



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

GRN: 192020210133436541

Payment Mode Online Payment

GRN Date: 09/11/2020 16:58:49

Bank : AXIS Bank

BRN : 706515795

BRN Date: 09/11/2020 17:00:32

DEPOSITOR'S DETAILS

Id No. : 2001363935/3/2020

[Query No./Query Year]

Name : PRIMARC PROJECTS PVT LTD

Contact No. : Mobile No. : +91 9830073676

E-mail :

Address : 6A ELGIN ROAD 2ND FLOOR KOLKATA 700020

Applicant Name : Mr S BHATTA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

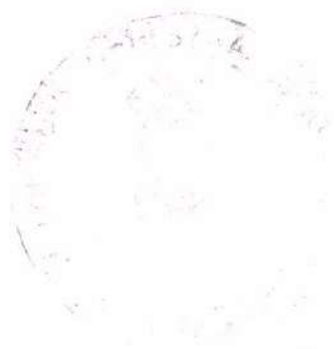
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001363935/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001363935/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	100021

Total

175042

In Words : Rupees One Lakh Seventy Five Thousand Forty Two only



8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
11 NOV 2020





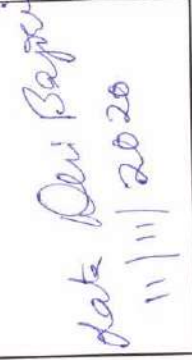


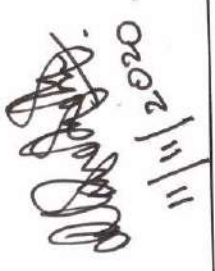
Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001363935/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt LATA DEVI BAJORIA 76, GARDEN REACH ROAD, P.O:- SOUTH EASTERN RAILWAY, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700043	Represent ative of Land Lord [ARUN PROPER TIES LLP]		2489 	 date Devi Bajoria 11/11/2020
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SIDHARTH PANSARI 7, LOVELOCK STREET, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [PRIMAR C PROJECT S PRIVATE LIMITED]		2488 	 11/11/2020

8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
11 NOV 2020

S/No.	Name and Address of identifier	Identifier of	Photo	Finger Print 2490	Signature with date
1	Mr SONALI BHATTACHARYA Daughter of Mr G S BHATTACHARYA 45/15, MOORE AVENUE, P.O:- RUSSA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Smt LATA DEVI BAJORIA, Mr SIDHARTH PANSARI			Somali Bhattacharya. 11/11/2020

(Debasis Patra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
11 NOV 2020

ARUN PROPERTIES LLP

LLPIN : AAE-9508

13/1, BALLYGUNGE PARK ROAD, KOLKATA- 700 019

PH: 033-24500500, FAX – 033- 24480058, EMAIL: aditya.ramdullarigroup@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S. ARUN PROPERTIES LLP HELD ON FRIDAY 31ST JULY, 2020 AT 12.30 P.M. AT ITS REGISTERED OFFICE 13/1, BALLYGUNGE PLACE, KOLKATA-700013, W.B.

“RESOLVED THAT Mrs. Lata Devi Bajoria and/or Ms. Surbhi Bajoria, both Designated Partners of the LLP be and is hereby singly authorized to sign and execute the cancellation of Registered Joint Development Agreement (JDA) dated 05.11.2019 and revocation of Registered Power of Attorney dated 05.12.2019 with Primarc Multicon Properties LLP, for the property situated at Premises no. 13/1, Ballygunge Park Road, admeasuring an area of about 3 Bigha, 5 cottah (approx.) and land together with structures thereon.”

“RESOLVED FURTHER THAT Mrs. Lata Devi Bajoria and/or Ms. Surbhi Bajoria, Designated Partners of the LLP be and is hereby singly authorized to sign and execute the new Joint Development Agreement (JDA) with Primarc Projects Private Limited, Kolkata, for the property situated at Premises no. 13/1, Ballygunge Park Road being holding no. 326 & 327(at KMC Ward No. 65) admeasuring an area of about 3 Bigha, 5 cottah, 6 chittacks, 5 Sq. ft more or less of land together with structures thereon.”

For ARUN PROPERTIES LLP

ARUN PROPERTIES LLP

Lata Devi Bajoria
Partner / Authorised Signatory

Lata Devi Bajoria

Designated Partner (DPIN: 00343829)

76, Garden Reach Road, Kolkata – 700043

ARUN PROPERTIES LLP

Surbhi Bajoria
Partner / Authorised Signatory

Surbhi Bajoria

Designated Partner (DPIN: 02186211)

76, Garden Reach Road, Kolkata - 700043

आयकर विभाग
INCOME TAX DEPARTMENT
ARUN PROPERTIES LLP

भारत सरकार
GOVT. OF INDIA

19/10/2015

ABDFA7973L

इस कार्ड को खोने / खोने पर कृपया सूचित करें / रिपोर्ट करें।
आयकर प्रिनसिपल कार्ड, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टडींग, प्लॉट नं. 341, सैक्टर नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalaw Chowk,
Pune - 411 016.
Tel: 91-20-2721 8082, Fax: 91-20-2721 8761
e-mail: uminfo@nsdl.co.in

