

6001/19

I-5163/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 351064

AM  
20/12/19  
2.40PM

DEVELOPMENT POWER OF ATTORNEY

1. Date: 19/12/2019
2. Nature of Document: Development Power of Attorney
3. Place: Kolkata

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Registrar  
Seal

30 DEC 2019

Q-1/265424/19

A. U. Khan

[Signature]

Sunanda

[Signature]

[Signature]

4737  
No: \_\_\_\_\_  
Date: \_\_\_\_\_  
50V  
\_\_\_\_\_



25 NOV 2019

স্বাক্ষরিত করিতে হইবে  
স্বাক্ষরিত করিতে হইবে

*[Handwritten signature]*

(SIDHARSH PANSARI)



NO. 1  
12712

*[Handwritten signature]*



NO. 1  
12713

*[Handwritten signature]*

(CHANDRA BHANU SARKAR)



*[Handwritten signature]*  
A.D.S.R., SEALDAH  
20 DEC 2019  
Dist. South 24 Parganas

Identified by me.  
Swarnap Bose  
S/o Lakshmi Kanta Bose  
High Court, Kolkata - 01  
Occupation - Advocate  
F/1521/2016

#### 4. Parties:

##### 4.1. Owners/Grantors:

- 4.1.1. **Ashoka Business Systems Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U30008WB1992PTC056992), having PAN AACCA1649Q, having its registered office at Dugar House, 9 Princep Street, Ground Floor, Post Office Bowbazar, Police Station Bowbazar, Kolkata – 700 072, represented by its Director Mr. Deepak Kumar Dugar(PAN:ADLPD5632M)/S/O Late RamlalDugar, residing at 9 Princep Street, Ground Floor, Post Office Bowbazar, Police Station- Bowbazar, Kolkata- 700 072.
- 4.1.2. **Skylark Niwas Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U45400WB2009PTC137254), having PAN AANCS5886N, having its registered office at 9A Raja Basanta Roy Road, Post Office Tollygunge, Police Station Tollygunge Kolkata - 700026, represented by its Director Sunil Kumar Manna (PAN: AQPPM4754J) S/O Late Keshab Chandra Manna ., residing at 26A, H/9, Ram Kamal Street, Post Office-Kidderpore, Police Station- Wattgunge, Kolkata 700023.
- 4.1.3. **Salasar Abasan Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U45400WB2010PTC155165), having PAN AAPCS0535A, having its registered office at 20, O.C. GangulySarani Ground Floor, Post Office LalaLajpat Rai Sarani Police Station Bhawanipore, Kolkata – 700 020, represented by its Director Mr. Hari Prasad Sharma(PAN: ALQPS4877E) S/O Late Sanwarmal Sharma, residing at Fort Lee - I, 20, Lee Road, Flat No. 501, Post Office Lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata 700020.
- 4.1.4. **Shakespeare Promoters Private Limited** (PAN AAEC50670F), a company within the meaning of the Companies Act 2013, having its registered office situated at No. - 184, Harish Mukherjee Road, First Floor, P.S. Kalighat, P.O. Kalighat, Kolkata 700026and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027
- 4.1.5. **Rishabh Dev Builders Private Limited** (PAN AACCR1746B) a company within the meaning of the Companies Act 2013 having its registered office situated at No. 216, Mahatma Gandhi Road, P.S. Burabazar, P.O. Burabazar, Kolkata 700007and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027.
- 4.1.6. **Sun Club Vyapaar Private Limited** (PAN AADCS6552M),a company within the meaning of the Companies Act 2013, having its registered office situated at No. 135, Foreshore Road, P.S. Shibpore, P.O. Shibpore, Howrah – 711 102 and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027.



VUT1  
12714

D.P. Datta

(DEEPAK LOHAR DUGAR)



VUT1  
12715

Sunil Manna

(SUNIL KUMAR MANNA)



VUT1  
12716

Ratul Nangaria

(RATUL NANGARIA)

Swarup Bose



A.D.S. SEALDAH  
20 DEC 2019  
Dist.-South 24 Parganas

- 4.1.7. Aakooti Vinimoy Private Limited** (PAN AAFCA3251M), a company within the meaning of the Companies Act 2013, having its registered office situated at No. 135, Foreshore Road, P.S. Shibpore, P.O. Shibpore, Howrah – 711 102 and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027,
- 4.1.8. Style Tracom Private Limited** (PAN AAJCS9470N), a company within the meaning of the Companies Act 2013, having its registered office situated at No. 135, Foreshore Road, P.S. Shibpore, P.O. Shibpore, Howrah – 711 102 and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027,
- 4.1.9. Rising Vanijya Private Limited** (PAN AADCR3074M), a company within the meaning of the Companies Act 2013, having its registered office situated at No. 135, Foreshore Road, P.S. Shibpore, P.O. Shibpore, Howrah – 711 102 and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027,
- 4.1.10. Debrup Vanijya Private Limited** (PAN AACCD3872G) a company within the meaning of the Companies Act 2013, having its registered office situated at No. 135, Foreshore Road, P.S. Shibpore, P.O. Shibpore, Howrah – 711 102 and being represented through Director Mr. Rahul Nangalia (PAN ACXPN5609F) mobile no. 9830081999 son of Mr. Shyam Sundar Nangalia, residing at 32C New Road, P.O. & P.S. Alipore, Kolkata 700027,

collectively being the parties of the **First Part**.

- 4.2. Attorney: Primarc Projects Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U74140WB2006PTC107474), having (PAN: AADCP8058P), having its registered office at 6A Elgin Road, Post Office LalaLajpat Rai Sarani, Police Station Bhawanipore, Kolkata – 700 020, represented by its Authorized Signatory / Director Mr. Sidharth Pansari, residing at 7, Lovelock Street, P.O. and P.S. – Ballygunge, Kolkata-700019, being the Party of the Second Part.
- 4.3.** The terms “Owners/Grantors” and “Attorney” shall include each of their respective successors-in-interest, executors, legal representative, nominees and assigns.
- 5. Subject Matter:** Grant of General Power of Attorney for development of the plot of land described in **Schedule (“Property”)**.
- 6. Background:**
- 6.1.** The Owners/Grantors are the co-owners of 55 cottahs 7.19 sq.ft of land, being Property morefully described in the Schedule hereto.



