

1733/26

I-1698/2026



पश्चिम बंगाल WEST BENGAL

BC 001991

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

For MAGNOLIA DEVELOPERS

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Partner/Auth. Sign.

GRN.19-202627- 006812417-8

QUERY NO. 8001364941/2026

GENERAL POWER OF ATTORNEY

TO KNOW ALL MEN BY THESE PRESENCE,

Contd....P/2

২০০৩ ২০ ০৫ ২২৩

ক্রমিক নং

তার

মূল্যঃ

ক্রয়কার নাম

বাসস্থান

ফেরার

এ.ই.এস.আর. অফিস আসানসোল

১০/১০/২০০৩ গবিন কুমার দাস, লাইসেন্স নং ২/৯৭

অতিরিক্ত আসানসোল টেক্সটাইল ইন্ড্রিয়ারে

০৫ ০৫ ২২৩

বরাক



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Notarized and attested by the District Sub-Registrar, Paschim Bardhaman, on this 29th day of May 2026.

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rohit Poddar

-: 2 :-

For MAGNOLIA DEVELOPERS

Amit Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajendra 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 here in after referred as the 'PRINCIPAL' do hereby appoint nominate, and constitute "**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 Mayfair, 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 by faith-Hindu , Citizenship Indian, as my true and lawful attorney to do and perform and/or caused to be done or performed the following acts, deeds, and things for me and on my behalf in connection with the schedule mentioned property:

WHEREAS the first party is the lawful owner-in-possession of the land specific demarcation and boundaries all those lands 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.3427(three four two seven) by virtue of a registered Gift Deed being No .2290 for the year 2023, of Kulti A.D.S.R. Office and the first party have become exclusive owner-in-possession of the said property.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajiv Kumar
-:3:-

For MAGNOLIA DEVELOPERS
Joint Agreed
Partnership Sign

For MAGNOLIA DEVELOPERS
Rajiv Kumar
Partnership Sign

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 the first party for his better enjoyment and convenience amalgamated his said lands in to one compact unit.

AND WHEREAS the said lands have been duly converted into Commercial-vastu 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 multi-storied building(B+ G + Seven)over the said lands having several independent self-contained apartments of flats, parking space, garage ,shop etc. possessed independently on ownership basis.

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 below;




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Pratibha Reddy

-:4:-

For MAGNOLIA DEVELOPERS
Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Kagbar Reddy
Partner/Auth. Sign.

AND WHEREAS the property which is morefully mentioned in the schedule below is free from all encumbrances, charges and/or mortgages;

AND WHEREAS I have entered into a registered Development construction Agreement with my Attorneys dated 29.05.2026 being deed No. 1692 for the year 2026 of D.S.R. Office Paschim Bardhaman upon the terms and conditions are fully set out in the said development construction agreement dated 29.05.2026 for raising and constructing multi-storied building/s independent self-contained apartments of flats, parking space, shops, offices ,garage etc. possessed independently on ownership basis at their own cost & expenses.

AND WHEREAS I being the principal duly appoint, nominate ,authorize and constitute said '**MAGNOLIA DEVELOPERS**' as my true and lawful attorneys to do and perform or cause to be done or performed all the followings acts, deeds and things for me and on my behalf in regard to the schedule mentioned property including maintaining, managing ,looking after, controlling the schedule mentioned property either in part or full.

AND WHEREAS in the circumstances and on the basis of the understanding and agreed between me and my said attorneys I think proper to execute this Deed of General Power Of Attorney authorizing my said Attorneys to carry out and finished the proposed multi-storied building/s upon my said property in exercise of the following powers conferred upon our said attorney by us.

POWERS AND AUTHORITY TO BE EXERCISED BY ATTORNEY

1. To look after manage and supervise the schedule mentioned property and to take all appropriate steps for preserving my right, title and interest over the said schedule mentioned property for me and on my behalf.
2. To represent me before all offices and departments of the State Govt. and Central Govt. In all other public and private offices and to submit all petitions, returns, plans and statements for me and on my behalf relating to the schedule mentioned property and development of the same .




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajendra

-:5:-

For MAGNOLIA DEVELOPERS

Ravi Agarwal

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajendra

Partner/Auth. Sign.

