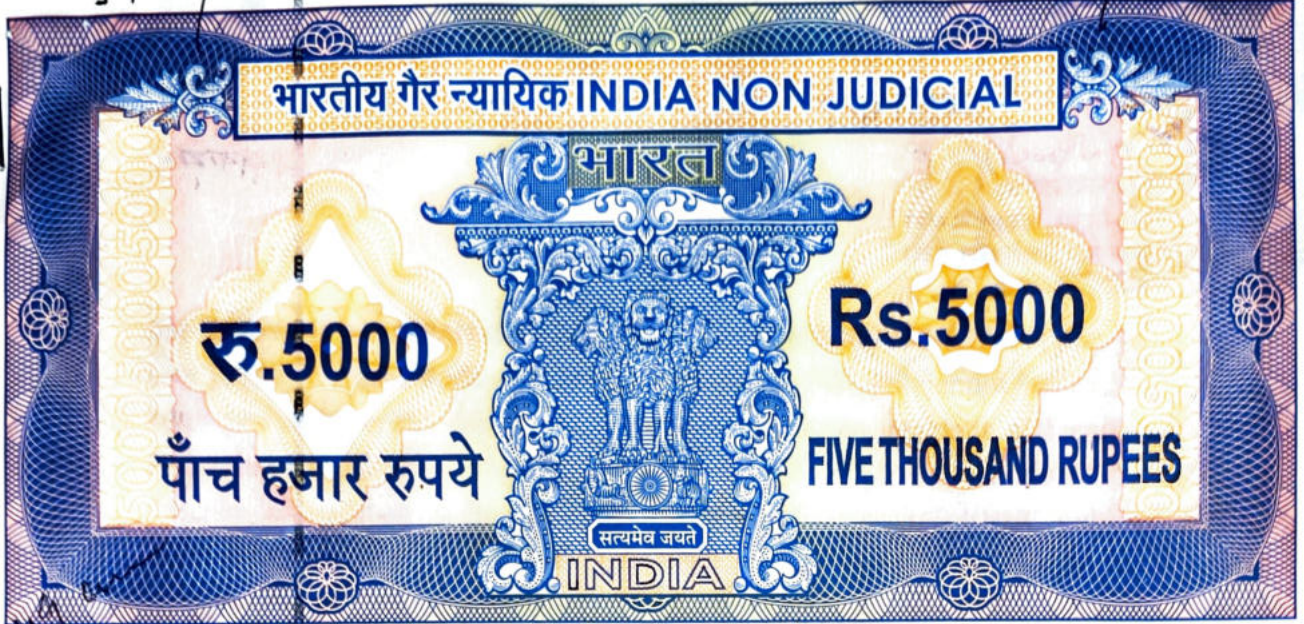


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 950904

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Robert Paulson

For MAGNOLIA DEVELOPERS

Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Baddu
Partner/Auth. Sign.

G.R.N.19-202627-006433917-8

QUERY NO.2001344781/2026

DEVELOPMENT CONSTRUCTION AGREEMENT

THIS DEVELOPMENT CONSTRUCTION AGREEMENT is made on this the 29th day of May 2026 BY & BETWEEN :

Contd....P/2

29 MAY 2028

Rohit Poddar

-: 2 :-

For MAGNOLIA DEVELOPERS

Amit Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Poddar

Partner/Auth. Sign.

SRI ROHIT PODDAR(PAN.AEOPP3895C)(EPIC No.WB/38/257/237320), Son of Late Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar, by faith-Hindu, Citizenship-Indian, by occupation- Business, resident of Kumhar Para, Hanuman Charai, Barakar, P.O.Barakar, Pin-713324, P.S. Kulti, Dist. Paschim Bardhaman hereinafter called the '**FIRST PARTY/OWNER**' (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives and assigns) of the **ONE PART** ;

AND

"MAGNOLIA DEVELOPERS" (PAN.ABXFM1446J) a Partnership firm, having its registered office at Plot No.2878,2882,2886,2887, Barakar G.T.Road, Hanuman Charai, P.O. Barakar, P.S. Kulti, Pin-713324, Dist. Paschim Bardhaman and represented by its Partners **(1) SRI AMIT AGARWALLA (PAN.ACMPA9303Q) (EPIC NO.CYJ2004271)**, son of Sri Basant Kumar Agarwalla, residents of Flat No.2B, Heritage May fair, 3 Mayfair Road Ballygunge, P.O. Ballygunge, P.S. Karaya , Dist. South 24-Parganas, Pin-700019, **(2) SRI RAGHAV PODDAR (PAN.CZLPP0962J) (EPIC NO.IEP1984624)**, Son of Sri Rohit Poddar, resident of Kumhar Para, Hanuman Charai, Barakar, P.O.Barakar, Pin-713324, P.S. Kulti, Dist. Paschim Bardhaman hereinafter called the '**SECOND PARTY/DEVELOPER**' (which expression shall unless excluded by or repugnant to the context include all their heir, successors, legal representatives and assigns) of the **ONE PART** ;

