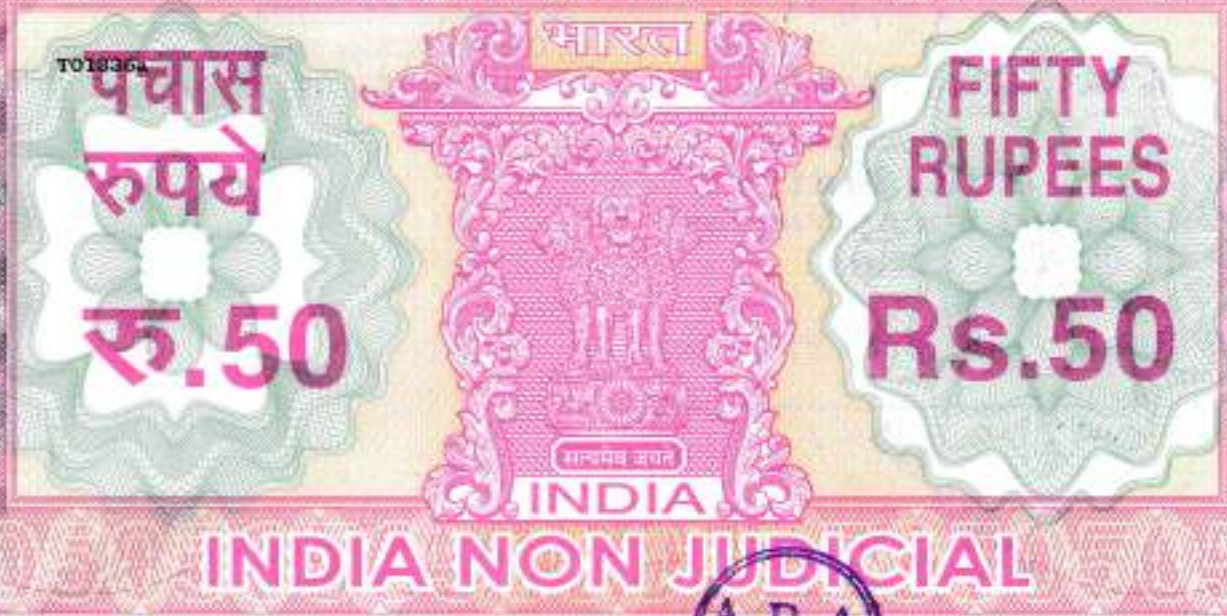


0865/2021

I-894/2021

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



W 510335

15/2
Additional Registrar
Assurances-IV, Kolkata
8/ 336986
2021

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

13 FEB 2021

THIS POWER OF ATTORNEY made this 12th day of February 2021 **BY MD MONIRUL MOLLAH**, son of Sahaalam Mollah, having PAN **AI EPM6491K**, having **AADHAAR NO.3501-3045-1559**, by occupation-Service, residing at FD-451-C/3, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar (South), Kolkata - 700 106 and **MD JAFAR ALI MONDAL**, son of Mohammed Kabil Mondal, having PAN **ANFPM9010J**, having **AADHAAR NO.9427-9342-9652**, by occupation-Service, residing at Malaypur (Muslimpara) Dumurgram, Post Office and Police Station-Murarai, Birbhum, Pin Code-731 219 and also at 42/23, Bediadanga 2nd Lane, Post Office and Police Station-Kasba, Kolkata-700 039, hereinafter jointly referred to as the **OWNERS IN FAVOUR OF BENCHMARK**