3. To file all suits, claims, and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunal for me and to pursue all such legal proceedings by executing necessary vakalatnamas and other powers for me or on my behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgments, orders and decrees which may be passed by all such court and judicial and quasi-judicial authorities in appropriate Higher court or courts and in the writ courts and to defend us in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us me in connection with the schedule mentioned land and properties belonging to me.
4. To get the master plan/ site plan/s and the building plan/s to be sanctioned/ approved from the authority concerned for me and on my behalf from the said authority and addition or alteration of the building plan/s to be sanctioned and to collect and receive the same after its sanction for the purposes of erecting the said several multi-storied building/s consisting of independent self-contained buildings, apartments of flats, office, room, shops, parking space, garage etc. upon the schedule mentioned property and in this connection to sign the necessary papers and receipts at the said office for me and on my behalf.
5. To raise/erect multi-storied building/s upon the schedule mentioned property in accordance with and in strict compliance with the said site plan/s and the building plan/s to be received and collected by my said attorneys or any other plans if sanctioned and shall observe and follow all other directions to be issued by the Municipal Corporation from time to time under the provisions of Bengal Municipal Act, for me and on my behalf and while performing the said acts, deeds and things my said attorney shall sign and execute all documents, papers, forms, application etc. as and when required for me and on my behalf. My said attorney shall also be competent to submit and to take delivery of the building plans and to take receipt thereof including right to deposit all fees in that regard for me and on my behalf.




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Ravi Kumar

-:6:-

For MAGNOLIA DEVELOPERS

Ravi Kumar

Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Raghu Reddy

Partner/Auth. Sign.

6. To sign and execute all forms, application, documents, etc. for me and on my behalf for the purpose of taking water connection and electric connection with transformer, meter and lines in the schedule mentioned property.
7. To sign and swear all affidavits before the court of law for me and on my behalf as and when required in connection with my said property and/or the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for me and on my behalf wherever required.
8. To enter into any agreement or contract with any person for selling/transferring, mortgaging the self contained flats, self-contained buildings, apartments of flats, Duplex, Row House, office, room, shops, parking space, garage etc. or part thereof (save and except the owner's allocation i.e. 20% total commercial constructed area of the proposed multistoried building/buildings) as my attorneys deem fit and proper and in this connection my said attorneys will be competent to sign and execute all agreements relating to such transfers by receiving consideration price, booking money etc. as will be settled between the second party /developer and the intending transferee/s and my attorneys shall have exclusive right to enjoy the sale proceeds in which I shall have no right to claim any share or amount accrued from such sale (save and except owner's allocated sale proceeds).
9. To sign and execute all sale deed/s, mortgage Deeds transferring and selling self contained flats, self-contained building/s, apartments of flats, Duplex, Row House Office rooms, shops, parking space, garage etc. or part thereof (save and except the owner's allocation i.e. 20% total commercial constructed area of the proposed multistoried building/buildings) as my attorney deem fit and proper in favour of all transferees on receipt of consideration which may be mentioned in all such sale deeds as my constituted attorney and to present all such sale deed or deeds before the appropriate registering authority for getting the same registered as my constituted attorney and in this connection my said attorneys shall also be competent to sign all other relevant papers and documents at registration office for my and on my behalf which will be required for the purpose of completing the same but the consideration amount received from such sale by my said attorneys shall go to the attorney absolutely by reason of such sale or transfer being from developer's allocation (save and except owner's allocated sale proceeds).

Ravi Kumar




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

Rajesh Kumar

-:7:-

For MAGNOLIA DEVELOPERS
Annie Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS
Rajesh Kumar
Partner/Auth. Sign.

10. To hand over the original sale receipt after signing the same on our behalf to the transferee/purchaser for enabling him/her/them to procure the title deed in original from the registration office in due course.

11. And generally to do everything what We could do for me and on my behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by my said attorney in exercise of the powers hereby conferred.

12. I do hereby agree to ratify and confirm whatsoever the said Attorney shall do in the schedule mentioned land by virtue of these presents.

13. That be it expressly stated that this Deed does not constitute/create/assume at all any kind of transfer and enjoyment of the schedule mentioned property in favour of my said Attorneys and this Deed of General Power of attorney is revocable.

