includes: 1) pro rata share in the Common Areas; and 2) **COVERED** garage(s)/closed parking(s)/ other parkings as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Vendor-Cum-Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Vendor-Cum-Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

The Allottee(s) shall make the payment as per the payment plan set out in **PART - III** of the **THIRD SCHEDULE** ("Payment Plan").

It is agreed that the Vendor-Cum-Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Vendor-Cum-Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

The Vendor-Cum-Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor-Cum-Developer. If there is any reduction in the carpet area within the defined limit then Vendor-Cum-Developer shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Vendor-Cum-Developer shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

The Vendor-Cum-Developer agrees and acknowledges the Allottee shall have the right to the Apartment/Plot] as mentioned below:

(i) The Allottee shall have exclusive ownership of the [Apartment/Flat] upon execution of the Sale deed/ Deed of Conveyance at the time on or before the handing over the possession.

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated irrespective of Phases of the project/Housing Complex and the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them.

Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Vendor-Cum-Developer shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

(iii) That the computation of the price of the [Apartment/Flat] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Vendor-Cum-Developer and the Allottee agrees that the [Apartment/Flat] along with covered garage/closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely **MAGNOLIA SIGNATURE** shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972

The Vendor-Cum-Developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Vendor-Cum-Developer fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Vendor-Cum-Developer agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

The Allottee has paid a sum of Rs _____, (Rupees _____ only) as booking amount being part payment towards the Total Price of the [Apartment/Flat along with Parking Space] at the time of application the receipt of which the Vendor-Cum-Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan as may be demanded by the Vendor-Cum-Developer within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Vendor-Cum-Developer abiding by the construction milestones, the Allottee shall make all payments, on demand by the Vendor-Cum-Developer, within the stipulated time as mentioned in the Payment Plan through A/c Payee Cheque/ Demand Draft or Online Payment (as applicable) in favour of 'MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED' payable at KOLAKTA.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Vendor-Cum-Developer with such permission, approvals which would enable the Vendor-Cum-Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Vendor-Cum-Developer accepts no responsibility in this regard. The Allottee shall keep the Vendor-Cum-Developer fully indemnified and harmless in this regard. Whenever there is any

change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Vendor-Cum-Developer immediately and comply with necessary formalities if any under the applicable laws. The Vendor-Cum-Developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Vendor-Cum-Developer shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Vendor-Cum-Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Vendor-Cum-Developer may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Vendor-Cum-Developer to adjust his payments in any manner.

5. TIME IS ESSENCE

Time is of essence for the Vendor-Cum-Developer as well as the Allottee. The Vendor-Cum-Developer shall abide by the time schedule for completing the project and handing over the [Apartment/Flat] to the Allottee and the common areas to the association of the allottee after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Vendor-Cum-Developer as provided in **PART - III of THIRD SCHEDULE** ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the [Apartment/Flat along with Parking Space] and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Vendor-Cum-Developer. The Vendor-Cum-Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Vendor-Cum-Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the The New Town Kolkata Planning Area (Building) Rules, 2014 and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Vendor-Cum-Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said [Apartment/Flat along with parking space]: The Vendor-Cum-Developer agrees and understands that timely delivery of possession of the [Apartment/Flat along with Parking Space] is the essence of the Agreement. The Vendor-Cum-Developer, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Flat along with Parking Space] on 31.12.2026, as per the Registration vide no. Dated as per the sections of the RERA Act, 2016, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other

calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Vendor-Cum-Developer shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Vendor-Cum-Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Vendor-Cum-Developer shall refund to the Allottee the entire amount received by the Vendor-Cum-Developer from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Vendor-Cum-Developer and that the Vendor-Cum-Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession - The Vendor-Cum-Developer, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Flat along with Parking Space], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Vendor-Cum-Developer shall give possession of the [Apartment/Plot] to the Allottee. The Vendor-Cum-Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor-Cum-Developer. The Allottee agree(s) to pay the maintenance charges as determined by the Vendor-Cum-Developer /association of allottees, as the case may be. The Vendor-Cum-Developer on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate* of the Project.

