

8-4122

I-3795/2020.



07-07/20
16/10

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. No. 8001369156/2020. AD 760475
Visit Commission Cam No. 661/2020

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

1. Date: 16th day of October, 2020 (TWO THOUSAND TWENTY).
2. Nature of document: Development Power of Attorney.

certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with the document are the part of this document.

Addl. District Sub-Registrar,
South 24 Parganas

[Signature]
08/11/2020

03 NOV 2020

নং 689 তার 12/10/2020
মূল্য 100/-
স্বাক্ষর T. K. Chakraborty (A2)
সং Bannipur Court
তাপন হালদার স্ট্যাম্প ডেপার
সোনালপুর জ্যা.ডি. নাব রেজি. অফিস

MOZ EXPORTS PVT. LTD.

C. Mozumdar
Director

১৭৭৭ ২০/১০/২০



1718
16/10/2020

MOZ EXPORTS PVT. LTD.

C. Mozumdar
Director



1719
16/10/2020

Identified by me
Subhojit Ghosh

s/o Joydeb Ghosh
1189, N.S.C. Bose Rd.,
Kali - 705103
Narendrapur



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

3. Parties:

3.1 Grantor/Principal : M/S. MOZ EXPORTS PVT. LTD. (PAN AADCM2705Q), a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Sonarpur, South 24 Parganas, Kolkata - 700103, West Bengal, India, represented by its one of the Director **SRI CHANCHAL KUMAR MOZUMDER alias CHANCHALMOZUMDER (PAN AHCPM2290B)**, son of Late Biswa Sunder Mozumder, By occupation - Business, By faith Hindu, residing at 41 Kansharipara Lane, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, South 24 Parganas, West Bengal.

3.2 Attorney:

M/S. RAJWADA REALTECH (PAN - ABBFR3670H), a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL (PAN - AGPPA1802M) (AADHAAR NO. 683800972303)**, and **(2) BIKASH AGARWAL (PAN - AHAPAS484B) (AADHAAR NO. 272383048531)**, both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020.

4. Subject Matter: Grant of powers in respect of **ALL THAT** the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
-----	--------------	-----------------	--------------	-----------------	----------------



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

1	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA
9	1065	126	700	0.069	SHALI
10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI
16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI
22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
TOTAL				52.268	



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Municipal **Holding No. 282**, Ward No. 27, Matri Bhaban Road, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, together with all easements rights and appurtenances thereto, more fully described in the **SCHEDULE** hereto and hereafter called the **"Said Property"**.

5. Background:

5.1. WHEREAS M/S. MOZ EXPORTS PVT. LTD. the principal hereto, is the absolute Owner of **ALL THAT** the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas*

16 OCT 2023

9	1065	126	700	0.069	SHALI
10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI
16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI
22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
			TOTAL	52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Municipal **Holding No. 282**, Ward No. 27, Matri-Bhaban Road, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, together with 500 sq. ft. tile shed structure with cemented flooring, **TOGETHER WITH** all easement rights benefits, facilities and other advantages attached thereto and have been possessing and enjoying the same on payment of rents and taxes hereof to the authority concerned.

5.2. AND WHEREAS in order to construct a multistoried building on the aforesaid land more fully mentioned in the **SCHEDULE** hereunder written and



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

hereinafter referred to as the "**Said Property**" the Principal herein has entered into an Agreement for Development with the Developer, **M/S. RAJWADA REALTECH**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, represented by its Partners namely, **(1) PARVEEN AGARWAL** and **(2) BIKASH AGARWAL**, both sons of Late Rajendra Kumar Agarwal, both by occupation - Business, both by Religion - Hindu, both by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely Parveen Agarwal, duly represented by his Constituted Attorney Sri Bikash Agarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020, and the said Agreement for Development was duly registered on 16.10.2020 in the office of the Additional District Sub-Registrar at Sonarpur, South-24 Parganas, recorded in Book No. - I, Volume No. 1608-2020, Being No. ~~3659~~ for the year 2020 on certain terms and conditions inter alia stated therein and in terms of the said Development Agreement the Developer will construct building as per the building plan to be sanctioned by the Rajpur-Sonarpur Municipality and after completion of construction of the said building the Developer herein and therein will hand over and deliver Owners' Allocation as per terms of the said agreement for Development dated 16.10.2020 to the owners and the Developer will be entitled to sale, transfer and convey the Developer's Allocation including the undivided share of land in the said property and along with various common areas in the said Property to the intending purchaser/s after obey in accordance with the terms of the said Agreement for Development dated 16.10.2020 upon receiving the consideration thereof and for the purpose of the said construction and to sale the Developer's Allocation, We do and each of us doth hereby appoint the said Developer as our Attorney to do all acts, deeds matters and things in our name and on our behalf mentioned hereafter in respect of my property mentioned in the **SCHEDULE** hereunder written.

Z. Hojumdin

6. Now Know You All By These Presents:

6.1 Grant: The Grantor/Principal do and each of them doth hereby nominate, constitute and appoint the Attorney to do, execute and perform all or any of the deeds, matters and things mentioned in Clause 6.2 relating to the Said Property.

6.2 Powers:

The Attorney shall have the power:

6.2.1 To enter into the said premises and to hold and possess the said property and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

- 6.2.2** To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the property mentioned in the Schedule hereto.
- 6.2.3** The Developer/Attorney herein shall be entitled to register Agreement for sale at any registration office in the state of West Bengal for their share of allocation in terms with the Development Agreement.
- 6.2.4** To make various deposits of all necessary fees, charges, levies or other charges into various concerned Government Department/s and/or Authority/s and /or Office/s including Rajpur-Sonarapur Municipality, WBSEDCL etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6.2.5** To approach and/or make applications before the Rajpur-Sonarapur Municipality/Panchayet, and others concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permission, and connections like water, electric supply etc. in the name of the Principal and/or on their behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the Rajpur-Sonarapur Municipality and others. The Attorney is hereby authorized to sign on the Building Plan and / or any deviation / addition / alteration of the same for submitting the same before the Rajpur-Sonarapur Municipality or any other concerned Authority/s (including Layout Plan for water supply and drainage also) in respect of the property mentioned in the Schedule hereto and to receive all approved and sanctioned Plans, Specifications, Drawings and other related documents also the completion and other certificates from the Rajpur-Sonarapur Municipality and/or other authorities. And the Developer shall develop/construct at their cost and also shall be entitled to appoint labour/contractor/any other skilled or unskilled person to complete the construction work as per the plan duly sanctioned by Rajpur-Sonarapur Municipality.
- 6.2.6** To take all actions and proceeding so that the Plans and Drawings that may be sanctioned, and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.
- 6.2.7** To appear before the Rajpur-Sonarapur Municipality and all of its departments, Urban Land Ceiling Authorities, any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

all notices or communications or otherwise and also to produce original documents for their verifications.

- 6.2.8** To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings in respect of the property mentioned in the Schedule hereto and to represent the Principal before and correspond with the concerned Authority/s for any of the matters relating to the Property mentioned in the Schedule hereunder.
- 6.2.9** To do and/or perform any necessary and required acts, and giving declaration, and executing deeds matters for the purpose of development and enjoyment of the said Property mentioned in the Schedule hereunder.
- 6.2.10** To execute any necessary declaration and/or documents in relation to the Developer Allocation's in the Schedule property herein (including Agreement for Sale, Deed of Conveyance and Lease) and if required make the same registered with the concerned Authority/s only.
- 6.2.11** To represent the Principal before the Registrar, sub-registrar and/or other such Authorities in all connections in respect of execution and registration of the required Declaration, Rectification or any other documents and/or any other related Document/s (including Sale Deed or any other type of Deed of Transfer) only in respect of the Developer's Allocation mentioned herein above comprised in the Scheduled property below, and to receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same and deposit the same in their account, as the occasion may require. It is also mentioned that the Developer can register deed of conveyance only after giving possession of the owner's allocation as per the terms of Development Agreement.
- 6.2.12** The Developer herein shall be entitled to mortgage the Developer's Allocation, as per the terms of Development Agreement for obtaining Financial Accommodation.
- 6.2.13** To accept for the Principal and in their name or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney deem fit and proper.
- 6.2.14** To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation to the Schedule mentioned property.

100
100
100



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas*

16 OCT 2020

- 6.2.15** To sign, verify and execute vakalatnamas, *Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s and Document/s* of every description that may be necessary to be signed, verified and executed for the purpose of *suit/s, Action/s, Appeal/s* and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority and to appear and/or to make *Petitions and/or Applications* in any such Court Or Courts aforesaid in any *Suit/s, Action/s, Appeal/s* and/or *Proceeding/s* brought and/or commenced and/or defend, answer or oppose the same or suffer *Judgment/s or Decree/s* to be or had given, taken or pronounced in any such *Suit/s, Action/s, Appeal/s, Proceeding/s* and to execute *Decree/s* as the said Attorney shall be advised or think proper.
- 6.2.16** To negotiate for sale, lease and transfer with the intending purchaser or purchasers various Flats and car parking spaces of the new building of the Developer's Allocation written in the agreement for development dated 16.10.2020 only morefully described in the schedule hereunder written and to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in their account.
- 6.2.17** To appear before the BLRO, DLRO office or before the LD. Additional District Magistrate, Or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities, KMDA, Additional Land Acquisition Offices etc. and sign and present all forms documents, affidavits, make submissions oral or written and present himself before any or all authorities.
- 6.2.18** To receive and pay and/or deposit all moneys, including Court Fees and receive refunds from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to the Principal on any account whatsoever if the amount was paid by the Developer and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.
- 6.2.19** To accept notices and service of papers from the Municipality, Postal and/or other authorities and/or persons, Government, semi-Government, Public body or body corporate/private organizations in relation to the said land.
- 6.2.20** To apply for and obtain electricity, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

16 OCT 2020

- 6.2.21** To appear before any Government offices and to take all steps in connection with conversion of Land or for any other purpose deemed fit by the said Attorney.
- 6.2.22** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual, with all intents and purposes according to the Laws and customs of India and particularly of West Bengal.
- 6.2.23** To sign and submit all papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons, including, the Municipal Authority and/or Panchayet and if necessary, to deal with such authority and authorities in any manner, to have such mutation effected.
- 6.2.24** To pay all outgoings or dues of Municipal Tax, Urban Land Tax, Land Revenue and other charges whatsoever, payable for and on account of the Scheduled Property.
- 6.2.25** To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.
- 6.2.26** To look after control manage and supervise the administration of the said property.
- 6.2.27** To employ and/or appoint architects, Surveyor or Surveyors, solicitors, advocates chartered accountants, income tax practitioners and/or agents or any Professional/Skilled/Unskilled labour and/or other men for the aforesaid purpose and also pay salaries, wages, charges and remuneration to them.
- 6.2.28 AND GENERALLY** to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on our behalf.
- 7. THE PRINCIPAL DO HEREBY DECLARE** that this Development Power of Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.
- 8. THE PRINCIPAL DO AND EACH OF THEM doth HEREBY DECLARE** to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the Property by virtue of these presents till the power is valid and till the successful completion of the instant project as also till the disposal of the entire Allocation of the Developer and the same is revocable in nature as per the terms and conditions of the development Agreement.