WHEREAS one Ram Lal Poddar @ Ram Lal Poddar (since deceased) son of Late Badridas Poddar purchased the land measuring an area of 12(twelve)satak comprised in C.S.Plot No.2160(two one six zero) corresponding to R.S. Plot No.2882(two eight eight two) and measuring an area of 64(sixty four)satak comprised in C.S.Plot No.2165(two one six five) corresponding to R.S. Plot No.2887(two eight eight seven) of mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman from its previous owners by virtue of a registered Deed of Sale dated 30.03.1972 registered in Book No.1, being Deed No.2276 for the year 1972 of Asansol Sub-Registry office for valuable consideration.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajendra Poddar

-:3:-

For MAGNOLIA DEVELOPERS

Anil Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Boddh

Partner/Auth. Sign.

AND WHEREAS aforesaid Ram Lal Poddar @ Ram Lal Poddar(since deceased) further purchased the land measuring an area of 10(ten)satak comprised in C.S.Plot No.2164(two one six four) corresponding to R.S. Plot No.2886(two eight eight six) of the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman from its previous owner by virtue of a registered Deed of Sale dated 28.06.1972 registered in Book No.1,volume No.54,pages 219 to 221 being Deed No.4865 for the year 1972 of Asansol Sub-Registry office for valuable consideration.

AND WHEREAS aforesaid Rajendra Prasad Poddar @ Rajendra Prasad Poddar@ Rajendra Poddar(since deceased) purchased the land measuring an area of 09(nine)satak comprised in C.S.Plot No.2161(two one six one) corresponding to R.S. Plot No.2883(two eight eight three) of the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist.Burdwan) from its previous owner by virtue of a registered Deed of Sale dated 13.06.1972 registered in Book No.1, volume No.26, pages 298 to 300 being Deed No. 4449 for the year 1972 of Asansol A.D.S.R. Office for valuable consideration .

AND WHEREAS in that circumstances aforesaid Ram Lal Poddar @ Ram Lal Poddar became owner-in-possession of the land measuring an area 12(twelve) satak comprised in C.S.Plot No.2160(two one six zero) corresponding to R.S. Plot No.2882(two eight eight two), measuring an area of 64(sixtyfour)satak comprised in C.S.Plot No.2165(two one six five) corresponding to R.S.Plot No.2887(two eight eight seven), measuring an area of 10(ten)satak comprised in C.S.Plot No.2164(two one six four) corresponding to R.S. Plot No.2886(two eight eight six) having total area of 86(eighty six)satak including other of lands the said mouza-Barakar, P.S.Kulti, Dist. PaschimBardhaman.

AND WHEREAS while owning and possessing his said lands as mentioned above aforesaid Ram Lal Poddar @ Ram Lal Poddar by executing a registered Deed of Gift dated 31.08.2006,register in Book No. I, CD Volume No.10, pages from 6173 to 6188 being No. 3962 for the year 2012 of Asansol A.D.S.R.Office transferred all his right ,title ,interest and possession of the said lands unto and infavour of aforesaid Rajendra Prasad Poddar @ Rajendra Prasad Poddar@ Rajendra Poddar.

Contd....P/4




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajendra Prasad Poddar

-:4:-

For MAGNOLIA DEVELOPERS

Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajendra Prasad Poddar
Partner/Auth. Sign.

AND WHEREAS in that circumstances aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar@ Rajendra Poddar(since deceased) was the lawful owner-in-possession of the lands measuring an area 12(twelve)satak comprised in C.S.Plot No.2160(two one six zero) corresponding to R.S. Plot No.2882(two eight eight two), measuring an area of 64(sixtyfour)satak comprised in C.S.Plot No.2165(two one six five) corresponding to R.S. Plot No.2887(two eight eight seven), measuring an area of 10(ten)satak comprised in C.S.Plot No.2164(two one six four) corresponding to R.S. Plot No.2886(two eight eight six),and measuring an area of 09(nine)satak comprised in C.S.Plot No.2161(two one six one) corresponding to R.S. Plot No.2883(two eight eight three)having total area of 95(ninety five)satak including other land the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman.

AND WHEREAS the said lands have been duly and correctly recorded in the name of the aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar@ Rajendra Poddar in the finally published L.R.Record of Rights under L.R. Khatian No.3427 of the said mouza being L.R.Plot No.2882, 2883, 2886 and 2887 corresponding to R.S.Plot No. 2882, 2883, 2886 and 2887.

AND WHEREAS the while owning and possessing the said lands which are morefully mentioned in the schedule below including other land aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar@ Rajendra Poddar died on 27.05.2021 leaving behind his widow named Smt. Kusum Poddar,one son named Sri Rohit Poddar (i.e. the first party herein)) and one married daughter namely Smt. Richa Shah as his only legal heirs and successors who jointly inherited the schedule mentioned lands including other land left by deceased Rajendra Prasad Poddar @ Rajendra Prosad Poddar@ Rajendra Poddar in equal undivided 1/3rd shares each under the provisions of Hindu succession act. 1956.