Failure of Allottee to take Possession of [Apartment/Flat along with parking space]: Upon receiving a written intimation from the Vendor-Cum-Developer as mentioned above, the Allottee shall take possession of the [Apartment/Flat along with Parking Space] from the Vendor-Cum-Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor-Cum-Developer shall give possession of the [Apartment/Flat along with Parking Space] to the allottee. In case the Allottee fails to take possession within the time provided as mentioned above, such Allottee shall continue to be liable to pay maintenance charges as applicable.

Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Vendor-Cum-Developer to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

Cancellation by Allottee - The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the Vendor-Cum-Developer, the Vendor-Cum-Developer herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the Vendor-Cum-Developer to the allottee within 45 days of such cancellation.

Compensation –The Vendor-Cum-Developer shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Vendor-Cum-Developer fails to complete or is unable to give possession of the [Apartment/Flat along with Parking Space] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a Vendor-Cum-Developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Vendor-Cum-Developer shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Flat along with parking space], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Vendor-Cum-Developer shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Flat along with parking space].

8. REPRESENTATIONS AND WARRANTIES OF THE VENDOR-CUM-DEVELOPER

The Vendor-Cum-Developer hereby represents and warrants to the Allottee as follows:

(i) The [Vendor-Cum-Developer] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

(ii) The Vendor-Cum-Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project;

[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Flat along with parking space];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Flat along with parking space] are valid and subsisting and have been obtained by following due process of law. Further, the Vendor-Cum-Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Flat/parking space] and common areas;

(vi) The Vendor-Cum-Developer has the right to enter into this Agreement and has not committed or omitted to perform any actor thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Vendor-Cum-Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Flat/parking space] which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Vendor-Cum-Developer confirms that the Vendor-Cum-Developer is not restricted in any manner whatsoever from selling the said [Apartment/Flat/parking space] to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Vendor-Cum-Developer shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Flat / parking space] to the Allottee and the common areas to the Association of the Allottees;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Vendor-Cum-Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Vendor-Cum-Developer in respect of the said Land and/or the Project;

(xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

Subject to the Force Majeure clause, the Vendor-Cum-Developer shall be considered under a condition of Default, in the following events:

(i) Vendor-Cum-Developer fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Vendor-Cum-Developer's business as a Vendor-Cum-Developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

In case of Default by Vendor-Cum-Developer under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Vendor-Cum-Developer as demanded by the Vendor-Cum-Developer. If the Allottee stops making payments, the Vendor-Cum-Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Vendor-Cum-Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Vendor-Cum-Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Flat along with parking space].

The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for **7 days** after consecutive demands made by the Vendor-Cum-Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the v on the unpaid amount at the rate specified in the Rules.

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Vendor-Cum-Developer in this regard, the Vendor-Cum-Developer shall cancel the allotment of the [Apartment/Flat along with Parking Space] in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Vendor-Cum-Developer, on receipt of complete amount of the Price of the [Apartment/Flat along with Parking Space] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Flat along with parking space] together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Vendor-Cum-Developer to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Vendor-Cum-Developer is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority/(ies).

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Vendor-Cum-Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the [Apartment/Flat/parking space].

12. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Vendor-Cum-Developer as per the agreement for sale relating to such development is brought to the notice of the Vendor-Cum-Developer within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Vendor-Cum-Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Vendor-Cum-Developer's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The Allottee hereby agrees to purchase the [Apartment/Flat along with parking space] on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Vendor-Cum-Developer / maintenance agency / association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the "*MAGNOLIA SIGNATURE*" (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottee formed by the Allottee for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

The Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Flat/parking space] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Flat along with parking space], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Flat/parking space] and keep the [Apartment/Flat/parking

space], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior rside of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Flat along with Parking Space] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Flat/parking space]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor-Cum-Developer and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a [Apartment/Flat/parking space] with the full knowledge of all Laws, Rules, Regulations, Notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said [Apartment/Flat/parking space], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Flat/parking space]/ at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS

The Vendor-Cum-Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

19. VENDOR-CUM-DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Vendor-Cum-Developer executes this Agreement he shall not mortgage or create a charge on the [Apartment/Flat] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Flat].

