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Certified that the document is admitted to registration. The signature, stamp/sheets and the endorsement certificate attached with this document are the part of the document

21/09/17
 09.50 P.M.
 9-13/4202/17
 KEM - 283/17
 Additional District Sub-Registrar
 Kadambaraha, North 24 Pgs

Additional District Sub-Registrar
Kadambaraha, North 24 Pgs.

22 SEP 2017

JOINT DEVELOPMENT AGREEMENT

&

POWER OF ATTORNEY

This Indenture made this ^{21st} day of Sep., 2017

By and Between

নং 3053 ডাঃ 15.09.17 500000

ক্রোতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

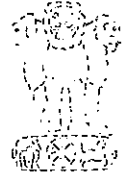
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. জার. 6

মোট স্ট্যাম্প ক্রয় তাং

চালান নং মোট কত টাকা খরিদ

টেকারী বারাকপূর ভেডার-মিতা দত্ত

M. I. D. L
93, Dr. S.C. Banerjee Rd,
Beliaghata, Kolkata-700010



13 SEP 2017

740000

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[Handwritten signature]
Director

Magnolia Infrastructure Development Ltd

[Handwritten signature]
C. V. K. S. D. S. S. S.



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Shafali Ghosh.



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Jobinda chandra Ghosh.

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Additional District Sub-Registrar
Kadambapachi, North-24 Pgs

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744

Amit Ghosh.

(1) SMT. SHEFALI GHOSH (PAN – ADTPG6963A), (2) SRI AMIT GHOSH (PAN – ARSPG3884D) (3) SRI GOBINDA CHANDRA GHOSH (PAN – ADTPG6962B) all are By Faith: HINDU, By Nationality – Indian, By Occupation: Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas; (4) RAINBOW AQUA PARK PRIVATE LIMITED, PAN – AAECR1840A, a Private limited Company incorporated with the Companies Act., having its registered office at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, represented by its Director SRI AMIT GHOSH Son of Sri Gobinda Chandra Ghosh; Pan – ARSPG3884D by Faith – HINDU, By Nationality – Indian, By Occupation – Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, hereinafter jointly referred to as the “LAND OWNERS” (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) OF ONEPART

AND

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

WHEREAS We the owners herein are absolute owners and seized, possessed and otherwise sufficiently entitled to all that piece and parcel of total land admeasuring about 595.5 Decimal more or less divided in two Mouzas, in Algaria Mouza all that piece and parcel of (Sali) land measuring more or less 545.5 Decimal comprised in R.S/L.RDag: no.608,609/628,606,605,604,599/662,574,575,576,600,596,595,594,593,592,596, and597, R.S khatian no,250,905, R.S khatian no 900,559,682, R.S Khatian no.340 corresponding to L.R Khatian no. 276, 734,665,666,975, lying and situated at Mouza



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Rainbow Aqua Park Private Limited

Amit Ghosh
Director

Tapan Kumar Ghosh

878 St Panchanan Ghosh

Bishnupur, P.O. - Bishnupur

As Rajshahi, 24 Pags

Pin-700135.



(Signature)

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

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- Algoria J.L no 5, Re.Su-no-79, Touzi no.146, Pargana- Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, PS-Barasat at present Duttapukur, A.D.S.R.O- Kadambagachi, District North 24 Pargana AND All that piece and parcel of 'Sali' land measuring more or less 50 Decimals.....Comprised in R.S/L.R Dag no715,713, under Khatian no.R.S 250,905, Haal L.R. Khatian no--2148, Lying and Situated at Mouza -Mainagadi J.L no 6, Re. Su no-196, Touzi no - 146, Within the Limit of Khilkapur Gram Panchayet under Police Station Duttapukur Jurisdiction ADSRO Kadambagachi, In the District of North 24 Pargana (hereinafter referred to as the said property which was more fully particularly describe in the scheduled here under written)

Deed no	Date of execution	Present owner	Previous owner	Land area in Decima l	RS/LR Dagno & LR Khatian no	Registered at
8827/02	24.12.2002	Shefali Ghosh	Mossamm at Manohara Begum	17.53 dec out of 17.53dec	RS/LR dag no 608,609/628 & LR.khatian no-665,666	DSR-II BARASAT
8828/02	24.12.2002	Gobinda Chandra ghosh	Najrul islam gazi & 5 others	27.89 dec & 23.5 dec out of 60.64 dec	RS/LR DAG No 606,608,609/628, LR Khatian no, 665,666	
3696/2009	23.08.2009	Rainbow aqua park pvt. ltd	Shyamal saha & ors	396dec out of 407 dec	RS/LR 713,715 in mouza - mainagadi, LR.Khatian no.2148 & RS dag no- 592,593,594,595, 596,597,600, in LR.Khatian no-975	DSR-II BARASAT



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5396/ 2014	2.07.2014	Rainbow aqua pvt.ltd	Dhirendra Mohan ojha	43.5 dec out of 43.5	RSLR 605,LR Khatian no.975	DSR III BARASAT
5393/ 2014	4.07.2014	Rainbow aqua pvt.ltd	Dhirendra Mohan ojha	20 Dec out of 20 Dec	RSLR 606,LR Khatian no,975	DSR III BARASAT
5392/ 2014	2.07.2014	Rainbow aqua pvt.ltd	Dhirendra Mohan ojha	16 Dec out of 16 Dec	RSLR 604,LR Khatian no 975,	DSR III Barasat
5394/ 2014	9.07.2014	Rainbow aqua pvt.ltd	Anjan Ojha	23.5 dec out of 23.5	RSLR 606,LR Khatian no 975,	DSR III Barasat
6733/ 2017	20.07.2017	Amit Ghosh	Shuvash ch. Mondol	1.5 Dec out of 2.5 Dec	RSLR 559/662 LR Khatian no.734	DSR III BARASAT
7694/ 2017	17.8.2017	Gobindo Ghosh	Dhirendra Mohan Ojha	27.5Dec out of 39 Dec	RSLR 574,575,576,606 ,604 ,LRKhatian no 276	DSR III ,BARASAT

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

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

WHEREAS NOW the LAND OWNERS being desirous of developing the land into a Residential-cum-Commercial Complex approached to the



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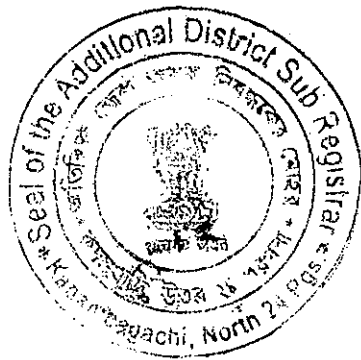
DEVELOPER/TRANSFEROR, the latter being a reputed Developer Company having vast experience in construction of big buildings, has agreed to develop and construct a building on the Said Property.

AND WHEREAS pursuant to the negotiations by and between the parties hereto and SUBJECT TO the necessary approval to be granted by the competent authorities and also subject to the plan of the proposed development being sanctioned by the concerned authorities, the Land Owners has agreed to grant to the Developer and the Developer has agreed to accept from the Land Owners, exclusive rights of development of the Said Property upon the terms and subject to the conditions herein recorded.

WHEREAS thereafter, the by virtue of several deeds and conveyances, the Previous Owners, sold, transferred, conveyed and assigned to and unto and in favour of the Land Owners herein, who became the absolute owner and is absolutely seized and possessed and other wise sufficiently entitled to the Said Property, details whereof are enumerated herein below : 'Said Property') more fully described in the schedule appearing hereinafter and the "layout plan" annexed herewith this Agreement.

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

AND WHEREAS pursuant to the negotiations by and between the parties hereto and SUBJECT TO the necessary approval to be granted by the competent authorities and also subject to the plan of the proposed development being sanctioned by the concerned authorities, the Land Owner has agreed to grant to the Developer and the Developer has agreed to accept from the Land Owner, exclusive rights of development of the Said Property upon the terms and subject to the conditions herein recorded.



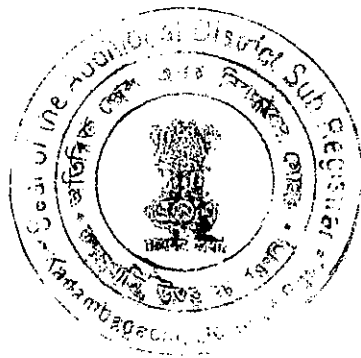
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AND WHEREAS both the parties involve herein, have agreed to a "Scheme of Revenue Sharing" under which the Owner has proposed to provide the Said Property and the Developer has agreed to mobilize fund either from its own resources and or by taking advance from the prospective purchasers and provide materials, equipments, manpower and other necessary accessories for construction of a Said Building comprising of apartments/units and other facilities as per the plan to be approved by the competent authority.

AND WHEREAS the Owner, in consideration of the Said Property as described in the Schedule below, shall be entitled to receive a net share of 30% (Thirty Percent) of the total sale proceeds that will pertain to the sale of apartments / units / Flat / Parking Space in the Said Building as well as un - demarcated and undivided proportionate share of the Said Property proportionate to such said 30% (Thirty Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Such 30% (Thirty Percent) of the sale proceeds / revenue shall be paid by the Developer in favour of the Owner from the inception of receiving any amount from any Intending Purchaser or Purchasers in respect of any Flat / Parking Space till receiving the full and final payment from any Intending Purchaser or Purchasers. On the other hand, the Developer (having selling rights) shall be entitled to receive a net share of the balance / remaining 70% (Seventy Percent) of the sale proceeds after disbursing the 30% (Thirty Three Percent) of the sale proceeds / revenue in favour of the Owner that will pertain to the sale of apartments / units in the Said Building **TOGETHER WITH** sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 70% (Seventy Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Therefore, the sharing of sale proceeds between the Owner and Developer with regard to selling of apartments/units, Flat / Parking Space or any nature of commercial transaction including Advertising Banner / Sign Board / Mobile Tower etc and un-demarcated and undivided proportionate share in respect of the Said Property shall be in 30:70 (Thirty : Seventy) ratio.



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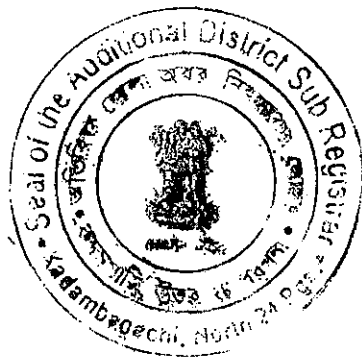
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

DEFINITION:

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

- i. OWNER shall mean , a Partnership Firm, having its office, being represented by its partners (1) SMT. SHEFALI GHOSH (PAN – ADTPG6963A), (2) SRI AMIT GHOSH (PAN –ARSPG3884D) (3) SRI GOBINDA CHANDRA GHOSH (PAN –ADTPG6962B) all are By Faith: HINDU, By Nationality – Indian, By Occupation: Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas; (4) RAINBOW AQUA PARK PRIVATE LIMITED, PAN -- AAECR1840A, a Private limited Company incorporated with the Companies Act., having its registered office at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, represented by its Director SRI AMIT GHOSH Son of Sri Gobinda Chandra Ghosh, PAN–ARSPG3884D, by Faith – HINDU, By Nationality – Indian, By Occupation – Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, hereinafter jointly referred to as the "LAND OWNERS" (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) OF ONEPART
- ii. DEVELOPER shall mean MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata – 700 010, Police Station Beliaghata

WHEREAS NOW the Land Owner being desirous of developing the land into a Residential-cum-Commercial Complex approached to the Developer, the latter being a reputed developer



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Company having vast experience in construction of big buildings, has agreed to develop and construct a building on the Said Property.

Desire of the Development of the land & Acceptance:

The Land Owner approached the Developer for joint Development.

Registered General Power of Attorney: *For the smooth running of the said project, the Land owner herein has agreed to execute registered General Power of Attorney in favour of the Developer herein.*

LAND OWNER'S RIGHT & REPRESENTATIONS :-

Indemnification regarding Possession & Delivery: The LAND OWNER is/are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession and to the Developer to develop the project property.

Free From Encumbrance: The Owner also indemnifies that the project property is free from all encumbrances and the LAND OWNER has marketable title in respect of the said premises.

Be it noted that the Land Owner will hold symbolical possession of the land till the land owner is repossessed in the proposed allocation of the land owner.

DEVELOPER / PROMOTER'S RIGHTS:

Authority of Developer: The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their demarcate allocation or acquired right under this present agreement without creating any liabilities of the LAND OWNER.

Right of Construction: The LAND OWNER hereby grants permission and exclusive rights to the Developer to build new building upon the project property.



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Construction Cost: The Developer shall carry total construction work of the proposed building at his/their own costs and expenses. No liability on account of construction cost will be charged from Owner's Allocation.

***Sale Proceeds of the entire property Allocated morefully described in the first schedule:
The Developer will take the sale proceeds exclusively.***

Booking & Agreement for Sale: Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the LAND OWNER as a Power of Attorney Holder. All the sales consideration of Developer's Allocation, either partly or wholly will be taken by the Developer and issue valid money receipts in his/their own names but without creating any liability on the Owner herein.

Selling Rate: The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the LAND OWNER, and vice versa.

Profit & Loss: The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

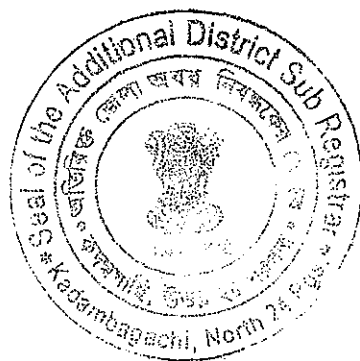
***Possession by the Developer:** On completion of the project, the Developer will hand-over peaceful possession in full satisfaction and rights to the release with Possession Letters .*

Possession Letters will be signed by the Developer as the representative and Power of Attorney holder of the LAND OWNER.

Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of ... and as representative and registered Power of Attorney Holder of the LAND OWNER.

CONSIDERATION:

Permission against Consideration: The LAND OWNER grants permission for exclusive right to construct the proposed building in consideration of Owner's Allocation to the Developer.



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DEALING OF SPACE IN THE BUILDING:

Exclusive Power of Dealings of LAND OWNER: The LAND OWNER shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation.

Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the LAND OWNER and the LAND OWNER shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

POWER AND PROCEDURE:

To appear and represent before the authorities of corporation/ municipality/ panchayat, CESC Ltd./W.B.S.E.D.C.L, Income Tax Department and/or Authorities under the Town and Country Planning Act, Airport Authority of India, Assurances of Kolkata, District Registrar Barasat, Additional District Sub-Registrar -Kadambagachhi, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in this present Development Agreement for Registration of flats, shops, garage spaces including undivided, proportionate impartibly share of land of Developer's Allocation.

To correspond with all concerned authorities and bodies in connection with obtaining **conversion of land (said Property), sanction of plans, obtaining of floor space index for the construction** proposed to be carried on the land of the said Property and any other matters pertaining to the said Property.

To apply obtain, electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery titles deeds concerning



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the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may deem fit and proper.

To defend possession, manage and maintain the said premises including the building to be constructed thereon.

To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect the said premises before statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises.

To pay all Municipal/panchayat and other Statutory Taxes, Rates and charges in respect of the said premises and building on behalf of the Owner and in the name of the Owner as and when the same will become due and payable.

To enter in to any Agreement for Sale, Memorandum of Understanding and / or any other instrument and document in respect of flat/s, units and / or car parking spaces within Developer Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the Owner in terms of the Agreement for Development. To take finance/loan in the name of the Attorney and/or any nominated purchasers of the attorney from any financial concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose.

To receive the consideration money in cash or by cheque / draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful representative.

To execute necessary Deeds of Conveyance in favour of the intending purchasers for flats, shops / garages and car parking spaces within the Developer's Allocation by putting signature on behalf of the Owner and also to receive full and final consideration of the flats, shops/garages and car parking spaces within the Developer's Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.



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To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the present agreement as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building over and above the said premises.

To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, and Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.

That attorney will take all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Agreement for Development.

To amalgamate analogous land and/or lands with the land of the land owner without disturbing and/or affecting land owner's interest under any situation whatsoever.

For all or any of the purposes herein before stated and to appear and represent the Owner before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.

The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in the schedule of the present Agreement for Development,

NEW BUILDING :

Completion of Project: The Developer shall at his/their own costs construct and complete the proposed building with good and standard materials as may be specified by the Engineer of the Developer from time to time, within the stipulated time.

Installation of Common Amenities : The Developer shall install and erect at the building at Developer's own costs and expenses, pump, water storage tank, overhead reservoir, electrification, install permanent Electric Transformer or meter, electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided therein of the residential building having self contained



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apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

Architect Fees etc.: All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the LAND OWNER shall bear no responsibility in this context.

Municipal/Panchayat Taxes & Other Taxes of the Property: The Developer shall pay and clear up all the arrears on account of municipal/panchayat taxes and outgoing of the said property up to the date of this agreement and the same to be continuing by the Developer till the date of completion of the construction and allocation.

The Developer shall carry if any land conversion required for this said premises at his/their own costs and expenses. No liability on account of any land conversion will be charged from Owner's Allocation.

From the date of completion and allocation of the floor area between the LAND OWNER and the Developer the Municipal/Panchayat taxes and other taxes payable for the said property shall be borne in proportion of the area of the Developer and the area of LAND OWNER, by the Developer and / or his nominees and the LAND OWNER and / or his nominee / nominees respectively.

Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof

PROCEDURE OF DELIVERY OF POSSESSION BY DEVELOPER:

Delivery of Possession: As soon as the building is completed, the Developer shall give written notice to **obtain** certificate of the Architect /L.B.S or the Municipality/Panchayat being provided to that effect. That the maximum period of delivery of Possession of Owner's Allocation will be within **48 (forty eight) month** and **grace period of 6 (six) months** from the date of sanction of plan from the sanctioning authority and the precondition of such handing over of possession of owner's allocation is procurement of Completion Certificate of the said proposed project at the costs and expenses of the Developer herein.



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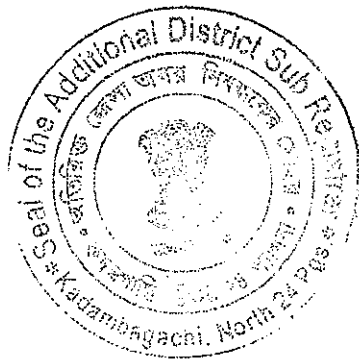
*Payment of Taxes: After 30 days from the date of service of such notice and at all times there after the **LAND OWNER** shall be exclusively responsible for payment of all Municipal/Panchayat and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the above mentioned property detail.(First schedule)*

***Share of Common Expenses & Amenities :** As and from the date of delivery of possession, of the land owner's allocation in full and final in the said proposed building the **LAND OWNER** shall also be responsible to pay and bear and shall pay to the Developer / Flat Owner's Association, the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.*

COMMON RESTRICTION:

Restriction of Owner and Developer in common : The Owner's Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.



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Neither party shall demolish any wall or other structures in their respective allocations or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and / or performed to the proposed transferee shall have given a written undertaking; to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

Both the parties shall be abide by all laws, bye-laws, rules and regulations of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation.

The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of his/their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.

No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulated in or about the building or in the compound corridor or any other portion or portions of the building.



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purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

The land owner shall have no right to mortgage the said land with any financial Institution or government concern during the continuation of the project.

No Violation: The Developer hereby agrees and covenants with the LAND OWNER not to violate or contravenes any of the provisions of rules applicable to construction of the said proposed building.

Not to do any act, deed or thing, whereby the LAND OWNER is prevented from enjoying, selling, assigning and / or disposing of any Owner's Allocation in the building at the said premises vice versa.

OWNER'S INDEMNITY

Indemnity : The LAND OWNER hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer performs and fulfills the terms and conditions herein contained and / or its part to be observed and performed.

DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the LAND OWNER

Indemnified against third party claims and actions arising out of any sort of act of occupation commission of the Developer's in relation to the construction of the said building.

Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

MISCELLANEOUS:

Contract Not Partnership: The LAND OWNER and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the LAND OWNER and the Developer in any manner nor shall the parties hereto be constituted as association of persons.



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Contract Not Partnership: The LAND OWNER and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the LAND OWNER and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

Not specified Premises: It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the LAND OWNER and various applications and other documents may be required to be signed or made by the LAND OWNER related to which specific provisions may not have been mentioned herein. The LAND OWNER hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the LAND OWNER shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the LAND OWNER also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Owner and / or against the spirit of these presents.

Not Responsible: The LAND OWNER shall not be held liable of any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the LAND OWNER indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

Process of Issuing Notice : Any notice required to be given by the Developer to the LAND OWNER shall without prejudice to any other mode of service available be deemed to has/have been served on the LAND OWNER if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the LAND OWNER if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

Formation of Association: After the completion of the said proposed building and after receiving peaceful possession of the allocation of him, the LAND OWNER hereby agrees to abide by all the rules and regulations to be framed by any society / association / holding organization and / or any other organization, who will be in charge of such management of



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the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

Name of the Building: The name of the building shall be given by the Developer in due course.

Right to borrow fund : The Developer shall be entitled to borrow money at his/their risk and responsibility from any bank or banks or any financial institution without creating any financial liability on the LAND OWNER or affecting his estate and interest in the said premises it being expressly agreed and understood that in no event the LAND OWNER nor any of his estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the Developer shall keep the LAND OWNER indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

Documentation: The LAND OWNER has delivered all the photocopies of the original title deeds & other documents relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Owner will be bound to produce the same in original before any competent authority for inspection.

The developer had received all the necessary documents relating to the said premises. After searching all the documents, the developer is fully satisfied and they found the said premises is absolutely free from all encumbrances.

Handover of Original Documents: After completion of the project and handing over the Owner's Allocation, the LAND OWNER will be bound to handover all the documents in original regarding and associated with the project to the Developer and / or to the Association of the flat Owner. The Developer will obtain Completion Certificate (C.C.) from the authority concerned in respect of the aforesaid project at their own costs and expenses, before delivery of physical possession of the land owner's allocation in full and final.

Electricity :- The Developer shall carry total electricity installation work including transformer of the proposed building at his/their own costs and expenses. No liability on account of electricity installation work will be charged from Owner's Allocation.



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FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto.

JURISDICTION:

The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

AND WHEREAS pursuant to the negotiations by and between the parties hereto and SUBJECT TO the necessary approval being granted by the competent authorities or proposed to be granted (to be persuaded by the Developer at its own costs and expenses) and also subject to the plan of the proposed development being sanctioned by the concerned authorities, the Land Owner has agreed to grant to the Developer and the Developer has agreed to accept from the Land Owner, exclusive rights of development of the Said Property upon the terms and subject to the conditions herein recorded.

AND WHEREAS both the parties involve herein, have agreed to a "Scheme of Revenue Sharing" under which the Land Owner has proposed to provide the Said Property and the Developer has agreed to mobilize fund either from its own resources and or by taking advance from the prospective purchasers and provide materials, equipments, manpower and other necessary accessories for construction of a Said Building comprising of apartments/units and other facilities as per the plan to be approved by the competent authority.

AND WHEREAS the Land Owner, in consideration of the Said Property as described in the Schedule below, shall be entitled to receive a net share of 30% (Thirty Percent) of the sale proceeds that will pertain to the sale of apartments/units in the Said Building together with sale of parking spaces as well as un-demarkated and undivided proportionate share of the Said Property proportionate to such said 30% (Thirty Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Such 30% (Thirty Percent)



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of the sale proceeds/revenue shall be paid by the Developer in favour of the Land Owner from time to time . On the other hand, the Developer (having selling rights) shall be entitled to receive a net share of the balance/remaining 70% (Seventy Percent) of the sale proceeds that will pertain to the sale of apartments/units in the Said Building TOGETHER WITH sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 70% (Seventy Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property. Therefore, the sharing of sale proceeds between the Land Owner and Developer with regard to selling of apartments/units, parking spaces and un-demarcated and undivided proportionate share in respect of the Said Property shall be in 30:70 (Thirty : Seventy) ratio.

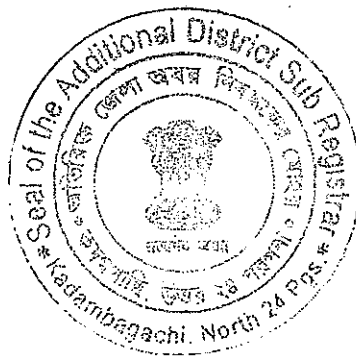
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

DEFINITION:

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

THE LAND OWNER means (1) SMT. SHEFALI GHOSH (PAN – ADTPG6963), (2) SRI AMIT GHOSH (PAN –ARSPG3884D) (3) SRI GOBINDA CHANDRA GHOSH (PAN –ADTPG6962B) all are By Faith: HINDU, By Nationality – Indian, By Occupation: Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas; (4) RAINBOW AQUA PARK PRIVATE LIMITED, PAN – AAECR1840A, a Private limited Company incorporated with the Companies Act., having its registered office at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, represented by its Director SRI AMIT GHOSH Son of Sri Gobinda Chandra Ghosh, Pan –ARSPG3884D, by Faith – HINDU, By Nationality – Indian, By Occupation – Business, residing at 455, P.K.Guha Road, Airport 1 No. Gate, P.O. & P.S. DumDum, Kolkata – 700 028, District North 24 Parganas, hereinafter jointly referred to as the “LAND OWNERS” (which expression shall unless repugnant to the context shall mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns)

DEVELOPER shall mean **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN – AAGCM8293C)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, P.O. Beliaghata, Police Station: Beliaghata,



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Kolkata – 700 010, hereinafter referred to as the “DEVELOPER/TRANSFEROR” being represented by its’ Director, SRI VIVEK PODDAR (PAN – APJPP9042B), Son of Sri Milan Poddar, residing at BE – 111, Salt Lake, P.O. CC Block, P.S. Bidhannagar North, Kolkata – 700 064, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators and assigns) OF THE OTHERPART.