SCHEDULE

(Said Property)

ALL THAT the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30**



↑
Addl. Dist. Sub Registrar
Sonarpur
South 24 Pargana

16 OCT 2020

Sq. Ft. out of which land measuring **52.268 decimal** be the same a little more or less comprised in Mouza - **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana - Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068, 1074, 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 842, 331, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL	NATURE OF LAND
1	2664	842	2549	9.05	SHALI
2	1071	331	706	2.7	SHALI
3	1068	331	703	8.507	SHALI
4	1074	383	709	30.5	SHALI
5	1050	530	685	0.069	DANGA
6	1051	530	686	0.069	DANGA
7	1053	348	688	0.069	DANGA
8	1054	348	689	0.069	DANGA
9	1065	126	700	0.069	SHALI
10	1066	422/1	701	0.069	SHALI
11	1067	336	702	0.069	SHALI
12	1069	348	704	0.069	SHALI
13	1070	348	705	0.069	SHALI
14	1072	317	707	0.069	DANGA
15	1073	760	708	0.069	SHALI
16	1076	295	711	0.069	SHALI
17	1077	295	712	0.069	SHALI
18	1078	58	713	0.069	SHALI
19	2665	126	2550	0.069	SHALI
20	2666	422/1	2551	0.068	SHALI
21	2667	330	2552	0.068	SHALI
22	2668	295	2553	0.068	SHALI
23	2669	295	2554	0.068	SHALI
24	2670	52	2555	0.068	SHALI
25	2671	215	2557	0.068	SHALI
26	2671/2916	49	2556	0.068	SHALI
TOTAL				52.268	

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 150, 151, 980, 1062, 1092, 2770, 2771, 382, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 decimal** be the same a little more or less comprised in Mouza - **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana - Medanmalla,



↑
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas*

16 OCT 2020

under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Municipal **Holding No. 282**, Ward No. 27, Matri Bhaban Road, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, together with 500 sq. ft. tile shed structure with cemented flooring together with all easements rights and appurtenances thereto attached being butted and bounded in the manner as follows:-

- ON THE NORTH** : By land in R.S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 232;
- ON THE EAST** : By land in R.S. Dag Nos. 267, 270, 269, 1080, 1079, 2675, 2672, 2663 and Municipal Road;
- ON THE SOUTH** : By 30 ft. wide Municipal Road;
- ON THE WEST** : By land in R.S. Dag Nos. 1061, 1062, 1064, 2627, 2628 and 2634.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. *Surbhavit Ahluwalia*
1159, NSL Durg Rd
Kolkata-103

2. *Masim Pan-Mondal*
1159, NSL Durg Rd
Kolkata-103

MOZ EXPORTS PVT. LTD.

E. Hozumdas
Director

SIGNATURE OF GRANTOR/PRINCIPAL

Parveen Agarwal
As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal

SIGNATURE OF ATTORNEY

Drafted by

Aish D

Advocate
Aish D
Kolkata - 700027
F/1646/2022



↑
Addl. Dist.-Sub Registrar
Sempur
South 24 Pergane

16 OCT 2020



	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ... CHANCHAL MOZUMBER

SIGNATURE Chanchal Mozumber



	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ... BIKASH AGARWAL

SIGNATURE Bikash Agarwal

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



Adik. Dist. Sub. Registrar
Sonampur
North 24 Parganas

16 OCT 2020




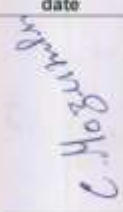


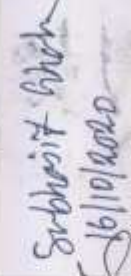
Government of West Bengal

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

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

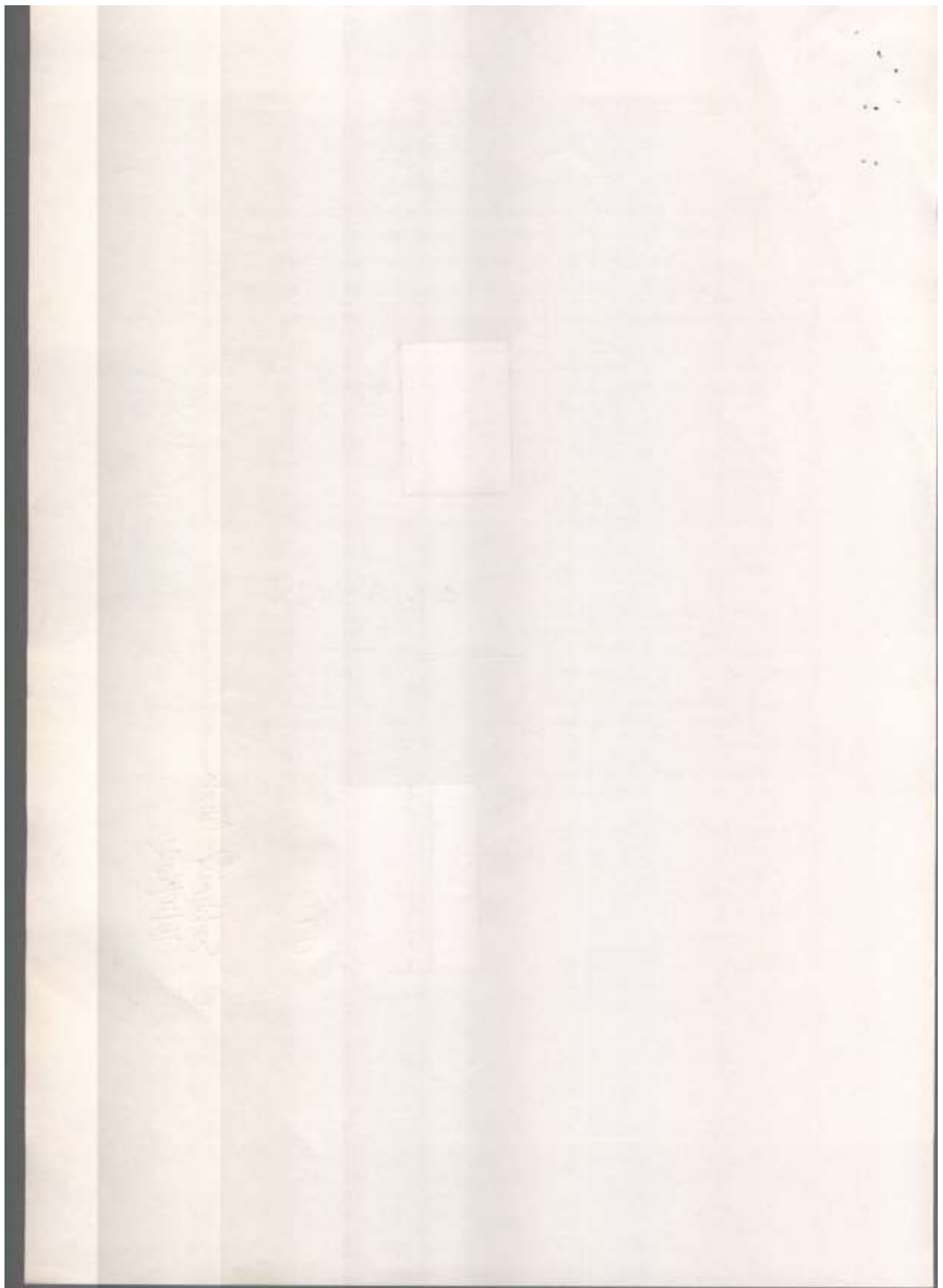
Signature / LTI Sheet of Query No/Year 16088001369156/2020

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	CHANCHAL MOZUMDER P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Principal [MOZ EXPORTS PVT LTD]		 17/8	
2	BIKASH AGARWAL P.O.- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Attorney [RAJWAD A REALTECH]	ABSENT		
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhajit Ghosh Son of Mr Joydeb Ghosh 1159, N S C Bose Road, P.O.- Narendrapur, P.S.- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700103	CHANCHAL MOZUMDER, BIKASH AGARWAL		 17/9	 Subhajit Ghosh 16/10/2020

(Barun Kumar Bhunia)

ADDITIONAL DISTRICT
SUB-REGISTRAR



भारत सरकार
Government of India

चरम मरुदर
Charal Moomhr

अरु ररर / 008 / 12/12/1984
दुसर / Male



9894 2962 0217

मेरा आधार, मेरी पहचान

C. Hozumdar



एन.ए.आई. अथवा एन.ए.आई.ए.

Unique Identification Authority of India

पता: अमरजि सेठ बिल्डिंग
मोडर्न, 41, कान्साही पारा रोड,
शान्तिपुर, शान्तिपुर, कोलकाता,
दिल्ली अड्डा, ईस्ट बंगाल,
700025

Address: S/O. Lax Bhowmick
Modern 41, KANSARI PARA ROAD,
Shantinagar, Shantinagar, Kolkata,
Circle Avenue, West Bengal, 700025

9894 2962 0217



1817



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
CHANCHUKI MOZUMDAR
BISWA SURDAR MOZUMDAR
18/12/1964
PAN: ANCFM2290B