AND WHEREAS while owning and possessing the schedule mentioned lands including other land to the extent of their undivided 2/3rd share aforesaid

Contd....P/5




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Peter Poddar

:-5:-

For MAGNOLIA DEVELOPERS

Rishi Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Poddar
Partner/Auth. Sign.

Smt. Kusum Poddar and Smt. Richa Shah jointly gifted their said share unto and infavour of the first party by executing a registered deed of gift dated 29.05.2023 being Deed No. 2290 for the year 2023 of Kulti A.D.S.R. Office and there by the first party has become the absolute owner-in-possession of the said lands which are more fully mentioned in the schedule 'A' below including other land having his /16/ annasshre therein.

AND WHEREAS accordingly the said land have been duly and correctly recorded in the name of the first party in the finally published L.R.Record of Rights under L.R.Khatian No.7266 of Mouza Barakar.

AND WHEREAS the said lands have been duly converted into 'Commercial' – Bastu' class of lands by the concerned Authority Under Conversion case No. CN/2025/2308/119 followed by Application dated 12.04.2025 under Memo No.501 dated 18.07.2025 ;

AND WHEREAS for construction of multi-storied building on said land the first party got Land use Compatibility Certificate U/S 46 of the West Bengal Town & Country (Planning & Development)Act.1979 from ADDA vide memo no. ADDA/ASL/ 2025/ 000703 dated 01.04.2025.

AND WHEREAS the first party got the Fire & Emergency Service certificate under Memo No. FSR/211862506300012685 dated 30.03.2025 from the Office of the Divisional Fire Officer West Bengal Fire & Emergency Services.

AND WHEREAS a building plan under Building Permit Number SWS-OBPAS/ 1101/2025/0807 dated 20.11.2025 had been approved and sanctioned from the office of the Asansol Municipal Corporation in the name of the first party for the purpose of erection of residential-cum –commercial multi-storied building(B+ G + Seven) over the said lands having several independent self-contained apartments of flats, parking space, garage ,shop,office space /commercial space etc. possessed independently on ownership basis.

AND WHEREAS the 'A' schedule mentioned lands are free from all encumbrances, charges and/ or mortgages;




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajesh Kumar
-:6:-
For MAGNOLIA DEVELOPERS
Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Rajesh Kumar
Partner/Auth. Sign.

AND WHEREAS the first party is desirous of developing the said lands as commercial-cum-residential complex having several independent self-contained apartments of flats, parking space, shops, offices ,garage etc. possessed independently on ownership basis;

AND WHEREAS the developer having necessary experience expertise and infrastructure in the development of real estates approached the first party with an offer for development of the said property as commercial-cum-residential complex which the first party accepted and voluntarily agreed on the terms and conditions mutually agreed upon by and between them ;

AND WHEREAS before entering into this agreement the developer has caused inspection of all relevant documents and papers relating to the said property which is more fully mentioned in the schedule 'A' below produced by the first party and has made necessary search and investigation regarding title over the said property and undertake not to make any objection regarding title in respect of the said property;

AND WHEREAS the parties hereto have agreed to develop the said property by constructing multi storied buildings thereon with the object of exploiting the same commercially for residential cum commercial Apartment purpose in accordance with the said building plan or any other building plan if require to be sanctioned by the Authority Concerned .Details of the said property are more fully mentioned and described in schedule "A" below;

NOW THIS DEED OF WITNESSETH AS FOLLOWS:-

ARTICLE I, OWNERS REPRESENTATION

1. That the first party is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said property.
2. That none other than owner/first party has any right, title, interest claim and/or demand whatever and in respect of the said property and/or any portion thereof.
3. The said property are free from all mortgages, encumbrances ,charges, liens, lispendens, attachments, trusts and acquisitions whatsoever.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Raj Bahan
-:-7:-
For MAGNOLIA DEVELOPERS
Sanit Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Rajhar Boddin
Partner/Auth. Sign.

ARTICLE- II-DEVELOPER'S REPRESENTATIONS

1.The owner/first party hereby grants exclusive right to the developer to build upon and exploit commercially the said property by constructing multi-storied building/buildings thereon, according to the terms conditions and considerations herein contained as a residential cum commercial complex.

2.Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the developer or as creating any right, title or interest in respect thereof, infavour of the developer save as herein expressly provided and also an exclusive right and irrevocable authority granted to the developer to commercially exploit the same in terms hereof and to deal and to transact freely with its own allocation in the building in the manner herein after stated.

ARTICLE- III- OWNER'S ALLOCATION

In terms of agreement the owner having agreed to grant to the developer an exclusive right to commercially develop and exploit the said land as provided hereinabove and the owner-in-lieu of allocation shall get 40% total Sale proceeds in connection with the proposed self-contained residential flats, parking space etc. and 20% total Sale proceeds of the commercial area of the proposed multistoried building/buildings and 20% total commercial constructed area of the proposed multistoried building/buildings along with common rights upon the commercial area which are more fully mentioned in the schedule 'B' below.

