

6605/17

D 6495/17.

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

v/c no. 1002/17 dt. 04/12/2017
V 634884

6-05/17
 05/12/17
 05/12/17

The document is admitted for registration
 the signature sheet and endorsement
 sheet attached with the document are to be
 treated as parts of the document.

A.B.S.R. Bhargore
 S/24 Parganas
 05/12/17
 05/12/17

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME IT SWAPNABHUMI REALTORS LIMITED (PAN NO. AAOCS4471J) a Company incorporated under the Companies Act, 1956, having its registered office at Village - Chariswar, Post Office Paikan, Police Station - Kolkata Leather Complex (K.L.C.), District 24 Parganas (South), Kolkata - 700135, duly represented by its Managing Director MR. BIDYUT KUMAR BAYEN (PAN-AJWPB0045K), son of Rabindra Nath Bayen, residing at Village - Krolberia, Post Office - Beonta, Police Station - K.L.C. District - South 24 Parganas, Pin 743502, hereafter called the "Guarantor".

SEND GREETINGS:

MORIAS INFRASTRUCTURE PVT. LTD.

Sharan K.
 Authorised Signatory

Swapnabhumi Realtors Limited

Bidyut K. Bayen
 Managing Director

Bidyut K. Bayen

J1 250*00
 J2 168*00
 P1A 72*00
 Total 490*00

Date of Registration 05.12.2017

POWER OF ATTORNEY

BETWEEN

SWPNABHUMI REALTOR LTD.

.....OWNER

AND

MORIAS INFRASTRUCTURE PVT. LTD.

.....DEVELOPER

Power Of Attorney registered before the ADSR, Bhangar
in Book No. - I, Volume No. 1621, page from 154160 to 154185,
being No. 6495 for the year 2017.

WHEREAS:

1. I, the **Guarantor** is the absolute owner of the **Land** containing an area of **70 (Seventy) Decimals**, be the same or little more or less lying and situated at Mouza Sukpukur, J.L. No. 30, Re. Sa. No. 223, Touzi No. 147, comprises in R.S. & L.R. Dag No. 132 and L.R. Khatian No. 480 within the local limits of Beonta -I No. Gram Panchayet, Police Station K.L.C. within the jurisdiction of Additional District Sub Registrar, Bhangore, District South 24 Parganas, free from all encumbrances.
2. The Guarantor had entered into a registered Development Agreement dated 27th day of November, 2017 with the Developer namely **Morias Infrastructure Private Limited** for development of the Schedule Land which is duly registered before the A.D.S.R. Bhangor, duly recorded in Book No. 1, Volume No. 1621 at Pages 148508 to 148570, Being No. 6354 for the year 2017, herein after referred to as the **Said Agreement**.

A. Since the **Guarantor** is unable to look after the day to day affairs in respect of the **Schedule Land** and it is necessary to appoint Attorney on its behalf to look after and manage the day to day affairs in respect of the Schedule Land.


B. We have decided to appoint as our attorney namely **MORIAS INFRASTRUCTURE PRIVATE LIMITED (PAN NO. AAECPI548H)** a Company incorporated under the Companies Act, 1956, having its registered office at Suit: 511, 5th Floor, PS-IXL Building, Near Chinar Park, 24 Parganas (North), Kolkata - 700136, Police Station -Rajarhat, Post Office - Rajarhat Gopalpur, duly represented by its Authorised Signatory **MR. SHARAD JAIN (PAN : ACTPJ8327N)**, (AADHAR No. 8003 3490 1748), son of Hem Kumar Jain, residing at Hazaribagh Road, Ranchi - 834009, Post Office - Bariatu and Police Station - Sadar.

C. **NOW KNOW YE BY THESE PRESENTS** that We, the "Guarantor do hereby nominate, constitute and appoint the said **Morias Infrastructure Private Limited**, duly represented by its authorized representative **MR. SHARAD JAIN**, son of Hem Kumar Jain as our true and lawful Attorney and Agent, in our name and on our behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereafter:-

Swapnabhumi Realtors Limited


Managing Director

MORIAS INFRASTRUCTURE PVT. LTD.


Authorised Signatory

MORIAS INFRASTRUCTURE PVT. LTD.