127857

VICTOR MOSES & CO.
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001

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9 FEB 2018



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
13 FEB 2018

*Arunita Banerjee
D/o Kalyan Kr. Banerjee
Advocate
High Court, Calcutta*

DEVELOPERS, having **PAN AAQFB1774L**, a partnership firm, carrying its business at Martin Burn Business Park, Office No.705, 7th floor, Plot No.3, Block-BP, Sector V, Salt Lake City, Post Office-Sector V, Police Station-Bidhannagar Electronics Complex, District North 24 Parganas Kolkata-700 091 (formerly at BA-152, Salt Lake, Sector-1 Kolkata-700 064), represented by one of its designated partner **SANTOSH KUMAR JAISWAL**, son of Chhotelal Jaiswal, having **PAN ACSPJ6607N**, having **AADHAAR NO.4978-7590-5631**, by occupation-Business, residing at Prasad Exotica, Block VI, Flat No.6A, 71/3 Canal Circular Road, Post Office and Police Station Phoolbagan, Kolkata-700 054 ~~AND **AMRITA JAISWAL**, wife of Santosh Kumar Jaiswal, having **PAN AOXPJ3679K**, having **AADHAAR7887 3816 0547**, by occupation-Business, residing at Prasad Exotica, Block VI, Flat No.6A, 71/3, Canal Circular Road, Post Office and Police Station Phoolbagan, Kolkata-700-054, hereinafter referred to as the **ATTORNEYS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include ~~their~~ ^{their} respective substitute or substitutes);~~

WHEREAS:

A. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 7.77 decimals as per deed and 7 decimals as per Record of Rights be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.160-162, R.S. No.203, comprising in L.R. Dag No. 485 under L.R. Khatian Nos.1812 and 212/1, Post Office-Krishnapur, Police Station-Bidhannagar Electronic Complex, Ward No.28 within the limits of Bidhannagar Municipal Corporation, District of North 24-Parganas, more fully particularly described in the **SCHEDULE** hereunder written (hereinafter referred to as the **said Property**).

B. By a Development Agreement of date made between Benchmark Developers and the Owners herein therein jointly referred to as the Owners of the One Part and Benchmark Developers therein referred to as the Promoter of the Other Part and registered with the **ARA...IV** in Book No.I, Being No..~~890~~⁸⁹⁰ for the year ~~2020~~²⁰²¹, (hereinafter referred to as the **said Agreement**), the Owners have appointed the said

Santosh Kumar Jaiswal

Md. Manirul Mollan
Amrita Jaiswal

Md. Manirul Mollan
Md. Jafar Ali Mondal

Md. Jafar Ali Mondal
Santosh Kumar Jaiswal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

13 FEB 2021

Promoter to develop the said property by construction of a residential building complex thereon or on the part thereof in accordance with the terms and conditions therein contained and in pursuance to the sanctioned building plan.

C. Pursuant to and in terms of the said Agreement we hereby intend to nominate, constitute and appoint the said **BENCHMARK DEVELOPERS** and **AMRITA JAISWAL**, to be our true and lawful Attorneys to act do and perform the following acts deeds and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, **MD MONIRUL MOLLAH** and **MD JAFAR ALI MONDAL**, (hereinafter jointly referred to as the **OWNERS**), do hereby nominate constitute and appoint the said **BENCHMARK DEVELOPERS** and ~~**AMRITA JAISWAL**~~, to be our true and lawful Attorneys for us, in our names and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things jointly or severally that is to say:-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the Complex/Project on the said property or part thereof.
3. To enter upon the said property with men and material as may be required for the purpose of development work, construction and completion of the Complex/Project as per the Building Plan to be sanctioned.
4. To apply for and obtain sanction of the building plan from the Bidhannagar Municipal Corporation or NKDA or HIDCO in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement.

MD. Monirul Mollah

MD. Monirul Mollah
MD Jafar Ali Mondal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

13 FEB 2021

5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, Amalgamation Deed or Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.

6. To pay and make deposits, fees, charges with the Planning Authorities and other authorities for the purpose of sanction of plan, carrying out the development work and construction of the complex/project on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.

7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Bidhannagar Municipal Corporation, NKDA, HIDCO, Kolkata Metropolitan Development Authority, Fire Brigade, Bidhannagar Commissionerate, West Bengal Pollution Control Board, Airports Authority of India, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartments Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.

8. To appear and represent us before the necessary authorities including the Bidhannagar Municipal Corporation, NKDA, HIDCO, Kolkata Metropolitan Development Authority, Fire Brigade, Bidhannagar Commissionerate, West Bengal Pollution Control Board, Airports Authority of India, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartments Ownership Act, 1972 and all other licencing and statutory authorities in connection with the obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the Complex/Project.