It has been decided between the parties that a separate written documents shall be prepared particularly specifying the specific portions which are to be allotted to the first party according to the aforementioned share(i.e. 20% of the owner's allocation regarding commercial area and 80% of the developer's allocation over the commercial area)as per convenience of the parties and the said separate document in writing to be signed and executed by the parties shall be treated to be the part of this agreement.

It is further settled between the parties that if the allotment of portions regarding commercial area comes less then 20% in that case the second party shall remain bound to pay the then market value per sft. to the owner for the lessor area vice-versa if the allotment of portions comes higher then 20% in that case the first party shall remain bound to pay the then market value per sft. to the second for the excess area.

Raj




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajesh Poddar

:-8:-

For MAGNOLIA DEVELOPERS

Rajesh Poddar

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajesh Poddar

Partner/Auth. Sign.

in terms of the same the second party already paid the sum of Rs.10,00,000/- (Rupees ten lacs)only to the first party as advance sale proceeds as per memo of consideration written at the foot at this Deed, receipt whereof the second party hereby admit and acknowledge the same.

It is specifically settled between the parties that second party shall remain bound to pay at least Rs.3,00,000/- (Rupees three lacs) only per month within the first week of every succeeding months to the first party which will be treated as advance sale proceeds without any excuse until the completion of the project and the said amount to be paid by the second party as stated above will be adjusted at the time of final payment to be made by the second party.

ARTICLE- IV, COMMENCEMENT

1. The agreement shall be deemed to have commenced on and from 29th the day of May 2026 (Two thousand twenty six) and within 36 month from the date of this agreement the developer shall remain bound and liable to hand over the owner's allocation complete in all respect as mentioned earlier .
2. If the developer/second party fails to complete the project within the said period of said thirty six months from the date of sanctioning the plan from Asansol Municipal Corporation without force majeure condition in that event the first party shall have every right and option to cancel and rescind this agreement without any prior notice to the developer and shall have every right to appoint any other promoter for completing the said project and the developer shall have no right, claim, interest, demand whatsoever, inconnection with the said project and shall have no right to raise any objection in this regard.

ARTICLE -V - PROCEDURE

- 1) The owner shall in the name of the owner but at the cost of the developer, submit all building plan to the Corporation and/or any other appropriate/ competent authorities for sanction, permission and/or clearance as may be required.

Contd....P/9




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Robert P. ...
-:9:-
For MAGNOLIA DEVELOPERS
David Agnew
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Robert P. ...
Partner/Auth. Sign.

2.The owner shall, at the cost of the developer submit all such applications to any competent authority under any law or statute as may be required to the purpose of developing the said property as provided herein.

3.All applications shall be made in the name of the owners and the necessary sanctions, permissions and/or clearance shall be obtained in the name of the owner but shall be retained by the developer.

4.The developer shall bear all expenses whatsoever to obtain sanction, permission and/or clearance of the building plan including the cost of preparation of the same, sanction fees and all other expenses as may be necessary with the right to get refund, if any and the owners shall are no way be liable for the same.

5.The owner shall render to the developer all reasonable assistance and co-operation necessary to apply for and/or clearances mentioned in clauses (2) and (3) above and hereby agrees and assures the developer to sign and execute such plans, applications and other papers as may be required by the developer from time to time but the owner shall have no financial obligation whatsoever for the said purpose.

ARTICLE – VI - BUILDING

1.The developer shall at its own costs construct/erect and complete in all respect multi-storied building/buildings as per the said sanctioned building plan on the said property within a period of thirty six months from the date of execution of this Agreement as stated above.

2.The design and the nature of the building and the materials to be used shall according to the specifications to be specified by the Architect/Engineer to be appointed by the Developer.

3.The building shall be R.C.C. Construction and shall conform with the specifications more fully described in the schedule hereto annexed.

4.The developer shall also at its own cost install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the Municipality and/or appropriate authorities.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Robert P. ...

:-10:-

For MAGNOLIA DEVELOPERS

Quint Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu B. ...

Partner/Auth. Sign.

5.The developer shall be authorized by the owner to apply for and to obtain temporary and/or permanent water connections, electric connections Telephone, Gas connections and/or other inputs and facilities as may be necessary for such constructions.

6.All costs, charges and expenses for construction of the building including architect's fees, Engineer's Fees, Sanction Fees etc. shall be paid and discharged by the developer and the owner shall have no responsibility whatsoever in this respect.

ARTICLE – VII – RATES & TAXES

1.On completion of the building, the parties hereto shall take possession of their respective allocated areas/portions in the building and as from the date shall be responsible to pay and bear the maintenance/service charges for the common facilities in the building.

2.The service charges shall include insurance, utility charges, maintenance of mechanical, electrical, sanitary and other equipment's maintenance and general management of the building.

3.The developer in consultation with the owner and other purchaser occupier shall frame the scheme for the management, maintenance and administration of the building and all the particulars/occupiers shall abide by all the rules and regulations of such management/administration/maintenance and other schemes.