Authorised Signatory

Swapnabhumi Realtors Limited

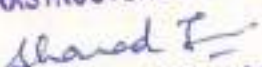
Managing Director

1. To receive possession of the Land from the "Guarantor and to hold, manage and maintain such permissive and physical possession in accordance with the terms and conditions contained in the Said Agreement.
2. To enter into, hold and defend permissive possession of the Land and every part thereof and also to manage, maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof (the "Project").
3. To have the plans of the Project prepared, to sign the plans, to submit the plans to the concerned authorities and get the plans sanctioned.
4. To submit indemnity, undertaking, guarantee, affidavit, warranty and other documents which may be required to be submitted for and in connection with sanctioning of the plans and for matters concerning and incidental to the Project.
5. To have the Land developed by making construction of the Building as per the Scheme, containing ownership flats and/or other buildings and/or structures thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other works.
6. To appear before all necessary authorities, including Gram Payanchayet, Municipality, B.L. & L.R.O, Registration Offices, Fire Brigade, Electricity Department, Airport Authority, Competent Courts and Police Authority, in connection with the execution of the Scheme Land and construction of the Building.
7. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractors and/or sub-contractors for the purpose of construction of the Building.
8. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the concern authorities.
9. To negotiate for sale and/or transfer of all the flats or various other units, shop, car parking Spaces and other salable area spaces comprised in the Developer's Allocation as well as Owner's Allocation (as agreed in Development

Sweptnebhumi Realtors Limited


Managing Director

MORIAS INFRASTRUCTURE PVT. LTD.


Authorised Signatory

MORIAS INFRASTRUCTURE PVT. LTD.

Shard F.
Authorised Signatory

agreement) of the Project together with the undivided share in the land and the rights appurtenant thereto of the newly constructed building only and to enter into agreements, including flat sale agreements, containing such provisions and with such purchasers and/or other persons as provided for in the Said Agreement and to receive earnest moneys and/or part and/or full premium/consideration thereunder and also to fulfill and enforce mutual obligations there under but in case of such sale *all the consideration money shall be deposited in the bank of the developer and the developer shall disburse the sale proceed of the owners allocation to the owner bank a/c.* To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/consideration, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.

deposited in the bank of the developer and the developer shall disburse the sale proceed of the owners allocation to the owner bank a/c.

Swapnathumi Realtors Limited
[Signature]
Managing Director

- 10. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/consideration, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.
- 11. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.
- 12. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the matters aforesaid and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or revenue, including Rent Controller and Small Causes Court and Income Tax authority.
- 13. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- 14. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- 15. After execution of the Project and construction of the Building, to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation, if necessary, effected in all public records and

Swapnathumi Realtors Limited
[Signature]
Managing Director

MORIAS INFRASTRUCTURE PVT. LTD.
Shard F.
Authorised Signatory

with all authorities and/or persons, in respect of the Land, and if necessary, to deal with such authority and authorities in any manner, to have such separation amalgamation if necessary.

16. To engage and appoint architects and consultants, cause preparation of building plans, appear before the Gram Panchayet, Jela Perisad, Municipality and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial, and other authorities and also all courts and Tribunals, for all matters connected with the development and construction of the Building and/or other buildings on the Land and connections of utilities, to sign all petitions, Vakalatnamas, memo of appeal and other papers and documents.
17. To pay all outgoing, including Khajana, Tax, Urban Land Tax, Revenue and other charges whatsoever, payable for and on account of the Land and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges thereof.
18. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
19. To appear and represent the Guarantor before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our Attorney shall lawfully do or cause to be done in or about the aforesaid Land, so long as the Said Agreement is valid and subsisting.

THE SCHEDULE
(The Land)

All That piece and parcel of Bastu land here ditaments admeasuring an area of 70 (Seventy) Decimals, be the same or little more or less lying and situated at Mouza Sukpukur, J.L. No. 30, Re. Sa. No. 223, Touzi No. 147, comprises in R.S. & L.R. Dag No. 132 and L.R. Khatian No. 480 within the local limits of Beonta -I No. Gram Panchayet, Police Station : Kolkata Leather Complex (K.L.C.), within the jurisdiction of Additional District Sub Registrar, Bhangore, District South 24 Parganas.

Swapnabhumi Resitors Limited


Managing Director

MORIAS INFRASTRUCTURE PVT. LTD.


Authorised Signatory

Sham S.