भारत सरकार
GOVT OF INDIA



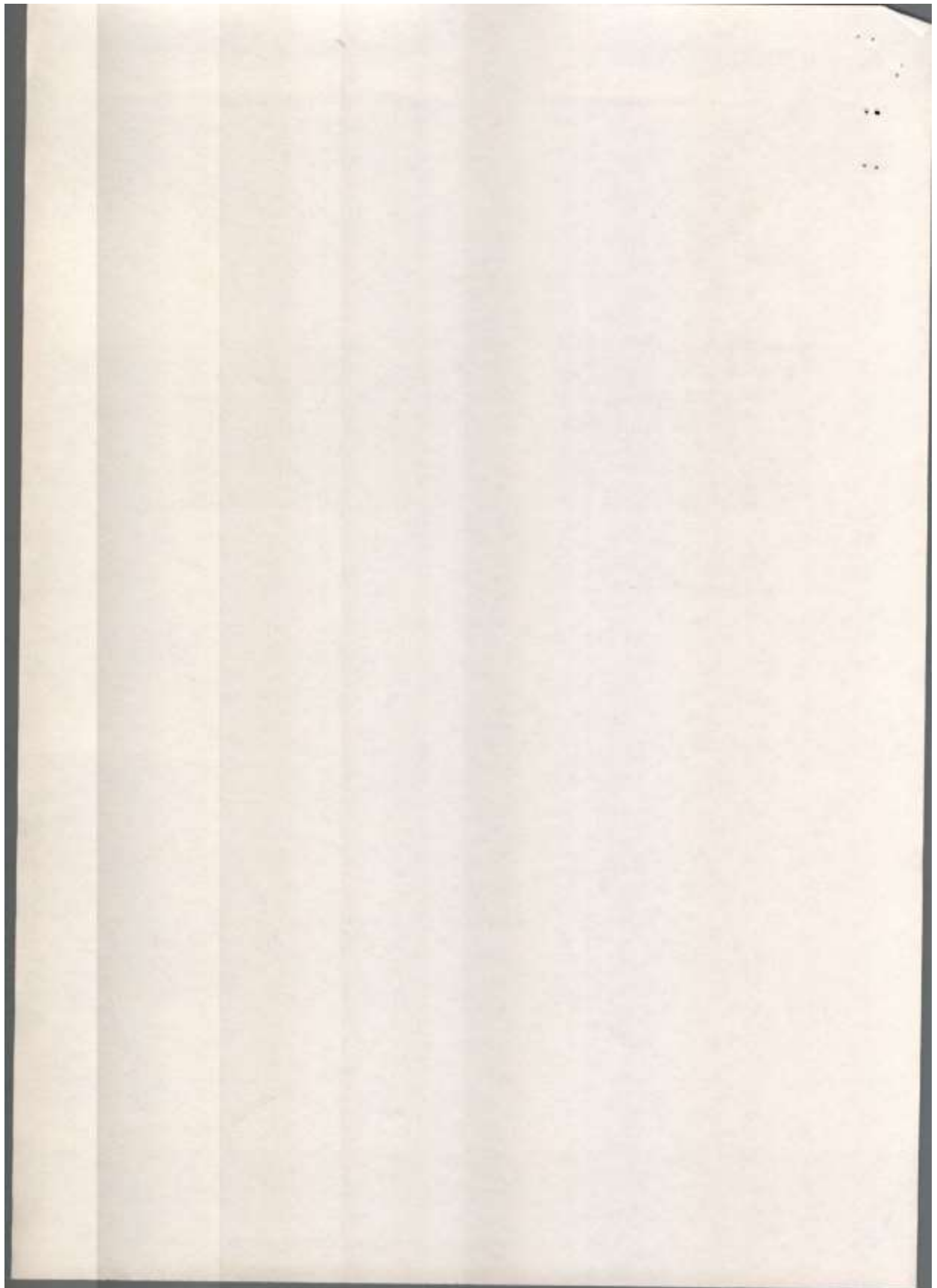
आयकर विभाग
INCOME TAX DEPARTMENT
CHANCHUKI MOZUMDAR
BISWA SURDAR MOZUMDAR
18/12/1964
PAN: ANCFM2290B



भारत सरकार
GOVT OF INDIA



C. Mozumdar



PERMANENT ACCOUNT NUMBER
AADCM2705Q



NAME
MOZ EXPORTS PVT LTD

DATE OF INCORPORATION
17-05-1992

[Signature]
COMMISSIONER OF INCOME-TAX, H.O. - B

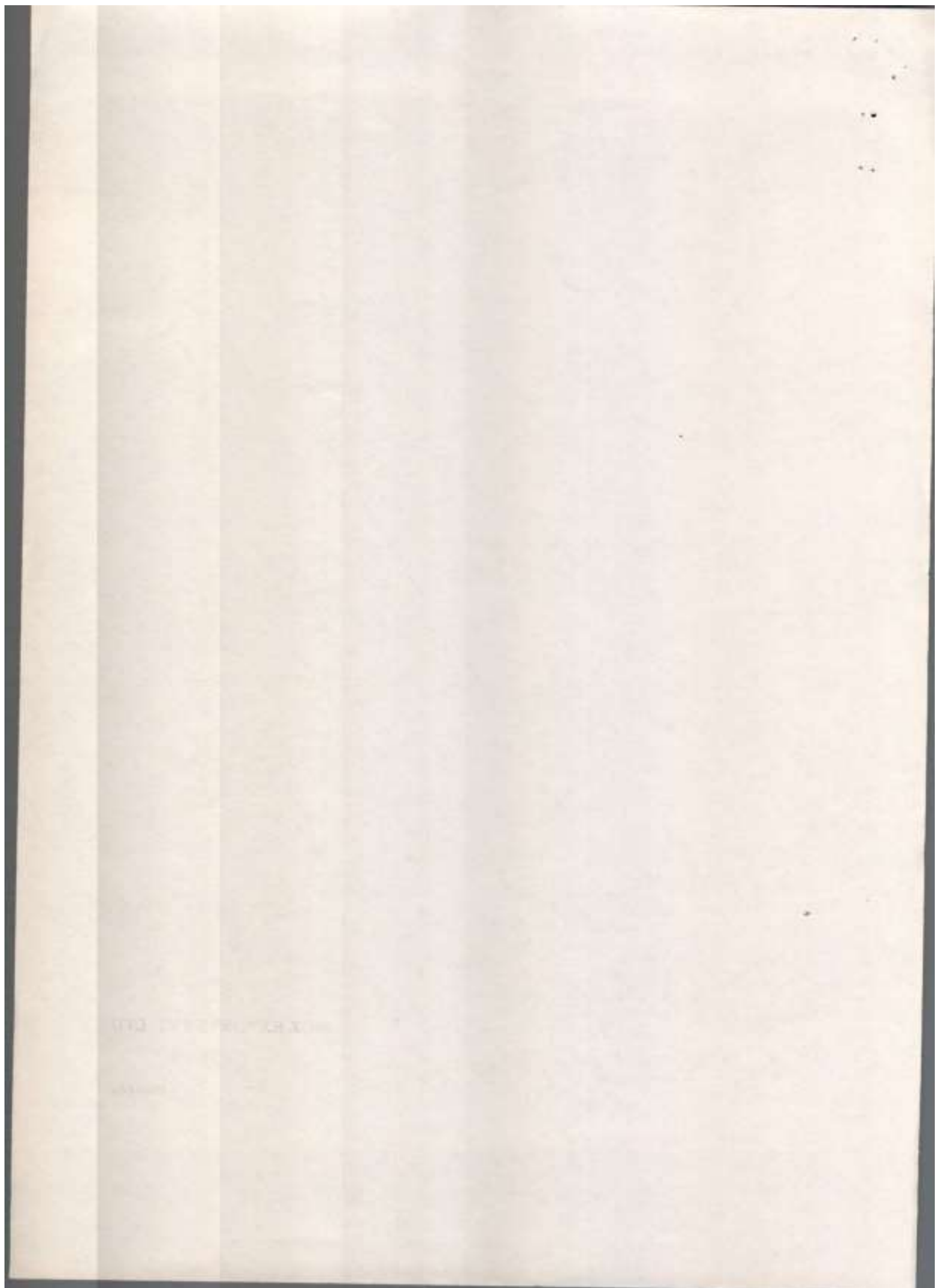
यह कार्ड केवल / Only valid for goods which are
under contract of export / कार्ड केवल
केवल निर्यात अनुबंध (वस्तु के निर्यात) के
लिए है।
मूल्य - 700 000/-

In case this card is lost/stolen, kindly inform us to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
2-7,
Chowringhee Square,
Calcutta- 700 045.

MOZ EXPORTS PVT. LTD.

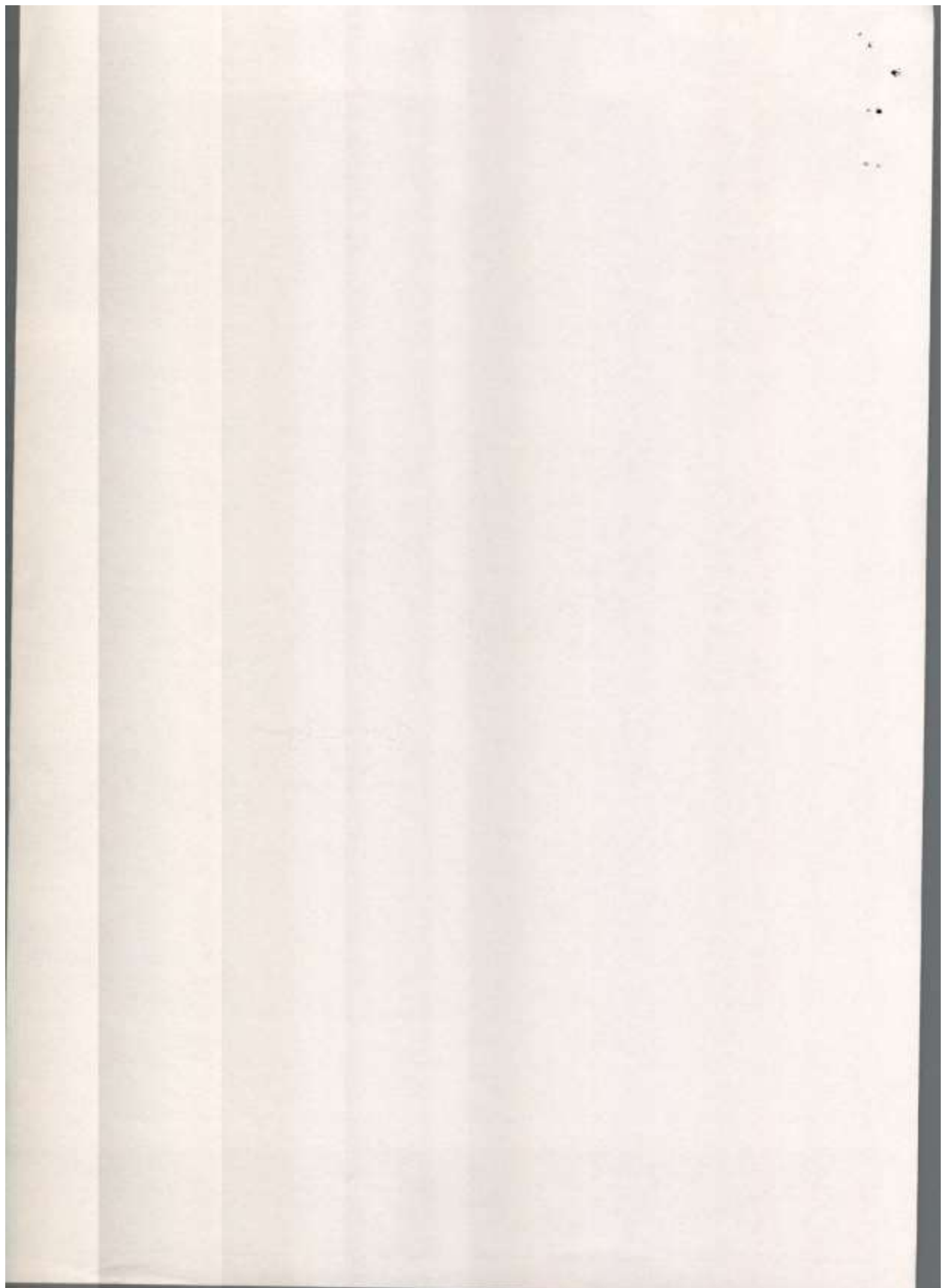
C. Hazumedia

Director





Parveen Agarwal
As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17519/14469

To
 Bikash Agarwal
 বিকাশ আগারওয়াল
 S/O: Rajendra Kumar Agarwal
 windsor GREENS FLAT NO C/3A
 26 MAHAMAYA MANDIR ROAD
 MAHAMAYATALA
 Rajpur Sonarpur (M)
 Garia South 24 Parganas
 West Bengal - 700054

04/04/2014



KL861308931FT
 86130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিকash আগারওয়াল
 Bikash Agarwal