WHEREAS We the owners herein are absolute owners and seized ,possessed and otherwise sufficiently entitled to all that piece and parcel of total land admeasuring about 595 Decimal more or less divided in two Moujas, IN Mouza Algaria all that piece and percel of (Sali) land measuring more or less 545.5 Decimal more or less comprising R.S/L.RDag no.608, 609/628, 606,605, 604, 599/662, 574, 575, 576, 600, 597, 596, 595, 594, 593 AND 592 under ,R.S khatian no, 250,905, R.S khatian no 900,559,682, R.S Khatian no.340 corresponding to L.R Khatian no. 276,665,666,975,734, lying and situated at Mouza – Algaria ,J.L no 5, Re.Su-no-79,Touzi no.146,Pargana- Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, PS-Barasat at present Duttapukur, A.D.S.R.O-Kadambagachi ,District North 24 Pargana AND All that piece and parcel of ‘Sali’ land measuring more or less 50 Decimals.....Comprised in R.S/L.R Dag no - 715,713, under Khatian no.R.S 250,905 ,Haal L.R. 2148, Lying and Situated at Mouza –Mainagadi J.L no 6,Re. Su no-196,Touzi no – 146, Within the Limit of Khilkapur Gram Panchayet under Police Station Duttapukur Jurisdiction ADSRO Kadambagachi, In the District of North 24 Pargana(hereinafter referred to as the said property which was more fully particularly describe in the scheduled here under written)

- i. THE BUILDING PLAN shall mean and include necessary maps or plans drawn prepared by the Developer’s architects and to be sanctioned by the competent authorities with such alteration or modification as may be made by the Developer for the construction of a Said Building at the Said Property, more fully described in the Schedule hereunder;
- ii. COMMON AREAS FACILITIES AND AMENITIES shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/ or management of the new building/building complex to be constructed on the land of the Said Property;



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- iii. *SALEABLE SPACE* shall mean the space/apartments/units in the new building complex available for independent use and occupation along with the proportionate share of land and common areas and facilities of the building/building complex;
- iv. *LAND OWNER'S ALLOCATION* shall mean receiving 30% (Thirty Percent) of the sale proceeds/revenue that will pertain to the sale of apartments/units in the Said Building together with sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 30% (ThirtyPercent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on *REVENUE SHARE* basis. *Such 30% (Thirty Percent) of the sale proceeds/revenue shall be paid by the Developer in favour of the Land Owner from time to time.*
- v. *DEVELOPER'S ALLOCATION* shall mean receiving the balance/remaining 70% (Seventy Percent) of the sale proceeds that will pertain to the sale of apartments/units in the Said Building together with sale of parking spaces as well as un-demarcated and undivided proportionate share of the Said Property proportionate to such said 70% (Seventy Percent) share accrued thereto, out of the entire sale proceeds acquired in respect of the Said Property on *REVENUE SHARE* basis.
- vi. *THE ARCHITECT* shall mean such person or persons/organization who may be by appointed by the Developer for designing and planning of the building.
- vii. *ADVOCATE* shall mean such persons/organization who may be appointed by the Developer.
- viii. *TRANSFER* with its grammatical variations shall include transfer by possession and by and other means adopted for effecting transfer of space under the law.
- ix. *BUYER/TRANSFeree* shall mean a person or persons to whom any space in the new building shall be transferred by the Developer.
- x. *WORDS IMPORTING SINGULAR* shall mean plural and vice versa and masculine gender shall also include feminine and neuter gender.



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REPRESENTATIONS

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

1. (a) The Land Owner is the absolute Land Owner of the Said Property free from all encumbrances; (b) The Land Owner has not entered into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the Said Property; (c) The Said Property is free from all encumbrances, charges, liens, suits, *lispendens*, attachments, trust whatsoever; (d) The Said Property is not affected by any attachment including attachments under any Certificate Case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever (e) There are no Certificate Case or proceedings pending against the Land Owner for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force (f) The Said Property is not affected by any notice or scheme of local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies, (g) No Declaration has been made or published for the acquisition of the Said Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the Said Property, (h) The Said Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed thereunder or any other acts or enactments whatsoever, (i) There is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or transferring and conveying the Said Property by the Land Owner and there is no excess vacant land in the hands of the Land Owner under the said Act, (j) There are no other adjacent plot Land Owner/s or any other person/s having any pre-emptive right with respect to the Said Property.
2. The Land Owner is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said Property and the Land Owner are fully aware that relying on such representation the Developer has agreed to enter into this agreement.
3. The Land Owner hereby further represents to the Developer that at the time of construction they will fully co-operate for smooth construction.



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4. *All the local body rates, taxes, and outgoings prior to the handing over the vacant and peaceful possession of the Said Property by the Land Owner to the Developer shall be borne by the Land Owner.*
5. *The Land Owner has a clear and marketable title in respect thereof.*
6. *The Land Owner has full and absolute right to enter into this agreement.*
7. *There is no subsisting Agreement for Sale or Agreement for Development in respect of the Said Property.*

*The Developer on its part has conducted necessary searches in the office of the concerned department and upon being satisfied of the marketability of the title of the Said Property has agreed to develop and construct/cause to be constructed a residential-cum-commercial complex. **HOWEVER**, if any agreement/deed/document with regard to the Said Property comes to the knowledge of either the Land Owner/the Developer subsequent to the date execution of this Agreement, such agreement/deed/document shall be considered **null and void** and any person raising any claim or benefit accruing therefrom shall not be accepted.*

THE BUILDING:

The Developer shall construct the Said Building/Complex comprising of apartments/units as per approval including common area on the ground floor, boundary wall, gate etc. at its own responsibility, cost and expenses on account of all the required labours, materials, equipments fixtures, fittings, utilities and other amenities/facilities strictly as per approved design and other amenities as the Proposed Specifications provided in the 2ND SCHEDULE of this Agreement.

DELIVERY OF THE SAID PROPERTY:

The Land Owner shall hand over the vacant possession of the said schedule property immediately from the date of execution of this Agreement.

DECLARATION

The Land Owner undertakes and declares that the Said Property is not mortgaged and/or hypothecated to any bank or financial authority and that the same is free from all encumbrances at time of signing of this Agreement.



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STRUCTURAL DESIGN AND DRAWING

The Developer shall, within 60 days from the date of signing of Joint Venture Agreement Development and appointment of the Power of Attorney by the Land Owner, prepare the complete structural drawing and design of the proposed building and submit for sanction to the competent authority.

The Developer shall be responsible for the soundness of architectural, structural, electrical, plumbing and sanitary drawing and design as well as adequate natural calamity safety measures in the design & also the implementation of the same. The Developer shall bear the necessary cost for the said assignments.

POWER OF ATTORNEY

That the Land Owner shall execute and register a Separate General Power Of Attorney for the Said Property in favour of the Developer IN FUTURE if necessary .

SHARE & DEPOSIT

In consideration of the Land Owner granting exclusive rights of development to the Developer under this Agreement, the Developer shall pay to the Land Owner, a refundable amount of Rs.2,15,00000/- (Two crore fifteen lakh only) as "Initial Deposit" and the said total consideration amount shall be paid in the manner following:

That the Initial Amount received will be adjusted from the LAND OWNERS Share as agreed upon mutually.

Both the Land Owner and the Developer agree that in the Building Complex, the parties shall be entitled to the following allocations of sale proceeds:

- i. The Owner shall have 30%(share) in respect of the entire sale proceeds collected by selling, disposing and alienating the all saleable apartments/units and parking spaces(both covered and open) proportionately TOGETHER WITH said 30%(thirty percent) share in the said property*



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ALONGWITH the balance/remaining 70% (Seventy Percent) share in the Said Property;

- iii. In case of any additional area (both ground coverage wise and floor wise) apart from the initially sanctioned building plan of the proposed project, the sale proceeds of such additional and saleable space/area shall be allocated in the same 30:70 (Thirty: Seventy) ratio as agreed upon between the parties herein above.

REALIZATION OF SALE PROCEEDS

Upon sale of the apartments/units (including all saleable areas), the Developer shall be entitled to receive the entire sale proceeds in its name including earnest money, part payments, consideration, deposits and other amount which shall be deposited every month within 10th of the following month and will pay 30% share of revenue to LAND OWNER respectively.

- i. Address the respective income tax liability separately.

However, the Developer shall collect and deposit the GST (as applicable) against the sale proceeds to the office of the concerned department and TDS provide the duly signed receipts to the Land Owner.

CHARGES PRIOR TO CONSTRUCTION:

That in order to ensure the implementations and unhindered construction of the Project, the Land Owner shall make payments of Ground Rent (land revenue), Holding Tax, Electricity bills and other Bills up-to-date of signing of this Agreement.

CHARGES DURING CONSTRUCTION

All applicable taxes, bills and charges of the Government and other concerned authorities (including Land Revenue Department) and any escalation thereof DURING the period from the date of taking over possession of vacant land (from the Land Owner) till the date of handing over possession of all the apartments/units to the Land Owner/prospective Buyers shall be borne by the Developer.

LAND OWNER'S OBLIGATIONS

- i. The Land Owner shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.



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handing over possession of all the apartments/units to the Land Owner/prospective Buyers shall be borne by the Developer.

LAND OWNER'S OBLIGATIONS

- i. The Land Owner shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.*
- ii. The Land Owner shall give an irrevocable right, subject to the satisfactory performance as agreed upon, to the Developer to construct buildings along with right to sell the units in the Said Building to the prospective purchasers, on Land Ownership basis or otherwise and to appropriate the sale proceeds from the prospective Purchasers.*
- iii. It is specifically agreed that the Land Owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the Said Property or any part or portion thereof.*
- iv. The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer and the Land Owner shall submit only such plans as are prepared by the Developer through their Architects and copy of the finally approved plan shall be given to the Land Owner.*
- v. The Land Owner shall allow free ingress to and egress from the Said Property to the Developer's servants, employees, sub-contractors and all other persons, who are necessary in connection with the carrying out of the works under the agreement.*
- vi. The Land Owner shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expenses arising out of the acts of the Land Owner or relating to the title of the Said Property, in any manner whatsoever or arising out of the Agreement.*
- vii. The land owner should guaranteed that the above mentioned land is free from all litigations and encumbrances, and if any disputes arrised ,all the eventualities and cost should be born by the Land Owners.*



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DEVELOPER'S RIGHTS

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

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

DEVELOPER'S OBLIGATIONS

- i. The Developer shall at its own costs raise/erect building/building complex/proposed project as per the sanctioned building plan/s of the concerned authority/ies.*
- ii. Within 48 (Forty Eight) months' from the date of sanction of the plan by the concerned authority/authorities, the Developer shall erect and complete the building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said building so as to be fit for occupation subject however to force majeure and/or provision extension of period as mentioned in Clause of this Agreement. The period can be extended for a further period of 6 (Six) months.*
- iii. The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the said building on the Said Property and shall obtain all necessary approvals from the developing and/or planning authorities as and when required at the its own cost in the name and on behalf of the Land Owner.*



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- iv. *The Developer shall, at its' own cost, be entitled to put up boundary around the Said Property.*
- v. *The Developer shall also install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the concerned local authority and/or other competent authority.*
- vi. *The Developer shall be under obligation to apply for and obtain completion certificate and occupancy certificate from the concerned local authority and the Land Owners' shall have no financial liability on such account.*
- vii. *The Developer shall be authorized by the Land Owner to apply for and obtain temporary and/or permanent connection of water, electricity, gas and/or other inputs and facilities required for the new building.*
- viii. *For any addition, alteration, modification, change or deviation in the construction of the new building, approval of the concerned local authority and other authorities as the case may be has to be obtained by the Developer and it will be solely responsible for such regulation at its own costs PROVIDED HOWEVER the Land Owners shall render all assistance to the Developer in this regard as and when necessary for better development.*
- ix. *The construction of the new building shall be made as per the specifications approved by the Architect.*
- x. *The Developer shall indemnify the Land Owner in respect of all claims, damages or expenses payable in consequence to any injury to any employee, workman, nominee, invitee while in or upon the Said Property. The Land Owner shall also be responsible for any damage to buildings, whether immediately adjacent or otherwise and any damage to roads, streets, foot-paths, bridges or ways as well as all damages caused to the buildings, and work forming the subject to this contract by frost, rain, wind or other inclemency of weather.*
- xi. INDEMNITY BY DEVELOPER
The Developer hereby indemnifies and undertakes to keep the Land Owner unaffected, harmless, non-labile, for whatsoever:



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- (a) *That during the development and construction of the proposed project as agreed upon in transaction with third party, allottees, prospective purchaser/(s), unique space in the building proposed to be constructed.*
- (b) *For all Statutory liabilities, GST, TDS, Levies, fees, taxes as may be payable now or in future to be paid by the Developer exclusively.*
- (c) *For any suit dispute payable for any third party including allottees, prospective purchasers, suppliers, contractors, consultant which will be settled by the Developer at its cost without injuring the interest rightly with the Land Owner in title of the property thereby.*
- (d) *That it is further agreed that prior to handing over peaceful vacant and fully habitability of the project and satisfying the realisation of the Amount/Amounts receivable by the Land Owner are agreed upon hereinabove. No person/persons of the project/property shall be handed over to the third party prior to the written consent of the Land Owner.*

NOTWITHSTANDING anything contained in the preceding clauses, it is specifically agreed by and between the parties hereto that, after execution hereof the Developer shall be entitled to put up fencing around the Said Property or any portion or portions thereof, for the purpose of preventing any possible encroachment and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorised occupation, if any. The Developer shall also make arrangements for guarding the Said Property and preventing any encumbrance or encroachment by trespassers or unauthorised persons upon the Said Property or any part or portions thereof. All costs, charges and expenses in respect of the above shall be mutually borne by both the parties.

CONSTRUCTION PERIOD AND DELAY

The construction and development of the Said Property shall be completed within 48 (Forty Eight) months' from the date of sanction of plan from the sanctioning authority. This period can be extended for a further period of 6 (Six) months' subject to **FORCE MAJEURE** reasons. **HOWEVER** if the Developer still fails to complete the construction work within the stipulated period of (48) Forty Eight months + 6 (six) months, the Developer shall compensate the Land Owner as per mutual agreement between the contracting parties. If at any time, after the execution of this Agreement, either party



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fails/neglects to carry out its obligations under this agreement, the other party shall become entitled to claim all losses and damages suffered by the defaulting party.