20. APARTMENT OWNERSHIP ACT

The Vendor-Cum-Developer has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Vendor-Cum-Developer showing compliance of various laws/regulations as applicable in the State of West Bengal.

21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Vendor-Cum-Developer does not create a binding obligation on the part of the Vendor-Cum-Developer or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Vendor-Cum-Developer. If the Allottee(s) fails to execute and deliver to the Vendor-Cum-Developer this Agreement within 30(thirty) days from the date of its receipt by the Allottee and/or appear before the Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by the Vendor-Cum-Developer, then the Vendor-Cum-Developer shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

23. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Flat along with parking space], in case of a transfer, as the said obligations go along with the [Apartment/Flat along with parking space] for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE

The Vendor-Cum-Developer may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Vendor-Cum-Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Vendor-Cum-Developer to exercise such discretion in the case of other Allottees. Failure on the part of the Vendor-Cum-Developer to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case maybe, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Flat/parking space] bears to the total carpet area of all the [Apartments/Flat] in the Project.

28. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Vendor-Cum-Developer through its authorized signatory at the Vendor-Cum-Developer's Office, or at some other place, which may be mutually agreed between the Vendor-Cum-Developer and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Vendor-Cum-Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____.

30. NOTICES

That all notices to be served on the Allottee and the Vendor-Cum-Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Vendor-Cum-Developer by Registered Post at their respective addresses specified below:

_____ Name of Allottee
 _____ (Allottee Address)

M/s MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED

93, Dr. Suresh Chandra Banerjee Road, Beliaghta, Kolkata – 700010.

It shall be the duty of the Allottee and the Vendor-Cum-Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by

Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor-Cum-Developer or the Allottee, as the case maybe.

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Vendor-Cum-Developer to the Allottees whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. GOVERNING LAW

That 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 India for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]

THE FIRST SCHEDULE ABOVE REFERRED TO

PART-I

(SCHEDULE PROPERTY / SAID WHOLE PROPERTY)

ALL THAT the pieces or parcels of land measuring **294.58 decimal**, being a demarcated portion of R.S./L.R. Dag Nos. 1346, 1347, 1348, 1349, 1344, 1345, 1316, 1320, 1321, 1323, 1352 AND 1354, recorded under L.R. Khatian Nos. 35, 289, 297, 713, 757, 1065, 1066, 1067, 1068, 1431, 1432, 2320, 2321, 2459 AND 2021, at Mouza: Kashinathpur, J.L. No. 39, Police Station: Rajarhat, Sub-Registration District Rajarahat (formerly Bidhannagar), PIN- 700135, District: North 24 Parganas and butted and bounded as follows:

ON THE NORTH	:	Land of R.S. Dag Nos. 1342, 1343 and Land of Other Dag Nos.
ON THE EAST	:	Land of Dag nos. 1323, 1324, 1319, Part Land of Dag No. 1321 & land of other Dag nos.
ON THE SOUTH	:	Land of R.S. Dag No. 1350 and Part Land of R.S. Dag No. 1352
ON THE WEST	:	100 Wide P.W.D. Road

PART-II

Project Property

The divided and demarcated portion of the **SCHEDULE PROPERTY / SAID PROPERTY** described in Part I of the 1st Schedule above, such divided and demarcated portion being land measuring **223 decimal**, being a demarcated portion of R.S./L.R. Dag Nos. 1346, 1347, 1348, 1349, 1344, 1345, 1316, 1320, 1321, 1323, 1352 AND 1354, recorded under L.R. Khatian Nos. 35, 289, 297, 713, 757, 1065, 1066, 1067, 1068, 1431, 1432, 2320, 2321, 2459 AND 2021, at Mouza: Kashinathpur, J.L. No. 39, Police Station: Rajarhat, Sub-

Registration District Rajarahat (formerly Bidhannagar), PIN- 700135, District: North 24 Parganas and butted and bounded as follows:

- ON THE NORTH : Land of R.S. Dag Nos. 1342, 1343 and Land of Other Dag Nos.
 ON THE EAST : Land of Dag nos. 1323, 1324, 1319, Part Land of Dag No. 1321& land of other Dag nos.
 ON THE SOUTH : Land of Dag No. 1353 & Part land of Dag nos. 1352 and land of Dag Nos. 1348, 1347, 1346 & other Dag Nos.
 ON THE WEST : 100 feet wide P.W.D. Road