Authorised Signatory

Swapnabhumi Realtors Limited


 Managing Director

On the North : R. S. & L. R. Dag No. *By 40 feet wide common Passage*
 On the South : R. S. & L. R. Dag No. *141, 142, 144, 145, 146, 147*
 On the East : R. S. & L. R. Dag No. *By 40 feet wide common Passage*
 On the West : R. S. & L. R. Dag No. *183*

IN WITNESS WHEREOF, we have executed these presents on this the 27th day of
 November, 2017.

EXECUTED AND DELIVERED by the
 Guarantor at Kolkata in the presence of:

1. *Vinid Kr. Ghosh*

Swapnabhumi Realtors Limited


 Managing Director


2. *Bhola Nath Gayen*

EXECUTED AND DELIVERED by the
 Attorney Holder at Kolkata in the presence
 of:

1. *Vinid Kr. Ghosh*
137, V.I. P Road, KOL- 52
P.S. - Baguhati

2. *Bhola Nath Gayen*
Vill - Krolberia, PO - Beonta
P.S. - K.L.C
DIST - 24 PGS(S) PIN - 743502

MORIAS INFRASTRUCTURE PVT. LTD.


 Authorised Signatory

Drafted by me, *Nishant Kr. Saraf* Advocate.
 Mr. Nishant Kr. Saraf, Advocate, Enrolment No. F-314/2002
 Nishant Kr. Saraf Advocates
 8, Old Post Office Street,
 2nd Floor, Kolkata 700 001,
 Email: nishantsaraf1976@gmail.com

SPECIMEN FORM FOR TEN FINGERPRINTS



Swapnalbhumii Realtors Limited

Bidyut K. Beyer
Managing Director

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



MORIAS INFRASTRUCTURE PVT. LTD.