**SUB-REG., SOANJAN**  
**20 DEC 2019**  
Dist. South 24 Parganas

- 6.2. The Developer 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.
- 6.3. The Owners/Grantors approached the Developer for development of the Property and the Developer being agreeable to the Owners' proposal, agreed to develop 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.
- 6.4. The Owners/Grantors herein represented that the Property, which is free from encumbrances, is adjacent and contiguous.
- 6.5. Based on such representations, believing the same to be true and relying upon them, the Owners/Grantors and the Developer have executed a Development Agreement dated 19<sup>th</sup> December, 2018, registered in the office of the Additional District Sub Registrar, Sealdah, in Book No 1, Volume No. 1606-2019, from Pages 32438 to 32518, being Deed No. 160600870 for the year 2019.
- 6.6. In pursuance of the aforesaid arrangement it has become expedient for the Owners/Grantors to appoint the Developer as the attorneys to do all such acts, deeds, matters and things as follows.
- 6.7. The Owners/Grantors now hereby grant necessary powers and authority to the Developer for effective and speedy execution of the Project in terms of the Development Agreement dated 19<sup>th</sup> December, 2018 as executed between the Owners/Grantors and the Developer.

#### 7. NOW KNOW ALL BY THESE PRESENTS:

- 7.1. **Grant:** The Owners/Grantors hereby nominate, constitute and appoint the Attorney to do, execute and perform all and any of the deeds, matters and things as mentioned hereafter at the cost and expenses of the Developer:
  - 7.1.1. To enter upon the Property upon obtaining permission of the Owners/Grantors along with men, agents and servants for carrying out the development and construction works and maintain, manage as well as protect the Property along with the buildings to be constructed thereon.
  - 7.1.2. To demolish any buildings and/or structures which may be currently present and existing upon the Property and appropriate the proceeds therefrom.
  - 7.1.3. To engage and appoint architects, surveyors, engineers and consultants for survey of the Property and drawing up of building plans for sanction before the Kolkata Municipal Corporation.
  - 7.1.4. To apply for, sign all applications and obtain from all concerned authorities, in the name and on behalf of the Owners/Grantors, sanctioned building plans and/or building maps, floor space index for the construction from the Kolkata Municipal Corporation.
  - 7.1.5. To apply for, sign all applications and obtain from all concerned authorities including the Kolkata Municipal Corporation a, in the name and on behalf of the Owners/Grantors, all other required statutory and other relevant sanctions, approvals, licenses, consents, clearances, permissions, no objection certificates, exemptions, regularization, registrations necessary for the execution and related to the development



A.D.S.R., SEALDAH  
20 DEC 2019  
Dist.-South 24 Parganas



of the Project excluding Competent authority of ULC and including, but not limited to, building and construction permits, pollution control board clearances, fire and safety clearances for commencement and/or construction and/or development of the Project and all other purposes allied and connected thereof.

- 7.1.6. To apply for, sign all applications and procure from all concerned authorities, connections for electricity, water, sanitation and other utilities including but not limited to installation of lifts, generator, deep tube wells, sewage treatment plants on behalf of the Owners/Grantors.
- 7.1.7. To apply for, sign all applications and obtain permission to commence construction of the Project from the appropriate authorities.
- 7.1.8. To appear before and represent the Owners/Grantors before all appropriate authorities for the purposes as mentioned aforesaid.
- 7.1.9. To obtain all the necessary equipments whether on purchase or on lease, and building material including steel, cement, bricks, and other materials required for the development and construction of the Project.
- 7.1.10. To apply for and obtain the completion certificate and/or occupancy certificate as may be applicable for the Project from the appropriate and/or competent authorities.
- 7.1.11. To deposit to the concerned authorities outgoings in the nature of GST or any other tax, cess, levy if applicable relating to development and construction as shall be collected by the Developer from the Transferees.
- 7.1.12. To deposit to the concerned authorities taxes, levies, duties, etc. in relation to the development and construction of the Project after commencement of Project.
- 7.1.13. To deposit to the concerned authorities municipal rates, taxes, assessments, charges, deductions, expenses and outgoings in respect of the Property from the date of conversion of the Property proportionately till the date of grant of the Completion Certificate by Kolkata Municipal Corporation.
- 7.1.14. To negotiate sales of Units and other Saleable Areas along with proportionate share in common areas of the Project *with* the intending allottees, to receive Applications and thereafter issue Allotment Letters / LOI (Letter of Interest) thereto and to receive agreed consideration/rent/premium etc.
- 7.1.15. To represent the Owners in connection with the proposed sale/transfer of Units, and to negotiate on behalf of the Owners the terms and conditions of such sale/transfer of Units with the Customer;
- 7.1.16. To execute, register, admit and present all the Agreements to Sell / Sale Deed pertaining to the said Project before the concerned Sub-Registrar/District Registrar of Assurances/Additional Registrar of Assurances having jurisdiction thereof;
- 7.1.17. To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of the Agreements to Sell / Sale Deed, mentioned above
- 7.1.18. To execute, deliver, present and sign all such documents as may be required by a Bank and/or Financial Institute for the creation of charge or security for any loans and/or other facilities sought to be availed by Developer for the purpose of construction of the Project on the Said Land.
- 7.1.19. To execute necessary documents and present the same before appropriate authority for registration under WBHIRA (West Bengal Housing Industry Regulation Act, 2017 and



A.D.S.R., SEALDAH  
20 DEC 2019  
Dist. South 24 Parganas

Rules thereto) and for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972.