জন্মতারিখ/DOB: 30/05/1982
 লিঙ্গ / Male

2723 8304 8531



Bikash Agarwal



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ঠিকানা: /: রাজেন্দ্র কুমার
আগারওয়াল
উইন্ডসর গ্রীন্স ফ্লাট নং: সী/৩৫
মহামায়া মন্দির রোড, মহামায়াতলা
রাজপুর সোনারপুর (এম), পশ্চিম
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

ভারতীয় পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address: S/O: Rajendra
Kumar Agarwal, windsor
GREENS FLAT NO C/3A, 26
MAHAMAYA MANDIR
ROAD, MAHAMAYATALA,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

2723 8304 8531

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत सरकार का
Permanent Account Number Card
AHAP8484B

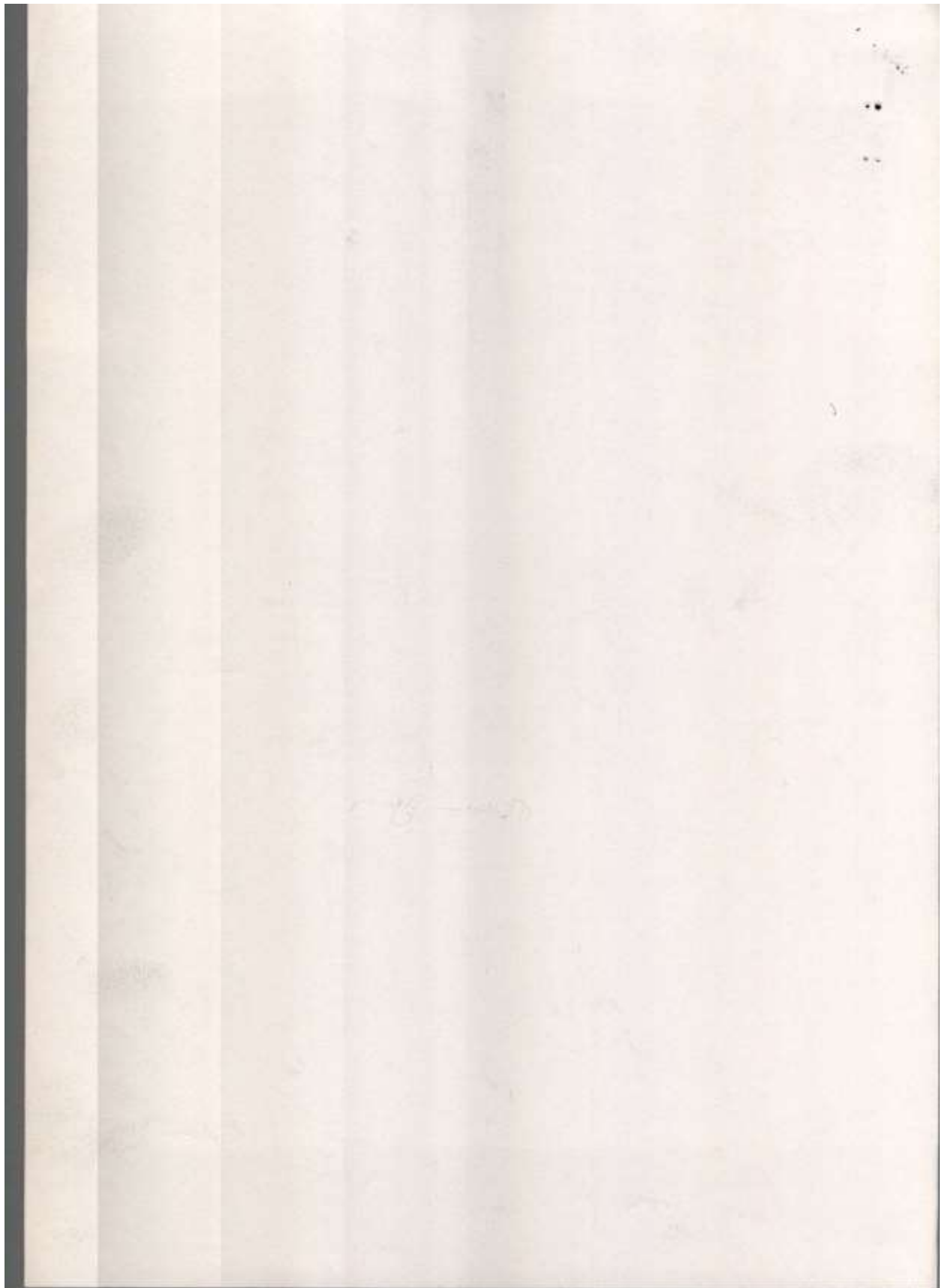
BIKASH AGARWAL

राजेश कुमार अग्रवाल
RAJENDRA KUMAR AGARWAL

30/05/1982



BIKASH AGARWAL



आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


 कर्मचारी खाता संख्या No. of Employee Account Number Card
BHTPG3160J

QR Code

सुराज्य घोष
SURAJY GHOSH

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

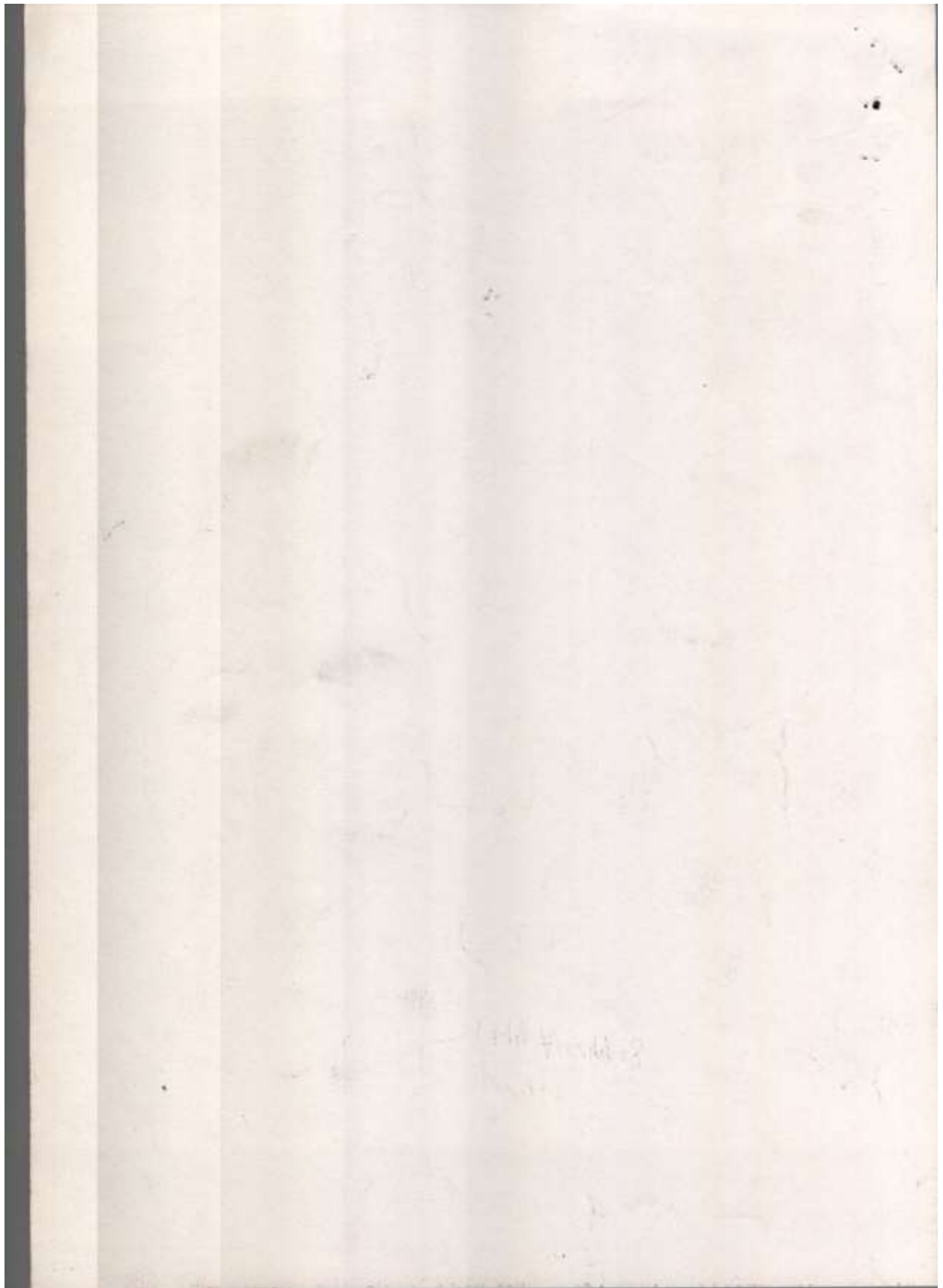
आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Surbhraj Ghosh