SECOND SCHEDULE

[Apartment]

ALL THAT Apartment No., on the floor, measuring a carpet area of square feet, more or less, built-up area sq. ft, more or less, balcony area of square feet, more or less, within the residential housing building/project (Under Construction) named "MAGNOLIA SPORTS CITY", **ALONG WITH** undivided proportionate share, right, title and interest in the land underneath the building on which the flat is situated, forming part of the Schedule Property together with common rights in the common areas and facilities of the said building/Project/Schedule Property.

[PARKING SPACE]

One right to use medium size Car Parking Space, on the _____ floor, on the said project.

THE THIRD SCHEDULE ABOVE REFERRED TO

(PART - I)

Common Area

The Common Areas shall include -

- A) Paths and passages, internal roads, common passages, drive ways, entrance gates
- B) Administrative and care taker's Room
- C) The foundation columns, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
- D) Drains and sewers from the premises to the Municipal/Panchayet Duct.
- E) Water sewerage and drainage connection pipes from the Flats to drains and sewers common to the premises.
- F) Common toilets and bathrooms on the Ground Floor meant for use of durwans, drivers, maintenance staff, etc.
- G) Boundary walls of the entire project including outer side of the walls of the Said Building and main gates.
- H) Water pump and motor with installation and room therefore.
- I) Bore well, water pump, overhead tanks and underground water reservoirs, water pipes and other common plumbing installations and spaces required thereto.
- J) Transformer, electrical wiring, meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Flat) and spaces required therefore.
- K) Windows/doors/grills and other fittings of the Common Areas Generator its installations and its allied accessories and spaces required therefore.
- L) Lifts, Lift Machine Room and their accessories installations and spaces required therefore.

- M) Such other Common Areas, equipments, installations, fixtures, fittings in covered and open space in or about the Said Project and/or the Said Building as are necessary for passage to or use and occupancy of the Flats as are necessary.
- N) Machinery for twenty four hours water supply from captive and deep tubewells and water filtration plant, if any.
- O) AC Community Hall with Toilets and Cooking Area.
- P) Gymnasium with equipments and accessories.
- Q) Swimming Pool.
- R) Indoor Games Room with equipments and accessories.
- S) Landscaped Garden.
- T) Top Roof of the Said Building for common use.
- U) Closed Circuit Camera/T.V. at the ground floor level, with Central Security Surveillance.

(PART - II)
(Specifications, Amenities and Facilities)

FOUNDATION		RCC Foundation
SUPERSTRUCTURE		RCC Framed Structure
WALLS		Bricks Masonry
ROOMS	FLOOR	Vitrified tiles in Living/Dining & Bedrooms
	WALL	Wall Putty
KITCHEN	FLOOR	Ceramic Tiles
	COUNTER	Black granite counter top
	FITTINGS & FIXTURES	Stainless steel sink & Provision for Exhaust fan
	SINK	Stainless Steel Sink
	DADO	Ceramic tiles (2 ft. above counter)
TOILETS	FLOOR	Ceramic tiles
	DADO	Glazed tiles
	W.C.	European type of Jaquar/Parryware or similar reputed brand
	Wash Basin	Jaquar/Parryware or similar reputed brand
FITTINGS C.P.	DOOR FRAME	Wooden Frame
	SHUTTER	Flush Door (Laminated)
	WINDOWS	Sliding Aluminium (anodized)
ELECTRICAL	WIRING	Concealed copper wiring
	POWER SUPPLY	Through WBSEB network
	GENERATOR	Power back-up - 24x7
	LIFT	Reputed brand
	STAIRCASE/LOBBY	Spacious staircase, elegant lobby & floor corridors with good quality marble/Kota stone/granite
	WATER SUPPLY	24x7 captive water supply

AMENITIES AND FACILITIES

- AC COMMUNITY HALL
- SEPARATE INDOOR GAMES
- YOGA
- BADMINTON COURT
- FULLY EQUIPPED GYMNASIUM
- CHILDREN'S PLAY AREA
- LANDSCAPED GARDEN
- ELEVATORS
- CCTV
- SECURITY
- 24 HOURS WATER SUPPLY