SCHEDULE ABOVE REFERRED TO :-

In the Dist. of Paschim Bardhaman , 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-Vastu' class of lands under L.R.Khatian No.7266(seven thousand two hundred sixty six)particulars of which are given bellow: ✓

- i) 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)
- ii) 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),
- iii) 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),

Contd.....P/8




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

-:8:-

Rohit Poddar

For MAGNOLIA DEVELOPERS

Rajeev Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

Rajeev Poddar
Partner/Auth. Sign.

iv) 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 including a proposed multi-storied (B+G+Seven)commercial cum residential under the name & style '**MAGNOLIA ENCLAVE**' building with all easement right .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.

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

Contd....P/9




DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026

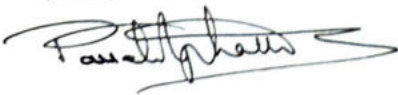
IN WITNESS WHERE OF We the above named Principals and Attorney signed and executed this deed of General power of attorney on this the 29th day of May 2026.

WITNESSES:

1. Shiwani Poddar
w/o Rohit Poddar
Poddar Niwas
Kumbhar Para,
Hannaman chadai
P.O Barakar - 713324
PS Kultbi (Dist Paschim
Burdwan)

Chiranjit Banerjee
S/o Tapas Banerjee
Kultbi Sripur Road
P.S - Kultbi
P.O - Gangadhar
Pin - 713333

Drafted & prepared by
Me as per instruction of the
executants and read over &
explain to them in Hindi
Language by me & typed in
My office.



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


SIGNATURE OF THE EXECUTAN

For MAGNOLIA DEVELOPERS

Anil Agarwal
Partner/Auth. Sign.

For MAGNOLIA DEVELOPERS

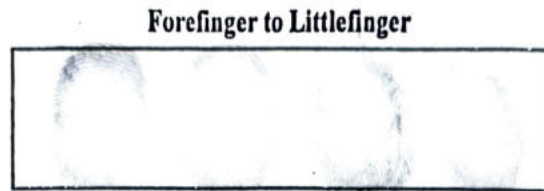
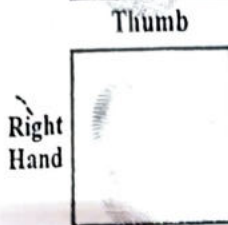
Rajesh Poddar
Partner/Auth. Sign.

SIGNATURE OF THE ATTORNEY



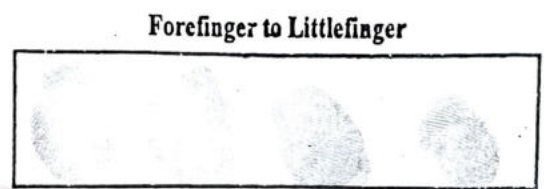

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 MAY 2026



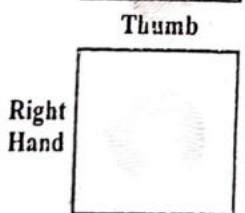
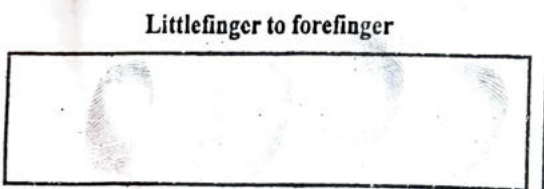
Finger Print attested by me :

Rajesh Poddar



Finger Print attested by me :

Anil Agarwal



Finger Print attested by me :

Raghav Poddar



~~DISTRICT SUB-REGISTRAR~~
Paschim Bardhaman

29 MAY 2026

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



192026270068124178

GRN Details

GRN: 192026270068124178 Payment Mode: SBI Epay
GRN Date: 29/05/2026 13:15:27 Bank/Gateway: SBlePay Payment Gateway
BRN : 0368092149556 BRN Date: 29/05/2026 13:15:43
Gateway Ref ID: 614913532404 Method: State Bank of India UPI
GRIPS Payment ID: 290520262006812416 Payment Init. Date: 29/05/2026 13:15:27
Payment Status: Successful Payment Ref. No: 8001364941/4/2026
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr P ROYCHOWDHURY
Address: ASANSOL COURT
Mobile: 7001048194
Period From (dd/mm/yyyy): 29/05/2026
Period To (dd/mm/yyyy): 29/05/2026
Payment Ref ID: 8001364941/4/2026
Dept Ref ID/DRN: 8001364941/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001364941/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	432
2	8001364941/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				732

IN WORDS: SEVEN HUNDRED THIRTY TWO ONLY.