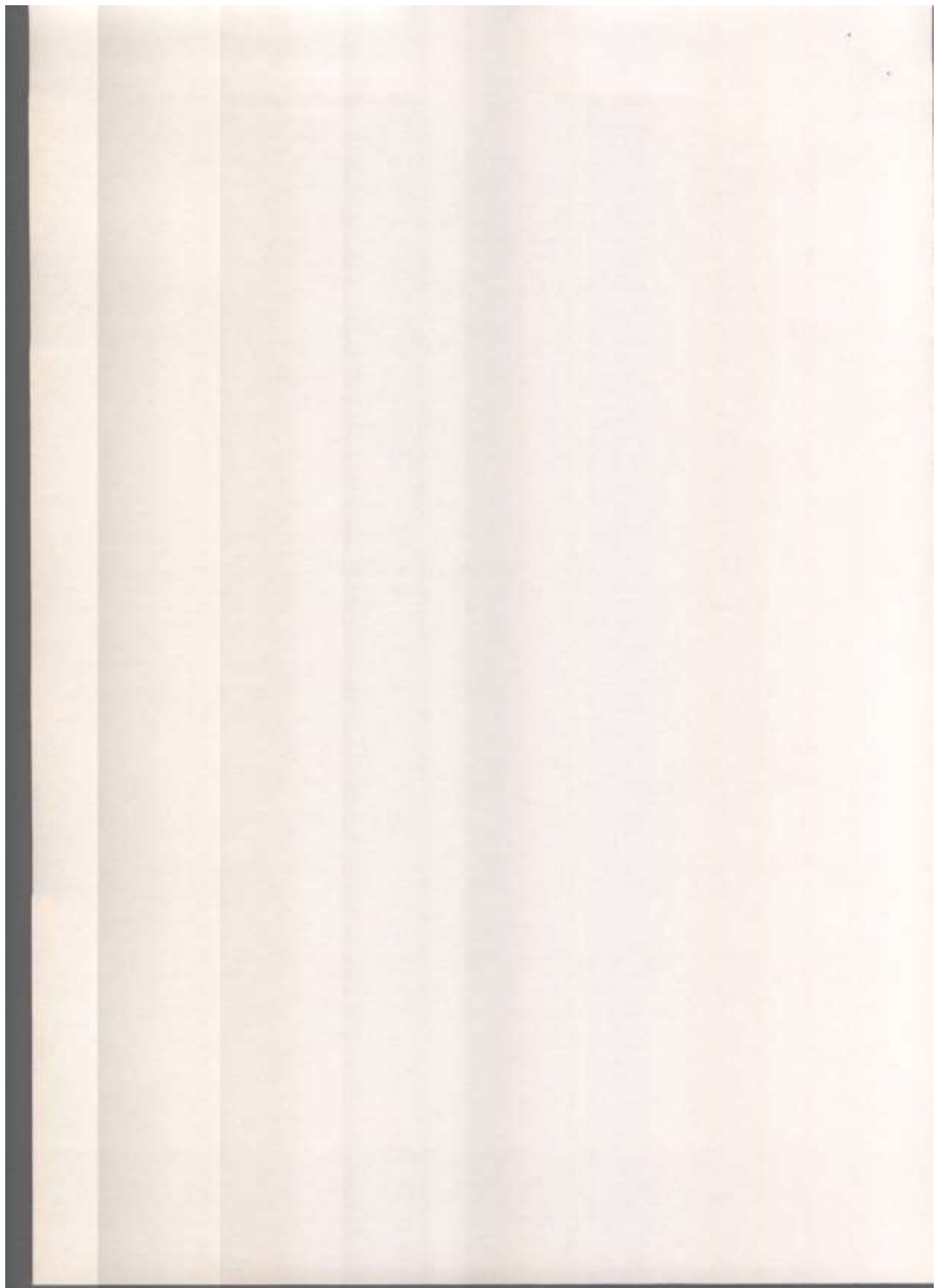
Major Information of the Deed

Deed No :	I-1608-03735/2020	Date of Registration	03/11/2020
Query No / Year	1608-8001369156/2020	Office where deed is registered	
Query Date	16/10/2020 7:11:07 PM	1608-8001369156/2020	
Applicant Name, Address & Other Details	Asis Das Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874333519, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 86,000/-	Rs. 2,36,35,110/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160803659/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip, (Urban area)		

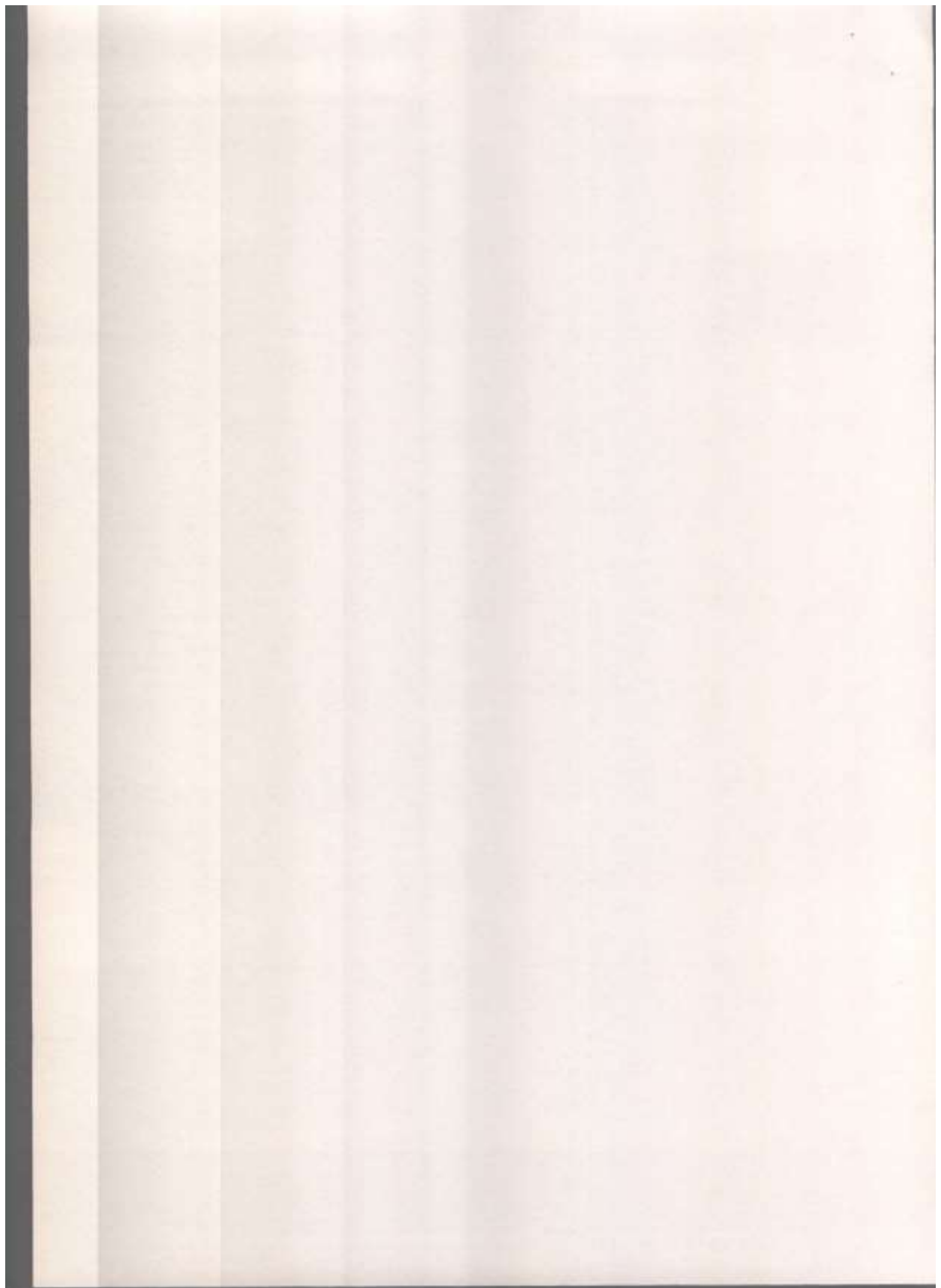
Land Details :

District: South 24-Parganas; P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2549	LR-842	Bastu	Shali	9.05 Dec	10,000/-	49,21,526/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L4	LR-709	LR-383	Bastu	Shali	30.5 Dec	10,000/-	1,30,32,162/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L5	LR-685	LR-530	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L10	LR-701	LR-422/1	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L11	LR-704	LR-348	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :



L12	LR-705	LR-348	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L13	LR-707	LR-317	Bastu	Danga	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L14	LR-708	LR-760	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L15	LR-711	LR-295	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L17	LR-713	LR-58	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L18	LR-2550	LR-126	Bastu	Shali	0.069 Dec	1,000/-	37,523/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L19	LR-2551	LR-422/1	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L20	LR-2552	LR-330	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L22	LR-2554	LR-295	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L23	LR-2555	LR-52	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L24	LR-2557	LR-215	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :



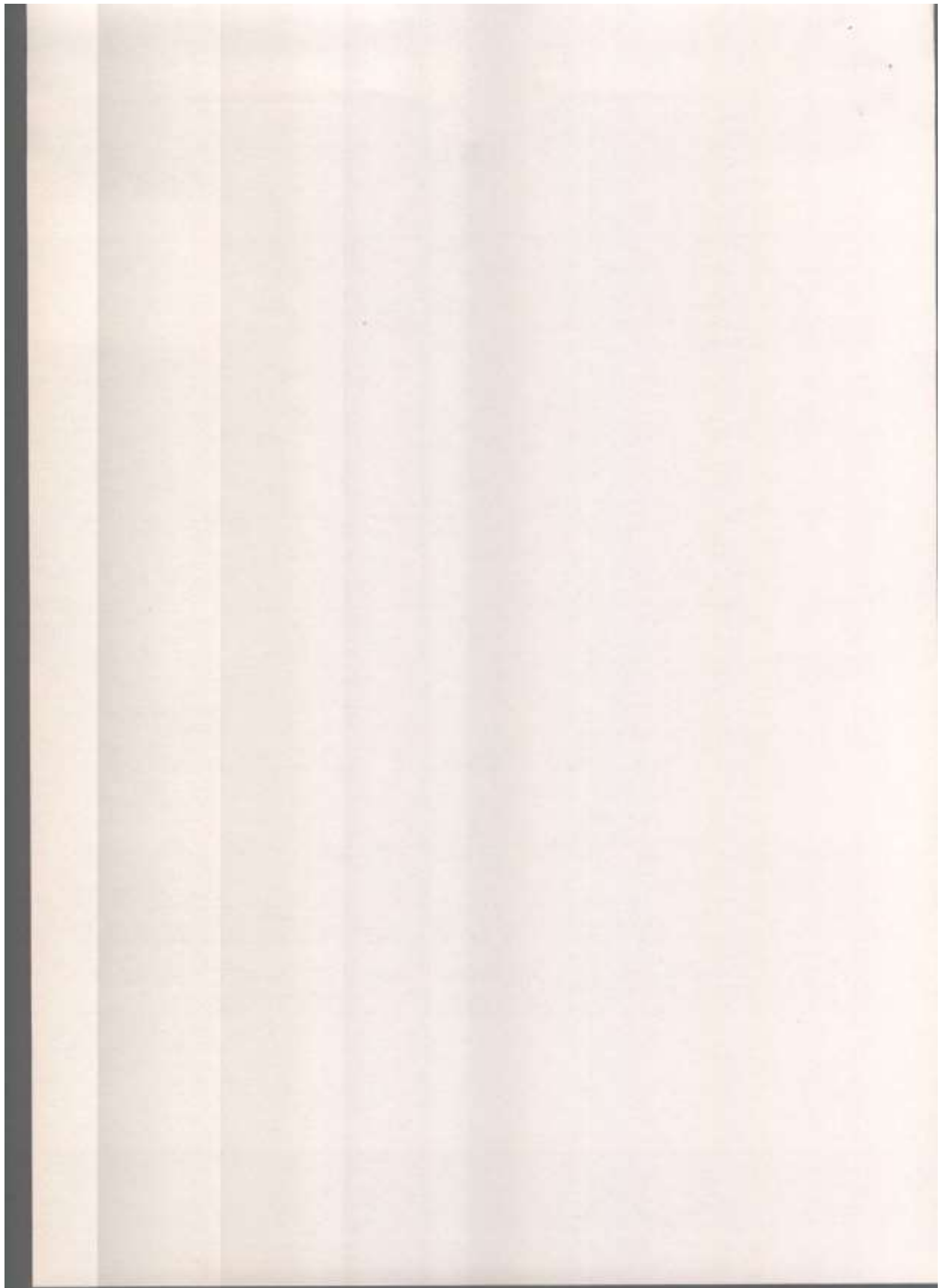
L25	LR-2556	LR-49	Bastu	Shali	0.068 Dec	1,000/-	36,979/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L26	LR-702	LR-336	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					40.648Dec	36,000/-	184,78,432 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, , Ward No: 27 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-706	LR-331	Bastu	Shali	2.7 Dec	10,000/-	11,53,667/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-703	LR-331	Bastu	Shali	8.507 Dec	10,000/-	36,34,905/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-656	LR-530	Bastu	Danga	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-688	LR-348	Bastu	Danga	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., , Project Name :
L8	LR-689	LR-348	Bastu	Danga	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-700	LR-126	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L21	LR-2553	LR-295	Bastu	Shali	0.069 Dec	1,000/-	37,523/-	Width of Approach Road: 30 Ft., , Project Name :
TOTAL :					11.552Dec	25,000 /-	49,44,027 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Pin Code : 712