- 7.1.20. To advertise in the newspapers for the sale of the Units and undertake project campaign, launches, publication etc. and to prepare necessary brochures, marketing kits for the same
- 7.1.21. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the property for and on behalf of the parties.
- 7.1.22. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds for and on behalf of the Parties.
- 7.1.23. To process deposition of the Title Deed of land and sign necessary documents including mortgage deed in favour of Lending Bank/ Institution on behalf of Grantor for securing the construction finance availed/to be availed by the Developer/Attorney on the Developer's allocation for utilization of the said funds for this project exclusive.
- 7.1.24. To obtain the requisite finance for purposes of development of the Project, from banks and/or financial institutions and in that regard create mortgage or lien or charge over the Property and the Project in favour of such banks, financial institutions and to process deposit of the original Title Documents of the Property by Grantors directly with such banks, financial institutions as security for the purpose of Project Finance and in order for the Purchasers to obtain Home Loans from the Banks/Financial Institutions provided that no charge shall be created on the Owners' Allocation and the Owners shall not be required to furnish any guarantee for such loan and the Owner/s will stand fully indemnified to that effect.
- 7.1.25. To maintain books of accounts, ledgers, letters, agreements, conveyances and all material documents relevant to the Project at its office.
- 7.1.26. To register the Project under West Bengal Housing Industry Regulation Act, 2017 and do all acts and deeds necessary for a 'Promoter' to make the Project compliant under the provisions of West Bengal Housing Industry Regulation Act, 2017.
- 7.1.27. To employ solicitors, advocates, chartered accountants, income tax practitioners and/or other advisors for any advice related to aforesaid purposes.
- 7.1.28. To enter upon the property at any time, affix board, put the barbed wire fencing on the property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
- 7.1.29. To receive notices and correspondences of any nature whatsoever from any authority in connection with the matters as aforesaid.
- 7.1.30. To appear and represent the Owners/Grantors before all Government, Statutory, Local and other Authorities as well as Courts and Tribunals in regard to or in connection with the development of the Project and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same
- 7.1.31. To appear before all appropriate authority including Notary Public, Registrar and Sub-Registrar of Assurances, Executive and District Magistrates and any other statutory authority in connection with the enforcement of all the powers and authority as contained and connected herein.
- 7.1.32. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the property in accordance with the sanctioned plans.



*by*  
A.D.S.R., SEALDAH  
20 DEC 2019  
Dist.-South 24 Parganas

specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.

- 7.1.33. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the property and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliance of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
- 7.1.34. To commence, prosecute and defend all legal proceedings including arbitration proceedings relating to or arising out of any of the matters and/or disputes as aforesaid and for such purpose appear before any Courts whether civil or criminal, Tribunals and Arbitrators and for such purpose sign vakalatnamas and all other documents for submission before such Courts, Tribunals and Arbitrators.
- 7.1.35. To instruct solicitors, advocates, attorneys, pleaders regarding drafting of pleadings including written Statements, applications, petitions, affidavits relating to the property and/or any structure, building, or block, or any self-contained flats or commercial space to be constructed on the property
- 7.1.36. To do any act, deed or thing, as Grantor's said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the property making agreements for the sale of the Units (as mentioned in Clause 7.1.14 hereinabove), including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
- 7.1.37. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by said Attorney alone but subject to the right of the Attorney under the Agreement to reimburse itself out of the sale proceeds of the Units towards all the above costs, including the development costs incurred for the development of the property and the said Attorney shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by Grantor by reason of Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.

8. **AND GENERALLY** the Attorney shall have power to do all such other acts, deeds, matters and things as may be necessary or incidental for exercising all or any of the powers and authorities hereby given.

**8.1. Definitions:** All the definitions as contained in the Development Agreement shall apply to all the terms used in this power of attorney.

**8.2. Ratification:** The Owners/Grantors hereby ratify and confirm and agree to ratify and confirm all and whatsoever, the Attorney as lawful attorney shall do in connection with the exercise of the powers hereby given.



A.D.S.R., SEALDAH  
20 DEC 2019  
Dist-South 24 Parganas

**SCHEDULE**  
**(PROPERTY)**

**ALL THAT** piece and parcel of "Bastu" land admeasuring about 55 cottah 7.19 Sq. Ft., more or less comprised in R.S. Dag No. 391, 392, 393 under R.S. Khatian No. 193, 194, 201 & 204, Mouza-Laskarhat, J. L. No. 11, Post Office Tiljala, Police Station Tiljala (Kasba), District 24 Parganas (South), under jurisdiction of Kolkata Municipal Corporation, Ward No. 107, being **Municipal Premises No. 1839 Laskarhat Road**, Kolkata – 700 039 butted and bounded as follows:

North: Laskarhat Road

South: Canal

East: Dag No. 394


West: Passage & Canal

**Execution:** In witness whereof the Grantor has executed this Power of Attorney at Kolkata on the date first above written.


**SIGNED AND DELIVERED** by the within-named **OWNERS/GRANTORS** at Kolkata in the presence of:

**WITNESSES:**

1. *Aayan Ali*  
*4A, Orient Row,*  
*Kol - 20*



\_\_\_\_\_  
Ashoka Business Systems Private  
Limited represented by its Director



\_\_\_\_\_  
Skylark Niwas Private Limited  
represented by its Director

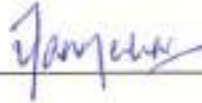


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20 DEC 2019  
Dist.-South 24 Parganas

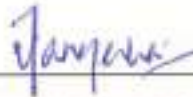




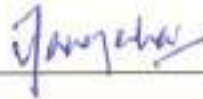
Salasar Abasan Private Limited  
represented by its Director



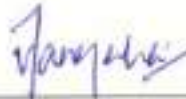
Shakespeare Promoters Private Limited,  
represented by its Director



Rishabh Dev Builders Private Limited,  
represented by its Director



Sun Club Vyapaar Private Limited, represented by  
its Director



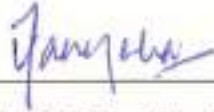
Aakooti Vinimoy Private Limited, represented by  
its Director



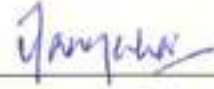
Style Tracom Private Limited, represented by its  
Director



A.D.S.R., SEIXLDAH  
20 DEC 2019  
Seixla Dah, Parganas



Rising Vanijya Private Limited, represented by its Director



Debrup Vanijya Private Limited, represented by its Director

(OWNERS/GRANTORS)

2.