UNSOLD AREA

In the event any space or unit belonging to either party remains unsold after expiry of 12 (Twelve) months' from the date of completion of the project and the grant of completion certificate thereof by the concerned authority, the said space/unit shall be divided and allocated between the Land Owner and the Developer in the 30:70 (thirty: seventy) ratio i.e., 30% in favour of the Land Owner and 70% in favour of the Developer.

AGREEMENT WITH TRANSFEREES/BUYERS

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

COST OF TRANSFER OF DEVELOPER APARTMENTS

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

INCLUSION/ADDITION OF TERMS AND CONDITION OF AGREEMENT

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

FORCE MAJEURE

If for any Force Majeure reason i.e. Acts of God, like natural calamity earthquake, flood, or civil unrest, famine, war, military operations of any nature blockade or damage, injury or loss due to fire, accident, mob violence attack from the air of any other major disturbances or



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

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for reasons that are beyond control of the Developer, any difficulty arises, the parties shall mutually make such arrangement(s) that may be fair and just as per circumstances.

DISPUTE AND ARBITRATION:

That in case of any dispute between the parties regarding this agreement, it is agreed that the dispute will be resolved amicably between the two parties and supplementary agreements may be subsequently made to mitigate the matter. If the parties are unable to resolve the dispute, the same shall be referred to Arbitrators appointed in a manner hereinafter provided;

The party raising the dispute shall serve a notice upon the other party advising that a dispute or difference has arisen and nominate in that notice its own arbitrator. The party receiving the notice shall, within 30 (thirty) days after receiving such notice, nominate its arbitrator and intimate the other party. The Arbitrators so appointed shall appoint a third arbitrator or an Umpire. The award of the arbitrators or the Umpire (as the case may be) shall be final, conclusive and binding upon the parties thereto. The venue of arbitration shall be decided by the arbitrators having regard to costs and convenience of the parties.

ASSIGNMENT

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

ENTIRE AGREEMENT

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

COPIES OF AGREEMENT

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

GOVERNING LAW

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

JURISDICTION

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



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Additional District Sub-Registrar
Kanamangachi, North 24 Pgs

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THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

SAID PROPERTY shall mean ALL THAT piece and parcel of land admeasuring WHEREAS We the owners herein are absolute owners and seized ,possessed and otherwise sufficiently entitled to all that piece and parcel of total land admeasuring about 595 Decimal more or less divided in two Moujas, IN Mouza Algaria all that piece and parcel of (Sali) land measuring more or less 545.5 Decimals more or less comprised in R.S/L.R Dagno. 608,609/628,606,605,604,599/662,574,575,576,600,597,596,595,594,593 AND 592, R.S khatian no,250,905,R.S khatian no 900,559,682 , R.S Khatian no.340 corresponding to L.R Khatian no. 276,665,666,975,734, lying and situated at Mouza - Algaria ,J.L no 5, Re.Su-no-79,Touzi no.146,Pargana-Anwarpur,within the jurisdiction of Paschim Khilkapur Gram Panchayet, PS-Barasat at present Duttapukur,A.D.S.R.O- Kadambagachi ,District North 24 Pargana AND All that piece and parcel of 'Sali' land measuring more or less 50 Decimals.....Comprised in R.S/L.R Dag no - 715,713, under Khatian no.R.S 250,905 ,Haal L.R. 2148 Lying and Situated at Mouza -Mainagadi J.L no 6,Re. Su no-196,Touzi no - 146, Within the Limit of Khilkapur Gram Panchayet under Police Station Duttapukur Jurisdiction ADSRO Kadambagachi, In the District of North 24 Pargana(hereinafter referred to as the said property which was more fully particularly describe in the scheduled here under written)



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Additional District Sub Registrar
Kadambagachi, North 24 Pgs

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LAND DETAILS

L.R KHATIAN NO.	RS/LR DAG NO	AREA DECIMAL	IN	NATURE OF LAND
665,666	608	33		SHALI
665,666	609/628	13		SHALI
276,975,666	606	70.5		SHALI
975	605	45		SHALI
975,276	604	17		SHALI
734	599/662	1.5		SHALI
276	574	13		SHALI
276	575	5		SHALI
276	576	4.5		SHALI
975	600	69		SHALI
DO	597	61		SHALI
DO	596	49		SHALI
DO				
DO	595	26		SHALI



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975	594	27	SHALI
DO	593	48	SHALI
DO	592	63	SHALI

TOTAL AREA—545.5 DECIMAL IN MOUZA ----ALGARIA

LR.KHATIAN NO	RS/LR DAG NO	AREA IN DECIMAL	NATURE IN LAND
2148	713	41	SHALI
2148	715	9	SHALI

TOTAL AREA ---- 50 DECIMAL IN MOUZA MAINAGADI

TOTAL AREA OF LAND 595.5 DECIMAL COMPRISING IN TWO MOUZA,ALGARIA AND MAINAGADI

Rainbow Aqua Park Private Limited

Amit Ghosh
Director

Shabali Ghosh.
Jyoti Chandra Ghosh.
Amit Ghosh.

Magnolia Infrastructure Development Ltd

[Signature]
Director



(Handwritten signature)

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

21 SEP 2017

RECEIPT AND MEMO OF CONSIDERATION

<u>CHEQUE/CASH</u>	<u>DATED</u>	<u>DRAWN ON</u>	<u>AMOUNT(IN RS)</u>
<u>006628</u>	<u>17.06.2017</u>	<u>IDBI Bank</u>	<u>11.00.000/-</u>
<u>006647</u>	<u>20.06.2017</u>	<u>IDBI Bank</u>	<u>15.00.000/-</u>
<u>IBKLR92017071500076627</u>	<u>15.07.2017</u>	<u>RTGS</u>	<u>12.00.000/-</u>
<u>IBKLR92017072500034136</u>	<u>25.07.2017</u>	<u>RTGS</u>	<u>30.00.000/-</u>
<u>IBKLR92017081000040069</u>	<u>10.08.2017</u>	<u>RTGS</u>	<u>33.00.000/-</u>
<u>IBKLR92017092000002732</u>	<u>20.09.2017</u>	<u>RTGS</u>	<u>50.00.000/-</u>
<u>IBKLR 92017092100006600</u>	<u>21.09.2017</u>	<u>RTGS</u>	<u>64.00.000/-</u>
<u>TOTAL</u>			<u>2.15.000.00/-</u> <u>(Two crore fifteen</u> <u>laks only)</u>

Rainbow Aqua Park Private Limited

Amit Ghosh
DirectorShafali Ghosh.
Gobinda Chandan Ghosh.
Amit Ghosh.

Rainbow Aqua Park Private Limited

Amit Ghosh
Director



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017

THE SECOND SCHEDULE ABOVE REFERRED TO PROPOSED SPECIFICATIONS

- a) FOUNDATION: RCC FOUNDATION
- b) SUPER STRUCTURE: REINFORCED CEMENT CONCRETE FRAMED STRUCTURE
- c) WALLS: BRICK MASONRY

ROOMS

- a) FLOOR: CERAMIC TILES IN LIVING / DINING AREA & BEDROOM
- b) WALL: PLASTER OF PARIS FINISH

KITCHEN

- a) FLOOR: CERAMIC TILES
- b) COUNTER: BLACK STONE COUNTER TOP
- c) SINK: STAINLESS STEEL SINK
- d) DADO: CERAMIC TILES

TOILETS

- a) FLOOR : CERAMIC TILES
- b) DADO: GLAZED TILES
- c) W.C. : EUROPIAN TYPE OF JAGUAR / PARRYWARE OR SIMILAR REPUTED BRAND
- d) WASH BASIN : JAGUAR / PARRYWARE OR SIMILAR REPUTED BRAND
- e) FITTINGS : C.P.

f) DOOR FRAME : WOODEN FRAME

g) SHUTTER : FLUSH DOOR (DECORATIVE MAIN DOOR)

h) WINDOWS : SLIDING ALUMINIUM (ANODIZED)

i) ELECTRICAL : CONCEALED COPPER WIRING REPUTED MODULAR SWITCHES (CRABTREE / EQUIVALENT)

j) POWER SUPPLY : THROUGH WBSEB NETWORK

k) GENERATOR : POWER BACK UP - 24 × 7

l) LIFT : REPUTED BRAND

m) STAIRCASE / LOBBY : SPACIOUS STAIRCASE, ELEGANT LOBBY AND FLOOR CORRIDORS WITH GOOD QUALITY MARBLE / KOTASTONE/ GRANITE

n) WATER SUPPLY : 24 × 7 CAPTIVE WATER SUPPLY



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017

IN WITNESS WHEREOF, We have executed this Joint Development and Power of Attorney on this day as mentioned above.

SIGNED AND DELIVERED for and on behalf of the within named 1) SMT. SHEFALI GHOSH, 2) SRI AMIT GHOSH, 3) SRI GOBINDA GHOSH, and 4) RAINBOW AQUA PARK PRIVATE LIMITED represented by its Directors SMT. SHEFALI GHOSH, SRI AMIT GHOSH and SRI AMIT GHOSH, in the presence of,

WITNESS/S

1. Biswanath Ghosal
Baranati, North 24 P.S.
K01-129

2. Tapankumar Ghosh
Bishnupur

Shafali Ghosh.
SMT. SHEFALI GHOSH

Amit Ghosh
SRI AMIT GHOSH

Govinda Chandra Ghosh
SRI GOBINDA GHOSH

Rainbow Aqua Park Private Limited

Amit Ghosh
Director

4) RAINBOW AQUA PARK PRIVATE LIMITED

LAND OWNERS

SIGNED AND DELIVERED for and on behalf of the within named MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED by its Director, SRI VIVEK PODDAR in the presence of:

WITNESS/S

Biswanath Ghosal
Baranati, North 24 P.S.
K01-129

2. Tapankumar Ghosh
Bishnupur

Magnolia Infrastructure Development Ltd.
[Signature]
Director

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
DEVELOPER

DRAFTED BY

Anindya Chakraborty
ANINDYA CHAKRABORTY

HIGH COURT CALCUTTA, REG. NO. F - 493 / 236 / 2001.



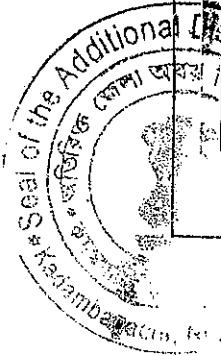
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Additional District Sub-Registrar
Katambagachi, North 24 Pgs.

41 SEP 2017

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

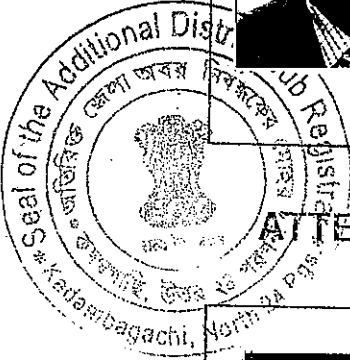
UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS













	LH					
	RH.					

ATTESTED :-

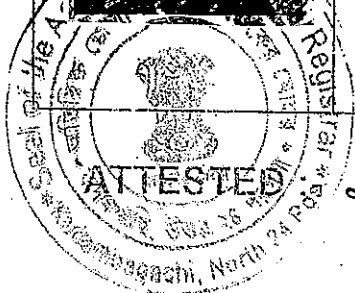
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	LH					
	RH.					

ATTESTED :-

Gobendra chandra ghosh.



	LH					
	RH.					

ATTESTED

Shabali Ghosh.














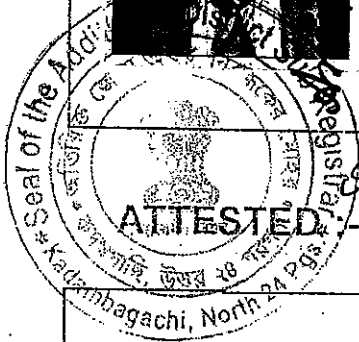

Additional District Sub Registrar
Kedambagachi, North 24 Parganas

21 SEP 2017

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

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					



Amil Ghosh

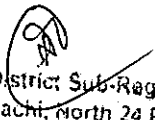
PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-




Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

21 SEP 2017



Government of West Bengal

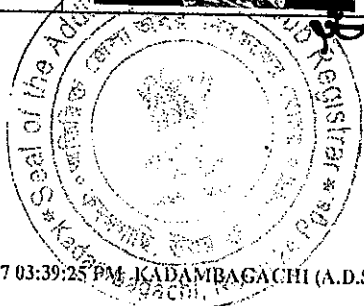
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KADAMBAGACHI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15190001314202/2017



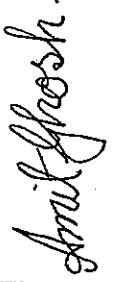


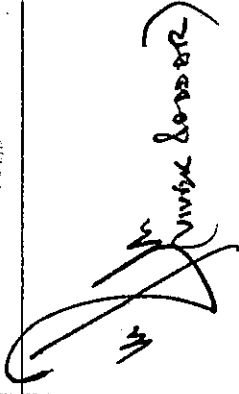
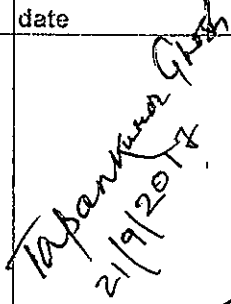
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SHEFALI GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Principal			<i>Shefali Ghosh</i>
2	Mr AMIT GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Principal			<i>Amit Ghosh</i>
3	Mr GOBINDRA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Principal			<i>Gobindra Chandra Ghosh</i>





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr AMIT GHOSH 455, P K GUHA ROAD, AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028	Representative of Principal [RAINBOW AQUA PARK PRIVATE LIMITED]			
5	Mr VIVEK PODDAR 111, SALT LAKE, P.O:- C C BLOCK, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Attorney [MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr TAPAN GHOSH Son of Late PANCHANAN GHOSH RAJARHAT BISHNUPUR, P.O:- RAJARHAT BISHUNUPUR, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Smt SHEFALI GHOSH, Mr AMIT GHOSH, Mr. GOBINDRA CHANDRA GHOSH, Mr AMIT GHOSH, Mr VIVEK PODDAR		 21/9/2018	

(Debjani Halder)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KADAMBAGACHI
North 24-Parganas, West
Bengal

Additional District Sub-Registra
Kadambagachi, North 24 Pgs



MASTER PLAN OF DAG NO-SHOWN IN PLAN & CHART, AT MOUZALGORIA & MOYNAGODIL, R.KH NO-666 JL NO-5.86 UNDER PASCHIM KHILKAPUR GRAM PANCHAYET, P.S.-DUTTAPUKUR, DIST-24 PGS.(N).

