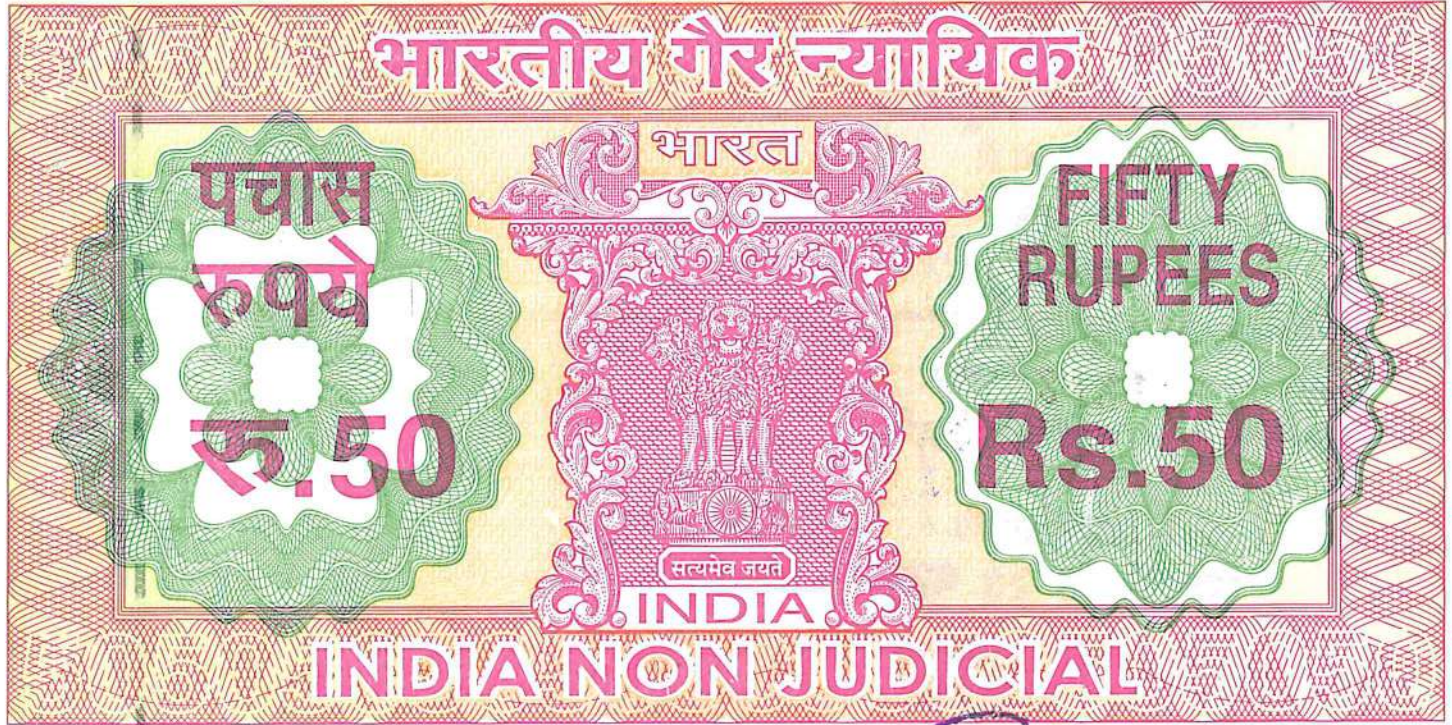


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It is certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.


Additional Registrar of Assurances-III, Kolkata

A.R.A.
III

Additional Registrar of Assurances III Kolkata
15 JUN 2023

DEVELOPMENT POWER OF ATTORNEY

This "Development Power of Attorney" executed on this 16th day of June, 2023 (Two Thousand and Twenty-Three)