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9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said property.
10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorneys shall think, fit and proper.
11. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
12. To obtain delivery of the sanction plan and the completion certificate of the building from the Bidhannagar Municipal Corporation or NKDA or HIDCO or any other authority or authorities.
13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
14. To appear and represent us before all authorities including the Bidhannagar Municipal Corporation or NKDA or HIDCO or any other authority or authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
15. To appear and represent us before all authorities including HIDCO for having the accessibility to the main road from the said property through the land acquired by HIDCO under Land Acquisition



ADDITIONAL REGISTRAR
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13 FEB 2021

Act and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

16. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

17. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

18. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

19. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorneys deem appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

20. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and



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clearances as may be required by any Central or State legislation for the time being in force, in connection with the said property for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

21. After completion of the construction of the Complex/Project, to apply for and obtain part-occupation/occupation and completion certificate in respect of the New Buildings or parts thereof from the Planning Authorities.

22. To negotiate for sale/transfer in respect of the Promoter's Allocation in the Complex as defined in the said Agreement to be constructed on the said property or part thereof.

23. To enter into agreement for sale, transfer, lease out or to grant any other right in respect of Promoter's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Allottee(s) in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

24. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the of Promoter's Allocation and to receive consideration therefor and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

25. To execute conveyance/conveyances in respect of the saleable space to be constructed on the said property or part thereof either in favour of the Allottee or their nominee or nominees in such part or parts as the Allottee may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof



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and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

26. To insure the complex/project and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorneys may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the Allottee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable areas in the said Complex comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorneys may think fit.

28. To hand over and deliver possession of the saleable areas including units, parking spaces, etc. of the complex at the said property to such person or persons including the nominee/s and/or assign/s of the Attorneys as it may in its absolute discretion think fit and proper.

29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Bidhannagar Municipal Corporation or NKDA or HIDCO or any other authority or authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of building (proposed Complex) by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

30. To seek financing of the Project from any Bank/Financial Institution by mortgaging the said property and by depositing all the title deeds thereof.

31. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.



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OF ASSURANCES-IV, KOLKATA

13 FEB 2021

AND GENERALLY to act as the Attorneys in relation to the said property for and on our behalf to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And We do hereby agree to ratify and confirm whatever the said Attorneys shall do or purport to be done by virtue of these presents in or about the said property as aforesaid and the same shall not be revoked by us during the subsistence of Development Agreement, subject however, the Attorneys not committing any breach and acting strictly in terms thereof.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of land containing an area of 7.77 decimals as per deed and 7 decimals as per Record of Rights be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.160-162, R.S. No.203 comprising in L.R. Dag No.485 under L.R. Khatian Nos.1812 and 212/1, Post Office-Krishnapur, Police Station-Bidhannagar Electronic Complex, Ward No.28 within the limits of Bidhannagar Municipal Corporation, District of North 24-Parganas, butted and bounded in the manner following:-

| | | |
|----------------------------|---|------------------------------------|
| <u>ON THE NORTH</u> | : | By L.R. Dag No. 485(P); |
| <u>ON THE SOUTH</u> | : | By L.R. Dag Nos. 563(P) & 485 (P); |
| <u>ON THE EAST</u> | : | By L.R. Dag No. 465 (P); |
| <u>ON THE WEST</u> | : | By L.R. Dag No. 485 (P). |



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11 FEB 2021



ADDL. REGISTRAR
OF ASSURANCES, KOLKATA
13 FEB 2021

IN WITNESS WHEREOF We, the Owners, have hereunto set and subscribed our respective hand and seal the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the said **OWNERS** at Kolkata in the presence of:-

MD. Manimul Mollah
Md Jafar Ali Mondal

Amir Khatun Mollah
Tripura Co-op Housg. Society Ltd
FD-451, C/3, Salt Lake City
Kol- 700106

Md. Amir Sahel
Malaypur, Murarai
Birbhum. PIN-731219

Runa Laila
Malaypur Murarai
Birbhum PIN 731219

Hameda Begum
FD-451-C-3 Salt Lake city

Drafted by: *cat-700106*

Arunita Banerjee
(Arunita Banerjee)
Advocate, High Court, Calcutta
Enrollment No. WB/1215/2012

