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Additional Registrar of Assurances III Kolkata

Signature and date: 06 APR 2018

Certified that the Document is admitted to Registration. The Signatures Shown are genuine and the Document is in conformity with the provisions of the Act.

Additional Registrar of Assurances-III, Kolkata

**DEVELOPMENT AGREEMENT**

1. Date: 05/04/2018

2. Nature of Document: Development Agreement

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NO. ....  
 SOLD TO .....  
 OF .....  
 RS. ....

**B. C. LAHIRI**  
 Advocate  
 JUDGE'S COURT  
 ALIPUR JAYA - 27  
 KOLKATA - 27

JAYDEEP CHATTERJEE  
 16, INDIA EXCHANGE PLACE, KOL-1  
 LICENSED STAMP VENDOR  
 L. NO. 351RS2016

20 MAY 2017

Anup Sankar

Additional Registrar of  
Assurances in Kolkata

15 APR 2017



Ramesh Chandra Roy  
 to Naren Chandra Roy  
 326, Nandan Nagar  
 Belghoria  
 Kolkata - 700054  
 P.O. Nandan Nagar  
 P.S. Belghoria

3. **Parties:**

3.1 **First Party:** Primarc Burdwan Projects LLP formerly known as (Primarc - MCK Burdwan Projects LLP), having PAN AAPFP0208E, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 (LLPIN AAB-6598), having its registered office at 6A, Elgin Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata-700020, represented by its Authorized Signatory Shri. Anup Santra, having PAN ERDPS3148K, son of Late Anil Kumar Santra working at 6A, Elgin Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata-700020, **being the Party of the First Part.**

3.2 **Second Party:** Primarc Projects Pvt. Ltd, a company incorporated under the provisions of Companies Act, 1956 (CIN U74140WB2006PTC107474), having PAN – AADCP8058P, having its registered office 6A, Elgin Road, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata -700020, represented by its Authorized Signatory Shri Partha Pratim Das, having PAN BGQPD0075D), son of Late Akhil Ranjan Das, residing at D-19, Baghajatin Pally, P.O. Jadavpur University & P.S. Jadavpur, Kolkata- 700032, **being the Party of the Second Part.**

3.3 The terms "First Party" and "Second Party" shall include each of their respective successors-in-interest, executors, legal representatives, nominees and assigns.

4. **Subject matter:** Agreement for future development of a "Project" by the Second Party on the land measuring about 60576.50 Sq. Ft. equivalent to 139.06 decimals i.e. 84 Cottahs 2 Chittacks 7 Sq. Ft. morefully described in Schedule A hereto (hereinafter referred to as the "Property") which is owned by the First Party on establishment of marketability of title by the First Party and on the terms and conditions being morefully enumerated hereto.

5. **Background:**

5.1. The First Party herein is the absolute owner and well seized and possessed of All that place or parcel of land measuring 60576.50 Sq. Ft. equivalent to 139.06 decimals i.e. 84 Cottahas 2 Chittacks 7 Sq. Ft. which is morefully described in Schedule A hereto

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- 5.2. The devolution of title of the First Party is morefully described in **Schedule B** hereto.
  - 5.3. The Second Party herein is in the business of real estate development and construction and has a considerable expertise in construction, marketing and selling of such real estate projects with adequate financial resources to undertake such developments.
  - 5.4. The First Party approached the Second Party with a proposal for development of the Property and the Second Party being agreeable to the First Party's proposal, has agreed to enter into an agreement for future development of a Project together with amenities and facilities for enjoyment of the Units and also sell the Units in the Project as per the scheme agreed by the parties and subject to the First Party making out a good and marketable title of the Property.
  - 5.5. Now this agreement is being executed to record the agreement and understanding between the parties on the terms and conditions morefully described hereinafter.
6. **NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**
- 6.1 **Agreement:** The First Party and the Second Party hereby agree to develop and construct and to do the various acts, deeds and things required for executing the Project subject to fulfillment of the conditions precedent and other terms and conditions mentioned below.
  - 6.2 **Definitions :** The terms hereunder shall, unless contrary to the context, mean and include the following:
    - 6.2.1 **ADVOCATES** shall mean such advocate or firm of advocates, whom the Second Party may appoint as the Advocates for the Project.
    - 6.2.2 **ARCHITECTS** shall mean such architect or firm of architects, whom the Second Party may appoint as the Architects for the Project.
    - 6.2.3 **BUILDINGS** shall mean the new building or buildings to be constructed on the Property by the Second Party in pursuance hereof which may be a mix of residential and commercial purposes after demolition and/or shilling of the existing building.

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- 6.2.4 **BUILT-UP AREA** shall mean the area measured at floor level of any Unit, servant's quarters, taking the external dimensions of the peripheral walls of the Unit and any terrace/balconies/verandahs/projections thereto as certified by the Architect to the project.
- 6.2.5 **CARPET AREA** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Explanation:* For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee, and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
- 6.2.6 **COMMON AREAS** shall mean all the common areas and facilities of the Property/Project after its completion;
- 6.2.7 **DESIGNATED ACCOUNT** shall mean the specified bank account to be opened and operated in accordance with the terms hereunder where 30% of the price of the Units received from the Transferees shall be deposited;
- 6.2.8 **DISTRIBUTABLE REVENUE** shall mean the Revenue as defined hereunder but shall not include Other Charges paid or payable by the Transferees;
- 6.2.9 **ESCROW ACCOUNT** shall mean the account to be operated under escrow in terms of the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as is applicable, where 70% of the price of the Units received from the Transferees shall be deposited;