চ্যাম্প চেম্বার, অনাথবন্ধু গিরি
বসিরহাট কৌজারী

উ. ডি. নং _____ তার _____

চাকার চাকান ডায়

কমিক নম্বর 1819

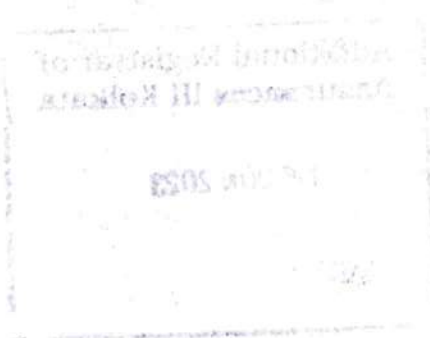
কোড _____

স্থান _____



9 JAN 2023

চ্যাম্প চেম্বার
বাসার. ডি ২৪ পরবর্তী



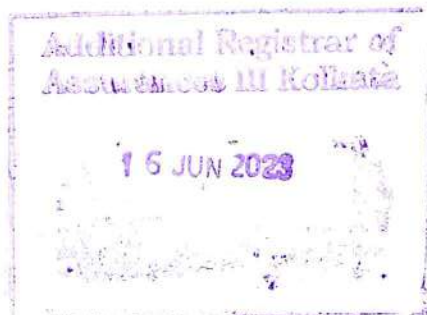
অনুমোদিত ও প্রমাণিত
কৌজারী
১৫ জুন ২০২৩



(1) **SMT. SUDIPTA MUKHERJEE** (PAN: CWQPM3145Q) (AADHAAR NO: 287541706636), (Mobile No: 6289558066), wife of Sri Arnab Mukherjee, by nationality Indian, by faith Hindu, by occupation Housewife, residing at Village: Bhatenda, Kolkata-700135, Post Office and Police Station: Rajarhat, District-North 24 Parganas, (2) **SMT. PAPIA BANERJEE** (PAN: AEFPB8748B) (AADHAAR NO: 901588642369), (Mobile No: 8951619330), daughter of Late Alok Banerjee, by nationality Indian, by faith Hindu, by occupation Business, residing at Flat No. SP-302, Siddha Town, Sir Ramesh Mitra Road, Kolkata-700136, Post Office-Rajarhat-Gopalpur and Police Station: Narayanpur, District-North 24 Parganas, (3) **SRI ARNAB MUKHERJEE** (PAN: AYBPM0733B) (AADHAAR NO: 995007433345), (Mobile No: 9830828727), son of Late Parimal Mukherjee, by nationality Indian, by faith Hindu, by occupation Business, residing at Village: Bhatenda, Kolkata-700135, Post Office and Police Station: Rajarhat, District-North 24 Parganas, (4) **SRI ARINDAM BANERJEE** (PAN: AEFPB8754F) (AADHAAR NO: 747402904129), (Mobile No: 9830792002), son of Late Alok Banerjee, by nationality Indian, by faith Hindu, by occupation Business, residing at Flat No. SL-401, Silver 1 Block, Siddha Pines, AS185, Rajarhat Main Road, Kolkata-700136, Post Office and Police Station: Rajarhat, District-North 24 Parganas, hereinafter collectively referred to as the "EXECUTANTS", which expression shall, unless it be repugnant to the context or mean and include her heirs, executors, administrators, representatives, successor-in-title and permitted assign) of the **ONE PART**

IN FAVOUR OF

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, being the Director of **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, hereinafter referred to as the **ATTORNEY** of the **OTHER PART**.

The Grantors and the Attorney are hereinafter individually referred as "**Party**" and collectively as "**Parties**"

WHEREAS:

1. One Santosh Chandra Ray was the recorded Owners in respect of *inter alia* **ALL THAT** piece and parcel of (i) land measuring 04 (four) Decimal, more or less, comprised in R.S. Dag No. 148 and (ii) land measuring 28 (twenty-eight) Decimal, more or less, comprised in R.S. Dag No. 149, both recorded under R.S. Khatian No. 539, Mouza Bhatenda, J.L. No. 28, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Police Station: Rajarhat, Sub-Registration Office Rajarhat, Kolkata-700135, District North 24 Parganas, West Bengal (hereinafter referred as the "**Schedule Property**").
2. The said Santosh Chandra Ray, a Hindu governed by the Dayabhaga School of Hindu Law died intestate, leaving behind him, surviving his 02 (two) sons, namely, (1) Sri Anil Ray *alias* Anil Kumar Ray and (2) Sri Sunil Ray *alias* Sunil Kumar Ray, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Santosh Chandra Ray in respect of the Schedule Property, as per Hindu Succession Act, 1956. The said (1) Sri Anil Ray *alias* Anil Kumar Ray and (2) Sri Sunil Ray *alias* Sunil Kumar Ray each having an undivided $\frac{1}{2}$ (one-half) share and/or interest in the said Schedule Property.
3. The said (1) Sri Anil Ray *alias* Anil Kumar Ray and (2) Sri Sunil Ray *alias* Sunil Kumar Ray consequently got their names mutated and recorded in the records of the Block Land & Land Reforms Office at Rajarhat, District North 24



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Parganas and duly paid khajna/taxes thereof in respect of the Schedule Property, in the following manner:

Name	R.S./L.R. Dag No.	L.R. Khatian	Land Share (as per ROR)	Land Area (in Decimal)
Anil Ray	148	35	0.5000	02
	149		0.5000	14
Sunil Ray	148	814	0.5000	02
	149		0.5000	14

4. The said Sri Anil Ray *alias* Anil Kumar Ray, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 03rd November 1989 leaving behind him, surviving his, widow, Smt. Urmila Ray and 03 (three) sons, namely, (1) Sri Basudeb Ray, (2) Sri Amal Kumar Ray and (3) Sri Swapan Kumar Ray, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Anil Ray *alias* Anil Kumar Ray in respect of undivided $\frac{1}{2}$ (one-half) share and/or interest in the Schedule Property, each having an undivided $\frac{01}{8}$ th share and/or interest therein, as per Hindu Succession Act, 1956.
5. The said Sri Sunil Ray *alias* Sunil Kumar Ray, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 14th October 1994 leaving behind him, surviving his, widow, Smt. Triptimayi Ray and 02 (two) sons, namely, (1) Sri Biswajit Ray and (2) Sri Subir Prasad Ray and 03 (three) married daughters, namely, (1) Smt. Kabita Bhattacharjee, (2) Smt. Babita Mukherjee and (3) Smt. Ruba Chakraborty, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Sunil Ray *alias* Sunil Kumar Ray in respect of undivided $\frac{1}{2}$ (one-half) share and/or interest in the Schedule Property, each having an undivided $\frac{01}{12}$ th share and/or interest therein, as per Hindu Succession Act, 1956.
6. The said (1) Smt. Urmila Ray *alias* Urmila Devi (2) Sri Basudeb Ray (3) Sri Amal Kumar Ray (4) Sri Swapan Kumar Ray (5) Smt. Triptimayi Ray (6) Sri Biswajit Ray (7) Sri Subir Prasad Ray (8) Smt. Kabita Bhattacharjee (9) Smt. Babita Mukherjee and (10) Smt. Ruba Chakraborty, as the owners of the Schedule



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Property granted a General Power of Attorney dated 12th February 2010 registered in the Office of the District Sub-Registrar-II, North 24 Parganas and recorded in Book-IV, CD Volume No. 1, at Pages 2671 to 2686, being No. 00268 for the year 2010 wherein they collectively appointed, Smt. Sujata Ray, wife of Sri Basudeb Ray, as their true, lawful and constituted attorney in order to cause sale and transfer of the Schedule Property on their behalf during their absence.