Major Information of the Deed

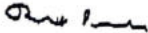
Deed No :	I-2301-01698/2026	Date of Registration	29/05/2026
Query No / Year	2301-8001364941/2026	Office where deed is registered	
Query Date	29/05/2026 12:30:38 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7001048194, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 5,75,75,795/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 432/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230101692/2026 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,
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	LR-7266	Other Commercial Usage	Other Commercial Usage	12 Dec	1/-	72,72,732/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-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, , Project Name :
L3	LR-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, , Project Name :
L4	LR-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, , Project Name :
TOTAL :					95Dec	4/-	575,75,795/-	
Grand Total :					95Dec	4/-	575,75,795/-	

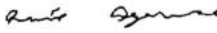
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	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		 Captured	
	29/05/2026	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-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				

Attorney 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			
	Name	Photo	Finger Print	Signature
1	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		 Captured	
	May 29 2026 1:18PM	LTI 29/05/2026	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)				

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 1:19PM	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
Shiwani Poddar Wife of Rohit Poddar Poddar Niwas, Kumhar Para, Hanuman Chadai, City:- , 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			

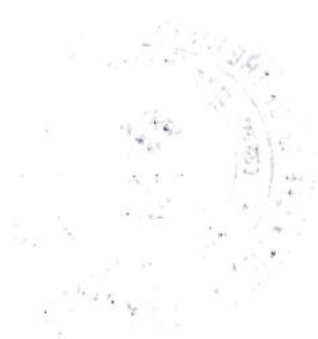
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri ROHIT PODDAR	MAGNOLIA DEVELOPERS-64 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri 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, 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:গোবিন্দ পোদ্দার, Gurdian:রাজেন্দ্র ব্রহ্মদ পোদ্দার, Address:বিক্র, Classification:বাড়ি, Area:0.12000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 2887, LR Khatian No:- 7266	Owner:রোহিত সোদার, Gurdian:রাজেন্দ্র প্রসাদ সোদার, Address:নিজ , Classification:কাদামী, Area:0.64000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2886, LR Khatian No:- 7266	Owner:রোহিত সোদার, Gurdian:রাজেন্দ্র প্রসাদ সোদার, Address:নিজ , Classification:বাইদ, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2883, LR Khatian No:- 7266	Owner:রোহিত সোদার, Gurdian:রাজেন্দ্র প্রসাদ সোদার, Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230101698 / 2026

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 13:04 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: Kult, City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business

Identified by Shiwani Poddar, , Rohit Poddar, Poddar Niwas, Kumhar Para, Hanuman Chadai, P.O: Barakar, Thana: Kult, 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 (Others), PLOT NO 2878,2882,2886,2887 BARAKAR G T ROAD,HANUMAN CHARAI, City:- Kult, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324

Identified by Shiwani Poddar, , Rohit Poddar, Poddar Niwas, Kumhar Para, Hanuman Chadai, P.O: Barakar, Thana: Kult, 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 (Others), PLOT NO 2878,2882,2886,2887 BARAKAR G T ROAD,HANUMAN CHARAI, City:- Kult, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324

Identified by Shiwani Poddar, , Rohit Poddar, Poddar Niwas, Kumhar Para, Hanuman Chadai, P.O: Barakar, Thana: Kult, 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 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 432/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2026 1:15PM with Govt. Ref. No: 192026270068124178 on 29-05-2026, Amount Rs: 432/-, Bank: SBI EPay (SBlePay), Ref. No. 0368092149556 on 29-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1001, Amount: Rs.100.00/-, 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 29/05/2026 1:15PM with Govt. Ref. No: 192026270068124178 on 29-05-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0368092149556 on 29-05-2026, Head of Account



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 47359 to 47381
being No 230101698 for the year 2026.



Bibhas Sarkar

Digitally signed by BIBHAS SARKAR
Date: 2026.06.03 18:23:26 +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.