Accepted by —

For BENCHMARK DEVELOPERS

Sentur Kumar Jaisankar
Authorized Signatory/ Partner

Arunita Banerjee

Sentur Kumar Jaisankar
MD. Manimul Mollah
Md Jafar Ali Mondal



11 FEB 2021



11.3.FEB.2021

SPECIMEN FORM FOR TEN FINGERPRINTS



Santosh Kumar Singh

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



MD Jafarullah Mandal

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



MD. Monirul Molkhan

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



12 3 FEB 2021



11 3 FEB 2021



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E-mail : westbengalbarcouncil@gmail.com

Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : **ARUNITA BANERJEE, Advocate**

Father's/Husband's Name **Kalyan Kumar Banerjee**



(KISHORE DATTA)

Chairman Special Committee

Card No. **E-4363**

Address Recorded on the Roll **13B, Ram Chandra Moitra Lane**

Kolkata-700 005

Present Address **DO**

Enrolment No. WB / **1215/2012**

Dated **10.10.2012** Date of Birth **21.08.1989**

Date **12.03.2019**

Secretary / Assistant Secretary

Power

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MONIRUL MOLLAH
SAHAALAM MOLLAH
26/06/1955
Permitted Account Number
AIEPM6491K

M. Monirul Mollah
Signature



M. Monirul Mollah

उसखकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

MD JAFAR ALI MONDAL
MOHAMMED KABIL MONDAL

11/01/1988

ANFPM9010J



For more information, please contact the following:
Income Tax PAN Services Unit, U-1113
Plot No. 3, Sector 11, CID Bahadur,
New Delhi - 110 014.
For more information, please contact the following:
Income Tax PAN Services Unit, U-1113
Plot No. 3, Sector 11, CID Bahadur,
New Delhi - 110 014.

Md Jafar Ali Mondal .



भारत सरकार

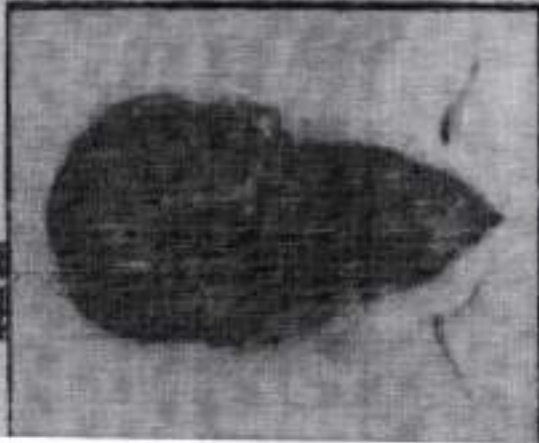
GOVERNMENT OF INDIA

সহ: জাফর আলি মন্ডল

Md. Jafar Ali Mondal

অনুভবিত / DOB : 11/01/1959

পুরুষ / MALE



9427 9342 9652

অধিকার - সাধারণ মানুষের অধিকার

Md Jafar Ali Mondal.



311 811 1

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

क. नगर, बिरुग, 731219

WALAY PUR, Malayan
Birhgam West Bengal, 731219



1947

1800 180 1947



help@uidai.gov.in

www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
BENCHMARK DEVELOPERS

भारत सरकार
GOVT. OF INDIA

22/03/2016
 Permanent Account Number
AAQFB1774L



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(वर्ष 2015-16 के लिए आयकर रिटर्न दाखिल करने के लिए)
 आयकर विभाग, नया दिल्ली, भारत, 110001, न.
 टिकट संख्या: AAQFB1774L/2015-16
 पिन - 110001

(For filing of Income Tax Return for the year 2015-16)
 Income Tax Department, New Delhi, India, 110001
 Ticket No. AAQFB1774L/2015-16
 Pin - 110001

(आयकर विभाग, नया दिल्ली, भारत, 110001)
 (Income Tax Department, New Delhi, India, 110001)

Sanjay Kumar Jain

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH KUMAR JAISWAL
CHHOTE LAL JAISWAL
01/05/1979

Permanent Account Number
ACSPJ6607N

Santosh Kumar Jaiswal
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, I/T/PSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड के खोने/पाने का कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूनिट, I/T/PSI,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई,
महाराष्ट्र-400 614.