7. The said (1) Smt. Urmila Ray *alias* Urmila Devi, wife of Late Anil Ray *alias* Anil Kumar Ray (2) Sri Amal Kumar Ray (3) Sri Swapan Kumar Ray, both sons of Late Anil Ray *alias* Anil Kumar Ray collectively executed a Deed of Gift (*Daanpatra Dali*) dated 03rd January 2014 registered in the Office of the Additional District Sub-Registrar, Rajarhat, District North 24 Parganas and recorded in Book-I, CD Volume No. 1, at Pages 1226 to 1239, being No. 00057 for the year 2014, gifted and conveyed in consideration of their natural love and affection in favour of Sri Basudeb Ray, their undivided 03/8th share and/or interest in the Schedule Property, being equivalent to **ALL THAT** piece and parcel of (i) land measuring 01.50 (one point five zero) decimal, more or less, comprised in R.S./L.R. Dag No. 148 and (ii) land measuring 10.50 (ten point five zero) decimal, more or less, comprised in R.S./L.R. Dag No. 149, both recorded under L.R (*Kri*) Khatian No. 35 corresponding to L.R. (*Akrishi*) Khatian No. 16, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10, Police Station: Rajarhat, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal (hereinafter referred as "**Basudeb's First Land**") out of the said Schedule Property.
8. The said (1) Smt. Kabita Bhattacharjee (2) Smt. Babita Mukherjee, both daughters of Late Sunil Ray *alias* Sunil Kumar Ray represented by their constituted attorney, Smt. Sujata Ray, (as mentioned above) as the vendors therein, by way of a Deed of Sale (*Saaf Bikray Kobala Dali*) dated 03rd January 2014 registered in the Office of the Additional District Sub-Registrar, Rajarhat, District North 24 Parganas and recorded in Book-I, CD Volume No. 1, at Pages



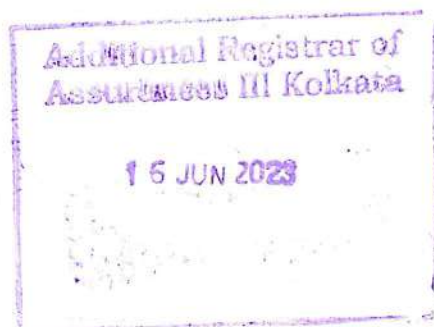
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1277 to 1288, being No. 00061 for the year 2014, sold conveyed and transferred in favour of Sri Basudeb Ray, their undivided 1/6th share and/or interest in the Schedule Property, being equivalent to **ALL THAT** piece and parcel of **(i)** land measuring 0.66 (zero point six six) decimal, more or less, comprised in R.S./L.R. Dag No. 148 and **(ii)** land measuring 04.67 (four point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 149, both recorded under L.R. (*Krr*) Khatian No. 814 corresponding to L.R. (*Akrishi*) Khatian No. 311, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10, Police Station: Rajarhat, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal (hereinafter referred as "**Basudeb's Second Land**"), out of the Schedule Property along with other plot of land, for the consideration mentioned therein.

9. The said (1) Sri Subir Prasad Ray and (2) Smt. Triptimayi Ray, represented by their constituted attorney, Smt. Sujata Ray, (as mentioned above) as the vendors therein, by way of a Deed of Sale (*Saaf Bikray Kobala Dalil*) dated 03rd January 2014 registered in the Office of the Additional District Sub-Registrar, Rajarhat, District North 24 Parganas and recorded in Book-I, CD Volume No. 1, at Pages 1289 to 1300, being No. 00062 for the year 2014, sold conveyed and transferred in favour of Sri Basudeb Ray, their undivided 1/6th share and/or interest in the Schedule Property, being equivalent to **ALL THAT** piece and parcel of **(i)** land measuring 0.67 (zero point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 148 and **(ii)** land measuring 04.66 (four point six six) decimal, more or less, comprised in R.S./L.R. Dag No. 149 recorded under L.R. (*Krr*) Khatian No. 814 corresponding to L.R. (*Akrishi*) Khatian No. 311, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10, Police Station: Rajarhat, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal (hereinafter referred as "**Basudeb's Third Land**"), out of the Schedule Property, along with other plot of land, for the consideration mentioned therein.