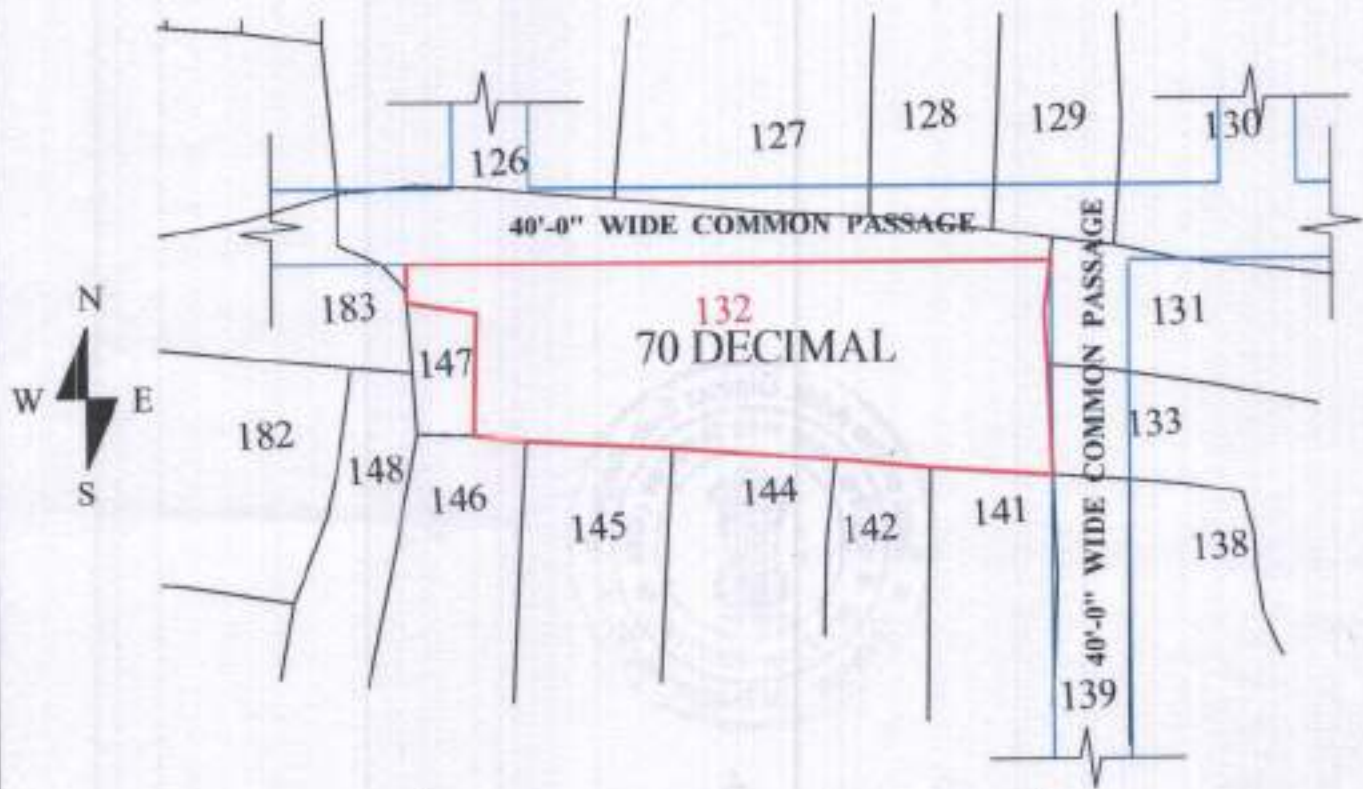
Shrawan K. Beyer
Authorized Signatory



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

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

A SITE PLAN OF R.S & L.R DAG NO. - 132 , MOUZA - SHUKPUKUR ,
 J.L. NO. - 30 ,L.R KHATIAN NO. - 480 , RE. SA. NO.- 223, TOUZI NO.-
 147, UNDER BEONTA NO. - 1 GRAM PANCHAYET , P.S - KOLKATA
 LEATHER COMPLEX. DIST. - SOUTH 24 PARGANAS. SCHEDULED
 LAND AREA - 70 DECIMALS WHICH IS MARKED BY RED BORDER.



RS & LR DAG NO.	L.R KHATIAN NO.	DEVELOPMENT AREA
132	480	70 DEC.

MORIAS INFRASTRUCTURE PVT. LTD.

Shanad T.
 Authorised Signatory

Swapnabhumi Realtors Limited

[Signature]
 Managing Director

DRAWN BY

[Signature]



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1621001002/2017	Date of Application	04/12/2017
Query No / Year	16211000394457/2017		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Abdul Alim Molla		
Stampduty Payable	Rs.101/-		
Registration Fees Payable	Rs.30,014/-		
Applicant Name of the Visit Commission	Mr A Halim Moll		
Applicant Address	bhangar		
Place of Commission	chaswar		
Expected Date and Time of Commission	04/12/2017 5:30 PM		
Fee Details	J1: 250/-, J2: 168/-, PTA-J(2): 72/-, Total Fees Paid: 490/-		
Remarks			



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16211000394457/2017

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	Mr BIDYUT KUMAR BAYEN KOROLBERIA, P.O:- BEONTA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Representative of Principal [Swapnabhumi Realtors Limited]			<i>Swapnabhumi Realtors Limited</i> <i>Managing Director</i> <i>5-12-17</i>
2	Mr Sharad Jain HAZARIBAGH ROAD, P.O:- BARIATU, P.S:- SIKIDARI, District:- Ranchi, Jharkhand, India, PIN - 834009	Representative of Attorney [MORIAS INFRASTRUCTURE PRIVATE LIMITED]			<i>MORIAS INFRASTRUCTURE PVT. LTD.</i> <i>Sharad Jain</i> <i>Authorised Signatory</i> <i>05/12/17</i>
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Sukhendu Bayen Son of Sachindra Nath Bayen Korolberia, P.O:- Beoanta, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700135	Mr BIDYUT KUMAR BAYEN, Mr Sharad Jain, ,		<i>Sukhendu Bayen</i> <i>05/12/17</i>	

(Sanjit Sardar)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHANGAR

South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPNABHUMI REALTORS LIMITED

21/06/2010

Permanent Account Number
AAOCS4471J





Swapnabhumi Realtors Limited



Managing Director

ELECTION COMMISSION OF INDIA
 ଭାରତର ଚିନିଚିତ୍ର କମିଶନ

IDENTITY CARD ଭାରତୀୟ ନାଗରୀକ ପଞ୍ଜୀକରଣ କାର୍ଡ
 ନାଗରୀକ ପଞ୍ଜୀକରଣ କାର୍ଡ

Elector's Name ନାଗରୀକର ନାମ	Rajendra Kumar ରାଜେନ୍ଦ୍ର କୁମାର
Father/Mother/ Husband's Name ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ	Rajendra ରାଜେନ୍ଦ୍ର
Sex ଲିଙ୍ଗ	M ପୁରୁଷ
Age as on 3.1.1995 ୩.୧.୧୯୯୫-ର ବୟସ	33 ୩୩