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- 6.2.10 FIRST PARTY'S ALLOCATION** shall mean 32% (Thirty Two percent) of the Distributable Revenue but excluding all Other Charges payable or paid by the Transferees.
- 6.2.11 FIRST PARTY'S FEES & REIMBURSEMENT:** The First Party has already incurred certain expenses towards preparing Plans from the Architect and submitted the same to the Burdwan Municipality. The First Party has also done development of Initial Infrastructure work at the said Property. As such it has been mutually discussed between the Parties that the Second Party shall in addition to the First Party's Allocation (as mentioned herein above) shall additionally pay a sum of Rs 37,50,000/- (plus applicable taxes) as Fees for the above work. The said Amount shall be reimbursed by Second Party to First Party as mutually agreed upon by and between them.
- 6.2.12 FORCE MAJEURE** shall mean without limitation, any act of nature, fire, flood, war and other hostilities, civil and political unrest, strikes, labour unrests, government acts, regulations or any other circumstances beyond the reasonable control of the affected parties.
- 6.2.13 LAND** shall mean the land comprised in the Property;
- 6.2.14 OTHER CHARGES** shall mean and include payments received against a) common expenses or common area maintenance charges, b) maintenance deposit, c) costs and expenses for transformer, sub-station, HT panel, cabling and allied equipment installed for supply of electricity and power back-up (generator), d) deposits or proportionate share of deposits required to be given to the power supply agency, e) charges for generator and other amenities and facilities, f) deposits or proportionate share of deposits, g) guarding charges, legal and documentation charges, h) association formation charges, i) club membership charges, if any, j) all other tax outgoings in respect of each of the respective Units such as panchayat taxes, municipal taxes (if any as may be applicable), lease rent, khazna (land revenue), maintenance charges and all

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other taxes as may be levied by the statutory authorities, k) stamp duty, registration fees, registration expenses etc.

- 6.2.15 PLAN** shall mean the plans of the Project to be sanctioned by the appropriate authority and shall also include, wherever the context permits, such plans, drawings, designs and specifications as are prepared by the Architects and all subsequent modifications, renewals, amendments, rectifications and changes to the original sanctioned plan as may be permissible under the prevailing law;
- 6.2.16 PROJECT** shall mean the mixed use development which shall take place over the Property by constructing Buildings and such other products as per this agreement, with appurtenant infrastructure, amenities and facilities, in accordance with the terms and conditions of this Agreement subject to various approvals, permits and clearances to be accorded by the concerned governmental authorities in this regard.
- 6.2.17 PROJECT COSTS** shall mean and include the cost of construction and the land cost;
- 6.2.18 PROPERTY** shall mean and include the Land as butted and bounded and morefully described in Schedule A hereto;
- 6.2.19 REVENUE** shall mean and include the price, consideration, rent, premium or any other amount on any account received and collected against allotment and sale of all Saleable Areas including Parking but shall not include the Other Charges;
- 6.2.20 SALEABLE AREA** shall mean and include the Units, covered and open parking spaces and all other areas, portions or shares comprised in or portion of the Project capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise.
- 6.2.21 SECOND PARTY'S ALLOCATION** shall mean 68% (Sixty Eight percent) of the Distributable Revenue along with interest and/or penalty paid by the Transferees on account of delayed payments and all Other Charges payable or paid by the Transferees.

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- 6.2.22 TRANSFEREE** shall mean any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any Unit in the Building and shall include the First Party and the Second Party for the Units, if any, held by them from time to time;
- 6.2.23 UNIT** shall mean the constructed space in the Buildings capable of being separately owned, used and/or enjoyed, whether for residential or commercial purposes, by any Transferees and which is not a part of the Common Area;
- 6.2.24 MASCULINE GENDER** shall include the feminine and vice-versa;
- 6.2.25 PARTY/PARTIES** shall mean the First Party and the Second Party respectively or collectively as the case may be;
- 6.2.26 SINGULAR** shall include the plural and vice-versa;

### **6.3 Obligations of the Developer:**

- 6.3.1 Payment of Security Deposit:** The Developer already paid to the Owner a total amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) as a non-interest bearing refundable security deposit before execution of these presents.
- 6.3.2** The entire security deposit would be interest free and would be refunded by the First Party on Pro-rata basis from First Party's Allocation during the progress of the present until fully refunded. The First Party shall be entitled to receive their allocation only after the entire Security Deposit is refunded.
- 6.3.3 Obligations, costs and expenses:** The Developer shall (as the agent of the Owners but at its own costs and responsibility) bear and pay all the expenses related to the execution of the Project, which will, inter alia, include:
- 6.3.3.1 Plan:** Submit the Plan to the Kolkata Municipal Corporation for getting sanction of the residential cum commercial housing complex for the maximum FAR to be availed of together with all the necessary NOC,

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clearances and permissions within 3 (three) months from the date of the completion of all obligations of the Owners. Obtain the sanction of the building plan (Plan) from the appropriate authority within 3 (three) months thereafter.

- 6.3.3.2 Appointment:** Appoint architects, contractors, sub-contractors or any other person or persons in connection with the development and construction of the Project, enter into agreements with such persons and bear and pay their fees, emoluments, contract price by whatever name called.
- 6.3.3.3 Permissions:** Obtain all clearances and permissions required for executing the Project, including but not limited to permissions, approvals and sanctions from the municipality or development authorities, fire safety sanctions, pollution control board clearances, permissions for obtaining electricity connection, water supply and sewerage connection, registration of the Project from the appropriate regulatory authority and all approvals and permissions under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal, except urban land ceiling clearance.
- 6.3.3.4 Construction:** Commencing construction within 60 (sixty) days from the date of sanction of Plan by the appropriate authority and Developing and completing the Project in all respects together with the development of the Common Areas in conformity with the Plan within 48 (forty eight) months from the date of sanction of the Plan by the appropriate authority subject to a grace period of 6 (months) months and further subject to force majeure.
- 6.3.3.5 Certificates:** Obtaining the necessary Commencement Certificates, Completion Certificates, Occupancy Certificates, as the case may be, from the appropriate authority and all other necessary sanctions and

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permissions required for commencing the Project and upon completion of the Project.