10. The said (1) Sri Biswajit Ray, son of Late Sunil Ray *alias* Sunil Kumar Ray and (2) Smt. Ruba Chakraborty, daughter of Late Sunil Ray *alias* Sunil Kumar Ray represented by their constituted attorney, Smt. Sujata Ray, as the Vendors therein, by way of a Deed of Sale (*Saaf Bikray Kobala Dali*) dated 03rd January 2014 registered in the Office of the Additional District Sub-Registrar, Rajarhat, District North 24 Parganas and recorded in Book-I, CD Volume No. 1, at Pages 1326 to 1337, being No. 00063 for the year 2014, sold conveyed and transferred in favour of Sri Basudeb Ray, their undivided 1/6th share and/or interest in the Schedule Property, being equivalent to **ALL THAT** piece and parcel of (i) land measuring 0.67 (zero point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 148 and (ii) land measuring 04.67 (four point six seven) decimal, more or less, comprised in R.S./L.R. Dag No. 149 recorded under L.R. (*Kri*) Khatian No. 814 corresponding to L.R. (*Akrishi*) Khatian No. 311, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10, Police Station: Rajarhat, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal (hereinafter referred as "**Basudeb's Fourth Land**"), out of the Schedule Property, along with other plot of land, for the consideration mentioned therein.
11. And the said Sri Basudeb Ray by virtue of inheritance and the aforesaid Basudeb's First Land, Basudeb's Second Land, Basudeb's Third Land and Basudeb's Fourth Land from the legal heirs of Late Anil Ray *alias* Anil Kumar Ray and Late Sunil Ray *alias* Sunil Kumar Ray, the said Basudeb Roy became the sole and absolute owner of the Schedule Property.
12. The said Sri Basudeb Ray consequently got his name mutated and recorded in the records of the Block Land & Land Reforms Office at Rajarhat, District North 24 Parganas in respect of the Schedule Property vide L.R. Khatian No. 4759 and and duly paid khajna/taxes thereof.
13. The said Sri Basudeb Ray, a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 10th April 2022, leaving behind him, surviving his widow,



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Smt. Sujata Ray and only son, Sri Kaushik Ray and only daughter, Smt. Moutrisha Ray, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Basudeb Ray in respect of the Schedule Property, each having an undivided 1/3rd share and/or interest therein, as per Hindu Succession Act, 1956.

14. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray jointly decided to transfer the said Schedule Property for which they have demarcated the Schedule Property, the land comprised in L.R. Dag No. 149 in Lot Nos. A, B, C and D, measuring 07 decimal each Lot and in L.R. Dag No. 148 in Lot E measuring 04 decimal.
15. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray, as the vendors therein, by way of a Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 218605 to 218628, being No. 190103650 for the year 2022, sold conveyed and transferred in favour of Sri Alok Banerjee, **ALL THAT** piece and parcel of land measuring 07 (seven) decimal, more or less, marked in Lot A therein, comprised in R.S./L.R. Dag No. 149 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10 (previously 2998), Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal, out of the said Schedule Property, for the consideration mentioned therein.
16. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray, as the Vendors therein, by way of a Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 224829 to 224851, being No. 190103652 for the year 2022, sold conveyed and transferred in favour of Sri Arindam Banerjee, **ALL THAT** piece and parcel of land measuring 07 (seven) decimal, more or less, marked in Lot B therein, out of the said

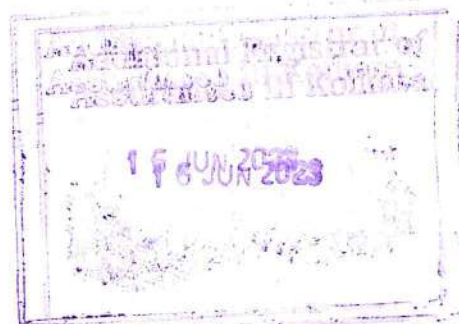


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Schedule Property, comprised in R.S./L.R. Dag No. 149 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10 (previously 2998), Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal, for the consideration mentioned therein.

17. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray, as the Vendors therein, by way of a Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 218648 to 218670, being No. 190103653 for the year 2022, sold conveyed and transferred in favour of Smt. Sudipta Mukherjee, **ALL THAT** piece and parcel of land measuring 04 (four) decimal, more or less, marked in Lot E therein, out of the said Schedule Property, comprised in R.S./L.R. Dag No. 148 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10 (previously 2998), Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal, for the consideration mentioned therein.
18. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray, as the Vendors therein, by way of a Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 218117 to 218140, being No. 190103654 for the year 2022, sold conveyed and transferred in favour of Sri Arnab Mukherjee, **ALL THAT** piece and parcel of land measuring 07 (seven) decimal, more or less, marked in Lot D therein, out of the said Schedule Property, comprised in R.S./L.R. Dag No. 149 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10 (previously 2998), Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-



Registration Office Rajarhat, District North 24 Parganas, West Bengal, for the consideration mentioned therein.

19. The said (1) Smt. Sujata Ray (2) Sri Kaushik Ray and (3) Smt. Moutrisha Ray, as the Vendors therein, by way of a Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 218617 to 218694, being No. 190103655 for the year 2022, sold conveyed and transferred in favour of Smt. Papia Banerjee, **ALL THAT** piece and parcel of land measuring 07 (seven) decimal, more or less, marked in Lot C therein, out of the said Schedule Property, comprised in R.S./L.R. Dag No. 149 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759, Mouza Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 10 (previously 2998), Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, District North 24 Parganas, West Bengal, for the consideration mentioned therein.
20. The said (1) Alok Banerjee (now deceased) (2) Sri Arindam Banerjee (3) Smt. Sudipta Mukherjee (4) Sri Arnab Mukherjee and (5) Smt. Papia Banerjee consequently got their names mutated and recorded in the records of the Block Land & Land Reforms Office at Rajarhat, District North 24 Parganas in respect of the Schedule Property and duly paid khajna/taxes thereof. The said records are the following manner:

Name	R.S./L.R. Dag No.	L.R. Khatian	Land Share (as per ROR)	Land Area (in Decimal)
Alok Banerjee (now deceased)	149	5332	0.2500	07
Sri Arindam Banerjee	149	5326	0.2500	07
Smt. Sudipta Mukherjee	148	5329	1.0000	04
Sri Arnab Mukherjee	149	5320	0.2500	07
Smt. Papia Banerjee	149	5328	0.2500	07