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L16	LR-712	LR-295	Bastu	Shali	0.069 Dec	1,000/-	29,483/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :



District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Jagannathpur, Pin Code: 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L27	LR-287	LR-1733	Bastu	Shali	0.069 Dec	1,000/-	33,168/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					52.338Dec	63,000 /-	234,85,110 /-	

Structure Details :

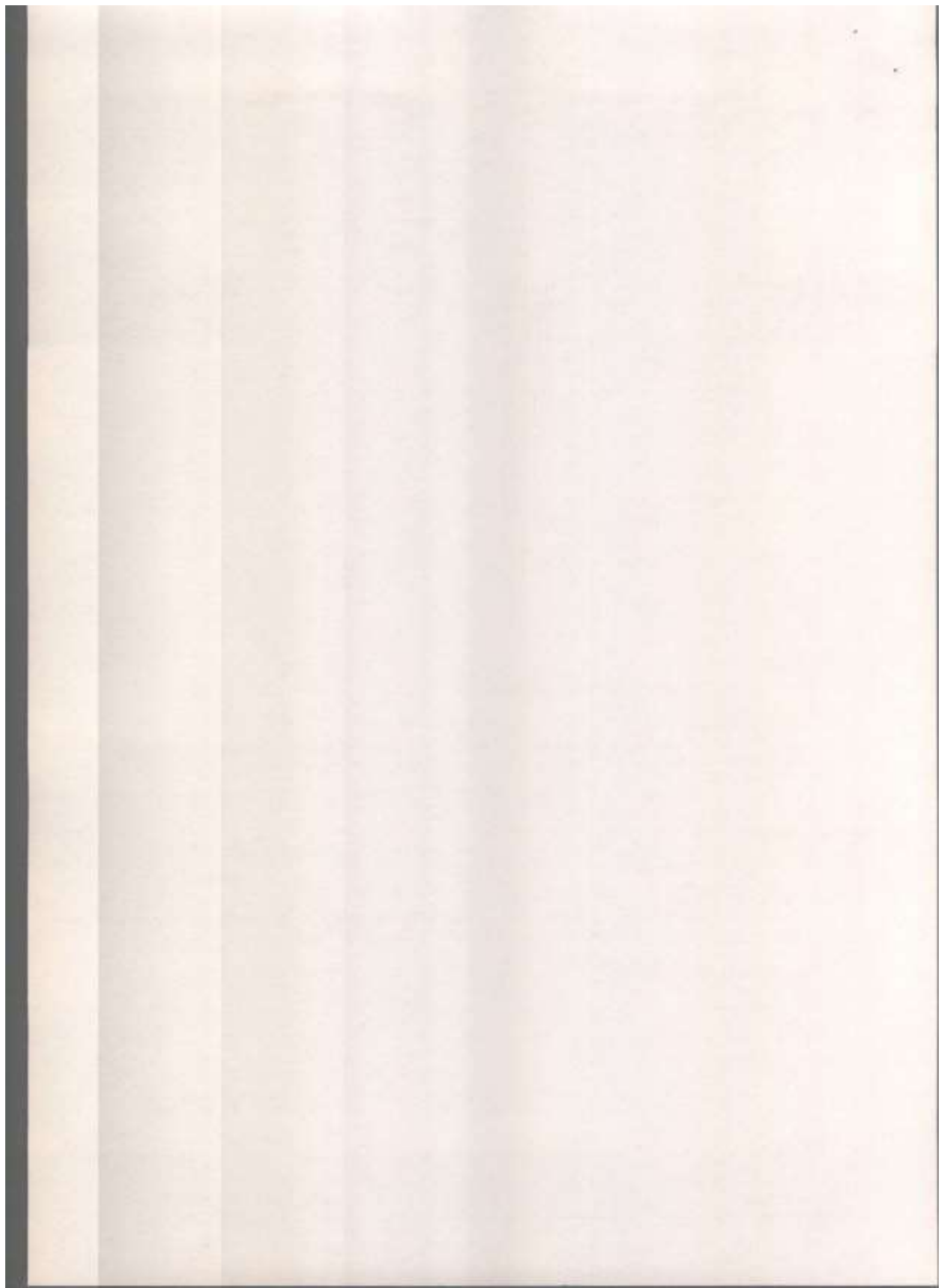
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27	500 Sq Ft.	3,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	3,000 /-	1,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MOZ EXPORTS PVT LTD P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, PAN No.:: AAxxxxx5Q, Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJWADA REALTECH P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, PAN No.:: ABxxxxx0H, Aadhaar No Not Provided, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	CHANCHAL MOZUMDER (Presentant) Son of Late BISWA SUNDER MAZUMDER P.O:- KALIGHAT, P.S:- Kalighat, District -South 24-Parganas, West Bengal, India; PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : MOZ EXPORTS PVT LTD (as Director)			
2	Name BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 03/11/2020, Place of Admission of Execution: Office			
		Nov 3 2020 1:37PM	LT 03/11/2020	03/11/2020
	P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : RAJWADA REALTECH (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhajit Ghosh Son of Mr Joydeb Ghosh 1159, N S C Bose Road, P.O:- Narendrapur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103			
	03/11/2020	03/11/2020	03/11/2020
Identifier Of CHANCHAL MOZUMDER, BIKASH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-9.05 Dec

Transfer of property for L10

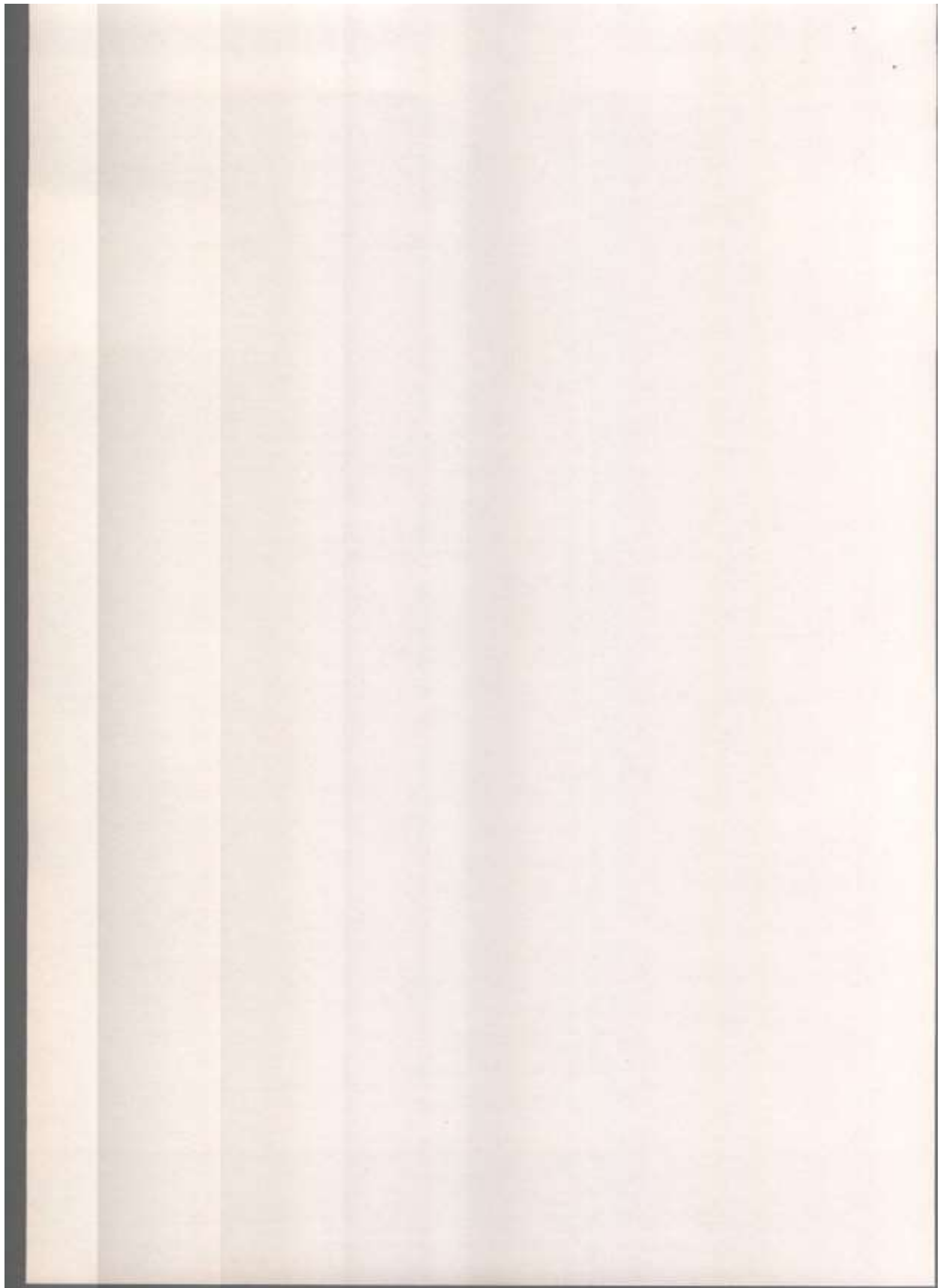
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec

Transfer of property for L11

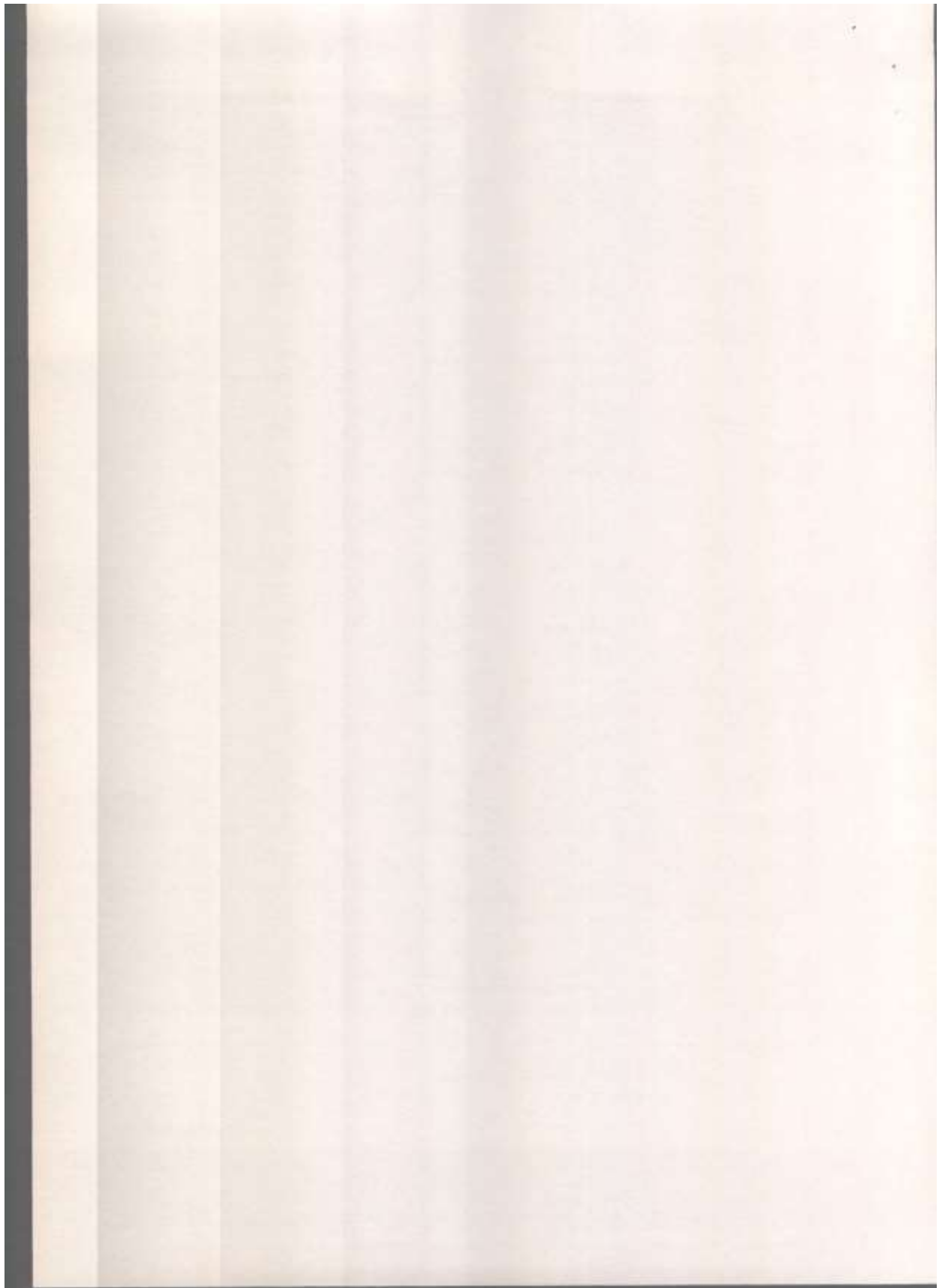
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec

Transfer of property for L12

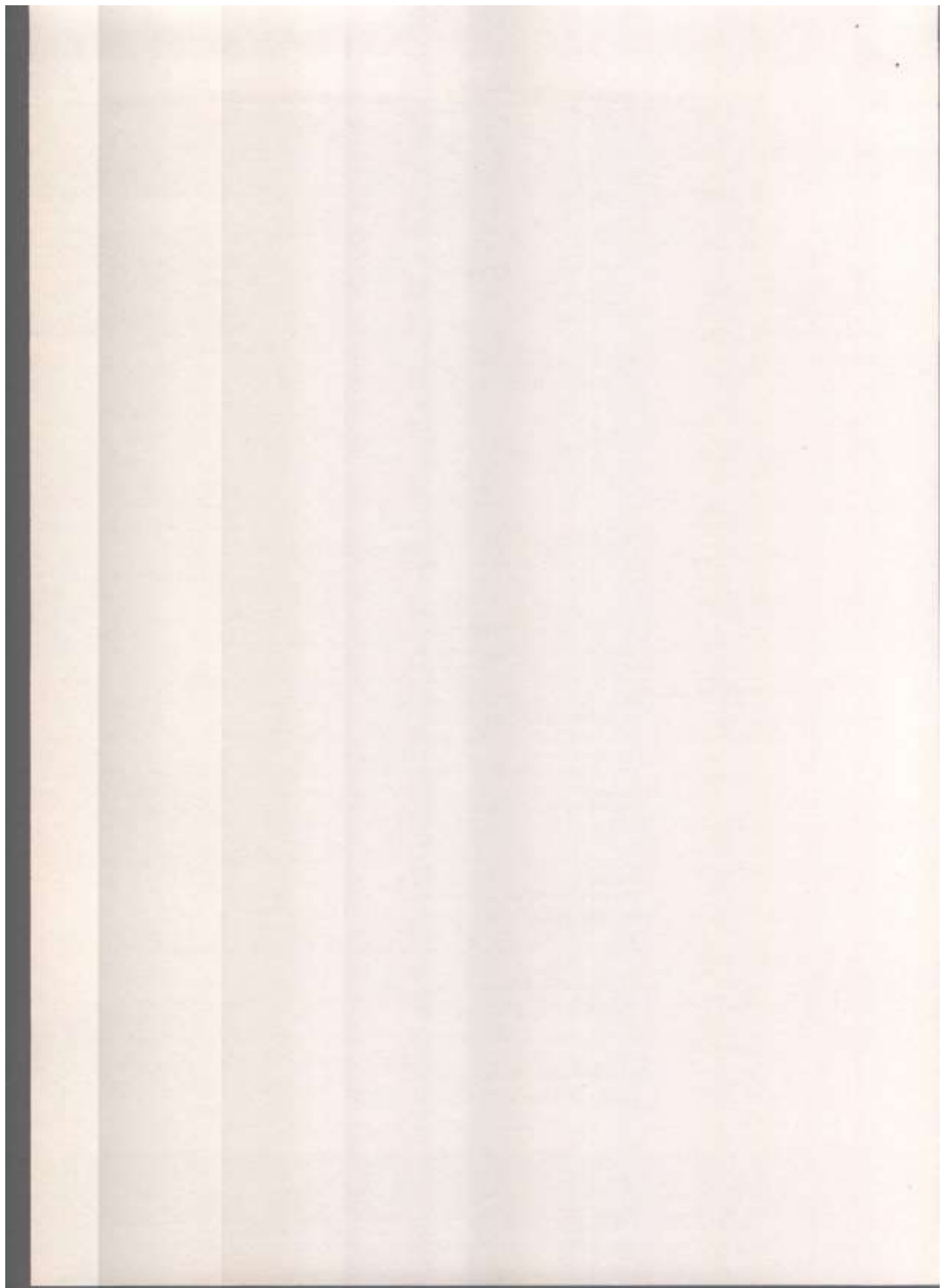
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec



Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-2.7 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec



Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.068 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-8.507 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-30.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-5.069 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-0.069 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOZ EXPORTS PVT LTD	RAJWADA REALTECH-500.00000000 Sq Ft



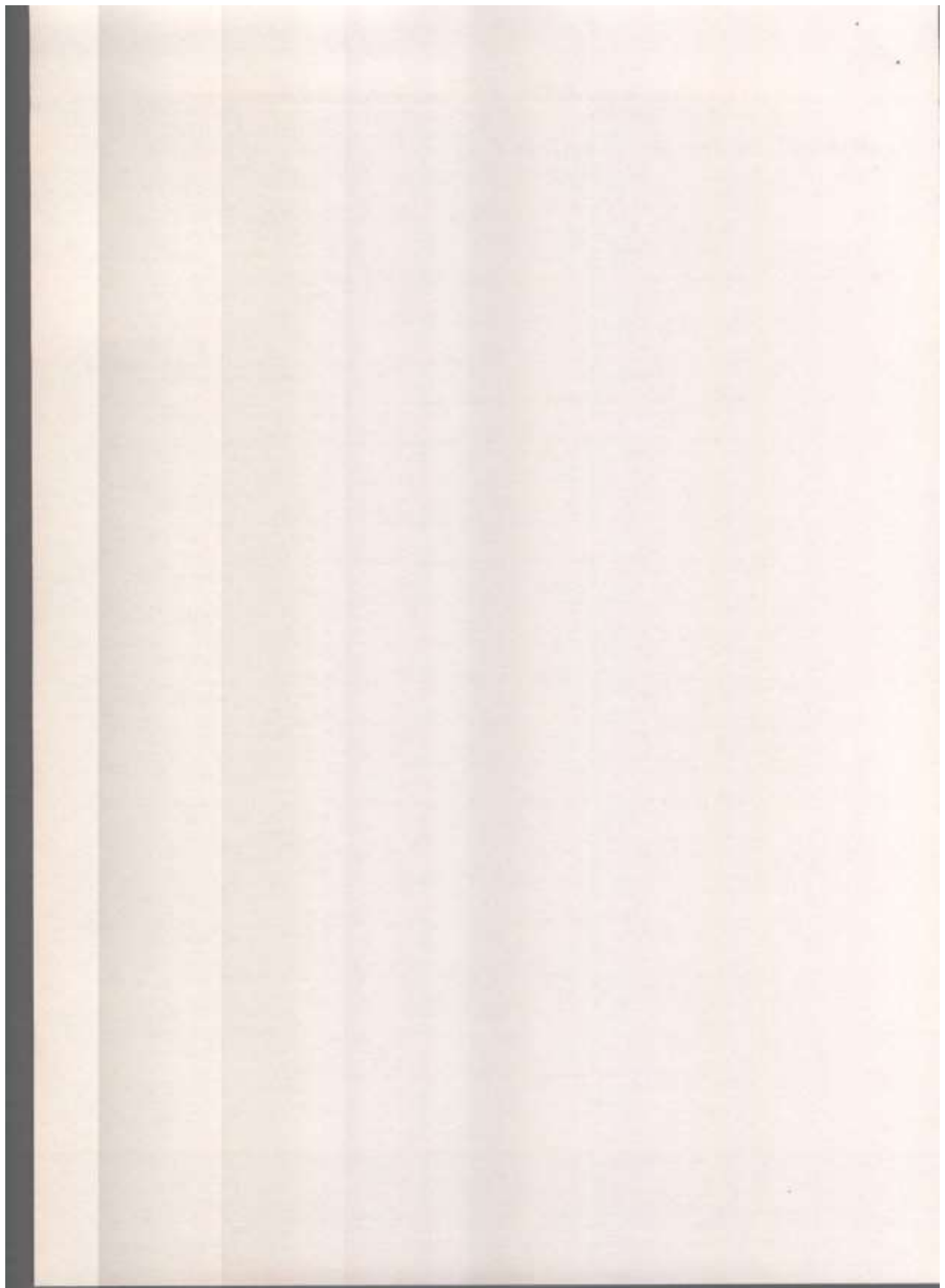
Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2549, LR Khatian No:- 842		Owner Name not selected by applicant.
L4	LR Plot No:- 709, LR Khatian No:- 383		Owner Name not selected by applicant.
L5	LR Plot No:- 685, LR Khatian No:- 530		Owner Name not selected by applicant.
L10	LR Plot No:- 701, LR Khatian No:- 422/1		Owner Name not selected by applicant.
L11	LR Plot No:- 704, LR Khatian No:- 348		Owner Name not selected by applicant.
L12	LR Plot No:- 705, LR Khatian No:- 348		Owner Name not selected by applicant.
L13	LR Plot No:- 707, LR Khatian No:- 317		Owner Name not selected by applicant.
L14	LR Plot No:- 708, LR Khatian No:- 760		Owner Name not selected by applicant.
L15	LR Plot No:- 711, LR Khatian No:- 295		Owner Name not selected by applicant.
L17	LR Plot No:- 713, LR Khatian No:- 58		Owner Name not selected by applicant.
L18	LR Plot No:- 2550, LR Khatian No:- 126		Owner Name not selected by applicant.
L19	LR Plot No:- 2551, LR Khatian No:- 422/1		Owner Name not selected by applicant.
L20	LR Plot No:- 2552, LR Khatian No:- 330		Owner Name not selected by applicant.
L22	LR Plot No:- 2554, LR Khatian No:- 295		Owner Name not selected by applicant.
L23	LR Plot No:- 2555, LR Khatian No:- 52		Owner Name not selected by applicant.
L24	LR Plot No:- 2557, LR Khatian No:- 215		Owner Name not selected by applicant.
L25	LR Plot No:- 2556, LR Khatian No:- 49		Owner Name not selected by applicant.
L26	LR Plot No:- 702, LR Khatian No:- 338		Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukila Paikpara, Ward No: 27 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 706, LR Khatian No:- 331		Owner Name not selected by applicant.
L3	LR Plot No:- 703, LR Khatian No:- 331		Owner Name not selected by applicant.