665, 975 & 2148

SCALE: 1:2500

DAG NO	TOTAL AREA	MARKED AREA
1	300 DEC	300 DEC
2	310 DEC	310 DEC
3	320 DEC	320 DEC
4	330 DEC	330 DEC
5	340 DEC	340 DEC
6	350 DEC	350 DEC
7	360 DEC	360 DEC
8	370 DEC	370 DEC
9	380 DEC	380 DEC
10	390 DEC	390 DEC
11	400 DEC	400 DEC
12	410 DEC	410 DEC
13	420 DEC	420 DEC
14	430 DEC	430 DEC
15	440 DEC	440 DEC
16	450 DEC	450 DEC
17	460 DEC	460 DEC
18	470 DEC	470 DEC
19	480 DEC	480 DEC
20	490 DEC	490 DEC
21	500 DEC	500 DEC
22	510 DEC	510 DEC
23	520 DEC	520 DEC
24	530 DEC	530 DEC
25	540 DEC	540 DEC
26	550 DEC	550 DEC
27	560 DEC	560 DEC
28	570 DEC	570 DEC
29	580 DEC	580 DEC
30	590 DEC	590 DEC
31	600 DEC	600 DEC
32	610 DEC	610 DEC
33	620 DEC	620 DEC
34	630 DEC	630 DEC
35	640 DEC	640 DEC
36	650 DEC	650 DEC
37	660 DEC	660 DEC
38	670 DEC	670 DEC
39	680 DEC	680 DEC
40	690 DEC	690 DEC
41	700 DEC	700 DEC
42	710 DEC	710 DEC
43	720 DEC	720 DEC
44	730 DEC	730 DEC
45	740 DEC	740 DEC
46	750 DEC	750 DEC
47	760 DEC	760 DEC
48	770 DEC	770 DEC
49	780 DEC	780 DEC
50	790 DEC	790 DEC
51	800 DEC	800 DEC
52	810 DEC	810 DEC
53	820 DEC	820 DEC
54	830 DEC	830 DEC
55	840 DEC	840 DEC
56	850 DEC	850 DEC
57	860 DEC	860 DEC
58	870 DEC	870 DEC
59	880 DEC	880 DEC
60	890 DEC	890 DEC
61	900 DEC	900 DEC
62	910 DEC	910 DEC
63	920 DEC	920 DEC
64	930 DEC	930 DEC
65	940 DEC	940 DEC
66	950 DEC	950 DEC
67	960 DEC	960 DEC
68	970 DEC	970 DEC
69	980 DEC	980 DEC
70	990 DEC	990 DEC
71	1000 DEC	1000 DEC
72	1010 DEC	1010 DEC
73	1020 DEC	1020 DEC
74	1030 DEC	1030 DEC
75	1040 DEC	1040 DEC
76	1050 DEC	1050 DEC
77	1060 DEC	1060 DEC
78	1070 DEC	1070 DEC
79	1080 DEC	1080 DEC
80	1090 DEC	1090 DEC
81	1100 DEC	1100 DEC
82	1110 DEC	1110 DEC
83	1120 DEC	1120 DEC
84	1130 DEC	1130 DEC
85	1140 DEC	1140 DEC
86	1150 DEC	1150 DEC
87	1160 DEC	1160 DEC
88	1170 DEC	1170 DEC
89	1180 DEC	1180 DEC
90	1190 DEC	1190 DEC
91	1200 DEC	1200 DEC
92	1210 DEC	1210 DEC
93	1220 DEC	1220 DEC
94	1230 DEC	1230 DEC
95	1240 DEC	1240 DEC
96	1250 DEC	1250 DEC
97	1260 DEC	1260 DEC
98	1270 DEC	1270 DEC
99	1280 DEC	1280 DEC
100	1290 DEC	1290 DEC
101	1300 DEC	1300 DEC
102	1310 DEC	1310 DEC
103	1320 DEC	1320 DEC
104	1330 DEC	1330 DEC
105	1340 DEC	1340 DEC
106	1350 DEC	1350 DEC
107	1360 DEC	1360 DEC
108	1370 DEC	1370 DEC
109	1380 DEC	1380 DEC
110	1390 DEC	1390 DEC
111	1400 DEC	1400 DEC
112	1410 DEC	1410 DEC
113	1420 DEC	1420 DEC
114	1430 DEC	1430 DEC
115	1440 DEC	1440 DEC
116	1450 DEC	1450 DEC
117	1460 DEC	1460 DEC
118	1470 DEC	1470 DEC
119	1480 DEC	1480 DEC
120	1490 DEC	1490 DEC
121	1500 DEC	1500 DEC
122	1510 DEC	1510 DEC
123	1520 DEC	1520 DEC
124	1530 DEC	1530 DEC
125	1540 DEC	1540 DEC
126	1550 DEC	1550 DEC
127	1560 DEC	1560 DEC
128	1570 DEC	1570 DEC
129	1580 DEC	1580 DEC
130	1590 DEC	1590 DEC
131	1600 DEC	1600 DEC
132	1610 DEC	1610 DEC
133	1620 DEC	1620 DEC
134	1630 DEC	1630 DEC
135	1640 DEC	1640 DEC
136	1650 DEC	1650 DEC
137	1660 DEC	1660 DEC
138	1670 DEC	1670 DEC
139	1680 DEC	1680 DEC
140	1690 DEC	1690 DEC
141	1700 DEC	1700 DEC
142	1710 DEC	1710 DEC
143	1720 DEC	1720 DEC
144	1730 DEC	1730 DEC
145	1740 DEC	1740 DEC
146	1750 DEC	1750 DEC
147	1760 DEC	1760 DEC
148	1770 DEC	1770 DEC
149	1780 DEC	1780 DEC
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151	1800 DEC	1800 DEC
152	1810 DEC	1810 DEC
153	1820 DEC	1820 DEC
154	1830 DEC	1830 DEC
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156	1850 DEC	1850 DEC
157	1860 DEC	1860 DEC
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161	1900 DEC	1900 DEC
162	1910 DEC	1910 DEC
163	1920 DEC	1920 DEC
164	1930 DEC	1930 DEC
165	1940 DEC	1940 DEC
166	1950 DEC	1950 DEC
167	1960 DEC	1960 DEC
168	1970 DEC	1970 DEC
169	1980 DEC	1980 DEC
170	1990 DEC	1990 DEC
171	2000 DEC	2000 DEC
172	2010 DEC	2010 DEC
173	2020 DEC	2020 DEC
174	2030 DEC	2030 DEC
175	2040 DEC	2040 DEC
176	2050 DEC	2050 DEC
177	2060 DEC	2060 DEC
178	2070 DEC	2070 DEC
179	2080 DEC	2080 DEC
180	2090 DEC	2090 DEC
181	2100 DEC	2100 DEC
182	2110 DEC	2110 DEC
183	2120 DEC	2120 DEC
184	2130 DEC	2130 DEC
185	2140 DEC	2140 DEC
186	2150 DEC	2150 DEC
187	2160 DEC	2160 DEC
188	2170 DEC	2170 DEC
189	2180 DEC	2180 DEC
190	2190 DEC	2190 DEC
191	2200 DEC	2200 DEC
192	2210 DEC	2210 DEC
193	2220 DEC	2220 DEC
194	2230 DEC	2230 DEC
195	2240 DEC	2240 DEC
196	2250 DEC	2250 DEC
197	2260 DEC	2260 DEC
198	2270 DEC	2270 DEC
199	2280 DEC	2280 DEC
200	2290 DEC	2290 DEC
201	2300 DEC	2300 DEC
202	2310 DEC	2310 DEC
203	2320 DEC	2320 DEC
204	2330 DEC	2330 DEC
205	2340 DEC	2340 DEC
206	2350 DEC	2350 DEC
207	2360 DEC	2360 DEC
208	2370 DEC	2370 DEC
209	2380 DEC	2380 DEC
210	2390 DEC	2390 DEC
211	2400 DEC	2400 DEC
212	2410 DEC	2410 DEC
213	2420 DEC	2420 DEC
214	2430 DEC	2430 DEC
215	2440 DEC	2440 DEC
216	2450 DEC	2450 DEC
217	2460 DEC	2460 DEC
218	2470 DEC	2470 DEC
219	2480 DEC	2480 DEC
220	2490 DEC	2490 DEC
221	2500 DEC	2500 DEC
222	2510 DEC	2510 DEC
223	2520 DEC	2520 DEC
224	2530 DEC	2530 DEC
225	2540 DEC	2540 DEC
226	2550 DEC	2550 DEC
227	2560 DEC	2560 DEC
228	2570 DEC	2570 DEC
229	2580 DEC	2580 DEC
230	2590 DEC	2590 DEC
231	2600 DEC	2600 DEC
232	2610 DEC	2610 DEC
233	2620 DEC	2620 DEC
234	2630 DEC	2630 DEC
235	2640 DEC	2640 DEC
236	2650 DEC	2650 DEC
237	2660 DEC	2660 DEC
238	2670 DEC	2670 DEC
239	2680 DEC	2680 DEC
240	2690 DEC	2690 DEC
241	2700 DEC	2700 DEC
242	2710 DEC	2710 DEC
243	2720 DEC	2720 DEC
244	2730 DEC	2730 DEC
245	2740 DEC	2740 DEC
246	2750 DEC	2750 DEC
247	2760 DEC	2760 DEC
248	2770 DEC	2770 DEC
249	2780 DEC	2780 DEC
250	2790 DEC	2790 DEC
251	2800 DEC	2800 DEC
252	2810 DEC	2810 DEC
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269	2980 DEC	2980 DEC
270	2990 DEC	2990 DEC
271	3000 DEC	3000 DEC
272	3010 DEC	3010 DEC
273	3020 DEC	3020 DEC
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281	3100 DEC	3100 DEC
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298	3270 DEC	3270 DEC
299	3280 DEC	3280 DEC
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301	3300 DEC	3300 DEC
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303	3320 DEC	3320 DEC
304	3330 DEC	3330 DEC
305	3340 DEC	3340 DEC
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318	3470 DEC	3470 DEC
319	3480 DEC	3480 DEC
320	3490 DEC	3490 DEC
321	3500 DEC	3500 DEC
322	3510 DEC	3510 DEC
323	3520 DEC	3520 DEC
324	3530 DEC	3530 DEC
325	3540 DEC	

21 SEP 2017

Additional District Sub-Registrar
Kadambagachi, Norn 24 Pgs

(M) M



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

I 09667/17

GRN: 19-201718-008197208-1 Payment Mode Online Payment
GRN Date: 21/09/2017 11:57:21 Bank: ICICI Bank
BRN: 1296604651 BRN Date: 21/09/2017 12:01:02

DEPOSITOR'S DETAILS

Name : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD
Contact No. : LTD Mobile No : +91-9874871156
E-mail : accounts@magnoliainfrastructure.in
Address : 93DRSCBANERJEE ROAD KOLKATA 700010
Applicant Name : Mr AMIT GHOSH
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development, Power of Attorney