21. The said Alok Banerjee (now deceased), Sri Arindam Banerjee, Smt. Sudipta Mukherjee, Sri Arnab Mukherjee and Smt. Papia Banerjee on basis of causing mutation of the Schedule Property in their respective names in the above manner, with the purview of conveying the Schedule Property for residential purpose, got necessary orders of conversion from the Office of the Block Land and Land Reforms Officer at Rajarhat, North 24 Parganas, which granted Certificates of Conversion under Section 4C of the West Bengal Land Reforms Act, 1955 for change of classification of land in respect of the Schedule Property from their existing nature to the nature of "*Bastu*" vide Memo Nos.
- i) CON/1775/BL&LRO/RAJ/22
 - ii) CON/1776/BL&LRO/RAJ/22
 - iii) CON/1777/BL&LRO/RAJ/22
 - iv) CON/1778/BL&LRO/RAJ/22
 - v) CON/1779/BL&LRO/RAJ/22
- all dated 01st September 2022.
22. The said Alok Banerjee (now deceased), a Hindu governed by the *Dayabhaga* School of Hindu Law died intestate on 26th January 2023 leaving behind him, surviving his wife, Smt. Sunanda Banerjee and only son, Sri Arindam Banerjee and only daughter, Smt. Papia Banerjee, as his only surviving legal heir and heiresses, who jointly and equally inherited all right, title and interest of Late Alok Banerjee in respect of the Schedule Property, each having an undivided 01/3rd share and/or interest therein, as per Hindu Succession Act, 1956.
23. Said Smt. Sunanda Banerjee and Smt. Papia Banerjee jointly executed a Deed of Gift dated 28th April, 2023 registered in the Office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book-I, Volume No. 1904-2023, at Pages 305514 to 305532, being No. 190405995 for the year 2023, gifted and conveyed in consideration of their natural love and affection in favour of Sri Arindam Banerjee, their undivided 2/3rd (two-third) share and/or interest in the



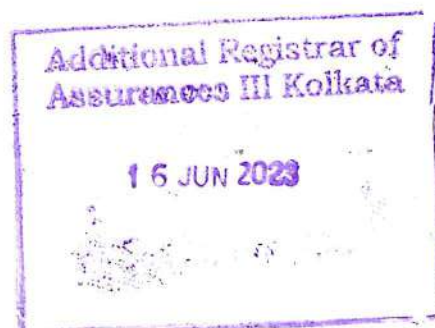
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said Schedule Property, being equivalent to **ALL THAT** piece and parcel of land classified as *bastu* measuring about 04.66 (four point six six) Decimal, more or less, comprised in R.S./L.R. Dag No. 149, recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 4759 corresponding to new L.R. Khatian No. 5332, Mouza Bhatenda, J.L. No. 28, Re. Su. No. 50, Touzi No. *Sabek* 2998 *Hal* 10, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, Kolkata-700135, District North 24 Parganas, West Bengal.

24. In the above mentioned circumstances, the said Sri Arindam Banerjee has purchased 07 Decimal, more or less, comprised in R.S./L.R. Dag No. 149 through the aforesaid Deed of Conveyance dated 25th April 2022 registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book-I, Volume No. 1901-2022, at Pages 224829 to 224851, being No. 190103652 for the year 2022 along with an undivided 1/3rd (one-third) share and/or interest, equivalent to land measuring about 02.34 (two point three four) Decimal, more or less which he has inherited as son, from his father, Late Alok Banerjee along with undivided 2/3rd (two-third) share and/or interest equivalent to land measuring about 04.66 (four point six six) Decimal, more or less which has been gifted by Smt. Sunanda Banerjee and Smt. Papia Banerjee in favour of Sri Arindam Banerjee. Therefore, the said Sri Arindam Banerjee has become the absolute owner in respect of land measuring about 14 Decimal, more or less, comprised in R.S./L.R. Dag No. 149.
25. The Grantors intended to develop and commercially exploit the Schedule Property in order to erect and construct a integrated development consisting of residential housing complex, commercial units together with open and covered car parking spaces therein (hereinafter referred as "**Said Project**") and in such regard entered upon a Development Agreement dated 16th June 2023, registered in the Office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book-I, being No. 190303862 for the year 2023 (hereinafter



referred as "**Development Agreement**") for constructing the Said Project at the Schedule Property and in terms of the Development Agreement, the Grantors herein, who are the joint and absolute owners in the Development Agreement, is hereby granting this Development Power of Attorney in favour of the Attorney to construct and raise the Said Project at the Schedule Property in these presents.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, we, the said Grantors, do hereby appoint nominate and the said Magnolia Infrastructure Development Limited, an existing company under the Companies Act, 2013 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station Beliaghata, Kolkata-700 010, acting through any of its officers as may be appointed in this regard from time to time by a resolution of its Board of Directors as **our true and lawful Attorney** for in our name and on our behalf of ourselves to do execute exercise and perform, all or any of the following acts, deeds matters and things relating to the said property in the manner as more fully hereinafter contained that is to say:

1. To prepare the plan such as site, plan, building plan etc. for the construction of the Said Project to be constructed on the Schedule Property through appropriate persons and to submit the same to the competent authority for its approval and to submit proposal from time to time for the amendment of such building plan for the purpose of obtaining and/or sanction to such amendment and/or building plan.
2. To enter upon the Schedule Property either alone or with other persons for the purpose of measuring, surveying and for construction of the proposed Said Project.
3. To approach all the concerned authority under Urban Land (Ceiling and Regulation) Act 1976 for the purpose of obtaining exemption under Section 20 of the said Act in respect of construction of the buildings, being part of the Said Project at the Schedule Property and for that purpose to sign such