Santosh Kumar Jaiswal



भारत सरकार
GOVERNMENT OF INDIA



মনিরুল মোল্লা

Monirul Mollah

সম্মত তারিখ / DOB: 26/06/1955

পুরুষ / MALE



3501 3045 1559

আমার আধার, আমার পরিচয়

Mr. Monirul Mollah



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकানা:

एकडि 451/सि/3, सल्लेक, सेक्टर
3, बिधाननगर (एम), उत्तर २४
पारगना,
पश्चिम बंग - 700106

Download Date: 08/08/2017

Address

FD-451/C/3, SALT LAKE,
SECTOR 3,
Bidhannagar(M), North 24
Parganas,
West Bengal - 700106



1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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

ভাদিকাঙ্কির নম্বর / Enrollment No.: 1490/11113/26470

To
 সন্তোষ কুমার জৈসওয়াল
 Santosh Kumar Jaiswal
 S/O Chhotelal Jaiswal
 PRASAD EKOTICA, FLAT-6A, BLOCK-6 71/3, CANAL
 CIRCULAR ROAD
 Kankurgachi
 Kankurgachi
 Kankurgachi Kolkata
 West Bengal 700054
 9831076248
 07/11/2013
 62816271

 MD628162715FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

4978 7590 5631

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

সন্তোষ কুমার জৈসওয়াল
 Santosh Kumar Jaiswal
 পিতা : ছোটলাল জৈসওয়াল
 Father : Chhotelal Jaiswal
 জন্মতারিখ / DOB : 01/05/1979
 পুরুষ / MALE




4978 7590 5631

আমার আধার, আমার পরিচয়

Santosh Kumar Jaiswal



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 শুধুমাত্র 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 .



ভারতীয় পরিচয় প্রমাণ প্রাধিকারণ
Unique Identification Authority of India™

ঠিকানা:
S/O চৌহালাই জাইবাল, প্রসাদ
এক্সটিকা , ফ্ল্যাট-6A, ব্লক-6,
71/3, ক্যানাল চার্কুলার রোড,
কানকুর্গাচি, কানকুর্গাচি,
কানকুর্গাচি, কোলকাতা, পশ্চিম
বঙ্গ, 700054

Address:
S/O Chholelal Jaiswal, PRASAD
EXOTICA , FLAT-6A, BLOCK-6,
71/3, CANAL CIRCULAR ROAD,
Kankurgachi, Kankurgachi,
Kankurgachi, Kolkata, West
Bengal, 700054

4978 7590 5631



1947



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed



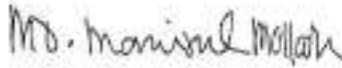
| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1904-00894/2021 | Date of Registration | 13/02/2021 |
| Query No / Year | 1904-8000336986/2021 | Office where deed is registered | |
| Query Date | 13/02/2021 2:24:21 PM | 1904-8000336986/2021 | |
| Applicant Name, Address & Other Details | Arunita Banerjee High Court, Cal, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874872387, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 8,30,35,137/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 73/- (Article:E, M(a), M(b), I) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190400890/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



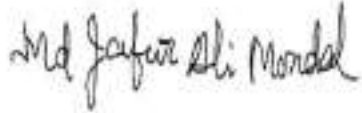
Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Chok Mandir (Krishnapur), Mouza: Mahisbathan, , Ward No: 028 Pin Code : 700102

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------|-------------------------------|-----------------------|--------------------------------------|
| L1 | LR-417 | LR-2097 | Bastu | Bastu | 44 Katha 2 Chatak 13.79 Sq Ft | 8,30,35,137/- | Property is on Road , Project Name : |
| Grand Total : | | | | | 0/- | 830,35,137 /- | |

Principal Details :