4.That if any GST to be levied on by any Govt. or constitutional authority in connection with the said project in any account whatsoever in that the second party is sole responsible and liable for the same.

ARTICLE – VIII – COMMON RESTRICTIONS

1)The occupiers of the building shall not use or permit the user of their allocated portion in the building or any portion thereof for carrying on any obnoxious, illegal, unlawful and immoral trade or activity, nor permit the use




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rafael P. P. P.

:-11:-

For MAGNOLIA DEVELOPERS

And Approval

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rafael P. P. P.

Partner/Auth. Sign.

thereof for any purpose, which may cause any nuisance or annoyance or disturbance and/or hazard to the other occupiers of the building and/or to the neighbors. None of the occupiers shall demolish or permit demolition of any of the structure in their allocated portion or any part thereof, or make any structural alterations therein excepting minor additions and alterations.

2)The occupiers shall abide by all laws, bye laws rules and regulations of the Municipality, Government Authorities, local competent authorities organizations and bodies, as the case be and shall attend to, answer for and be responsible for any deviation, violation, and/or breach of any of the aforesaid mentioned laws, bye-laws, rules and regulations in this context.

3)The occupiers shall keep their allocated portion in good condition and repair so as not to cause any damage to the building or any part thereof and shall keep the owners and the other occupier indemnified from and against the consequence of such breach and/or act or commission.

4.None of the occupiers shall do or cause or permit any action which may render void or voidable the Insurance of the building or any part thereof and shall keep the owner and other occupiers of the building harmless and indemnified from and against the consequences of such actions.

5.No articles and/or other items shall be kept in the areas meant for common use in the building and no hindrance shall be caused in any manner for free movement in the corridors and other common areas of the building.

6.None of the occupier shall create any hindrance the developer and/or his agents' at all reasonable times to enter into any portion of the building for the purpose of maintenance cleaning and keeping in order the common facilities including electrical sanitary heating and other system.

ARTICLE -IX-OWNERS' OBLIGATIONS

Rafael P. P. P.
1.The owners hereby agreed and covenants with the developer not to cause any interference or hindrance in the construction of the building at the said property by the developer if the terms of the agreement are strictly complied with by the developer.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Prat Bader

:-12:-

For MAGNOLIA DEVELOPERS

Amil Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajesh Bader

Partner/Auth. Sign.

2. The owner hereby agrees and covenants with the developer not to do any or deed or things where by the developer may be prevented from, selling, assigning and/or disposing of the developer's allocated portion in the building or part thereof save and except the owner's allocation.

3. The owners hereby agrees and covenants with the developer not to let out, grant lease, mortgage and/or charge the said property or any portion thereof without consent in writing of the developer during the period of construction.

4. Upon complete of the said building the owner shall execute such deed or deeds of conveyance in such part or parts as is necessary in favour of the developer and/or its nominee/s with respect to the undivided proportionate share or interests the property attributable to the developer's allocated portion and shall cause the same to be registered at the costs of such transferee.

ARTICLE – X- DEVELOPERS OBLIGATION

1. The developer hereby agrees and covenants with the owners to complete the construction of the building within thirty six months from the date of sanctioning the plan from Asansol Municipal Corporation stated above.

2. In constructing the said building the developer will ensure that there is no violation of any rule of environment pollution and/or sanctity of the locality.

3. The developer hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owner is prevented from enjoying, selling, assigning and/or disposing of the owner's allocated property in the building at the said property.

4. That it has been specifically settled between the parties that the developer shall have no right or authority to create any mortgage, lienor charge or encumbrance in respect of the said property in any account what so ever.

5. That if the first party/owner intends to sell and transfer their allotted portion in that case the developer/ second party shall execute all such deed or deeds as co-sellers with the owner as and when required.

Contd....P/13



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026


For MAGNOLIA DEVELOPERS
Anir Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Raghu Borden
Partner/Auth. Sign.

-:13:-

ARTICLE -XI - OWNERS INDEMNITY

1.The owner hereby undertake that the Developer shall be entitled to construct and complete the said building and enjoy its allocated space(s), vacant land etc. appertaining to said plot without any interference and/or disturbance by the owners.

2The owner hereby agrees to indemnify the developer against all actions, suits, costs and proceedings and claims that may arise out of the Owners Title in the said property.

ARTICLE - XII - DEVELOPER'S INDEMNITY

1.The developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act of omission or commission of the developer in or relating to the construction of the said building.

2.The developer hereby undertakes to keep the owners indemnified against all actions, suits, costs and proceedings and claims that may arise out of the developer's actions with regards to the development of the said property.

ARTICLE - XIII - TITLE DEEDS

The original title deeds in respect of the said property shall remain with the owner but they shall deliver photocopies of the title deeds to the developer.

The developer or its nominee shall be entitled or inspect the original title deeds as and when considered necessary by the Developer or its Advocates.

 The developer shall always be at liberty to get true copy or copies of the said title deed from the owner.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Robert Brown

-:14:-

For MAGNOLIA DEVELOPERS

Annie Agnew

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Regina Badden

Partner/Auth. Sign.