**Additional Registrar of
Insurance III Kolkata**

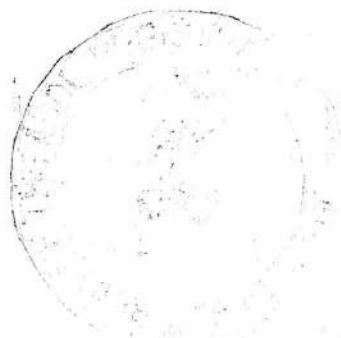
16 JUN 2023

applications, documents, writings, undertakings, etc. as may be required and to carry on correspondence with the authorities under the said Act and also proper appeal or appeals from any Order of the competent authority and/or other authorities made under the provisions of the said Act in respect of the Schedule Property.

4. To supervise the development work in respect of the proposed Said Project on the Schedule Property and to carry on and/or get carried out through contractors or sub-contractors, in such manner as may be determined by the said Attorney and also to ensure that that construction of the proposed Said Project is in accordance with the sanctioned building plan granted by the competent authorities and adherence of all rules, regulations by other appropriate authorities like police, Patharghata Gram Panchayat, Block Land and land Reforms Office and other concerned regulatory authorities.
5. To make necessary and periodical correspondence with the concerned authorities in connection with the Schedule Property.
6. To appear and represent before all concerned authorities and parties as maybe necessary in connection with the construction of the proposed Said Project in the Schedule Property.
7. To appoint Architect, R.C.C. consultants, contractors and other persons and workmen for carrying on the construction work of the proposed Said Project and to pay their remunerations in accordance to the Development Agreement.
8. To pay various statutory and other deposits to several authorities as may be required for the purpose of such construction of the Said Project and to claim return of such deposits so paid by the Attorney and to give valid effectual receipt in my name and on my behalf in accordance with the refund of such deposits.



9. To approach hydraulic engineer, city engineer and authorities and officers other concerned authorities for the purpose of obtaining various permissions and other service connections including water connection for carrying on and completing the development work of the Said Project in the Schedule Property.
10. To obtain completion certificate from the concerned authority with regard to the proposed Said Project and to perform all required formalities to obtain the same.
11. To obtain no-outstanding certificate (NOC) from the concerned authorities for the proposed Said Project.
12. To apply before the controller of cement, steel, sand and any other authority for the purpose of making applications for such cement, sand, steel and other building materials and to procure the same for such construction work and to give appropriate undertakings or execute such documents and do such other acts, matters as my Attorney shall deem fit and appropriate for constructing the proposed Said Project at the Schedule Property.
13. To enter into Agreement for Sale with several intending buyers of independent units in the proposed Said Project, arising out of the Developer's allocation (as contemplated under the Development Agreement) with such terms and conditions as our Attorney at its own discretion may deem fit and proper. Provided however that all acts done by my Attorney shall always be deemed and recognized as the acts done by the Attorney at the risk and liabilities including all taxes, liabilities in consonance with the Development Agreement.
14. To receive earnest money or part payment time to time and also the balance consideration from the intending purchaser/s out of the developer's



allocation (as contemplated under the Development Agreement) and also to issue valid receipts against such advances taken.

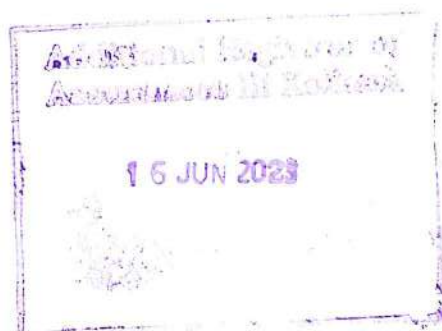
15. To attain before any District Registrar, Sub-Registrar or the Registrar of Assurances and to execute and present for registration and admit execution of the Agreement for Sale or Deed of Conveyance, arising in respect of units out of the developer's allocation(as contemplated under the Development Agreement), in the proposed Said Project in favour of the intending purchaser/s on our behalf and to have the said Agreement for Sale/Deed of Conveyance registered and to do all acts, deeds and things, which ourAttorney shall consider necessary for sale of the said developer's allocation in the proposed Said Project and development of the Schedule Property.
16. To deliver free and vacant possession of flats/commercial units/car parking spaces, out of the saleable space arising out of the developer's allocation (as contemplated under the Development Agreement) to the intending purchaser/s after completion of execution and registration of appropriate Agreement for Sale or Deed of Conveyance.
17. To put and fix façade or signage in the Schedule Property and publish advertisement in the newspaper for inviting application for booking flats/units/apartments in the proposed Said Project, out of the developer's allocation(as contemplated under the Development Agreement).
18. To take proper step to file necessary complaints, written statements, objections, etc. to sign and verify all the petitions, written objections, affidavits before the Additional District Magistrate and Block Land and Land Reforms office, Rajarhat Bishnupur 1 No. Gram Panchayat and other appropriate authorities under the Government of West Bengal.