**6.3.3.6 Security:** Maintain the security of the Project until handover of possession of the Units to the Transferees.

**6.3.3.7 Association:** Form an association of the Transferees in the manner as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017 as may be applicable in the State of West Bengal and transfer the Land in favour of such Association of Transferees, by whatever name called.

**6.3.3.8 Title Deeds:** Handover the title deeds of the Property to the Association of Transferees, by whatever name called and in the manner as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017 as may be applicable in the State of West Bengal.

**6.3.3.9 Indemnity:** Keep the Owners, saved, harmless and indemnified in respect of all claims, actions, proceedings, fines, penalties due to any non-compliance of its obligations and covenants hereunder, whether statutory or contractual.

#### **6.4 Representations and Warranties of the Owners:**

**6.4.1 It is a body corporate:** The Owners are respective body corporates duly incorporated and registered under the laws of India and have the power to own property and to operate and carry on their business as it is now being conducted and it has been operated on y in the ordinary course of business.

**6.4.2 Incorporation Documents:** The memorandum and articles of association of the Owners are complete and accurate and all amendments thereto (if any) were duly and properly made and the Owners have not acted contrary to their charter documents. The said charter documents empower the Owners to enter into this Agreement and transactions as contemplated hereunder.

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- 6.4.3 No Other Power of Attorney:** The Owners have not executed any power of attorney or conferred on any person other than their directors, officers and employees any authority to enter into any transaction in respect of the Property on behalf of or to bind the Owners in any way.
- 6.4.4 License to carry on objects:** The Owners have the power and necessary license to carry on their objects as now being conducted and the acts of the Owners have at all times been carried on as per all applicable laws and it is not in breach of the terms or conditions of such licences, permissions, permits, consents and authorisations.
- 6.4.5 Right and Authority:** The Owners have the right, authority, power and capacity to enter into this Agreement and the transactions contemplated hereunder and to perform and fulfil the obligations hereunder.
- 6.4.6 Marketable Title:** The Owners hereby confirm that the Property is butted and bounded by a boundary wall and well seized and possessed of the Property. The Owners represent that the Property is free from all encumbrances including but not limited to any (i) any encumbrance, mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment by way of collateral, deed of trust, title retention, claims, conditions, security interest or other encumbrance of any kind securing, or conferring any right to or priority of payment in respect of, any obligation of any person, including without limitation, any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security; (ii) any power of attorney, agreement, interest or option in favour of any person in respect of the Property; and/or (iii) any adverse claim as to title, possession or use, including *Aspendus* attachments, leases, tenancies, occupancy rights, licences, uses, trusts, waqf, tribal land, forest land, acquisition, requisition, vesting claims, demands and liabilities of whatsoever nature; and that the Owners possess the necessary authority to authorize, approve and permit the Developer to develop upon the said Property and develop the Project.

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- 6.4.7 No Lis Pendens:** The Owners represent and confirm that there are no civil or criminal proceedings pending in any court of law or tribunals, including but not limited to injunction, receiver, and orders of attachment or vesting in respect of the said Property,
- 6.4.8 Settlement of Claims:** The Owners shall cause, at their own risk, cost and expenses, to settle all claims, litigations, disputes regarding the Owners' title and clear any encumbrance that may arise in respect of the Property and shall ensure that the same do not in any manner impede the implementation of this Agreement and execution of the Project or adversely affect the right of the Developer in any manner whatsoever, and shall keep the Developer saved, harmless and indemnified to that effect.
- 6.4.9 Boundary:** The Owners hereby represent and covenant the land comprising the Property is a contiguous one. The Owners further represent and confirm that there are no disputes relating to the boundary of the Property and the Property has been duly demarcated from the adjoining properties by a boundary wall. No third party is claiming any right of way or easement or any other right over or in respect of any part or portion of the Property and shall keep the Developer saved, harmless and indemnified to that effect.
- 6.4.10 Not Further Encumber:** The Owners hereby represent and covenant that the Owners have not entered into any agreement (whether written, oral or implied) to sell, transfer, assign, lease, sub-lease, leave and license or otherwise create any third party rights in any manner whatsoever over the Property or any part thereof nor have assigned or transferred any of their rights, title and interest thereof to any person or persons. The Owners shall not, in any manner, transfer, assign, charge, mortgage, encumber or otherwise deal with, or induct any person in occupation of the Property or in any portion thereof or enter into any agreement thereof until the completion of the Project, any agreement relating thereto until the completion of the Project save that the Owners may enter into agreements for transfer of the Owners' Allocation.

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**6.4.11 No Adverse Notices:** The Owners hereby represent and covenant that they have not received any notice of *lis pendens*, attachments, acquisitions, requisitions, prohibitory orders of any nature whatsoever in respect of Property or any part thereof whereby the subject matter of this Agreement may be prejudicially affected or jeopardized.

**6.4.12 Ceiling:** The Owner hereby represent that they do not hold any land in excess of ceiling limits as is prevalent in the State of West Bengal or any other statutory prohibition in force for the time being.

**6.5 Covenants and Obligations of the Owner:** The Owner shall,

**6.5.1 Conversion:** Obtain permission under West Bengal Land Reforms Act, 1955 for use of the land comprised in the Property as residential-cum-commercial property by obtaining conversion thereof.