Rameshkrishna Roy,  
396, Nandan Nagar  
Belghasia, Kolkata - 700033

Accepted by me



Primarc Projects Private Limited,  
represented by its authorized signatory/  
Director

(ATTORNEY)

Drafted by me.  
Swarnu Bose  
Advocate  
F/1521/2016  
High Court, Kolkata-01



*[Handwritten Signature]*  
A.D.S.R., SEALDAH  
20 DEC 2019  
Dist. South 24 Parganas

SITE PLAN OF LAND MEASURING AN AREA 55 KATHAS 7.19 SQFT MORE OR LESS, COMPRISING IN R.S. DAG NO. 391,392 & 393 UNDER R.S. KHATIAN NOS. 193, 194, 201 & 204 OF MOUZA- LASKARHAT, J.L. NO.-11, P.S.-LASKARHAT (KASBA), DIST.- 24 PRGS(S) WITH IN THE LIMITS OF WARD NO.-107 OF KOLKATA MUNICIPAL CORPORATION, MUNICIPAL PREMISES NO.-1839, LASKARHAT ROAD, KOLKATA-700039



Salasar Abasan Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

Ashoka Business Systems Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

Skytark Niwas Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

PRIMARC PROJECTS PVT. LTD

*[Signature]*  
Director/Authorised Signatory

DEBRUP VANIJYA PVT. LTD.

RISING VANIJYA PVT. LTD

STYLE TRACOM PVT. LTD

AAKOOTI VINIMOY PVT. LTD.

SUNCLUB VYAPAAR PVT. LTD.

RISHABH DEV BUILDERS PVT. LTD.

SHAKESPEAR PROMOTERS PVT. LTD.

*[Signature]*












Director














A.D.S.R., SEALDAH  
20 DEC 2019  
Dist.-South 24 Parganas

# FORM FOR EXECUTION & FINGER PRINTS












NAME :

EXECUTION & SIGNATURE <i>Shubodh</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :-  Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE <i>Mulawani</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
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(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE <i>Prakash</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :-  Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						



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A.D.S.R., SEALDAH  
20 DEC 2019  
Dist.-South 24 Parganas



# FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE

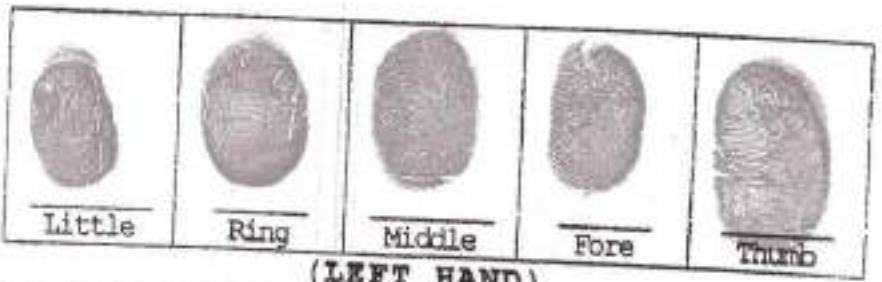
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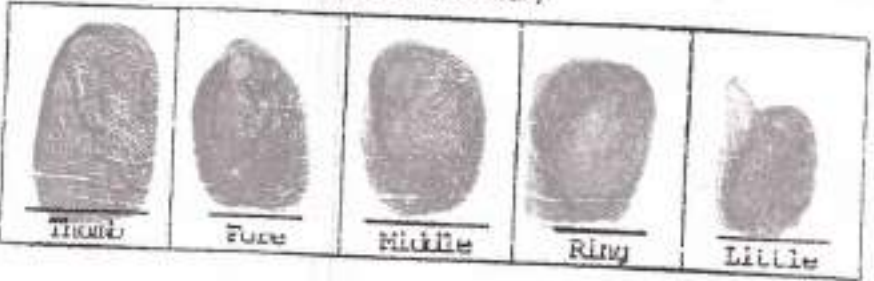
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NAME :

EXECUTION & SIGNATURE

*[Handwritten Signature]*

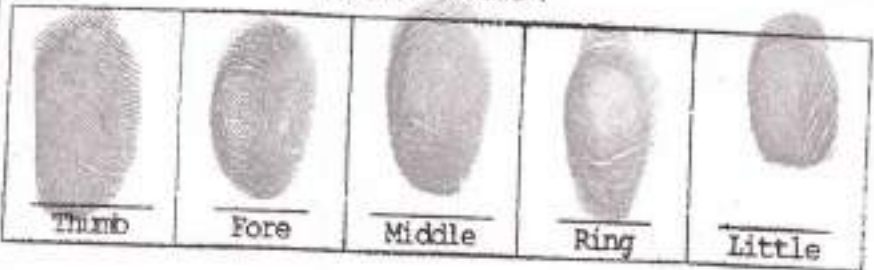


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NAME :

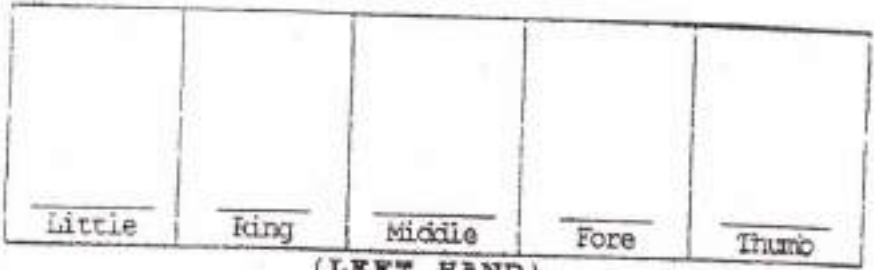
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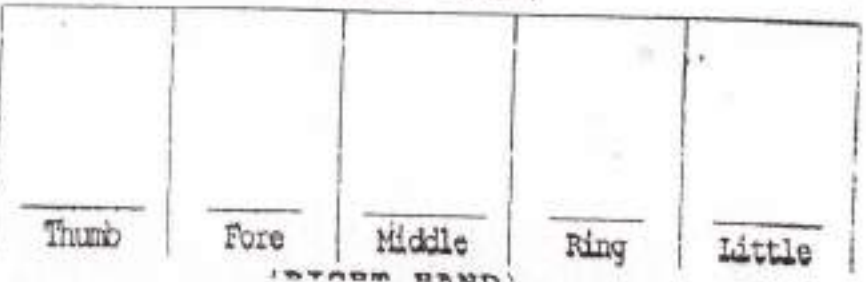
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A.D.S.R., SARDAR