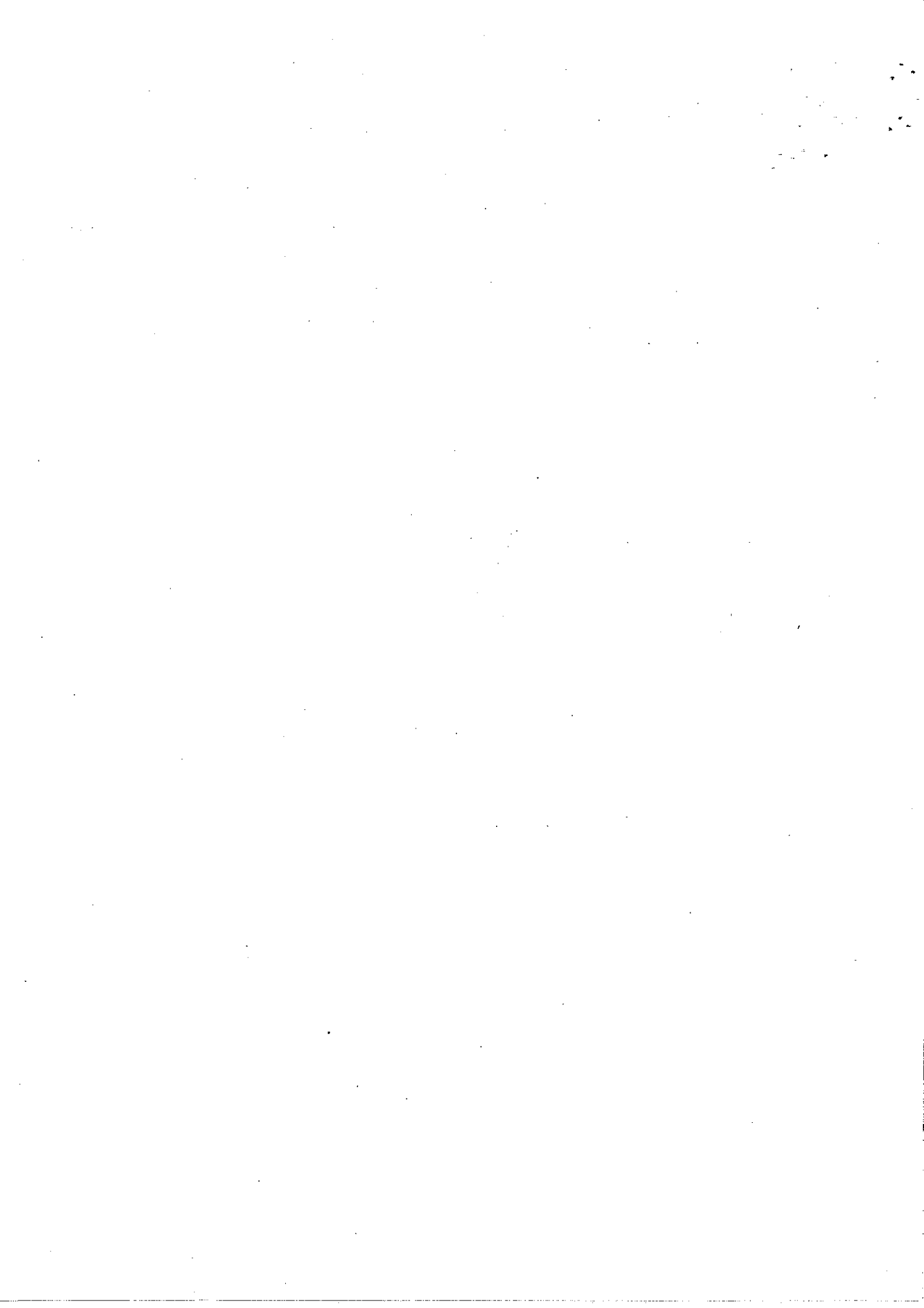
Id No. : 15190001314202/1/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15190001314202/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	15190001314202/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Seventy Thousand Forty One only
Total 70041



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

I-1667/17

GRN: 19-201718-008243211-1 Payment Mode Online Payment
GRN Date: 21/09/2017 18:32:40 Bank: ICICI Bank
BRN: 1296872880 BRN Date: 21/09/2017 18:35:43

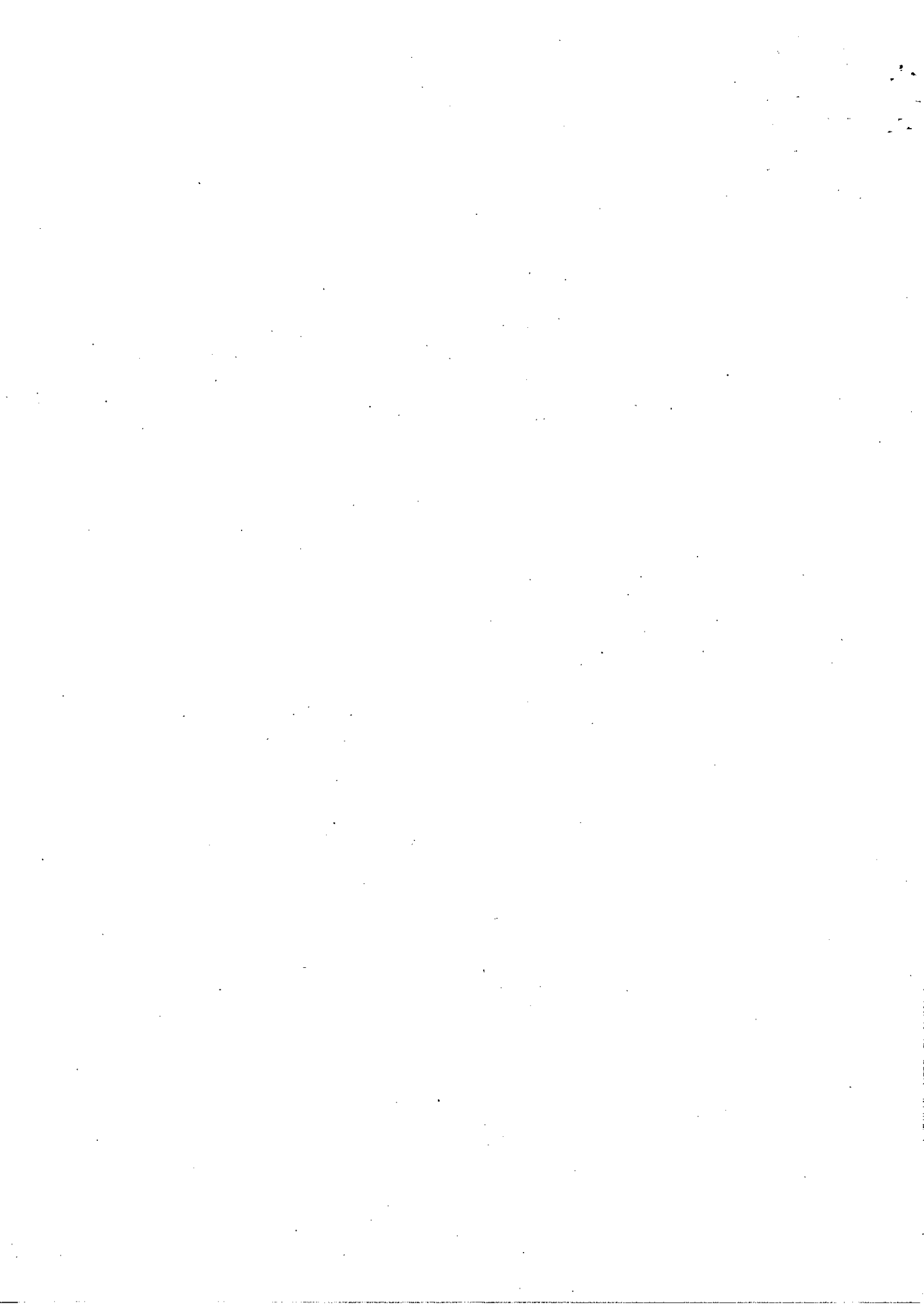
DEPOSITOR'S DETAILS

Name: MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD [Query No./Query Year]
Contact No.: LTD Mobile No: +91 9874871156
E-mail: accounts@magnoliainfrastructure.in
Address: 93DRSCBANERJEE ROAD KOLKATA 700010
Applicant Name: Mr AMIT GHOSH
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development, Power of Attorney Payment No 9

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	15190001314202/10/2017	Property Registration- Stamp duty	0030-02-103-003-02	1
2	15190001314202/10/2017	Property Registration- Registration Fees	0030-03-104-001-16	215000
3	15190001314202/10/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	21730

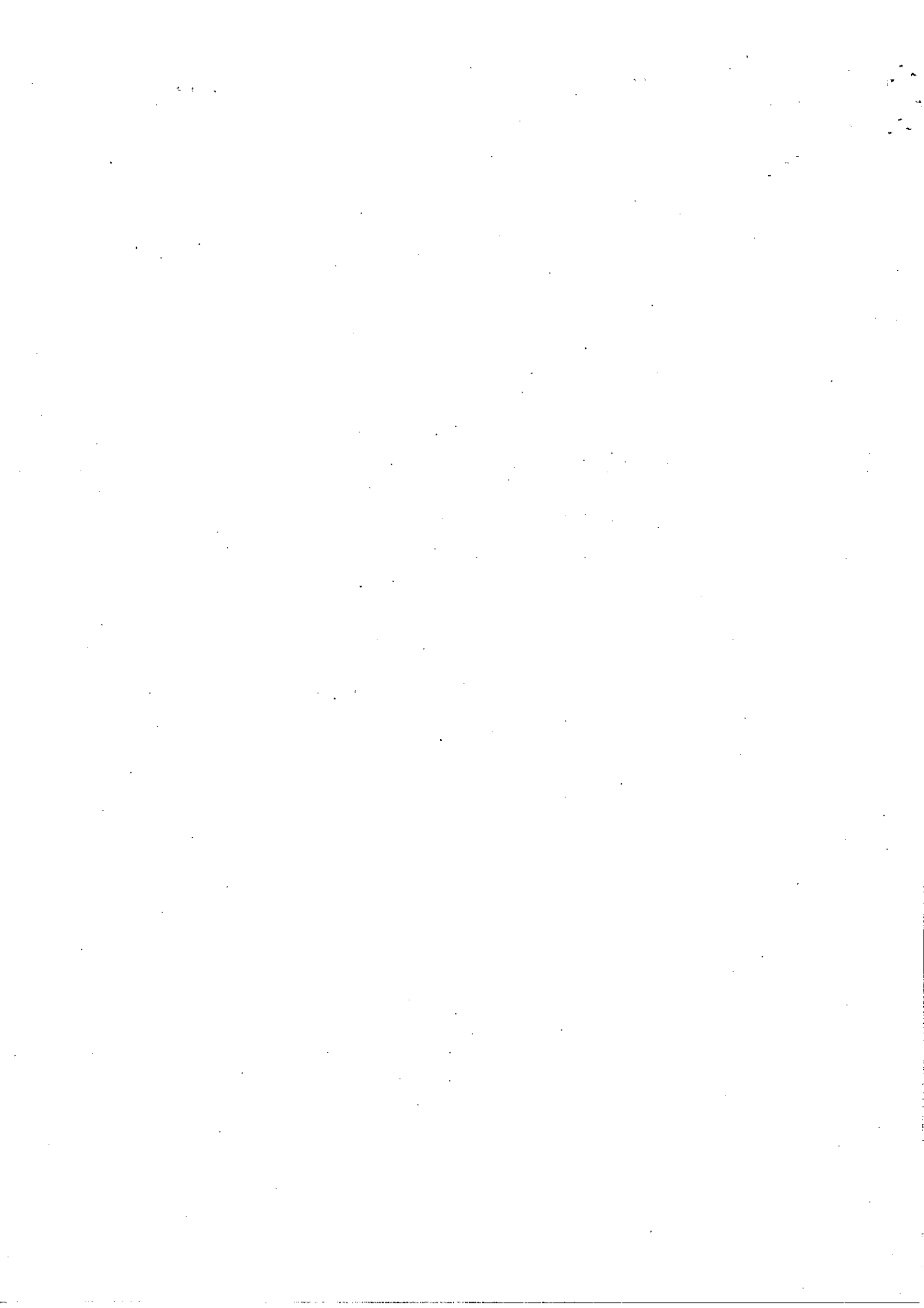
In Words: Rupees Two Lakh Thirty Six Thousand Seven Hundred Thirty One only
Total 236731





Magnolia Infrastructure Development Ltd.