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Additional Register of
Agriculturists in Madhya Pradesh
16 JUN 2023

19. To appear and represent me before the necessary authorities and to act or submit applications before such authorities as required under law. To also raise loans and advances from banks and financial institution by creating collateral security of mortgage in respect of the developers' allocation (as contemplated under the Development Agreement) in the Schedule Property.
20. To sign and execute all necessary documents for the purpose of raising finance for construction of the project on the Schedule Property from any bank or financial institutions or other entity and for that purpose to create charge/mortgage of the developer's share in the Schedule Property and construction therein in whole or in part and to sign and execute all deeds and documents including mortgage deed in favour of any bank or financial institutions or any other entity and to appear before the registration office having jurisdiction over the Schedule Property for the purpose of admitting the execution of any documents on this behalf and on our behalf and also to deliver original title deeds and other documents of title to such bank or financial institutions or other financier, if required but without creating any charge or mortgage on the principal's share in the revenue.
21. To appear and represent me before all concerned authorities for fixation and/or finalization of the annual valuation of the Schedule Property and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as my Attorney may deem fit and appropriate.
22. To make applications to the state electricity board and water connection board along with other relevant competent authorities for obtaining necessary power and other facilities and amenities.
23. To make necessary representations including filing of complaints and appeals before the concerned authority and BL&LRO relating to the ground rent, rates and taxes or in connection with any matter or any way concerning



rates and taxes or in any way concerning the Schedule Property and to pay ground rent, rate bills, etc.

24. To accept in my name and on my behalf, the service of any writ or summons or other legal proceedings and to appear in any Court before any Magistrate or Judge, as my Attorney shall be advised and to commence any action or other proceeding in any Court of justice or authority and the same action or proceedings to prosecute or discontinue and settle compromise or refer to Arbitrator, suit action or proceedings as my Attorney deems fit and proper for the purpose of construction of the proposed Said Project at the Schedule Property.
25. To sign, verify, execute any affidavit, plaint, written statement, counter claim, appeals, revision applications, compromise petitions, etc. that may be necessary to get signed, verified, executed for this purpose of any suits, actions, appeals, testamentary and revisional jurisdictions or judicial authority and to do all acts, appearances and applications in any Court as maybe required pertaining to the Schedule Property.
26. To appoint pleaders, solicitors, advocates to appear and act in any Court of justice or before any other officer or officers or any state or local authority and to revoke such appointment and to substitute any other person in their place and stead.
27. To do generally and perform all acts, deeds, matters and things necessary and convenient as my Attorney thinks fit and appropriate.



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Առևտրային Տարբերիչ
Հանձնարարություն
16 JUN 2023

SCHEDULE

(Description of "**Schedule Property**",

being the subject matter of this Development Power of Attorney)

ALL THAT piece and parcel of land classified as *bastu* **(i)** measuring 04 (four) Decimal, more or less, comprised in R.S./L.R. Dag No. 148 recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian No. 5329 and **(ii)** measuring 28 (twenty-eight) Decimal, more or less, comprised in R.S./L.R. Dag No. 149, recorded under R.S. Khatian No. 539 corresponding to L.R. Khatian Nos. 5326, 5320, 5332 and 5328, Mouza Bhatenda, J.L. No. 28, within the limits of Rajarhat-Bishnupur No. I Gram Panchayat, Police Station: Rajarhat, PIN-700135, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, Sub-Registration Office Rajarhat, Kolkata-700135, District North 24 Parganas, West Bengal and butted and bounded as under:

On the North : R.S./L.R. Dag Nos. 152 & 155
On the East : R.S./L.R. Dag Nos. 147 & 150
On the South : Panchayet Road
On the West : R.S./L.R. Dag No. 156

7



IN WITNESS WHEREOF, the Parties execute this Power of Attorney on this 16th day of June, 2023 in presence of the following witnesses.

Sudipta Mukherjee
SMT. SUDIPTA MUKHERJEE

Papia Banerjee
SMT. PAPIA BANERJEE

Arindam Banerjee
SRI ARINDAM BANERJEE

Arnab Mukherjee
SRI ARNAB MUKHERJEE

[EXECUTANTS]

For **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**

Magnolia Infrastructure Development Ltd.

Director, SRI VIVEK PODDAR
[ATTORNEY]

WITNESSES:

1. Milhem Saha
16, Dam Dum Road
Kolkata - 700030.

2. Biswajit Koya
Gold Post office street
Kol-1

Drafted By:

Ayusman Dey

Ayusman Dey
Advocate

Advocate **High Court, Calcutta**
Enrolment No. WB/7105/2012



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

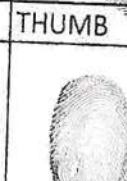
SIGNATURE OF
PRESENTANT/EXECUTANT/SELLER/BUYER/CAIM
ENT WITH PHOTO

 1	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
 RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE -

 Sudipta Mukherjee	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
 RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE - Sudipta Mukherjee

 Papia Banerjee	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
 RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE - Papia Banerjee



Additional Registrar of
Assurances III Kolkata

16 JUN 2023

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

SIGNATURE OF
PRESENTANT/EXECUTANT/SELLER/BUYER/CAIM
ENT WITH PHOTO

 1	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
 RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE - *Arslan Bangju*

 2	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
 RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE - *Amab Mukheyee*