ARUN PROPERTIES LLP


Late Duni Baporia
Partner

ARUN PROPERTIES LLP

Late Duni Baporia
Partner / Authorised Signatory

LOB

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADJPB0962A



नाम /NAME
LATA DEVI BAJORIA

पिता का नाम /FATHER'S NAME
DURGAPRASAD LOYALKA

जन्म तिथि /DATE OF BIRTH
14-02-1950

हस्ताक्षर /SIGNATURE
Lata Devi Bajoria

[Signature]
आयकर आयुक्त, प.नं. 11
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें सहायक, आयकर आयुक्त, पी-7, चौरंगी बक्सापर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority : Assistant Commissioner of Income-tax, P-7, Chowringhee Square, Calcutta- 700 069.

Lata Devi Bajoria



भारत सरकार
GOVERNMENT OF INDIA



Lata Devi Bajoria

DOB: 14/02/1950
FEMALE



2724 5490 7431

NERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address.

W/O: Arun Kumar Bajoria, 76,, GARDEN
REACH RD, South Eastern Railway,
Kolkata,
West Bengal - 700043



1947



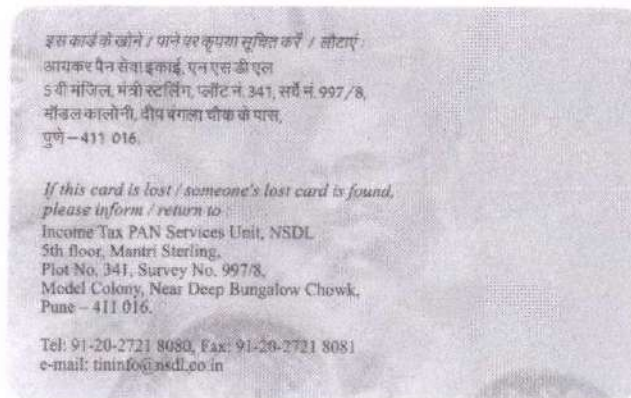
Date of Birth



Post Office

P.O. Box No. 1947,

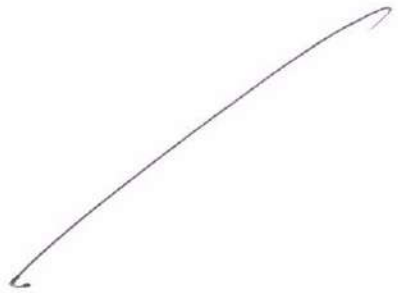
Lata Devi Bajoria



PRIMARC PROJECTS PVT. LTD.

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHARTH PANSARI
NAND KISHORE PANSARI
26/02/1980
Permanent Account Number
AFYPP8910K
Signature
भारत सरकार
GOVT. OF INDIA
25082012



[Handwritten signature in blue ink]



ভারত সরকার

Government of India

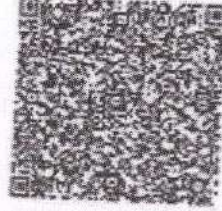


সিদ্ধার্থ পানসরি

Sidharth Pansari

জন্মতারিখ / DOB : 26/02/1980

পুরুষ / Male



4358 9096 7502

আমার আধার, আমার পরিচয়



ভারতীয় বিশেষ পরিচয় প্রাপ্তিকরণ

Unique Identification Authority of India

ঠিকানা:

এস/ও: নন্দ কিশোর পানসরি, 7,
লাভ লক স্ট্রীট, বালিগঞ্জ,
বালিগঞ্জ, কোলকাতা, সার্কাস
এভিনিউ, পশ্চিম বঙ্গ, 700019

Address:

S/O: Nand Kishore Pansari, 7,
Love Lock Street, Ballygunge,
Ballygunge, Kolkata, Circus
Avenue, West Bengal, 700019

4358 9096 7502



1947



help@uidai.gov.in



www.uidai.gov.in

[Handwritten signature]



ভারত সরকার
Unique Identification Authority of India

তথ্য

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20548/19615

- 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 .

To
সোমালী মিত্র নী ভট্টাচার্য
Somali Mitra Nee Bhattacharya
45/15 MOORE AVENUE KRISHNA APARTMENT
Regent Park
Regent Park
Circus Avenue Kolkata
West Bengal 700040

67755653



MN677556533FT



- 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 .