Director

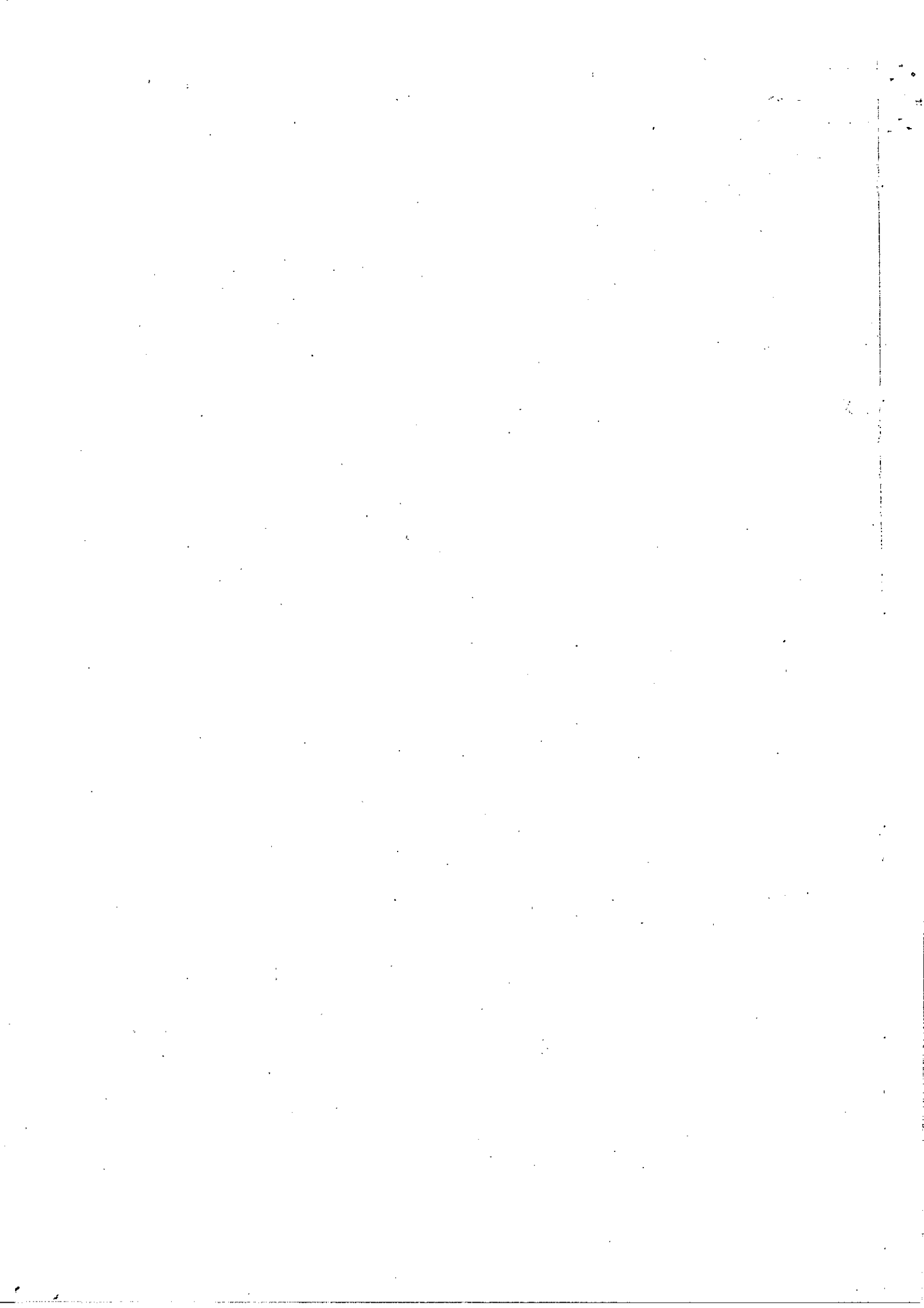


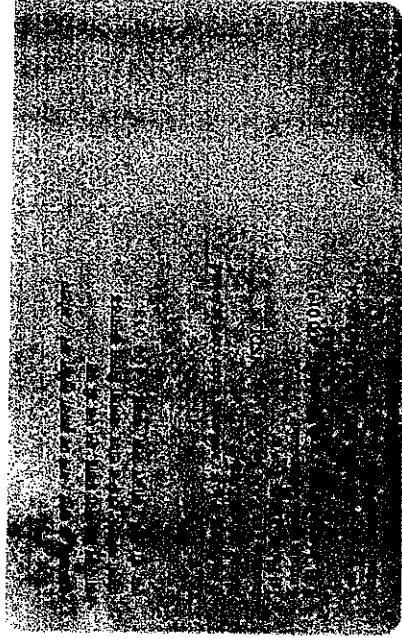
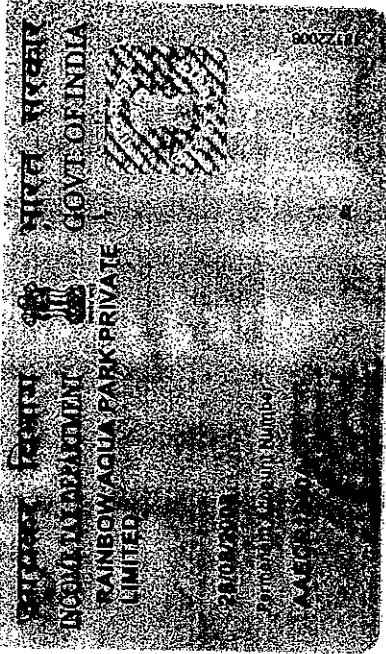
आयकर विभाग
INCOME TAX DEPARTMENT
VIVEK PODDAR
MILAN PODDAR
1983
1982

भारत सरकार
GOVT OF INDIA
भारत
क्रेडिट


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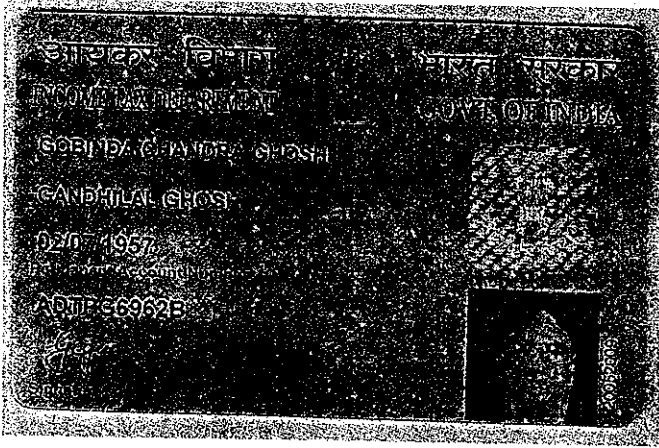


Rainbow Aqua Park Private Limited

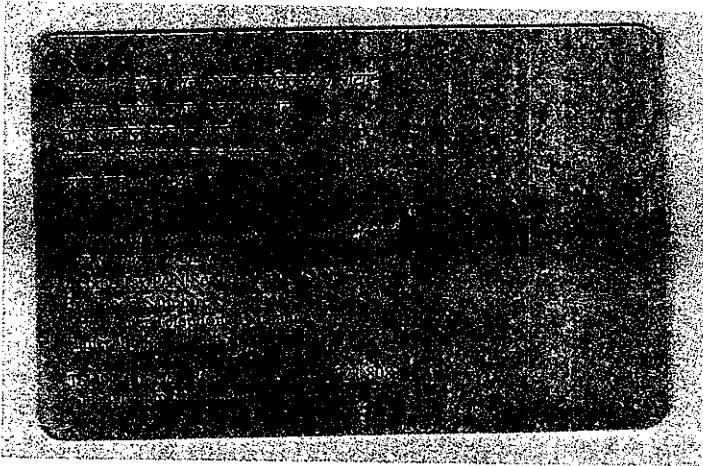
Amit Ghorshi
Director

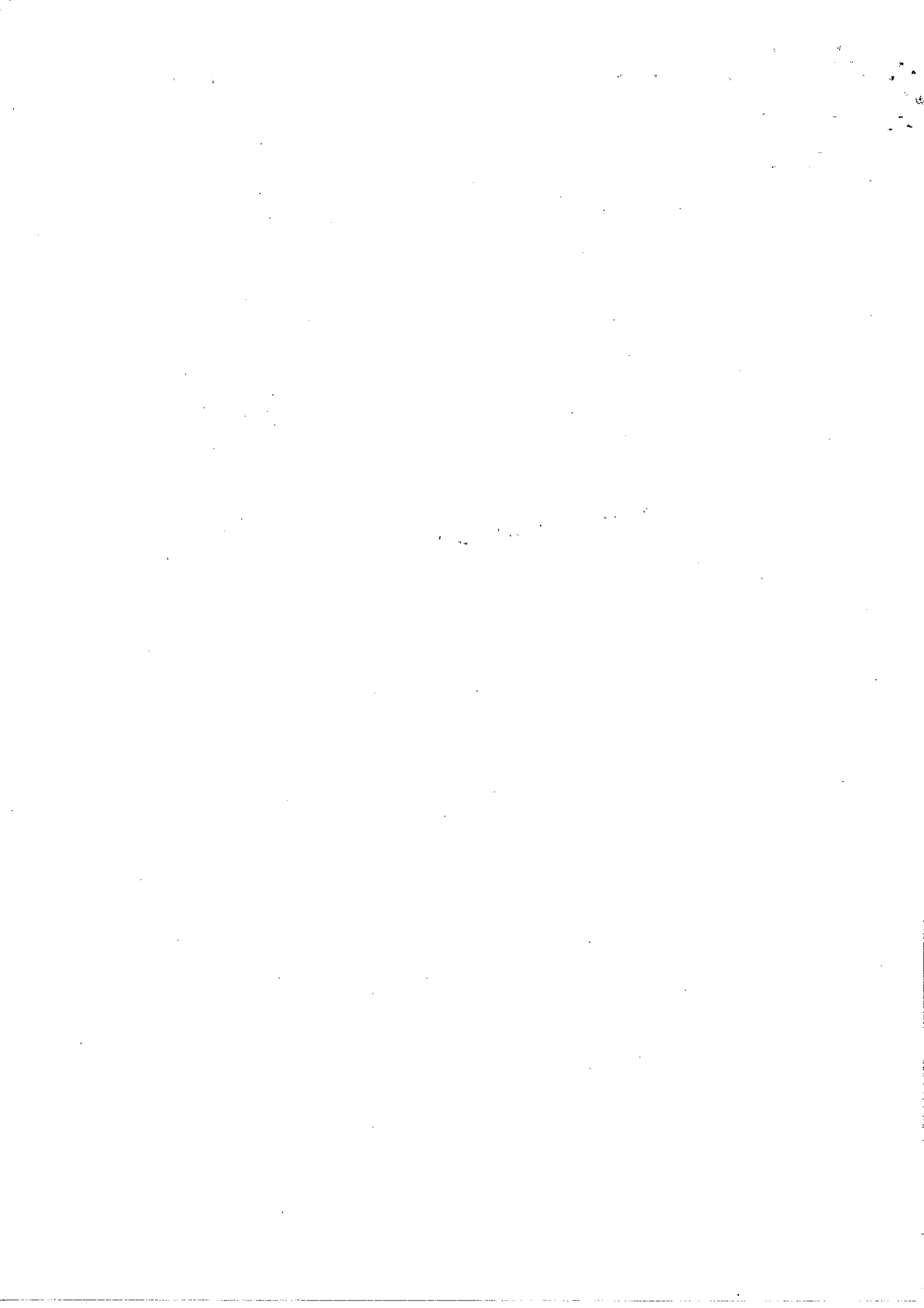
0103010

Российская Федерация



Gobinda Chandra Ghosh.





आयकर विभाग INCOME TAX DEPARTMENT SHAFALI GHOSH MANU GHOSH 05/03/1968 Permanent Account Number AD1PG6963A Shafali Ghosh <small>Signature</small>	भारत सरकार GOVT OF INDIA  
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Shafali Ghosh

भारतीय आयकर विभाग
 Income Tax Department
 शाफाली घोष
 मानु घोष
 05/03/1968
 Permanent Account Number
 AD1PG6963A
 Shafali Ghosh
Signature

भारतीय आयकर विभाग
 Income Tax Department
 शाफाली घोष
 मानु घोष
 05/03/1968
 Permanent Account Number
 AD1PG6963A
 Shafali Ghosh
Signature

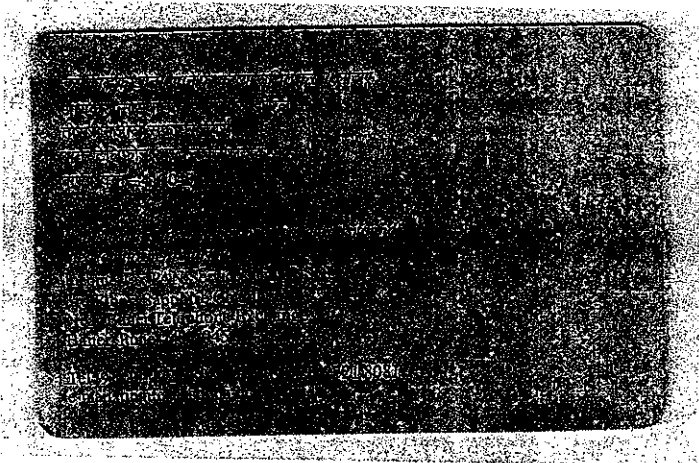
भारतीय आयकर विभाग
 Income Tax Department
 शाफाली घोष
 मानु घोष
 05/03/1968
 Permanent Account Number
 AD1PG6963A
 Shafali Ghosh
Signature

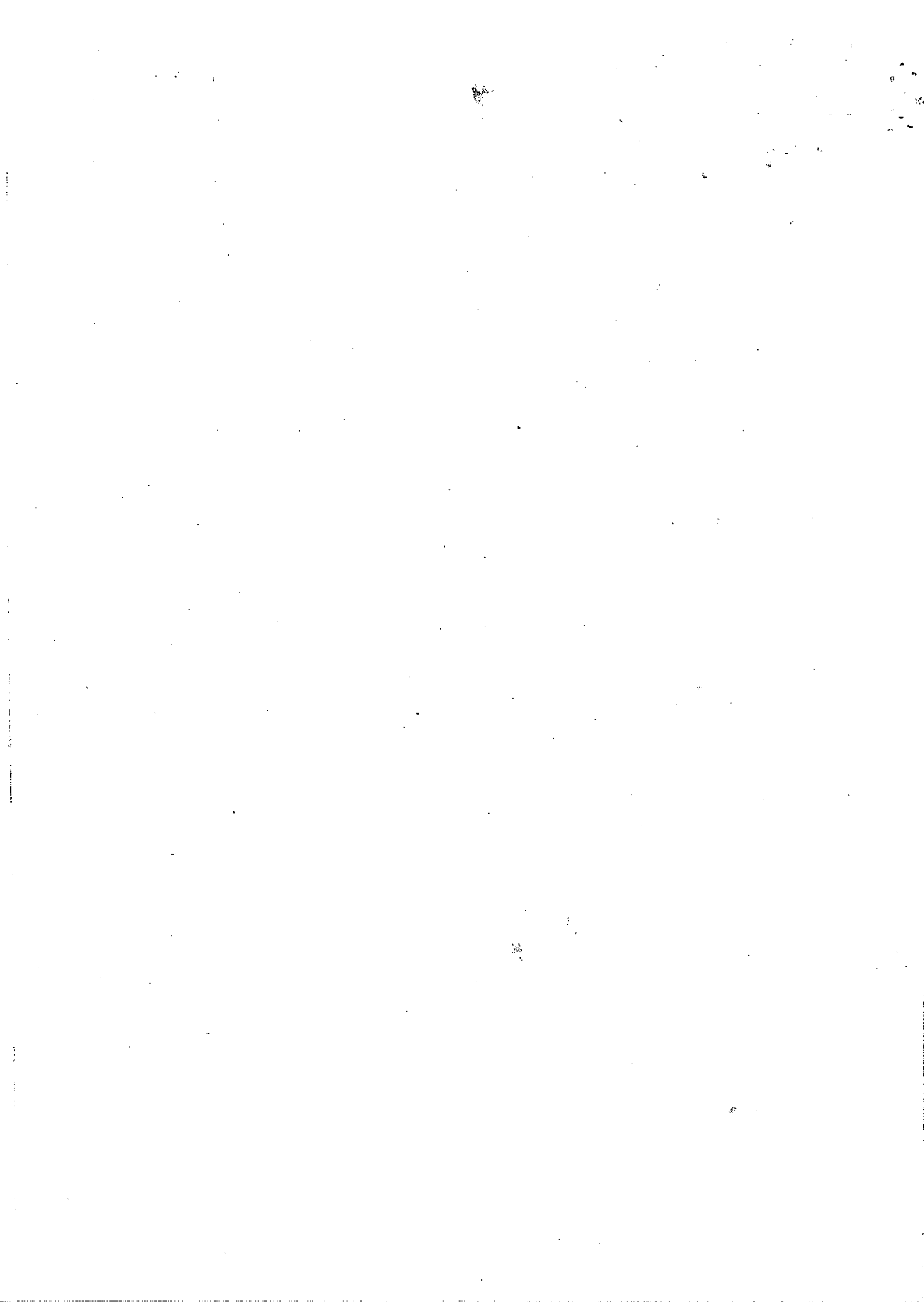
भारतीय आयकर विभाग
 Income Tax Department
 शाफाली घोष
 मानु घोष
 05/03/1968
 Permanent Account Number
 AD1PG6963A
 Shafali Ghosh
Signature