20 DEC 2012

Dist.-South 24 Parganas



Ashoka Business Systems Pvt. Ltd.  
*[Handwritten Signature]*  
Director/Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SKYLARK NIVAS PRIVATE LIMITED



29/07/2009

Particulars Account Number

AANCS5886N

44-123009

Skylark Nivas Pvt. Ltd.

*J. Naana*

Director/Authorised Signatory

आयकर विभाग / आयकर विभाग / आयकर  
आयकर विभाग / आयकर विभाग / आयकर  
आयकर विभाग / आयकर विभाग / आयकर  
आयकर विभाग / आयकर विभाग / आयकर  
आयकर विभाग / आयकर विभाग / आयकर

Your card is lost / someone's lost card is found  
Please inform - contact to  
Income Tax PAN Services Cell, NSDL  
3rd Floor, Sapphire Chambers,  
Near Bansa Telephone Exchange,  
Bansal, Pune - 411 045  
Tel: 91-20-2721 3064/3065, 31-20-2721 3063  
e-mail: info@nsdl.com



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
SALASAR ABASAN PRIVATE LIMITED  
27/11/2010  
AAPCS0535A

Salasar Abasan Pvt. Ltd.  
*[Signature]*  
Director/Authorised Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
SALASAR ABASAN PRIVATE LIMITED  
27/11/2010  
AAPCS0535A





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAKESPEAR PROMOTERS PRIVATE  
LIMITED



24/07/1996

Permanent Account Number

AAECS0670F

99030017

इस कार्ड के खाने / खाने पर कृपया सुरक्षित रखें / स्टोर करें।  
अपका पैसा खोना / चोरी होना, हम इसमें उत्तर  
दायगी नहीं, अतः सुरक्षित रखें,  
सर्विस सेंटर/सर्विस एजेंट के सम्पर्क में,  
बंगलूर, फोन - 411 045

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 Baisa Telephone Exchange,  
Bangalore, Phone - 411 045

Tel: 91-20-2721 8050, Fax: 91-20-2721 8061  
e-mail: [itinfo@nsdi.co.in](mailto:itinfo@nsdi.co.in)

SHAKESPEAR PROMOTERS PVT. LTD.

*Shakespeare*  
Director

SHAKESPEAR PROMOTERS PVT. LTD.

*Shakespeare*  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUNCLUB VYAPAAR PRIVATE LIMITED

17/02/1995

Permanent Account Number

AADC96552M



11/2000000

आयकर विभाग, सनक्लब व्यापार प्राइवेट लिमिटेड  
आयकर पंजीयन कार्ड, सनक्लब प्राइवेट लिमिटेड  
सिटी मॉडेल, सनक्लब प्लॉट  
आयकर विभाग, एच.एस.डी. रोड  
बनार, पुणे - 411043

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

Income Tax PAN Section Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Banner Telephone Exchange,  
Banner, Pune - 411 043

Tel: 91-20-2721 8086, Fax: 91-20-2771 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

SUNCLUB VYAPAAR PVT. LTD.

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RISING VANIJYA PRIVATE LIMITED

26/04/2006

Permanent Account Number

AADCR3074M

16307006

इस कार्ड की खोले/पने या क्षय हो जाने/खो जाने  
पर कृपया तुरंत आयकर विभाग को सूचित करें।  
संबंधी अधिकारियों का पता: आयकर विभाग, 4th फ्लोर, 'A' विंग, ट्रेड वर्क,  
कमला मिल्स कंपाउंड, S. E. मार्ग, लोवर पार्ल, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDL,  
4th Floor, 'A' Wing, Trade Work,  
Kamala Mills Compound,  
S. E. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2493 4650, Fax: 91-22-2495 8664,  
email: saltp@nsdl.co.in

RISING VANIJYA PVT. LTD

*V. J. Vani*  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBRUP VANIJYA PRIVATE LIMITED



29/04/2008

Permanent Account Number

AACCD3872G

290000008

आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग

Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamahi Mills Compound,  
S. B. Marg, Lower Panel, Mumbai - 400 013.

Tel: 91-22-2499 4030, Fax: 91-22-2494 0664,  
e-mail: info@nscdl.com

DEBRUP VANIJYA PVT. LTD.

*Debrup Vanijya*  
Director





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

STYLE TRACOM PRIVATE LIMITED



26/04/2006  
Permanent Account Number

AAJCS9470N

26/06/2000

आयकर विभाग / आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग / आयकर विभाग  
आयकर विभाग / आयकर विभाग / आयकर विभाग / आयकर विभाग

If the card is lost / someone's card used is found,  
please inform / return to  
Income Tax PAN Services Unit, NSIR,  
4B Floor, 'A' Wing, Trade World,  
Kerala Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 013.

Tel: 91-22-2499-4100, Fax: 91-22-2495-0604,  
e-mail: [taxinfo@nsir.in](mailto:taxinfo@nsir.in)

STYLE TRACOM PVT. LTD

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RISHABH DEV BUILDERS PRIVATE  
LIMITED



24/09/1987

Permanent Account Number

AACCR1746B

02092010

यदि कार्ड खोले / खोले हुए कार्ड पुनिलब्ध / यदि  
आयकर सेल में कार्ड खोले, पुराने की तुलना  
की नहीं करी, नया कार्ड जारी  
करने की प्रक्रिया शुरू हो सकती है।  
बम्बे, पुणे - 411045

If card is lost / someone's card is found,  
please inform / refer to  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Sappho Chambers,  
Near Bharat Telephone Exchange,  
Batter, Pune - 411045

Tel: 91-20-2721 8000, Fax: 91-20-2721 8001  
e-mail: nsdl@nsdl.co.in

RISHABH DEV BUILDERS PVT. LTD.