The developer in consultation with the subject to the approval of the owners shall prepares such document as would be required in the context of this project.

ARTICLE – XIV - MISCELLANEOUS

It is understood that from time to time, to facilitate the construction of the building by the developer, various deeds matters and things not herein specified, may be required to be done by the developer and or which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein the owner hereby authorizes the developer and the owners undertake to execute power of attorney and/or authorization as may be required by the developer for that purposes. The owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters, and things do not in any way, infringe on the rights of the owner and/or go against the spirit of the agreement.

Any notice required to be given by the developer shall, without prejudice to any other mode of service liable, be deemed to have been served on the owner if delivered by hand or sent by pre-paid Registered post at the last known address of the Developer recorded with the Owner.

ARTICLE – XV– FORCE MAJEURE CONDITION

Except under the circumstances hereinafter mentioned there will be no extension of the period for completion of construction of the building by the developer on the said property.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent than the performance of the relative obligation is proved by the existence of a force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

Force Majeure Condition shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, stop work notice, court cases scarcity/non availability of building materials and/or any other act or commission beyond the control of the parties hereto.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

-:15:-

ARTICLE - XVI - JURISDICTION

For MAGNOLIA DEVELOPERS
Rohit Poddar
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Rohit Poddar
Partner/Auth. Sign.

The court at Asansol alone shall have the jurisdiction to entertain, try and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

That for enabling the second party to raise the said proposed multi-storied building as well as to enter into any agreement for sale and/or to make absolute sale/transfer of the flat/flats/shop/godown/office/garage/ parking space etc. the first party doth hereby empowered the second party authorizing it to exercise the following powers for and on behalf of the first party as constituted attorney.

SCHEDULE 'A' ABOVE REFERRED TO :-

In the Dist. Of Paschim Bardhaman (previously under Dist. Burdwan), P.S. Kulti, Chowki-Asansol, A.D.S.R. Office-Kulti, within Mouza-Barakar, J.L. No.30 under the limits of Asansol Municipal Corporation, all those 'Commercial - Bastu' class of vacant measuring an area 12(twelve) satak comprised in C.S.Plot No.2160 (two one six zero) corresponding to R.S.& L.R. Plot No.2882 (two eight eight two), measuring an area of 64(sixty four) satak comprised in C.S.Plot No.2165(two one six five) corresponding to R.S.& L.R. Plot No.2887 (two eight eight seven), measuring an area of 10(ten) satak comprised in C.S.Plot No.2164(two one six four) corresponding to R.S.& L.R. Plot No.2886(two eight eight six), measuring an area of 09(nine) satak comprised in C.S. Plot No.2161(two one six one) corresponding to R.S & L.R Plot No.2883 (two eight eight three) having total area of 95(ninety five)satak under L.R.Khatian No.7266(seven two six six) including a proposed multi-storied (B+G+Seven) commercial cum residential under the name & style '**MAGNOLIA ENCLAVE**' with all easement rights. The property is situated at G.T.Road Barakar.

The property hereby is butted and bounded by :-

On the North: By the 150' feet G.T.Road Barakar.

On the South: By the land of Rohit Poddar and Balmukund Agarwal.

On the East: By the land of Jagmohan Poddar.

On the West: By the land of Balmukund Agarwal.

Contd....P/16




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

-:16:-

SCHEDULE 'B' ABOVE REFERRED TO :-

(OWNER'S ALLOCATION)

Total 40% total Sale proceeds in connection with the proposed self-contained residential flats, parking space etc. and 20% total Sale proceeds of the commercial area of the proposed multistoried building/buildings and 20% total commercial constructed area of the proposed multistoried building/buildings along with common rights upon the commercial area

SCHEDULE 'C' ABOVE REFERRED TO :-

(DEVELOPER'S ALLOCATION)

Save and except the property more fully mentioned in the schedule 'B' above all other remaining property.

MEMO OF CONSIDERATION

Rs.10,00,000/- (Rupees ten lacs) only paid by cheque being No.312453 dated 28.11.2023 of Canara Bank.

A sheet containing finger prints of both hands of the parties along with photographs duly been attested by them is kept after this Agreement which shall form part of this deed.

Prateek Kumar
For MAGNOLIA DEVELOPERS
Prateek Kumar
Partner/Auth. Sign.

Prateek Kumar
For MAGNOLIA DEVELOPERS
Prateek Kumar
Partner/Auth. Sign.

Contd....P/17




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

IN WITNESS WHERE OF the parties hereto have here unto executed this agreement the day month and year first above written.

WITNESSES:-

1. Shiwani Poddar
w/o Rohit Poddar
Poddar Niwas
Kunhar Para
Hanuman chadai
P.O Barakar - 713324
Ps Kultli (Dist Paschim
Burdwan)

Rohit Poddar
Signature of the owner

For MAGNOLIA DEVELOPERS

Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Poddar
Partner/Auth. Sign.
Signature of Developer

2.
Chiranjit Banerjee
S/o Tapas Banerjee
Kultli Sripur Road
P. S. Kultli
P.O. Gangutia
Pin - 713333

Drafted & prepared by me
as per instructions of the parties
and read over & explain to them
by me and typed in my office.