**6.5.2 Possession:** For the purpose of carrying out the development in terms of this Agreement, the Owners have already inducted the Developer as a licensee in respect of the Said Property, in part performance of this Agreement. Subject to the above, legal possession shall always be deemed to be with the Owners, without prejudice to the rights of the Developer under this Agreement.

**6.5.3 Registration:** Duly register itself as a landowner for the purposes of real estate development as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal at its own costs.

**6.5.4 Mutation:** Carry out and complete the mutation of the Property in the name of the Owners after the acquisition of the entire Property in the records of Block and Land Reforms Office (BLRO) and Kolkata Municipal Corporation.

**6.5.5 Assessment:** To get the assessment in respect of the Property duly completed at the appropriate authority.

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- 6.5.6 Insurance:** Insure the Property as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal and make payments of the premium and other payments to secure the Property and keep it insured at its own costs.
- 6.5.7 No Hindrances:** Not create any hindrances or obstruction during or in execution of the Project and upon completion, not to commit any act or deed which will hinder the sale of the Saleable Areas of the Project to the Transferees.
- 6.5.8 No Assignment:** Not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Developer.
- 6.5.9 Powers and authorities:** Simultaneously with the execution hereof, execute a registered Power of Attorney in favour of the Developer or its Nominee and grant to the Developer all such powers and authorities:
- 6.5.9.1** That will be required by the Developer for execution of the Project.
  - 6.5.9.2** To enable the Second Party to exclusively deal with, allot, sell, transfer and/or lease, register, the Transfer Documents for the Saleable Areas of the Project and to deposit the Revenue in the Escrow Account as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal and the Designated Account respectively.
  - 6.5.9.3** To deposit the Revenue in the Escrow Account as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal and the Designated Account respectively.
  - 6.5.9.4** To operate the Escrow Account as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal.

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- 6.5.9.5 **Supplementary Agreements:** Execute supplementary agreement or agreements modifying or amending the terms hereof as and when called upon by the Developer so to do.
- 6.5.9.6 **Title Deeds:** Simultaneously with the execution hereof, handover the original title deeds and all connected original documents of the Property to the Developer.
- 6.5.9.7 **Taxes:** Pay all rates, taxes and fees that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to the Property and the development until completion of the Project to such person or authority entitled thereto, including without limitation, goods and services tax, income tax, municipal property taxes, water taxes and further pay all taxes pertaining to the business of the First Party.
- 6.5.9.8 **Indemnity:** Indemnify and keep the Developer, saved, harmless and indemnified in respect of any claims, actions, proceedings, fines, penalties or other consequences in that may arise in connection with the title of the Property or the land comprised in the Property, in any manner.

**6.6 Sharing of Revenue and Entitlement of the Developer:**

- 6.6.1 **Name of the Project:** The Developer shall be entitled to name the Project which shall contain the prefix 'Primarc' and which shall not be changed or altered by the Owners.
- 6.6.2 **Marketing:** The Developer shall be entitled to undertake the marketing and promotion of the Project by various means through advertisements, publications, issuing brochures and prospectus of the Project.
- 6.6.3 **Sale and Transfer:** The Developer shall be entitled to negotiate with the prospective Transferees, and to sell, transfer and/or lease the Units in the Project at such prices as deemed fit by the Developer (Sale Price).

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- 6.6.4 Unsold Units:** Upon completion of the Project or on any other mutually agreed date, if there be any unsold Units, then the Owners and the Developer shall share the same in proportion to their respective entitlements and the Units falling in the share of the Owners shall be handed over to the Owners by the Developer. In respect of the Owner's share of the unsold units, the Owner shall pay the Other Charges/Extras to the Developer.
- 6.6.5 Possession:** The Developer shall handover the possession of the Units to the Transferees upon completion of the Project and as per the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal.
- 6.6.6 Project Finance:** The Developer shall be entitled to obtain finance for the development and construction of the Project from any bank or financial institution by creating a charge on the Property. For this purpose, the Owners shall execute necessary documents through their delegated authority or General Power of Attorney in favour of the Developer and the Owners shall join as consenting parties, if required by the funding institution, to accord their no objection to creation of aforesaid charge in favour of the banks or financial institutions. The Developer shall keep the Owners saved, harmless, and indemnified against any claim arising out of such availing of loan facility. Further, the Developer shall comply with its obligations under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal for obtaining and repayment of such project finance.
- 6.6.7 Maintenance:** The Developer shall be entitled to maintain and manage the Common Areas of the Project/Property either by itself or through any agency appointed by it for the said purpose till the formation of the Association of Transferees after which the maintenance and management of the Property shall be done by the Association. For this purpose, the Developer shall be entitled to collect maintenance and other necessary charges from and from such rules and

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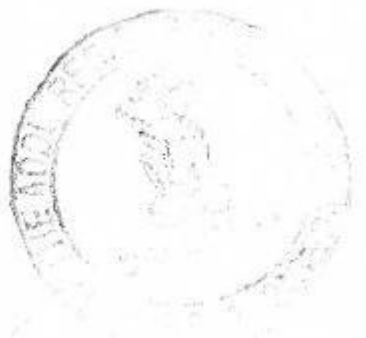


regulations for the Transferees with respect to their respective Units as it may deem fit.