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AAKOOTI VINIMOY PRIVATE LIMITED



1500/1095

Permanent Account Number

AAECA1251M

14072008

आयकर विभाग / इन्कम टैक्स डिवीजन / भारत  
सरकार / भारत सरकार, एन १० डी एन  
महती भवन, इंदौर रोड, कानपुर सिटी कॉम्पाउंड,  
एन. सी. रोड, इंदौर शहर, गुजरात - ४६० ०१३

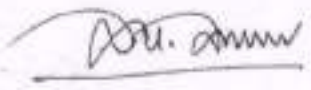
(This card is for computerized card filing.  
Please follow the instructions)  
Income Tax PAN Services Unit, NSDL,  
1st Floor, 3rd Cross,  
Karnata Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 033.  
Tel: 91-22-2499 9039 Fax: 91-22-2499 0604  
e-mail: nsdl@nsdl.co.in

AAKOOTI VINIMOY PVT. LTD.

Director



	PERMANENT ACCOUNT NUMBER <b>ADLPD5632M</b>	
	NAME <b>DEEPAK KUMAR DUGAR</b>	
	FATHER'S NAME <b>RAM LAL DUGAR</b>	
	DATE OF BIRTH <b>20-06-1959</b>	
SIGNATURE 		
		COMMISSIONER OF INCOME TAX, WB-30












**भारत सरकार**  
**GOVERNMENT OF INDIA**



**सुनील कुमार मन्ना**  
**Sunil Kumar Manna**  
**जन्म तिथि / DOB : 04/09/1969**  
**पुरुष / MALE**



3605 1556 0892

आधार - आम आदमी का अधिकार

*Sunil Manna*


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पते:**  
**S/O केशव चंद्र मन्ना, २६ए, एचए,**  
**राम कामल स्ट्रीट, कोलकाता,**  
**कोलकाता, पिन संख्या, 700023**

**Address:**  
**S/O Keshub Chandra Manna,**  
**26A, H/9, RAM KAMAL**  
**STREET, KOLKATA, Kolkata,**  
**West Bengal, 700023**



---

  
**1917**  
**1800-300-1947**

  
**help@uidai.gov.in**

  
**www.uidai.gov.in**

  
**P.O. Box No.1947,**  
**Bangalore-560 001**



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SUNIL KUMAR MANNA**  
**KESHAB CHANDRA MANNA**  
**04/09/1969**  
Permanent Account Number  
**AQPPM4754J**

**Sunil Kumar Manna**  
Signature



04880007

*Sunil Kumar Manna*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

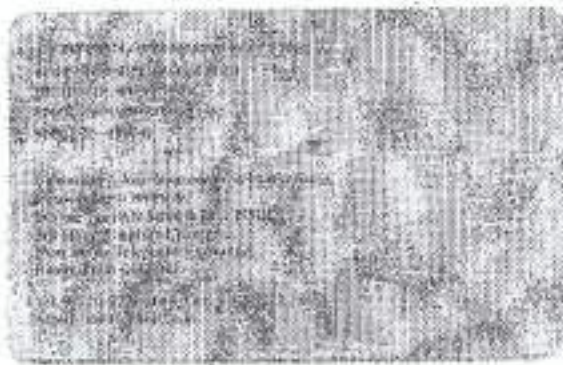
**भारत सरकार**  
**GOVT. OF INDIA**

**SUNIL KUMAR MANNA**  
**KESHAB CHANDRA MANNA**  
**04/09/1969**  
Permanent Account Number  
**AQPPM4754J**

**Sunil Kumar Manna**  
Signature

04880007





*Sharma*







भारत सरकार



संयोजन क्रम / Enrollment No.: 10094742300007

To  
 श्री प्रसाद शर्मा  
 Han Prasad Sharma  
 10094742300007  
 Flat No. 1, Flat No. 1, Block E 20, D.C. (Bhuvaneshwar Sahel)  
 E-20, Sector  
 Laxmipur  
 Cross Anandpur Khasa  
 West Bengal 710002  
 913041181  
 10094742300007  
 10094742300007



आपका आधार क्रमांक / Your Aadhaar No. :

**6120 1323 3828**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India

श्री प्रसाद शर्मा  
 Han Prasad Sharma  
 10094742300007  
 E-20, Sector



6120 1323 3828

मेरा आधार, मेरी पहचान

*Sharma*





उपचुनाव निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XYR1855768



निर्वाचक नाम : राहुल नाडगिया  
Electee's Name : Rahul Nangalia  
पिता नाम : श्याम सुन्दर नाडगिया  
Father's Name : Shyam Sunder Nangalia  
लिंग/Sex : पुरु/ M  
जन्म तारीख  
Date of Birth : 11/08/1982

*Handwritten signature in blue ink*

XYR1855768

पता:  
302, NEW ROAD, ALIPORE, KOLKATA-700027

Address:  
302, NEW ROAD, ALIPORE, KOLKATA-700027

*Handwritten signature in blue ink*

Date: 28/11/2019  
Electoral Registration Officer for  
159-Bhabanipur Constituency

आपका निर्वाचक नाम और पता इस कार्ड पर दर्ज है। यदि आपका पता बदलता है तो आपको इस कार्ड को बदलने के लिए आवेदन करना होगा।  
In case of change in address, you have to apply for the change of address and to obtain the card with your new address.