Address
 Krolbiya Gaon & Municipality, Bhangore, S.24 Pgs.
 ଖୋର୍ଦ୍ଧା ଜିଲ୍ଲା, ଖୋର୍ଦ୍ଧା ମୁନିସିପାଲିଟି, ଖୋର୍ଦ୍ଧା, ୨୪ ପୃଷ୍ଠା

State
 ଓଡ଼ିଶା

(Handwritten Signature)

Facsimile Signature
 Electoral Registration Officer
 ଓଡ଼ିଶା ଚିନିଚିତ୍ର କମିଶନ

For 107 Bhangore Assembly Constituency
 ୧୦୭ ଖୋର୍ଦ୍ଧା ନିମ୍ନ ଉପ-ଜିଲ୍ଲା

Place ସ୍ଥାନ	Alipore ଆଲିପୁର
Date ତାରିଖ	23.06.95 ୨୩.୦୬.୯୫

(Handwritten Signature)



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

উপস্থাপনাকৃত আই ডি / Enrollment No 1040/22124/03974

To,
বিদ্যুৎ কুমার বাইন
Bidyut Kumar Bayen
KROLBERIA
Kroberia
Beonia Bhangar - II South 24 Parganas
West Bengal 743502

20/02/2015

Ref: 445 / 27B / 256969 / 258182 / P



SE502388723FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5040 0894 4287

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিদ্যুৎ কুমার বাইন
Bidyut Kumar Bayen
পিতা : রবীন্দ্র নাথ বাইন
Father : Rabindra Nath Bayen
জন্ম তারিখ / DOB : 20/09/1973
পুরুষ / Male



5040 0894 4287

আধার - সাধারণ মানুষের অধিকার



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

INFORMATION

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

- আধার দ্বারা দেশে ভ্রমণ।
- আধার জন্মিহাতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

27B / 256969



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ক্রোলবেরিয়া, ক্রোলবেরিয়া, Address: KROLBERIA, Kroberia,
উত্তর ২৪ পরগানা, পশ্চিমবঙ্গ, ভারত। South 24 Parganas, Eoonta, West
Bengal, 743502

5040 0894 4287



1800 300 1347

uid@uidai.gov.in

www.uidai.gov.in

(Handwritten signature)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

BIDYUT KUMAR BAYEN
RABINDRA NATH BAYEN

20/09/1973

Permanent Account Number
AJWFB0045K

Bidyut Kumar Bayen
Signature



14119000

[Handwritten Signature]

आयकर विभाग

INCOME TAX DEPARTMENT

MORIAS INFRASTRUCTURE PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



14/02/2007

Permanent Account Number

AAECP1548H

MORIAS INFRASTRUCTURE PVT. LTD.

Shahed P.
Authorised Signatory

13122013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHARAD JAIN

HEM KUMAR JAIN

16/10/1978

Permitment / Access Number

ACTPJ8327N

Sharad Jain

Signature

Sharad Jain



04232019

पत्रिका अंकाचे पुरवठा करणे, अर्जाचे
संबंधीचे पत्राचार, यादीसंबंधी
सर्व अर्जांचे निवेदन, एफ.डी.सी., एफ.डी.सी./ए.
मार्फत यादीचे अर्जांचे पत्राचार,
यादी-४११०६६

पत्रिका अंकाचे पुरवठा करणे, अर्जाचे
संबंधीचे पत्राचार, यादीसंबंधी

Income TAX PAN Services Unit, NSDL,
5th floor, Market Building,
Plot No. 241, Survey No. 997/8,
Block 'G' Opp. New Deep Bhargava Charvi,
Pune - 411 010.