- 6.7 Compliance of laws:** Both parties undertake to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal.
- 6.8 Documentation:** The Advocates for the Project shall draft and draw all documents related to the Project.
- 6.9 Future Extension:** If it is mutually decided by the Owners and the Developer either to increase or decrease the size of the Land as per their convenience under the same Project, the aforesaid terms and conditions shall apply *mutatis-mutandis*, provided that either of the parties shall be entitled to otherwise acquire and develop a separate project or complex in any adjoining land not covered under the Property herein and to carry out the development independently for which there shall be no bar.
- 6.10 Sharing of Distributable Revenue:**
- 6.10.1** The Designated Account shall be operated in escrow with a scheduled bank, to be operated by the said bank as the escrow agent in accordance with the agreement to be executed in this regard between the Parties and the bank holding the Designated Account.
- 6.10.2** The Distributable Revenue shall be calculated out of the 30% of the Revenue deposited in the Designated Account.
- 6.10.3** Out of the 70% of the Revenue deposited in the Escrow Account which has to be maintained as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal, whatever amount is withdrawn under the provisions of law shall also be shared proportionately between the Owners and the Developer in terms of their allocation.

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- 6.10.4** Tax Deductible at Source will be deducted on the payments to be made to the Owner of the Owner's Share.
- 6.10.5** The Escrow Account shall be operated and maintained solely by the Developer as required under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal.
- 6.10.6** The interest accrued on the deposits made in the Escrow Account and the Designated Account shall be distributed between the Owner and the Developer in a ratio of their respective allocation, at the end of every financial year.

**6.11 Default:**

**6.11.1 Owner' Default:**

- 6.11.1.1** In the event that the Owner commits any default or breach of any its covenants and obligations, including but not limited to, obtaining necessary clearances, conversion and/or removing encumbrances over the Property, and/or clearing any outstanding dues pertaining to the Property and the development, and/or handing over the possession of the Property, and fails to cure the default within 30 (thirty) days of receiving a notice from the Developer, the Developer may, at its discretion, remove such obstacles as necessary and realise the expenses for the same from the Owner's Share provided such breach of covenants and obligations are curable.
- 6.11.1.2** In the event that the Owner fail and/or neglect to reimburse such expenses as aforesaid and/or fail and neglect to refund the Deposit to the Developer upon completion of the Project, the Owner's Share shall remain charged with the Developer and the Owner shall not be permitted to withdraw any amount pertaining to the Owner's Share and/or restrained from doing any other act which may cause injury and may be detrimental to the rights of the Developer herein.

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**6.11.1.3** Where the breach of covenants and obligations of the Owner are of such nature that it cannot be cured after ordinary diligence, the Developer shall be entitled to terminate the Agreement upon issuing a notice of 30 (thirty) days and all direct and indirect losses, costs, expenses, damages pertaining to and/or arising out of such termination including but not limited to, any penalty imposed by the regulatory authority under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal, any damages and compensation payable to the Transferees, the entire costs and expenses incurred by the Developer for construction of the Project, the loss of projected profits, shall be borne and paid solely by the Owner.

**6.11.2 Developer's Default:** Where the registration of the Project is cancelled and/or revoked by regulatory authority under the Real Estate (Regulation and Development) Act, 2016 or the West Bengal Housing Industry Act, 2017, as may be applicable in the State of West Bengal and such order is not set aside on appeal, the Owner shall be entitled to terminate the agreement and shall further be entitled to the Owner's Share of Distributable Revenue as calculated till the date of revocation but shall not have any claim for damages as against the Developer.

**6.12 Arbitration:** All disputes between the Parties relating to this Agreement or its interpretation shall be referred to the Arbitral Tribunal consisting of three Arbitrators, out of whom one Arbitrator shall be nominated by the Owners collectively and the other Arbitrator shall be nominated by the Developer and subsequently such two joint Arbitrators shall nominate a Third Arbitrator who shall be the presiding Arbitrator. The Tribunal shall proceed summarily and may give interim Awards and/or directions. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the Parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English.

Additional Registrar of  
Assurances III Kolkata

5 APR 2010



and the seat of the arbitration shall be in Kolkata. The award of the Tribunal shall be final and binding upon the Parties.

### 6.13 Miscellaneous

**6.13.1 Notices:** All notices shall conclusively be deemed to have been served on the 4<sup>th</sup> day from the day the same is sent by registered/speed post with acknowledgement due card to the addresses herein stated on the addressees mentioned hereinabove. In case of any change in the address of communication of any of the parties hereto shall be intimated to the other in writing.

**6.13.2 No Partnership:** The First Party (Owner) and the Second Party (Developer) have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

**6.13.3 Binding Agreement:** This Agreement together with its Schedules sets forth the complete understanding between the parties hereto and supersedes all previous communication, memoranda, understandings, letters of intent and documents exchanged between the parties hereto regarding the subject matter hereof.

**6.13.4 Amendments:** No addition, change, variation or modification of the terms and conditions set forth herein shall be valid unless they are mutually agreed to by both the parties and are reduced in writing into a supplemental agreement signed by both the parties which shall then form part of this Agreement.

**6.13.5 Severability:** In the event any term or part of this agreement is held to be illegal, unenforceable or invalid by any court of law, then said term or part shall be struck and all remaining provisions shall remain in full force and effect.

**6.13.6 No Waiver:** No delay or waiver of any condition or covenant contained in this Agreement or failure to exercise a right or remedy by the Developer shall be construed or implied as a waiver or acquiescence by the Developer of the same or any other condition, covenant, right or remedy.

Additional Registrar of  
Assurances III Kolkata

5 APR 2010



**6.13.7 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clause and the words put in bold in brackets define the word, phrase or expression immediately preceding.