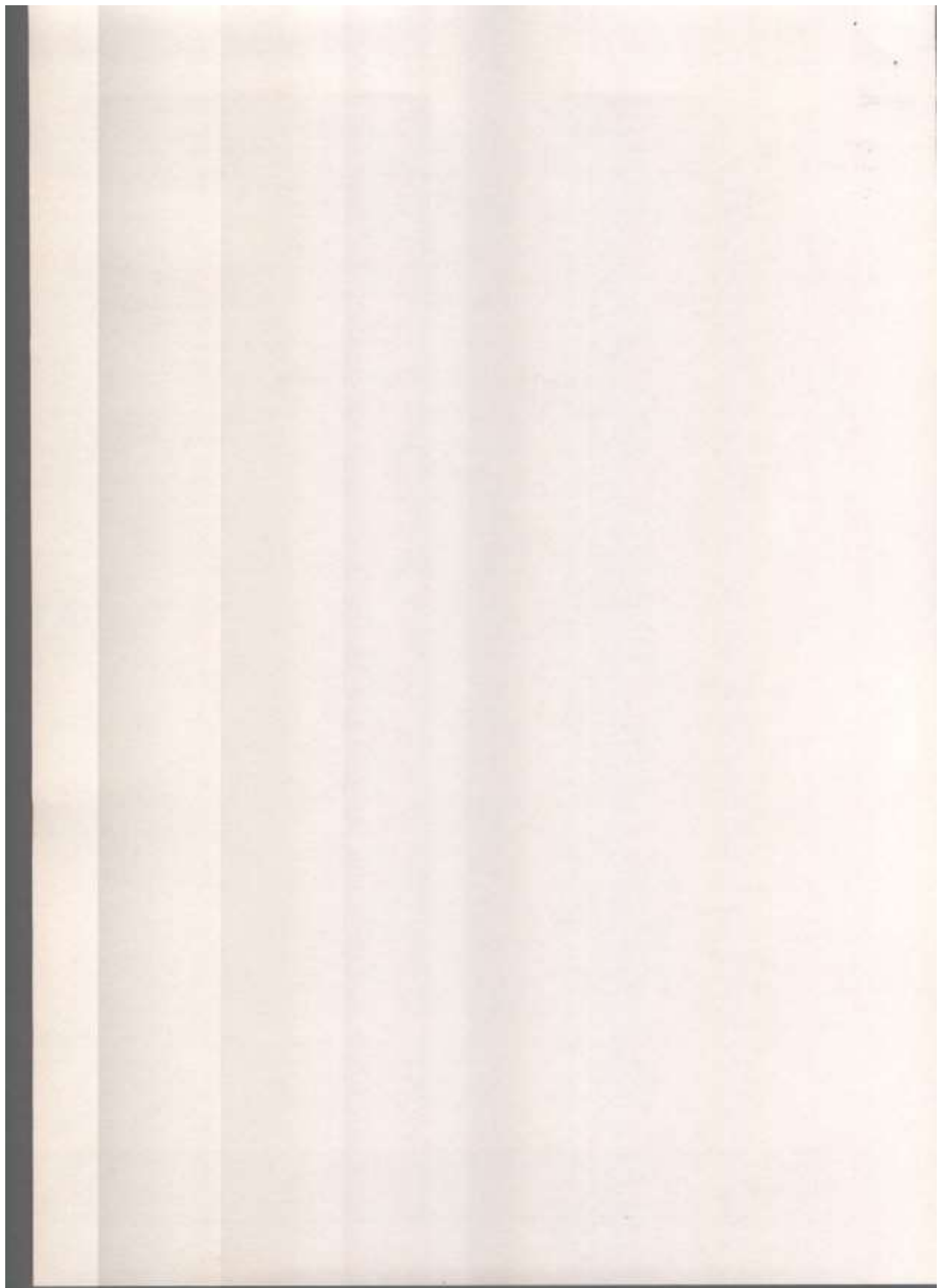
L6	LR Plot No:- 686, LR Khatian No:- 530	Owner Name not selected by applicant.
L7	LR Plot No:- 688, LR Khatian No:- 348	Owner Name not selected by applicant.
L8	LR Plot No:- 689, LR Khatian No:- 348	Owner Name not selected by applicant.
L9	LR Plot No:- 700, LR Khatian No:- 126	Owner Name not selected by applicant.
L21	LR Plot No:- 2553, LR Khatian No:- 295	Owner Name not selected by applicant.

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Ukula Paikpara. Pin Code : 712

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L16	LR Plot No:- 712, LR Khatian No:- 295		Owner Name not selected by applicant.

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Matri Bhavan Road, Mouza: Jagannathpur. Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L27	LR Plot No:- 287, LR Khatian No:- 1733	Owner: বি. কে. কনসারভেটরস ইন্ডিয়া; ৩০: পি.১, Gurdian: পঞ্চ ডিগ্রি, Address: ৯/৪ মিডিলটন রো, কোল-৭১ . Classification: শানি, Area: ০.২১০০০০০০ Acre.	Owner Name not selected by applicant.



Endorsement For Deed Number : 1 - 160803735 / 2020

On 16-10-2020

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

Presented for registration at 19:07 hrs on 16-10-2020, at the Private residence by CHANCHAL MOZUMDER ,

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 2,36,35,110/-

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

Execution is admitted on 16-10-2020 by CHANCHAL MOZUMDER, Director, MOZ EXPORTS PVT LTD, P.O:- NARENDRAPUR, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103

Indebted by Mr Subhajit Ghosh, , Son of Mr Joydeb Ghosh, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 03-11-2020

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.

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

Execution is admitted on 03-11-2020 by BIKASH AGARWAL, Partner, RAJWADA REALTECH, P.O:- GARIA, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indebted by Mr Subhajit Ghosh, , Son of Mr Joydeb Ghosh, 1159, N S C Bose Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Payment of Fees

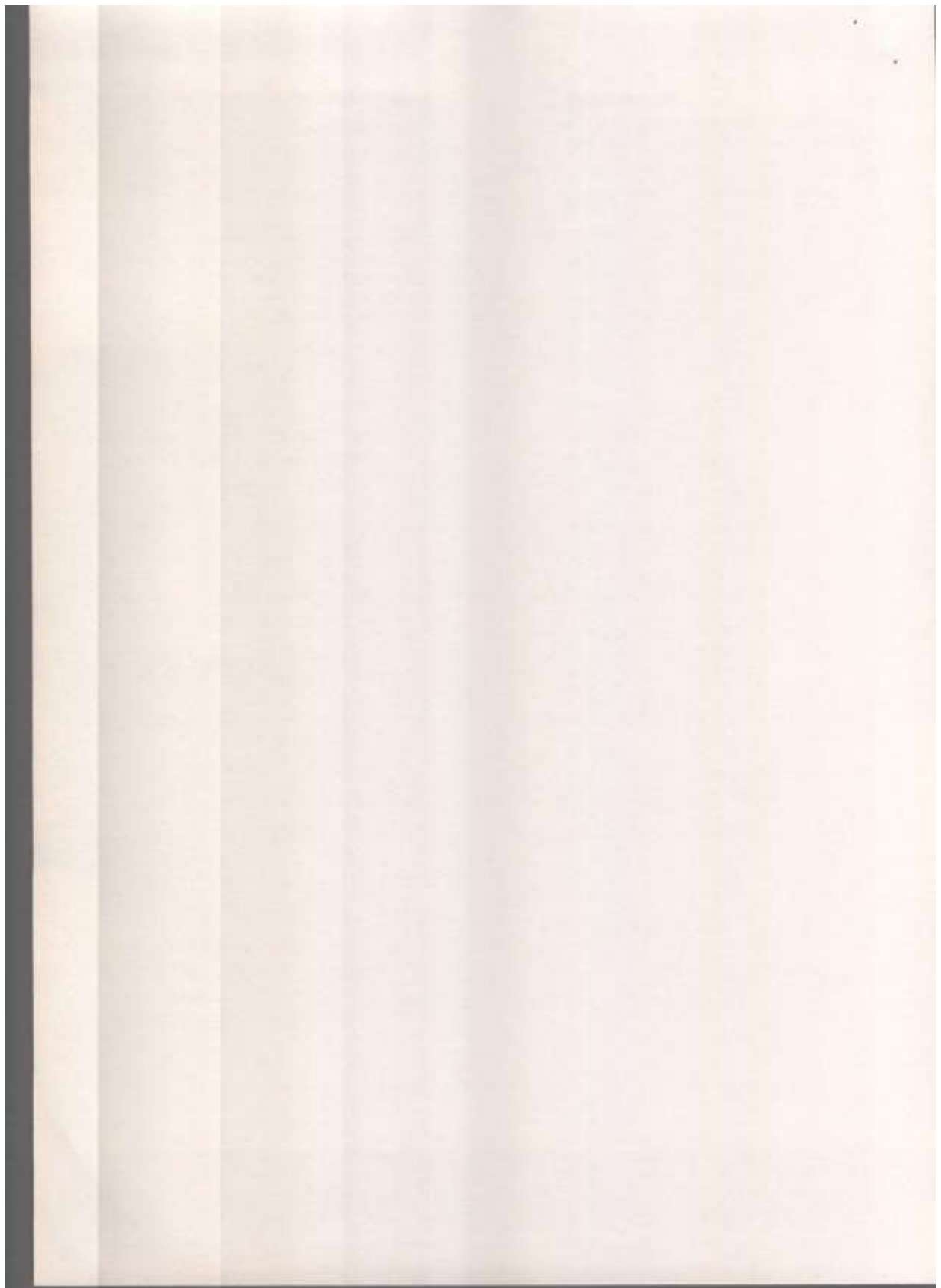
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 689, Amount: Rs. 100/-, Date of Purchase: 17/08/2020, Vendor name: Tapas Halder

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2020, Page from 112307 to 112339

being No 160803735 for the year 2020.



Barun Kumar Bhunia
Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.11.09 13:54:45 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/11/09 01:54:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)