Tel: 020-22111161, Fax: 020-27115081
e-mail: info@pan.nsdl.com

भारत सरकार
Government of India



शीतल जैन
Sheetal Jain
जन्म तिथि / DOB : 18/10/1978
पुरुष / Male



8003 3490 1748

आधार - आम आदमी का अधिकार

Sheetal Jain



भारतीय पहचान आयोग
Unique Identification Authority of India

पता:
आयोग, एन जेएम रोड, एनएम जेएम रोड
के समीप, कानपुर नगर, कानपुर,
उत्तर प्रदेश, भारत, पिनकोड: 208009

Address:
SO, Han Kumar Jain, Opposite
Naman Kothi, Hazratnagar Road
Ranchi, Baroda, Ranchi, Baroda,
Jharkhand, 834009

8003 3490 1748

1800 303 3047



http://uaid.gov.in



www.uaid.gov.in

Sheetal Jain

11

Major Information of the Deed

Deed No :	I-1621-06495/2017	Date of Registration	06/12/2017
Query No / Year	1621-1000394457/2017	Office where deed is registered	
Query Date	29/11/2017 4:02:36 PM	A.D.S.R. BHANGAR, District. South 24-Parganas	
Applicant Name, Address & Other Details	Abdul Alim Molla Minakhan,Thana : Minakhan, District : North 24-Parganas, WEST BENGAL, PIN - 743502, Mobile No. : 9733550024, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,38,08,960/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 162106354/2017		

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-I, Mouza: Shukpukur

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-132	LR-460	Bastu	Bastu	70 Dec	1/-	2,38,08,960/-	Property is on Road Adjacent to Metal Road,
Grand Total :					70Dec	1 /-	238,08,960 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Swapnabhumi Realtors Limited CHARISWAR, P.O:- PAIKAN, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAOCS4471J, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MORIAS INFRASTRUCTURE PRIVATE LIMITED SUIT 511 5 FLOOR, P.O:- RAJARHAT GOPALPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAACP1548H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIDYUT KUMAR BAYEN Son of RABINDRA NATH BAYEN KOROLBERIA, P.O:- BEONTA, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJWPB0045K Status : Representative, Representative of : Swapnabhumi Realtors Limited (as DIRECTOR)

2	Mr Sharad Jain (Presentant) Son of Hem Kumar Jain HAZARIBAGH ROAD, P.O:- BARIATU, P.S:- SIKIDARI, District:-Ranchi, Jharkhand, India, PIN - 834009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACTPJ8327N Status : Representative, Representative of : MORIAS INFRASTRUCTURE PRIVATE LIMITED (as authorised secretary)
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Identifier Details :

Name & address	
Sukhendu Bayen Son of Sachindra Nath Bayen Korolberia, P.O:- Beoanta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr BIDYUT KUMAR BAYEN, Mr Sharad Jain, ,	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Swapnabhumi Realtors Limited	MORIAS INFRASTRUCTURE PRIVATE LIMITED-70 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-I, Mouza: Shukpukur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 132(Corresponding RS Plot No:- 132), LR Khatian No:- 480	Owner:স্বপ্নভূমিরিয়েলটস লি: পক্ষে ডাইরেক্টর, Gurdian:অমিত ব্যানার্জী, Address:এইচ/ডি,31 D 313ম এম সরণী.বাগুইআর্টি.কোল-59, Classification:শাপি, Area:0.70000000 Acre,

Endorsement For Deed Number : I - 162106495 / 2017

On 29-11-2017

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 2,38,08,960/-



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

On 05-12-2017

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

Presented for registration at 18:00 hrs on 05-12-2017, at the Private residence by Mr Sharad Jain ,,

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

Execution is admitted on 05-12-2017 by Mr BIDYUT KUMAR BAYEN, DIRECTOR, Swapnabhumi Realtors Limited, CHARISWAR, P.O.- PAIKAN, P.S.- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN - 700135

Identified by Sukhendu Bayen, , Son of Sachindra Nath Bayen, Korolberia, P.O: Beoanta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 05-12-2017 by Mr Sharad Jain, authorised secretary, MORIAS INFRASTRUCTURE PRIVATE LIMITED, SUIT 511 5 FLOOR, P.O.- RAJARHAT GOPALPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Sukhendu Bayen, , Son of Sachindra Nath Bayen, Korolberia, P.O: Beoanta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

On 06-12-2017

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 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 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 76645, Amount: Rs.50/-, Date of Purchase: 27/11/2017, Vendor name: A K Maity



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHANGAR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2017, Page from 154160 to 154185
being No 162106495 for the year 2017.



Digitally signed by SANJIT SARDAR
Date: 2017.12.07 12:02:41 +05:30
Reason: Digital Signing of Deed.

Sanjit

(Sanjit Sardar) 07-Dec-17 12:01:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
West Bengal.

(This document is digitally signed.)