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAHUL NANGALIA



भारत सरकार  
GOVT. OF INDIA

SHYAM SUNDAR NANGALIA

11/08/1982  
Permanent Account Number  
ACXPN5809F

*Shyam*  
Signature



180/2012

*Shyam*

आयकर विभाग / इन्कम टैक्स डिवीजन  
आयकर विभाग, पुणे  
दिलीप भंडारी, सहायक आयुक्त,  
आयकर विभाग, पुणे-४  
पुणे, पुणे - ४११ ००५

Income Tax Department  
Income Tax PAN Service Unit, NSDL,  
1st Floor, Saphire Chambers,  
Near Bazar, International Exchange,  
Dadar, Pune - 411 005

Tel: 91 20 2737 8000, 2000 120 1081  
e-mail: help@pan.irda.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRIMARC PROJECTS PRIVATE LIMITED



23/01/2006

Permanent Account Number

AADCP8058P

130620713

इस कार्ड को खोना / पाने पर कृपया सूचित करें / नोटिसः  
आयकर पैन सेवा इकाई, एनएसडी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
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 Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721-8088, Fax: 91-20-2721-8081  
e-mail: tininfo@nsdl.co.in

PRIMARC PROJECTS PRIVATE LTD

Director / Authorised Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDHARTH PANSARI  
NAND KISHORE PANSARI  
26/02/1980  
Permanent Account Number  
AFYPP8310K  
Signers

भारत सरकार  
GOVT. OF INDIA







ভারত সরকার

Government of India



নাম / Name  
Sidharth Pansari  
জন্ম তারিখ / DOB : 26/02/1990  
পুল / Male



4358 9096 7502

আমার আধার, আমার পরিচয়



ভারত সরকার

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





**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

সেবার্ভিস স্ট্রিট / Enrollment No. : 1111/16339/19096

SO  
 Suezup Bose  
 51202A  
 MEDICAL COLONY  
 MOUTHSEL  
 South Dumurungu  
 Madhya, North 24 Parganas  
 West Bengal - 700074

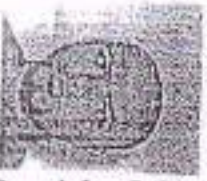


NO. 684-20555-PT  
 63420045



স্বাধীনতা আইডার নম্বর / Your Aadhaar No  
**6290 0001 2248**

স্বাধীনতা - স্বাধীনতা আইডার আইডিকাটর



স্বাধীনতা আইডিকাটর  
 Unique Identification Authority of India  
 51202A  
 Suezup Bose  
 Post: 700074  
 Phone: 98300 1234  
 Address: Suezup Bose  
 Medical Colony  
 South Dumurungu  
 West Bengal

6290 0001 2248



স্বাধীনতা - স্বাধীনতা আইডিকাটর আইডিকাটর

*Suezup Bose*



**তথ্য**  
 \* স্বাধীনতা আইডিকাটর প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
 \* স্বাধীনতা আইডিকাটর প্রমাণ অস্বীকার করা যাবে না।  
 \* স্বাধীনতা আইডিকাটর প্রমাণ স্বীকার করা যাবে না।

**INFORMATION**

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

\* স্বাধীনতা আইডিকাটর প্রমাণ।  
 \* স্বাধীনতা আইডিকাটর প্রমাণ নাগরিকত্বের প্রমাণ নয়।  
 \* স্বাধীনতা আইডিকাটর প্রমাণ অস্বীকার করা যাবে না।  
 \* স্বাধীনতা আইডিকাটর প্রমাণ স্বীকার করা যাবে না।  
 \* Aadhaar is valid throughout the country.  
 \* Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বাধীনতা আইডিকাটর  
 Unique Identification Authority of India  
 51202A  
 Suezup Bose  
 Post: 700074  
 Phone: 98300 1234  
 Address: Suezup Bose  
 Medical Colony  
 South Dumurungu  
 West Bengal

6290 0001 2248

স্বাধীনতা আইডিকাটর

স্বাধীনতা আইডিকাটর

স্বাধীনতা আইডিকাটর










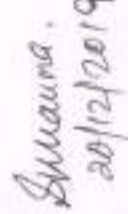



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16061000265424/2019



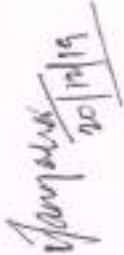
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEEPAK KUMAR DUGAR 9, PRINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN - 700072	Representative of Principal [ASHOKA BUSINES SYSTEMS PRIVATE LIMITED]			 20.12.2019
2	Mr SUNIL KUMAR MANNA 26A, H/9, RAM KAMAL STREET, P.O:- KIDDERPORE, P.S:- Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN - 700023	Representative of Principal [SKYLARK NIWAS PRIVATE LIMITED]			 20/12/2019
3	Mr HARI PRASAD SHARMA 20, LEE ROAD, FLAT NO. 501, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Principal [SALASAR ABASAN PRIVATE LIMITED]			 20/12/2019










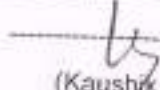
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RAHUL NANGALIA 32C NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Prinicipal [SHAKES PEAR PROMOT ERS PRIVATE LIMITED ] ,[RISHAB H DEV BUILDER S PRIVATE LIMITED ] ,[SUN CLUB VYAPAAR PRIVATE LIMITED ] ,[AAKOOT VINIMOY PRIVATE LIMITED ] ,[STYLE TRACOM PRIVATE LIMITED ] ,[RISING VANIJYA PRIVATE LIMITED ] ,[DEBRUP VANIJYA PRIVATE LIMITED ]			 20/12/19



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
5	Mr SIDHARTH PANSARI 7,LOVELOCK STREET, P.O.- BULLYGUNGE, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [PRIMAR C PROJECT S PRIVATE LIMITED]			 20/12/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swarup Bose Son of Mr Lakshmi Kanta Bose High Court, Calcutta, P.O.- Gpo, P.S.- Hare Street, District- Kolkata, West Bengal, India, PIN - 700001	Mr DEEPAK KUMAR DUGAR, Mr SUNIL KUMAR MANNA, Mr HARI PRASAD SHARMA, Mr RAHUL NANGALIA, Mr SIDHARTH PANSARI			Swarup Bose 20/12/2019

  
(Kaushik Ray)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal





DATED THIS 19<sup>th</sup> DAY OF December 2019

BETWEEN

ASHOKA BUSINESS SYSTEMS PRIVATE  
LIMITED & ORS.