PART - III
(Payment Plan)

Instalment No.	Payment Stage	Percentage
1	On Booking	10% of Unit Cost + Taxes as applicable
2	On Sale Agreement (Within 20 days)	10% of Unit Cost + Taxes as applicable
3	On Completion of Foundation	10% of Unit Cost + Taxes as applicable
4	On Completion of Ground Floor Roof Casting	10% of Unit Cost + Taxes as applicable
5	On Completion of 1st Floor Roof Casting	10% of Unit Cost + Taxes as applicable
6	On Completion of 2nd Floor Roof Casting	10% of Unit Cost + Taxes as applicable
7	On Completion of 3rd Floor Roof Casting	10% of Unit Cost + Taxes as applicable
8	On Completion of 4th Floor Roof Casting	10% of Unit Cost + Taxes as applicable
9	On Completion of Brickwork of said unit	10% of Unit Cost + Taxes as applicable
10	On Completion of Flooring of said unit	5% of Unit Cost + Taxes as applicable
11	On Possession	5% of Unit Cost + 100% of legal fees + 100% of Extra Charges + Taxes as applicable
Extras & Deposits:		
1) Transformer/Main Elect. : Rs. 75/- per sq. ft. on super built-up area.		
2) Power backup/Generator: Rs. 45/- per sq. ft. on super built-up area for Standby Power Supply for Diesel Generator.		
3) Club Membership: Rs. 55/- per sq. ft. on super built-up area.		
4) Legal & Registry Processing Charge: 1% of Property Value.		
5) Association Formation Charges: Rs. 5/- per sq. ft. on super built-up area.		
6) No Maintenance/Corpus Deposit is being kept by Magnolia.		
Other terms and conditions :		
a) Lock in period: 1(One) year from the date of execution of the Agreement.		
b) WBSEB meter: on Actual		
c) Registration / Stamp Duty / Taxes: As Applicable		
d) GST: As Applicable & Compulsory		
e) Holding charges for Registration after Project handover is Rs.5,000/- per month.		

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kolkata (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SRI DEBASISH GHOSH alias DEBASISH LALA, SRI ARUN GHOSH alias ARUN LALA, SRI DIPANKAR GHOSH alias DIPANKAR LALA, SRI BISWAJIT GHOSH, SRI ALOK GHOSH, GITA RANI GHOSH, MITHU GHOSH, REKHA RANI GHOSH, SANJAY GHOSH, SUJAY GHOSH, SANDIP KUMAR GHOSH alias SANDIP KUMAR LALA, PRADIP KUMAR GHOSH alias PRADIP KUMAR LALA & AMAN GUPTA
being represented by its constituted attorney MR. VIVEK PODDAR [**Land Owner**]

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
represented by its' Director namely SRI VIVEK PODDAR [**Vendor-Cum-Developer**]

[Allottees]

WITNESSES:

1.

2.

Memo page

LAYOUT PLAN OF
FLAT NO. ON THE FLOOR
MEASURING ABOUT SQ. FT. CARPET AREA APPROX.,
ADMEASURING ABOUT SQ. FT. BUILT-UP AREA APPROX.

LAY OUT

**SRI DEBASISH GHOSH alias DEBASISH LALA, SRI ARUN GHOSH alias ARUN LALA, SRI
DIPANKAR GHOSH alias DIPANKAR LALA, SRI BISWAJIT GHOSH, SRI ALOK GHOSH, GITA
RANI GHOSH, MITHU GHOSH, REKHA RANI GHOSH,
SANJAY GHOSH, SUJAY GHOSH, SANDIP KUMAR GHOSH alias SANDIP KUMAR LALA,
PRADIP KUMAR GHOSH alias PRADIP KUMAR LALA & AMAN GUPTA
being represented by its constituted attorney MR. VIVEK PODDAR [Land Owner]**

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED
represented by its' Director namely SRI VIVEK PODDAR [Vendor-Cum-Developer]

[Allottees]

Magnolia Infrastructure Development Ltd.

Director