**SCHEDULE A  
(PROPERTY)**

ALL THAT piece and parcel of land measuring an area about **60576.50 Sq. Ft. equivalent to 139.06 decimals i.e. 84 Cottahas 2 Chittacks 7 Sq. Ft. more or less** (land area **2592.5 Sq. Ft. equivalent to 5.96275 decimals i.e. 3 Cottahas 9 Chittacks 27.5 Sq. Ft.** in L.R. dag No. 1804, land area **1443 Sq. Ft. equivalent to 3.3 decimals i.e. 2 Cottahas in dag No. 1805** and land area **56541 Sq. Ft. equivalent to 129.08 decimals i.e. 78 Cottahas 8 Chittacks 20.88 Sq. Ft** in L.R. dag no. 1806) under Mouza – Ichhlabad, J.L. No. 75, comprising in R.S. dag no. 608 under R.S khatian No. 1159, 1160, 1161 corresponding to L.R. Dag No. 1805 under L.R. khatian No. 8047 and R.S. dag no. 605 under R.S khatian No. 429 corresponding to L.R. Dag No. 1804 under L.R. khatian No. 8047 R.S. dag no. 608/2441 under R.S khatian No. 1081 corresponding to L.R. Dag No. 1804 under L.R. khatian No. 8047 A.D.S.R. Burdwan, within the local limit of Ward No. 12 of Burdwan Municipality, , Police Station – Burdwan, district - Burdwan,

**SCHEDULE B  
(DEVOLUTION OF TITLE)**

Sl. No.	Deed No.	Vendor's Name	Purchaser's Name	L.R. Dag No.	Land area
1	5587/2014	Ullahas Nandini Udyog Pvt. Ltd. [formerly Ullahas Hotel Nandini Pvt. Ltd.]	Primerc MCK Burdwan Projects LLP	1806	56541 Sq. Ft. equivalent to 129.08 decimals
				1805	1443 Sq. Ft. equivalent to 3.3 decimals
				1804	2592.5 Sq. Ft. equivalent to 5.96275 decimals
<b>Total:</b>					<b>139.06 decimals</b>

Additional Registrar of  
Assurances III Kolkata

5 APR 2018





**Execution:** The parties have signed and executed these presents on the date, month and year first above written.

Signed, executed and delivered by the Party of  
the First Part in the presence of:

1. *Ramen Anamath Roy*  
6A Elgin Road  
Kolkata - 700020
2. *A. Mukherjee*  
6, O. P. O. Street  
col-1

Primarc Burdwan Projects LLP  
*Anup Sanyal*  
Authorised Signatory

Signed, executed and delivered by the Party of  
the Second Part in the presence of:

PRIMARC PROJECTS PVT LTD  
*Parth Pratim Das*  
Director / Authorised Signatory

Witnesses:

(1) *Ramen Anamath Roy*

(2) *A. Mukherjee*

Drafted by me -  
in presence of  
legitimate witnesses.

*K. C. Ghosh*  
Advocate  
*Hemanta Chandra Chatterjee*  
WB/867/183

Additional Registrar of  
Assurances III Kotikara

5 APR 2018



**RECEIPTS AND MEMO OF CONSIDERATION**

Received from the Developer a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) towards payment of the Security Deposit, in terms of Clause 6.3.1.

Primarc Burdwan Projects LLP

*Arun Sauter*  
Authorised Signatory

\_\_\_\_\_  
(Owner)

**Witnesses:**

- (1) *Rameshramath Roy*  
6A Elgin Road  
Kolkata - 700020
- (2) *A. Anand Roy*

Additional Registrar of  
Assurance, III Kolkata

5 APR 2018





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19030000443328/2018

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	Shri Anup Santra 6a, Elgin Road, P.O - L L R Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Land Lord [PRIMAR C BURDWAN PROJECT S LLP]		1311 	Anup Santra 5/4/18
2	Shri Partha Pratim Das D-19, Baghajatin Pally, P.O:- Jadaipur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Developer [PRIMAR C PROJECT S PVT LTD]		1312 	Partha Pratim Das 5/4/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	M- Manendra Nath Ray Son of Mr. Narendra Nath Ray 32E, Nandan Nagar, P.O - Belgharia P.S - Be ghana, District:- North 24-Parganas, West Bengal, India, PIN - 700083	Shri Anup Santra Shri Partha Pratim Das		Manendra Nath Ray 5/4/18	

(Manendra Nath Ray)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
Assurances Dept. Kolkata

5/4/2018



OFFICE OF THE A.R.A. -  
III KOLKATA  
Kolkata, West Bengal





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

GRN: 19-201819-021420927-1  
GRN Date: 06/04/2018 11:13:33  
BRN : 7160630

Payment Mode Online Payment  
Bank : AXIS Bank  
BRN Date: 06/04/2018 11:15:40

DEPOSITOR'S DETAILS

Id No. : 19030000443328/7/2018  
[Query No./Query Year]

Name : PRIMARC PROJECTS PRIVATE LIMITED  
Contact No. : Mobile No : +91 9830073676  
E-mail :  
Address : 6A ELGIN ROAD KOLKATA 20  
Applicant Name : Mr S Pansari  
Office Name :  
Office Address :  
Status of Depositor : Seller/Executants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030000443328/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	1
2	19030000443328/7/2018	Property Registration- Registration Fees	0030-03-104-001-18	50004

In Words : Rupees Fifty Thousand Five only

Total

50005

BR

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

GRN: 19-201718-020004927-1      Payment Mode      Online Payment  
GRN Date: 19/03/2018 17:59:39      Bank :      AXIS Bank  
BRN : 6974215      BRN Date: 19/03/2018 18:03:53

**DEPOSITOR'S DETAILS**

Id No. : 19030000443328/2/2018

[Query No./Query Year]

Name : PRIMARC PROJECTS PRIVATE LIMITED  
Contact No. :      Mobile No. : +91 9830073676  
E-mail :  
Address : 6A ELGIN ROAD 2ND FLOOR KOLKATA 700020  
Applicant Name : Mr S Pansari  
Office Name :  
Office Address :  
Status of Depositor : Seller/Executants  
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	19030000443328/2/2018	Property Registration Stamp duty	0030-02-103-003-02	75020
2	19030000443328/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