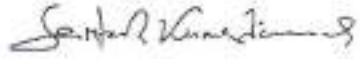


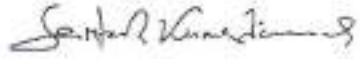


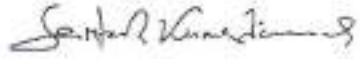
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr MONIRUL MOLLAH Son of Mr Sahaalam MOLLAH Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 13/02/2021 ,Place : Office |  |  |  |
| | | 13/02/2021 | LTI 13/02/2021 | 13/02/2021 |
| FD-451-C/3, Salt Lake City, P.O:- Bidhannagar, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 13/02/2021 ,Place : Office | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|--|---|---|--|---|
| | Mr MOHAMMED JAFAR ALI MONDAL Son of Mr Mohammed Kabil MONDAL Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 13/02/2021 ,Place : Office |  13/02/2021 |  LTI 13/02/2021 |  13/02/2021 |
| 42/23, Bediadanga 2nd Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 13/02/2021 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | BENCHMARK DEVELOPERS Martin Burn Business Park, Office No.705, 7th Floo, P.O:- Sector V, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|---|--|---|--------------|-----------|---|---|--|---|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTOSH KUMAR JAISWAL (Presentant) Son of Mr Chhotelal JAISWAL Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 13/02/2021, Place of Admission of Execution: Office </td> <td>  Feb 13 2021 2:58PM </td> <td>  LTI 13/02/2021 </td> <td>  13/02/2021 </td> </tr> </tbody> </table> Prasad Exotica, Block VI, Flat No.6A, 71/3, Canal Circular Road,, P.O:- Phoolbagan, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7N, Aadhaar No: 49xxxxxxxx5631 Status : Representative, Representative of : BENCHMARK DEVELOPERS (as PARTNER) | Name | Photo | Finger Print | Signature | Mr SANTOSH KUMAR JAISWAL (Presentant) Son of Mr Chhotelal JAISWAL Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 13/02/2021, Place of Admission of Execution: Office |  Feb 13 2021 2:58PM |  LTI 13/02/2021 |  13/02/2021 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr SANTOSH KUMAR JAISWAL (Presentant) Son of Mr Chhotelal JAISWAL Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 13/02/2021, Place of Admission of Execution: Office |  Feb 13 2021 2:58PM |  LTI 13/02/2021 |  13/02/2021 | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mrs ARUNITA BANERJEE Son of Mr KALYAN KUMAR BANERJEE HIGH COURT, CAL, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 |  13/02/2021 |  13/02/2021 |  13/02/2021 |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------------|----------------------------------|
| 1 | | BENCHMARK DEVELOPERS-24.2793 Dec |
| 2 | Mr MONIRUL MOLLAH | BENCHMARK DEVELOPERS-24.2793 Dec |
| 3 | Mr MOHAMMED JAFAR ALI MONDAL | BENCHMARK DEVELOPERS-24.2793 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S.- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Chok Mandir (Krishnapur), Mouza: Mahisbathan, , Ward No: 028 Pin Code : 700102

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 417, LR Khatian No:- 2097 | Owner:নওশের উজ্জ্বল গ্রাম পি., Gurdian:ডিপেন্দ্র , Address:নওশের সিটি কোল -০১ ৫৭ , Classification:বঙ্গ, Area:0.01000000 Acre, | Owner Name not selected by applicant. |

On 13-02-2021

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

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

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

Presented for registration at 14:48 hrs on 13-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH KUMAR JAISWAL ..

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 8,30,35,137/-

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

Execution is admitted on 13/02/2021 by 1. Mr MONIRUL MOLLAH, Son of Mr Sahaalam MOLLAH, FD-451-C/3, Salt Lake City, P.O: Bidhannagar, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Muslim, by Profession Service, 2. Mr MOHAMMED JAFAR ALI MONDAL, Son of Mr Mohammed Kabil MONDAL, 42/23, Bediadanga 2nd Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service

Indetified by Mrs ARUNITA BANERJEE, , Son of Mr KALYAN KUMAR BANERJEE, HIGH COURT, CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-02-2021 by Mr SANTOSH KUMAR JAISWAL, PARTNER, BENCHMARK DEVELOPERS, Martin Burn Business Park, Office No.705, 7th Floo, P.O:- Sector V, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Mrs ARUNITA BANERJEE, , Son of Mr KALYAN KUMAR BANERJEE, HIGH COURT, CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 127857, Amount: Rs.50/-, Date of Purchase: 09/02/2018, Vendor name: A K Maitly



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 56385 to 56413
being No 190400894 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.02.20 16:15:35 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/20 04:15:35 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

=====

DATED THIS 12th DAY OF February 2021

=====

FROM

MD MONIRUL MOLLAH & ANR.

TO

BENCHMARK DEVELOPERS & ANR.

GENERAL POWER OF ATTORNEY

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES
6, OLD POST OFFICE STREET,
KOLKATA-700 001.