Amit Ghosh





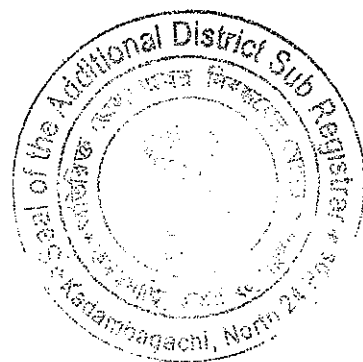
Major Information of the Deed

Deed No.	I-1519-01667/2017	Date of Registration	22/09/2017
Query No./Year	1519-0001314202/2017	Office where deed is registered	
Query Date	15/09/2017 2:42:36 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	AMIT GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830873247, Status : Seller/Executant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,15,00,000/-]		
Set Forth value	Market Value		
Rs. 18/-	Rs. 8,50,58,463/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 2,15,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Algaria

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Set Forth Value. (In Rs.)	Market Value. (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-608	LR-665	Bastu	Shali	33 Dec	1/-	71,99,993/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-609/628	LR-666	Bastu	Shali	13 Dec	1/-	28,36,361/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-606	LR-975	Bastu	Shali	70.5 Dec	1/-	97,41,859/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-605	LR-975	Bastu	Shali	45 Dec	1/-	62,18,208/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-604	LR-276	Bastu	Shali	17 Dec	1/-	23,49,101/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-599/662	LR-734	Bastu	Shali	1.5 Dec	1/-	2,07,274/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-574	LR-276	Bastu	Shali	13 Dec	1/-	17,96,371/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L8	LR-575	LR-276	Bastu	Shali	5 Dec	1/-	6,90,912/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,



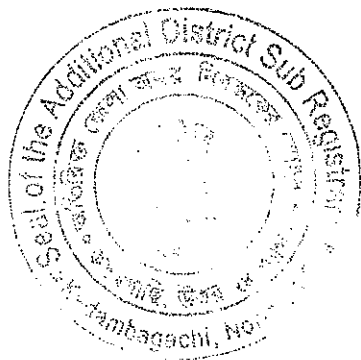
L9	LR-576	LR-666	Bastu	Shali	4.5 Dec	1/-	6,21,821/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L10	LR-600	LR-975	Bastu	Shali	69 Dec	1/-	95,34,586/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L11	LR-597	LR-975	Bastu	Shali	61 Dec	1/-	84,29,126/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L12	LR-596	LR-975	Bastu	Shali	49 Dec	1/-	67,70,938/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L13	LR-593	LR-975	Bastu	Shali	48 Dec	1/-	66,32,755/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L14	LR-595	LR-975	Bastu	Shali	26 Dec	1/-	35,92,742/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L18	LR-594	LR-975	Bastu	Shali	27 Dec	1/-	37,30,925/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L19	LR-592	LR-975	Bastu	Shali	63 Dec	1/-	87,05,491/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			545.5Dec	16 /-	790,58,463 /-	

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L15	RS-713	RS-2148	Bastu	Shali	41 Dec	1/-	49,20,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L16	RS-715	RS-2148	Bastu	Shali	9 Dec	1/-	10,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			50Dec	2 /-	60,00,000 /-	
		Grand Total :			595.5Dec	18 /-	850,58,463 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Smt SHEFALI GHOSH Wife of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADTPG6963A, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence</p>



2	<p>Mr AMIT GHOSH Son of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARSPG3884D, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence</p>
3	<p>Mr GOBINDRA CHANDRA GHOSH Son of Mr C 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPG6962B, Status :Individual, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2017 , Admitted by: Self, Date of Admission: 21/09/2017 ,Place : Pvt. Residence</p>
4	<p>RAINBOW AQUA PARK PRIVATE LIMITED 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAECR1840A, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Attorney Details :

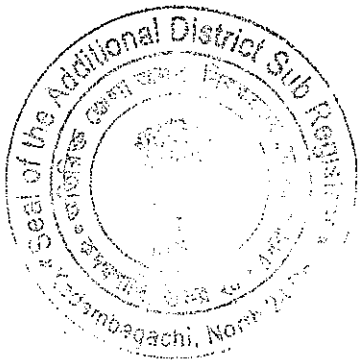
Sl No	Name Address Photo Finger print and Signature
1	<p>MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED 93. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 , PAN No.:: AAGCM8293C, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name Address Photo Finger print and Signature
1	<p>Mr AMIT GHOSH Son of Mr GOBINDA CHANDRA GHOSH 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARSPG3884D Status : Representative, Representative of : RAINBOW AQUA PARK PRIVATE LIMITED (as DIRECTOR)</p>
2	<p>Mr VIVEK PODDAR (Presentant) Son of Mr MILAN PODDAR 111, SALT LAKE, P.O:- C C BLOCK, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APJPP9042B Status : Representative, Representative of : MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (as DIRECTOR)</p>

Identifier Details :

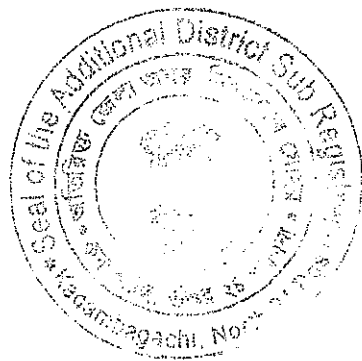
Name & address
<p>Mr TAPAN GHOSH Son of Late PANCHANAN GHOSH RAJARHAT BISHNUPUR, P.O:- RAJARHAT BISHUNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt SHEFALI GHOSH, Mr AMIT GHOSH, Mr GOBINDRA CHANDRA GHOSH, Mr AMIT GHOSH, Mr VIVEK PODDAR</p>



Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Algaria

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 608(Corresponding RS Plot No:- 608), LR Khatian No:- 665	Owner:শফালী ঘোষ, Gurdian:গোবিন্দ, Address:নিজ, Classification:শালি, Area:0.13000000 Acre, Under Mutation
L2	LR Plot No:- 609/628(Corresponding RS Plot No:- 609/628), LR Khatian No:- 666	Owner:গোবিন্দ চন্দ্র ঘোষ, Gurdian:গাঙ্গীলাল, Address:নিজ, Classification:শালি, Area:0.08000000 Acre, Under Mutation
L3	LR Plot No:- 606(Corresponding RS Plot No:- 606), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.43000000 Acre,
L4	LR Plot No:- 605(Corresponding RS Plot No:- 605), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.44000000 Acre,
L5	LR Plot No:- 604(Corresponding RS Plot No:- 604), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L6	LR Plot No:- 599/662(Corresponding RS Plot No:- 599/662), LR Khatian No:- 734	Owner:সুভাষ চন্দ্র মন্ডল, Gurdian:সুরেশ, Address:নিজ, Classification:বাস্তু, Area:0.05000000 Acre, Under Mutation
L7	LR Plot No:- 574(Corresponding RS Plot No:- 574), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.24000000 Acre, Under Mutation
L8	LR Plot No:- 575(Corresponding RS Plot No:- 575), LR Khatian No:- 276	Owner:ধীরেন্দ্র মোহন ওঝা, Gurdian:সুরেন্দ্র, Address:নিজ, Classification:শালি, Area:0.08000000 Acre, Under Mutation
L9	LR Plot No:- 576(Corresponding RS Plot No:- 576), LR Khatian No:- 666	
L10	LR Plot No:- 600(Corresponding RS Plot No:- 600), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.69000000 Acre,
L11	LR Plot No:- 597(Corresponding RS Plot No:- 597), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.61000000 Acre,
L12	LR Plot No:- 596(Corresponding RS Plot No:- 596), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.49000000 Acre,
L13	LR Plot No:- 593(Corresponding RS Plot No:- 593), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:ডাঙ্গা, Area:0.48000000 Acre,
L14	LR Plot No:- 595(Corresponding RS Plot No:- 595), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.28000000 Acre,
L18	LR Plot No:- 594(Corresponding RS Plot No:- 594), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.27000000 Acre,
L19	LR Plot No:- 592(Corresponding RS Plot No:- 592), LR Khatian No:- 975	Owner:রেনবো এ্যাকুয়া পার্ক প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ, Classification:শালি, Area:0.63000000 Acre,



District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi

Sl. No.	Plot & Khatian Number	Details Of Land
L15	RS Plot No:- 713, RS Khatian No:- 2148	
L16	RS Plot No:- 715, RS Khatian No:- 2148	

Endorsement For Deed Number : I - 151901667 / 2017

On 21-09-2017

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

Presented for registration at 21:50 hrs on 21-09-2017, at the Private residence by Mr 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 8,50,58,463/-

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

Execution is admitted on 21/09/2017 by 1. Smt SHEFALI GHOSH, Wife of Mr GOBINDA CHANDRA GHOSH, 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mr AMIT GHOSH, Son of Mr GOBINDA CHANDRA GHOSH, 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr GOBINDRA CHANDRA GHOSH, Son of Mr C , 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Mr TAPAN GHOSH, , , Son of Late PANCHANAN GHOSH, RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHUNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2017 by Mr AMIT GHOSH, DIRECTOR, RAINBOW AQUA PARK PRIVATE LIMITED (Private Limited Company), 455, P K GUHA ROAD AIRPORT 1 NO GATE, P.O:- DUM DUM, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr TAPAN GHOSH, , , Son of Late PANCHANAN GHOSH, RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHUNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

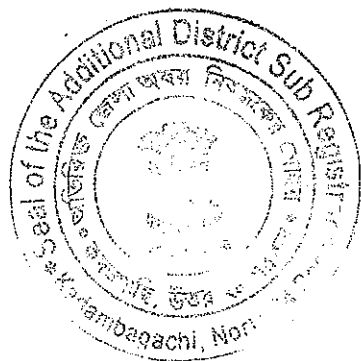
Execution is admitted on 21-09-2017 by Mr VIVEK PODDAR, DIRECTOR, MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (Private Limited Company), 93. SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indetified by Mr TAPAN GHOSH, , , Son of Late PANCHANAN GHOSH, RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHUNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,15,021/- (B = Rs 2,15,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 12:01PM with Govt. Ref. No: 192017180081972081 on 21-09-2017, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296604651 on 21-09-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by online = Rs 70,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 12:01PM with Govt. Ref. No: 192017180081972081 on 21-09-2017, Amount Rs: 70,020/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1296604651 on 21-09-2017, Head of Account 0030-02-103-003-02



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI

North 24-Parganas, West Bengal

On 22-09-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,15,021/- (B = Rs 2,15,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,15,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 6:35PM with Govt. Ref. No: 192017180082432111 on 21-09-2017, Amount Rs: 2,15,000/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1296872880 on 21-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3053, Amount: Rs.5,000/-, Date of Purchase: 15/09/2017, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 6:35PM with Govt. Ref. No: 192017180082432111 on 21-09-2017, Amount Rs: 1/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1296872880 on 21-09-2017, Head of Account 0030-02-103-003-02

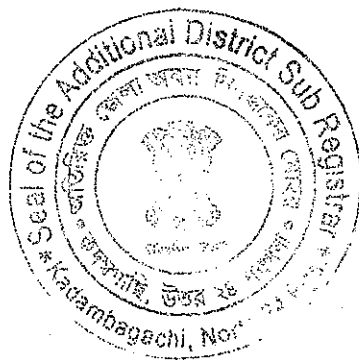


Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI

North 24-Parganas, West Bengal

10/10/17



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2017, Page from 38950 to 39010

being No 151901667 for the year 2017.



Digitally signed by DEBJANI HALDER
Date: 2017.09.25 13:30:39 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 25/09/2017 13:30:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

(This document is digitally signed.)

01/04/2010
10:27:10