**Total**      75121

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only




*A. J. Nigam*  
Additional Registrar of  
Assurances III Kolkata

5 APR 2018



आयकर विभाग  
INCOME TAX DEPARTMENT  
RANENDRA NATH ROY  
NARENDRA NATH ROY  
20/05/1981  
Permanent Account Number  
AUJPR0967J  
Signature  
Ranendra Nath Roy

भारत सरकार  
GOVT. OF INDIA



10000010

Ranendra Nath Roy





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DHW2578250

পরিচয় পত্র



Elector's Name Ranendra Nath Roy

নির্বাচকের নাম রঞ্জন নাথ রায়

Father's Name Ranendra Nath Roy

পিতার নাম রঞ্জন নাথ রায়

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

*Ranendra Nath Roy*





Address:

326 Nandan Nagar Block ( 5 ) 31 Balgharia North 24  
Parganas 700063

স্বাক্ষর :

৩২৬ নন্দন নগর ব্লক (৫) ৩১ বালঘরিয়া উত্তর ২৪ পর্গনা ৭০০০৬৩



Facsimile Signature  
Electoral Registration Officer

স্বাক্ষর প্রতিলিপি  
নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 136-Kamarhati

নির্বাচনী এলাকা : ১৩৬-কামারহাটী

District: North 24 Parganas

Date: 09.07.2005

তারিখ: ০৯.০৭.২০০৫

10/2011

Ramenobanath Roy



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRIMARC PROJECTS PRIVATE LIMITED



23/01/2006

Permanent Account Number

AADCP8068P

1306013

यदि कार्ड खोया / कार्ड का कृपया भ्रष्टाचार / खोया  
आयकर विभाग को वापस कर दें।  
3 डी भवन, नवी इलाहाबाद रोड, 441, एड्रेस 347/3,  
सिडको इलाहाबाद, इलाहाबाद, उत्तर प्रदेश,  
पिन - 431 016

*If this card is lost / someone's lost card is found,  
please return / return to:*  
Income Tax PAN Services Unit, NSDL,  
30 Floor, Mantri Sterling,  
Plot No. 34, Survey No. 9978,  
Maddur Colony, West Deep Bungalow Colony,  
Pune - 411 016

Tel: 91 20 2721 8988 Fax: 91 20 2721 8989  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)



आयकर विभाग

INCOME TAX DEPARTMENT

ANUP SANTRA

ANIL KUMAR SANTRA

13/12/1986

Permanent Account Number

ERUPS3148K

Anup Santra

Signature



भारत सरकार

GOVT. OF INDIA



08022013

Anup Santra

इस कार्ड के लीन / एने गर कृपया सूचित करें / लीनार.  
अ गकरपेन सेवा इकाई, एन एम डी एल  
तीसरी मंजील, साजगर येवर्स,  
क्रोसर टेलिफोन एक्सचेंज के नखदीक,  
बानेर, पुना - 411045

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2731 8050, Fax: 91-20-2731 8081  
e-mail: [tininf@rsdl.co.in](mailto:tininf@rsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARTHAPRATIM DAS

AKHIL RANJAN DAS

02/07/1959

Permanent Account Number

BGQPD0075D

*Parthapratim Das*

Signature



24122011

*Parthapratim Das*

अगर आपका PAN कार्ड खो गया है / कहीं पर गलत रूप से सुरक्षित नहीं है / लौटाएं।

आपका बैंक लेखा इकाई, एन एस डी एल  
तीसरी मंजिल, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

पारस प्रतियोगिता





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LMW2047207

পরিচয় পত্র



Elector's Name Parthipratim Das

নির্বাচকের নাম পার্থপ্রতীম দাস

Father's Name Akhil

পিতার নাম অখিল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2000 41

১.১.২০০০-এ বয়স ৪১

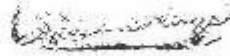
Parthipratim Das

Address

19 Baghajatin D,Block-West Jadavpur  
South 24 - Parganas 700032

ঠিকানা

১৯ বাঘাজতীন ডি ব্লক-পশ্চিম যাদবপুর দক্ষিণ ২৪  
পরগণা ৭০০০৩২



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 108-Jadavpur

Assembly Constituency

১০৮-যাদবপুর

বিধানসভা নির্বাচন কেন্দ্র

Place South 24 - Parganas

স্থান দক্ষিণ ২৪ পরগণা

Date 27.09.2000

তারিখ ২৭.০৯.২০০০

MS0428

*Patil Pratik D.*



=====  
DATED THIS DAY OF 5<sup>th</sup> April 2018  
=====

BETWEEN

PRIMARC MCK BURDWAN PROJECTS LLP  
...OWNERS

AND

PRIMARC PROJECTS PRIVATE LIMITED  
..DEVELOPER

DEVELOPMENT AGREEMENT



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZJJ1369107



নির্বাচকের নাম : অনুপ সান্ট্রা  
Elector's Name : Anup Santra  
মাতার নাম : সন্ধ্যা সান্ট্রা  
Mother's Name : Sandhya Santra  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 13/12/1986

Anup Santra

ZJJ1369107

ডিকার্ড  
১১৮সি/এ, আনন্দ পালিত রোড, কলকাতা  
মিউনিসিপাল কর্পোরেশন, এন্টালি, কলকাতা-৭০০০১৪

**Address:**  
118C/A, ANANDA PALIT ROAD,  
KOLKATA MUNICIPAL  
CORPORATION, ENTALLY,  
KOLKATA-700014

*[Signature]*  
Date: 29/09/2010

১৬৩-এনটিসি নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক কার্যালয়  
কলকাতা-৭০০০১৪  
Executive Signature of the Electoral  
Registration Officer for  
163-Entally Constituency

নিম্ন পত্রিকার ক্রম নম্বর নির্দেশ দেয়া হয়েছে এবং এতে  
বর্ণিত বিধান অনুযায়ী নির্বাচক নিয়ন্ত্রক কার্যালয়  
কলকাতা-৭০০০১৪  
In case of change in address mention the Card No.  
in the relevant Form for re-issuing your name as  
well as the original forms are to obtain the new  
and same card.