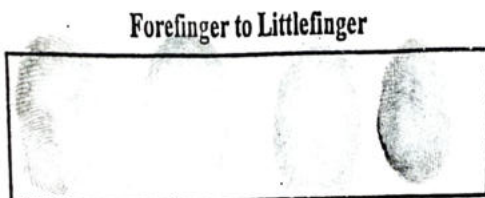
Pallab Roychowdhury

PALLAB ROYCHOWDHURY
Advocate Asansol Court
E. No. F - 506/99

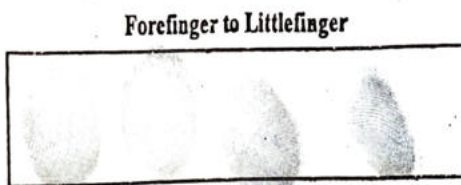



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

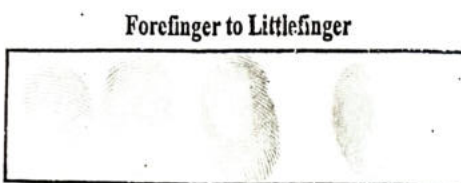
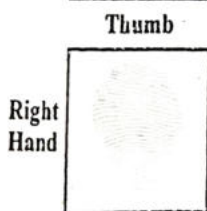
29 MAY 2026



Finger Print attested by me : Rishi Poddar



Finger Print attested by me : Anil Aggarwal



Finger Print attested by me : Raghav Poddar



~~DISTRICT SUB-REGISTRAR~~
Paschim Bardhaman

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192026270064339178

GRN Details

GRN:	192026270064339178	Payment Mode:	SBI Epay
GRN Date:	27/05/2026 11:38:29	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0056831898333	BRN Date:	27/05/2026 11:39:13
Gateway Ref ID:	1210015547	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	270520262006433916	Payment Init. Date:	27/05/2026 11:38:29
Payment Status:	Successful	Payment Ref. No:	2001344781/10/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ROHIT PODDAR
Address:	HANUMAN CHARAI, BARAKAR
Mobile:	7004568787
Period From (dd/mm/yyyy):	27/05/2026
Period To (dd/mm/yyyy):	27/05/2026
Payment Ref ID:	2001344781/10/2026
Dept Ref ID/DRN:	2001344781/10/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001344781/10/2026	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2001344781/10/2026	Property Registration- Registration Fees	0030-03-104-001-16	118400
3	2001344781/10/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				188711

IN WORDS: ONE LAKH EIGHTY EIGHT THOUSAND SEVEN HUNDRED ELEVEN ONLY.

Major Information of the Deed

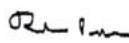
Deed No :	I-2301-01692/2026	Date of Registration	29/05/2026
Query No / Year	2301-2001344781/2026	Office where deed is registered	
Query Date	26/05/2026 4:01:37 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,18,00,000/-]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 5,75,75,795/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,011/- (Article:48(g))		Rs. 1,18,432/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Barakar, Mouza: Barakar, JI No: 30, Pin Code : 713324

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-2882 (RS :-2882)	LR-7266	Other Commercial Usage	Other Commercial Usage	12 Dec	1/-	72,72,732/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-2887 (RS :-2887)	LR-7266	Other Commercial Usage	Other Commercial Usage	64 Dec	1/-	3,87,87,904/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-2886 (RS :-2886)	LR-7266	Other Commercial Usage	Other Commercial Usage	10 Dec	1/-	60,60,610/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-2883 (RS :-2883)	LR-7266	Other Commercial Usage	Other Commercial Usage	9 Dec	1/-	54,54,549/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		TOTAL :			95Dec	4 /-	575,75,795 /-	
		Grand Total :			95Dec	4 /-	575,75,795 /-	