PHOTO  3	LH					
		LITTLE	RING	MIDDLE	FORE	THUMB
RH						
	THUMB	FORE	MIDDLE	RING	LITTLE	

SIGNATURE -



Additional Registrar of
Assurances III Kolkata

16 JUN 2023

Major Information of the Deed

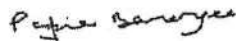
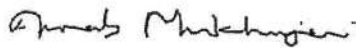
Deed No :	I-1903-03867/2023	Date of Registration	16/06/2023
Query No / Year	1903-8001562177/2023	Office where deed is registered	
Query Date	16/06/2023 12:46:40 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Supriyo Basu And Associates 6, Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910825107, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,24,87,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190303862/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-148	LR-5329	Bastu	Bastu	4 Dec		19,98,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-149	LR-5332	Bastu	Bastu	7 Dec		23,31,000/-	, Project Name :
L3	LR-149	LR-5326	Bastu	Bastu	7 Dec		34,96,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-149	LR-5320	Bastu	Bastu	7 Dec		23,31,000/-	, Project Name :
L5	LR-149	LR-5328	Bastu	Bastu	7 Dec		23,31,000/-	, Project Name :
		TOTAL :			32Dec	0 /-	124,87,500 /-	
	Grand Total :				32Dec	0 /-	124,87,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sudipta Mukherjee Wife of Arnab Mukherjee Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			
	16/06/2023	LTI 16/06/2023	16/06/2023	
Village Bhatenda,, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cwxxxxxx5q, Aadhaar No: 28xxxxxxxx6636, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Papia Banerjee Daughter of Alok Banerjee Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			
	16/06/2023	LTI 16/06/2023	16/06/2023	
Siddha Town, Sir Ramesh Mitra Road,, Flat No: SP 302,, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx8b, Aadhaar No: 90xxxxxxxx2369, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Arnab Mukherjee Son of Parimal Mukherjee Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			
	16/06/2023	LTI 16/06/2023	16/06/2023	
Village Bhatenda,, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ayxxxxxx3b, Aadhaar No: 99xxxxxxxx3345, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Arindam Banerjee Son of Alok Banerjee Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			
	16/06/2023	LTI 16/06/2023	16/06/2023	
Silver 1 Block, Siddha Pines, AS 185, Rajarhat Main Road,, Flat No: SL-401,, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4f, Aadhaar No: 74xxxxxxxx4129, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office				

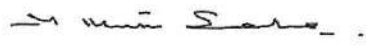
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93, DR. SURESH CHANDRA BANERJEE ROAD,, City:- Not Specified, P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri VIVEK PODDAR (Presentant) Son of Shri MILAN PODDAR Date of Execution - 16/06/2023, , Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office				
		Jun 16 2023 1:07PM	LTI 16/06/2023	16/06/2023
BE - 111, SECTOR - I, SALT LAKE, City:- Not Specified, P.O:- AE MARKET, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx2B, Aadhaar No: 74xxxxxxxx0223 Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MITHUN SAHA Son of Mr RATAN SAHA 16 DUM DUM ROAD, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700030			
16/06/2023	16/06/2023	16/06/2023	
Identifier Of Sudipta Mukherjee, Shri VIVEK PODDAR, Papia Banerjee, Arnab Mukherjee, Arindam Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sudipta Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1 Dec
2	Papia Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1 Dec
3	Arnab Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1 Dec
4	Arindam Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sudipta Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
2	Papia Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
3	Arnab Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
4	Arindam Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sudipta Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
2	Papia Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
3	Arnab Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
4	Arindam Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sudipta Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
2	Papia Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
3	Arnab Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
4	Arindam Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Sudipta Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
2	Papia Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
3	Arnab Mukherjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec
4	Arindam Banerjee	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED-1.75 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 148, LR Khatian No:- 5329	Owner:সুদীপ্তা মুখার্জী, Gurdian:অর্ণব মুখার্জী, Address:নিজ , Classification:বাগান, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 149, LR Khatian No:- 5332	Owner:অলক ব্যানার্জী, Gurdian:তিনকড়ি ব্যানার্জী, Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 149, LR Khatian No:- 5326	Owner:অরিন্দম ব্যানার্জী, Gurdian:অলোক , Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 149, LR Khatian No:- 5320	Owner:অর্নব মুখার্জী, Gurdian:পরিমল মুখার্জী, Address:ভাতেন্দা, থানা-রাজারহাট, জেলা:- উত্তর ২৪ পরগনা, Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 149, LR Khatian No:- 5328	Owner:পাপিয়া ব্যানার্জী, Gurdian:অলোক , Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.

On 16-06-2023

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

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

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

Presented for registration at 13:00 hrs on 16-06-2023, at the Office of the A.R.A. - III KOLKATA by Shri VIVEK PODDAR .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,24,87,500/-

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

Execution is admitted on 16/06/2023 by 1. Sudipta Mukherjee, Wife of Arnab Mukherjee, Village Bhatenda,, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Papia Banerjee, Daughter of Alok Banerjee, Siddha Town, Sir Ramesh Mitra Road,, Flat No: SP 302,, P.O: Rajarhat Gopalpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Arnab Mukherjee, Son of Parimal Mukherjee, Village Bhatenda,, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Arindam Banerjee, Son of Alok Banerjee, Silver 1 Block, Siddha Pines, AS 185, Rajarhat Main Road,, Flat No: SL-401,, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr MITHUN SAHA, , Son of Mr RATAN SAHA, 16 DUM DUM ROAD, P.O: Ghughudanga, Thana: Chitpur , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

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

Execution is admitted on 16-06-2023 by Shri VIVEK PODDAR, Director, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, 93, DR. SURESH CHANDRA BANERJEE ROAD,, City:- Not Specified, P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr MITHUN SAHA, , Son of Mr RATAN SAHA, 16 DUM DUM ROAD, P.O: Ghughudanga, Thana: Chitpur , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1819, Amount: Rs.50.00/-, Date of Purchase: 09/01/2023, Vendor name: Anathbandhu Giri



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 146216 to 146245

being No 190303867 for the year 2023.



Digitally signed by SAMAR KUMAR
PRAMANICK

Date: 2023.06.21 13:37:44 -04:00

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/06/21 01:37:44 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)