*[Signature]*

PHOTOGRAPHS AND FINGER PRINTS



Parthiv Pratik Desai



Anup Santen



Additional Registrar of  
Assurance Roll

5 APR 2018





## Major Information of the Deed

Deed No :	I-1903-00790/2018	Date of Registration	06/04/2018
Query No / Year	1903-0000443328/2018	Office where deed is registered	
Query Date	17/03/2018 8:56:00 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S Pansari 7 Lovelock Street, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 8653493249, Status : Seller/Executant		
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 : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,00,000/-	Rs. 5,05,73,867/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 50,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1805	RS-8047	Bastu	Bastu	3.3 Dec	11.00,000/-	12,06,379/-	Property is on Road Adjacent to Metal Road,
L2	LR-1804	LR-8047	Bastu	Bastu	5.96275 Dec	20.00,000/-	21,79,799/-	Property is on Road Adjacent to Metal Road,
L3	LR-1806	LR-8047	Bastu	Bastu	129.08 Dec	4,69,00,000/-	4,71,87,689/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>138.3428Dec</b>	<b>500,00,000 /-</b>	<b>505,73,867 /-</b>	
	<b>Grand Total :</b>				<b>138.3428Dec</b>	<b>500,00,000 /-</b>	<b>505,73,867 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRIMARC BURDWAN PROJECTS LLP</b> 8A Elgin Road, P.O:- Lala Lajpat Kai Sarani, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India. PIN - 700023 PAN No.:: AAPFP0208E, Status : Organization, Executed by: Representative, Executed by: Representative



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRIMARC PROJECTS PVT LTD</b> 6A Elgin Road, P.O:- Lala Lajpat Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADCP8058P, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Anup Santra (Presentant )</b> Son of Late A K Santra 6a, Elgin Road, P.O:- L L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ERDPS3148K Status : Representative, Representative of : PRIMARC BURDWAN PROJECTS LLP (as Designated partner)
2	<b>Shri Partha Pratim Das</b> Son of Late Akhil Ranjan Das D-19, Baghajatin Pally, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGQPD0075D Status : Representative, Representative of : PRIMARC PROJECTS PVT LTD (as Director)

**Identifier Details :****Name & address**

Mr Ranendra Nath Ray  
Son of Mr Narendra Nath Ray  
326, Nandan Nagar, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700083.  
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India. , Identifier Of Shri Anup Santra, Shri Partha Pratim Das

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	PRIMARC BURDWAN PROJECTS LLP	PRIMARC PROJECTS PVT LTD-3.3 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	PRIMARC BURDWAN PROJECTS LLP	PRIMARC PROJECTS PVT LTD 5.95275 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	PRIMARC BURDWAN PROJECTS LLP	PRIMARC PROJECTS PVT LTD-129.08 Dec



**Endorsement For Deed Number : I - 190300790 / 2018**

**On 03-04-2018**

**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. 5,05,73,867/-



**Malay Kanti Das**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

**On 05-04-2018**

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

Presented for registration at 14:40 hrs on 05-04-2018, at the Private residence by Shri Anup Santra ,

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

Execution is admitted on 05-04-2018 by Shri Anup Santra, Designated partner, PRIMARC BURDWAN PROJECTS LLP (LLP), 6A Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Ranendra Nath Ray, , Son of Mr Narendra Nath Ray, 326, Nandan Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

Execution is admitted on 05-04-2018 by Shri Partha Pratim Das, Director, PRIMARC PROJECTS PVT LTD (Private Limited Company), 6A Elgin Road, P.O:- Lala Lajpat Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Ranendra Nath Ray, , Son of Mr Narendra Nath Ray, 326, Nandan Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,105/- ( B = Rs 50,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2018 6:03PM with Govt. Ref. No: 192017180200049271 on 19-03-2018, Amount Rs: 101/-, Bank AXIS Bank ( UTIB0000005), Ref. No. 6974215 on 19-03-2018, Head of Account 0030-03-104-001-16

**Major Information of the Deed :- I-1903-00790/2018-03/04/2018**



**Payment of Stamp Duty**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2018 6:03PM with Govt. Ref. No: 192017180200049271 on 19-03-2018, Amount Rs: 75,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 6974215 on 19-03-2018, Head of Account 0030-02-103-003-02

**Malay Kanti Das**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

**On 06-04-2018**

**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 (a) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,105/- ( B = Rs 50,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,004/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2018 11:15AM with Govt. Ref. No: 192018190214209271 on 06-04-2018, Amount Rs: 50,004/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 7160630 on 06-04-2018, 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 1/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 27219, Amount: Rs.100/-, Date of Purchase: 20/05/2017, Vendor name: Jaydeep Charterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2018 11:15AM with Govt. Ref. No: 192018190214209271 on 06-04-2018, Amount Rs: 1/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 7160630 on 06-04-2018, Head of Account 0030-02-103-003-02

**Malay Kanti Das**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2018, Page from 36090 to 36136

being No 190300790 for the year 2018.



Digitally signed by MALAY KANTI DAS  
Date: 2018.04.09 13:59:47 +05:30  
Reason: Digital Signing of Deed.

(Malay Kanti Das) 09-Apr-18 1:58:25 PM

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - III KOLKATA**

**West Bengal.**

**(This document is digitally signed.)**

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