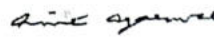
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ROHIT PODDAR (Presentant) Son of Late RAJENDRA PRASAD PODDAR ALIAS RAJENDRA PODDAR Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office	Photo  29/05/2026	Finger Print  LTI 29/05/2026	Signature  29/05/2026
,KUMHAR PARA,HANUMAN CHARAI,BARAKAR, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AExxxxxx5C, Aadhaar No: 57xxxxxxx1782, Status :Individual, Executed by: Self, Date of Execution: 29/05/2026 , Admitted by: Self, Date of Admission: 29/05/2026 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAGNOLIA DEVELOPERS ,PLOT NO 2878,2882,2886,2887 BARAKAR G T ROAD,HANUMAN CHARAI, City:- Kulti, P.O:- BARAKAR, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri AMIT AGARWALLA Son of Shri BASANT KUMAR AGARWALLA Date of Execution - 29/05/2026, , Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office	Photo  May 29 2026 12:06PM	Finger Print  LTI 29/05/2026	Signature  29/05/2026
,FLAT NO.2B,HERTAGE MAY FAIR 3 MAYFAIR ROAD BALLYGUNGE, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx3Q, Aadhaar No: 87xxxxxxx0571 Status : Representative, Representative of : MAGNOLIA DEVELOPERS (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Shri RAGHAV PODDAR Son of Shri ROHIT PODDAR Date of Execution - 29/05/2026, , Admitted by: Self, Date of Admission: 29/05/2026, Place of Admission of Execution: Office		 Captured	
		May 29 2026 12:07PM	LTI 29/05/2026	29/05/2026
KUMHAR PARA ,HANUMAN CHARAI ,BARAKAR, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: CZxxxxxx2J, Aadhaar No: 46xxxxxxx1860 Status : Representative, Representative of : MAGNOLIA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt SHIWANI PODDAR Wife of Shri ROHIT PODDAR ,KUMHAR PARA,HANUMAN CHARAI ,BARAKAR, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324		 Captured	
	29/05/2026	29/05/2026	29/05/2026
Identifier Of Shri ROHIT PODDAR, Shri AMIT AGARWALLA, Shri RAGHAV PODDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-64 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-10 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-9 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Barakar, Mouza: Barakar, JI No: 30, Pin Code : 713324

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2882, LR Khatian No:- 7266	Owner:রোহিত পোদার, Gurdian:রাজেন্দ্র প্রসাদ পোদার, Address:বিক্র , Classification:বাঁধ, Area:0.12000000 Acre,	Shri ROHIT PODDAR

L2	LR Plot No:- 2887, LR Khatian No:- 7266	Owner:রোহিত পোদার, Gurdian:রাজেন্দ্র প্রসাদ পোদার, Address:মিজ , Classification:কাদাশী, Area:0.64000000 Acre,	Shri ROHIT PODDAR
L3	LR Plot No:- 2886, LR Khatian No:- 7266	Owner:রোহিত পোদার, Gurdian:রাজেন্দ্র প্রসাদ পোদার, Address:মিজ , Classification:বাইদ, Area:0.10000000 Acre,	Shri ROHIT PODDAR
L4	LR Plot No:- 2883, LR Khatian No:- 7266	Owner:রোহিত পোদার, Gurdian:রাজেন্দ্র প্রসাদ পোদার, Address:মিজ , Classification:বাইদ, Area:0.09000000 Acre,	Shri ROHIT PODDAR

On 29-05-2026

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 12:02 hrs on 29-05-2026, at the Office of the D.S.R. Paschim Bardhaman by Shri ROHIT PODDAR ,Executant.

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 5,75,75,795/-

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

Execution is admitted on 29/05/2026 by Shri ROHIT PODDAR, Son of Late RAJENDRA PRASAD PODDAR ALIAS RAJENDRA PODDAR, KUMHAR PARA,HANUMAN CHARAI,BARAKAR, P.O: BARAKAR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business

Indetified by Smt SHIWANI PODDAR, , , Shri ROHIT PODDAR, KUMHAR PARA,HANUMAN CHARAI ,BARAKAR, P.O: BARAKAR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by profession Others

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

Execution is admitted on 29-05-2026 by Shri AMIT AGARWALLA, PARTNER, MAGNOLIA DEVELOPERS, ,PLOT NO 2878,2882,2886,2887 BARAKAR G T ROAD,HANUMAN CHARAI, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324

Indetified by Smt SHIWANI PODDAR, , ; Shri ROHIT PODDAR, KUMHAR PARA,HANUMAN CHARAI ,BARAKAR, P.O: BARAKAR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by profession Others

Execution is admitted on 29-05-2026 by Shri RAGHAV PODDAR, PARTNER, MAGNOLIA DEVELOPERS, ,PLOT NO 2878,2882,2886,2887 BARAKAR G T ROAD,HANUMAN CHARAI, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324

Indetified by Smt SHIWANI PODDAR, , , Shri ROHIT PODDAR, KUMHAR PARA,HANUMAN CHARAI ,BARAKAR, P.O: BARAKAR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,432.00/- (B = Rs 1,18,000.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 1,18,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2026 11:39AM with Govt. Ref. No: 192026270064339178 on 27-05-2026, Amount Rs: 1,18,400/-,
Bank: SBI EPay (SBlePay), Ref. No. 0056831898333 on 27-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1500, Amount: Rs.5,000.00/-, Date of Purchase: 20/05/2026, Vendor name:

Paban Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/05/2026 11:39AM with Govt. Ref. No: 192026270064339178 on 27-05-2026, Amount Rs: 70,011/-,

Bank: SBI EPay (SBlePay), Ref. No. 0056831898333 on 27-05-2026, Head of Account 0030-02-103-003-02



Bibhas Sarkar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2026, Page from 47139 to 47170

being No 230101692 for the year 2026.



Bibhas Sarkar

Digitally signed by BIBHAS SARKAR
Date: 2026.06.03 17:31:12 +05:30
Reason: Digital Signing of Deed.

(Bibhas Sarkar) 03/06/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.