আপনার আধার সংখ্যা / Your Aadhaar No. :

6131 2824 7962

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সোমালী মিত্র নী ভট্টাচার্য
Somali Mitra Nee Bhattacharya
পিতা : গুরু সাধন ভট্টাচার্য
Father : GURUSADHAN BHATTACHARYA
জন্মতারিখ / DOB : 10/08/1978
মহিলা / Female



ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
45/15 মোর এভিনিউ, কৃষ্ণা
এ্যাপার্টমেন্ট, রিজেন্ট পার্ক, রিজেন্ট
পার্ক, কোলকাতা, পশ্চিম বঙ্গ,
700040

Address:
45/15 MOORE AVENUE,
KRISHNA APARTMENT, Regent
Park, Regent Park, Kolkata, West
Bengal, 700040

6131 2824 7962

6131 2824 7962

আধার - সাধারণ মানুষের অধিকার

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Somali Bhattacharya

DATED THIS DAY OF 2020

BETWEEN:

ARUN PROPERTIES LLP

..... OWNER

AND

PRIMARC PROJECTS PRIVATE LIMITED

..... DEVELOPER

DEVELOPMENT AGREEMENT

NO. / ADDRESS / NAME

पत्रिका / MISCELLANEOUS SERVICE



Name of the person to be contacted / Name of the person to be contacted

SUMITRA DEVI LOYALKA

Name of Mother

SUMITRA DEVI LOYALKA

Name of Spouse

ARUN KUMAR BAJORIA

Address

76 GARDEN REACH RD

SOUTH EASTERN RAILWAY, KOLKATA

PIN: 700043, WEST BENGAL, INDIA

Old Passport No. with Date and Place of Issue

G6135655

08/02/2008

KOLKATA

File No.

CA2077888902714

SPECIMEN FORM FOR TEN FINGERPRINTS



[Handwritten Signature]

Signature _____

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Signature *Sata Devi Bapre*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature _____



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
11 NOV 2020

Major Information of the Deed

Deed No :	I-1901-04882/2020	Date of Registration	14/12/2020
Query No / Year	1901-2001363935/2020	Office where deed is registered	
Query Date	15/10/2020 5:07:04 PM	1901-2001363935/2020	
Applicant Name, Address & Other Details	S BHATTA HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831652943, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 61,39,99,839/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 1,00,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunje Park Road, Road Zone : (On Road -- On Road) , , Premises No: 13/1, , Ward No: 065 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Bigha 5 Katha 6 Chatak 5 Sq Ft		60,24,03,114/-	Property is on Road
Grand Total :				107.8802Dec	0 /-	6024,03,114 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	16716 Sq Ft.	0/-	1,15,96,725/-	Structure Type: Structure
Gr. Floor, Area of floor : 16716 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		16716 sq ft	0 /-	115,96,725 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ARUN PROPERTIES LLP 13/1, BALLYGUNGE PARK ROAD, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ABxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIMARC PROJECTS PRIVATE LIMITED 6A, ELGIN ROAD, 2nd FLOOR, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt LATA DEVI BAJORIA Wife of Late ARUN KUMAR BAJORIA 76, GARDEN REACH ROAD, P.O:- SOUTH EASTERN RAILWAY, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700043, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARUN PROPERTIES LLP (as PARTNER)
2	Mr SIDHARTH PANSARI (Presentant) Son of Mr NAND KISHORE PANSARI 7, LOVELOCK STREET, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx0K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIMARC PROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SONALI BHATTACHARYA Daughter of Mr G S BHATTACHARYA 45/15, MOORE AVENUE, P.O:- RUSSA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040			
Identifier Of Smt LATA DEVI BAJORIA, Mr SIDHARTH PANSARI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ARUN PROPERTIES LLP	PRIMARC PROJECTS PRIVATE LIMITED-107.88 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ARUN PROPERTIES LLP	PRIMARC PROJECTS PRIVATE LIMITED-16716.00000000 Sq Ft

On 11-11-2020

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 61,39,99,839/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 11-12-2020

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

Presented for registration at 18:30 hrs on 11-12-2020, at the Private residence by Mr SIDHARTH PANSARI ..

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

Execution is admitted on 11-12-2020 by Smt LATA DEVI BAJORIA, PARTNER, ARUN PROPERTIES LLP (LLP), 13/1, BALLYGUNGE PARK ROAD, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr SONALI BHATTACHARYA, , Daughter of Mr G S BHATTACHARYA, 45/15, MOORE AVENUE, P.O: RUSSA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Others

Execution is admitted on 11-12-2020 by Mr SIDHARTH PANSARI, DIRECTOR, PRIMARC PROJECTS PRIVATE LIMITED (Private Limited Company), 6A, ELGIN ROAD, 2nd FLOOR, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SONALI BHATTACHARYA, , Daughter of Mr G S BHATTACHARYA, 45/15, MOORE AVENUE, P.O: RUSSA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Others



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 14-12-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,105/- (B = Rs 1,00,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,00,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2020 5:00PM with Govt. Ref. No: 192020210133436541 on 09-11-2020, Amount Rs: 1,00,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 706515795 on 09-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 628897, Amount: Rs.100/-, Date of Purchase: 19/10/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2020 5:00PM with Govt. Ref. No: 192020210133436541 on 09-11-2020, Amount Rs: 75,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 706515795 on 09-11-2020, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 255848 to 255911

being No 190104882 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.31 13:22:47 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2020/12/31 01:22:47 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