...OWNERS/GRANTORS

AND

PRIMARC PROJECTS PRIVATE LIMITED

..ATTORNEY

POWER OF ATTORNEY

### Major Information of the Deed

Deed No :	I-1606-05163/2019	Date of Registration	30/12/2019
Query No / Year	1606-1000265424/2019	Office where deed is registered	
Query Date	18/12/2019 1:12:13 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Swarup Bose High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9804911943, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 14,00,93,946/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160600870/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, , Premises No: 1839, , Ward No: 107 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	35 Katha 7.19 Sq Ft		14,00,93,946/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>90.7665Dec</b>	<b>0 /-</b>	<b>1400,93,946 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED</b> DUGAR HOUSE, 9 PRINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN - 700072 , PAN No.: AACCA1649Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>SKYLARK NIWAS PRIVATE LIMITED</b> 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AANCS5886N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>SALASAR ABASAN PRIVATE LIMITED</b> 20. O.C. GANGULY SARANI, GROUND FLOOR, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAPCS0535A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>SHAKESPEAR PROMOTERS PRIVATE LIMITED</b> 184, HARISH MUKHERJEE ROAD, FIRST FLOOR, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAEC50670F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative





5	<b>RISHABH DEV BUILDERS PRIVATE LIMITED</b> 216, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobar, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AACCR1746B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>SUN CLUB VYAPAAR PRIVATE LIMITED</b> 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AACCS6552M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>AAKOOTI VINIMOY PRIVATE LIMITED</b> 135,FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AAFCA3251M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>STYLE TRACOM PRIVATE LIMITED</b> 135,FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AAJCS9470N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>RISING VANIJYA PRIVATE LIMITED</b> 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AADCR3074M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>DEBRUP VANIJYA PRIVATE LIMITED</b> 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 , PAN No.:: AACCD3872G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRIMARC PROJECTS PRIVATE LIMITED</b> 6A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCP8058P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEEPAK KUMAR DUGAR</b> Son of Mr RAMLAL DUGAR 9, PRINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbar, District:-Kolkata, West Bengal, India, PIN - 700072, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPD5632M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	<b>Mr SUNIL KUMAR MANNA</b> Son of Late KESHAB CHANDRA MANNA 26A,H/9,RAM KAMAL STREET, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQPPM4754J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYLARK NIWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY)



3	<b>Mr HARI PRASAD SHARMA</b> Son of Late SANWARMAL SHARMA 20, LEE ROAD, FLAT NO. 501, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALQPS4877E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SALASAR ABASAN PRIVATE LIMITED (as AUTHORISED SIGNATORY)
4	<b>Mr RAHUL NANGALIA</b> Son of Mr SHYAM SUNDAR NANGALIA 32C NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPN5609F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHAKESPEAR PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), RISHABH DEV BUILDERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUN CLUB VYAPAAR PRIVATE LIMITED (as AUTHORISED SIGNATORY), AAKOOTI VINIMOY PRIVATE LIMITED (as AUTHORISED SIGNATORY), STYLE TRACOM PRIVATE LIMITED (as AUTHORISED SIGNATORY), RISING VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY), DEBRUP VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY)
5	<b>Mr SIDHARTH PANSARI (Presentant )</b> 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: Business, Citizen of: India, , PAN No.:: AFYPP8910K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIMARC PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swarup Bose</b> Son of Mr Lakshmi Kanta Bose High Court, Calcutta, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr DEEPAK KUMAR DUGAR, Mr SUNIL KUMAR MANNA, Mr HARI PRASAD SHARMA, Mr RAHUL NANGALIA, Mr SIDHARTH PANSARI			



Transfer of property for L1		
Sr.No	From	To. with area (Name-Area)
1	ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-11.5661 Dec
2	SKYLARK NIWAS PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-11.5661 Dec
3	SALASAR ABASAN PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-11.5661 Dec
4	SHAKESPEAR PROMOTERS PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-3.35089 Dec
5	RISHABH DEV BUILDERS PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-8.38389 Dec
6	SUN CLUB VYAPAAR PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-9.59089 Dec
7	AAKOOTI VINIMOY PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-9.59089 Dec
8	STYLE TRACOM PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-8.38389 Dec
9	RISING VANIJYA PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-8.38389 Dec
10	DEBRUP VANIJYA PRIVATE LIMITED	PRIMARC PROJECTS PRIVATE LIMITED-8.38389 Dec

**Endorsement For Deed Number : I - 160605163 / 2019**

**On 18-12-2019**

**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 14,00,93,946/-



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

**On 20-12-2019**

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

Presented for registration at 14:40 hrs on 20-12-2019, at the Private residence by Mr SIDHARTH PANSARI ..

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

Execution is admitted on 20-12-2019 by Mr DEEPAK KUMAR DUGAR, AUTHORISED SIGNATORY, ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED, DUGAR HOUSE, 9 PRINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700072



Identified by Mr Swarup Bose, , Son of Mr Lakshmi Kanta Bose, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-12-2019 by Mr SUNIL KUMAR MANNA, AUTHORISED SIGNATORY, SKYLARK NIWAS PRIVATE LIMITED, 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Swarup Bose, , Son of Mr Lakshmi Kanta Bose, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-12-2019 by Mr HARI PRASAD SHARMA, AUTHORISED SIGNATORY, SALASAR ABASAN PRIVATE LIMITED, 20, O.C. GANGULY SARANI, GROUND FLOOR, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Swarup Bose, , Son of Mr Lakshmi Kanta Bose, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-12-2019 by Mr RAHUL NANGALIA, AUTHORISED SIGNATORY, SHAKESPEAR PROMOTERS PRIVATE LIMITED, 184, HARISH MUKHERJEE ROAD, FIRST FLOOR, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026; AUTHORISED SIGNATORY, RISHABH DEV BUILDERS PRIVATE LIMITED, 216, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700007; AUTHORISED SIGNATORY, SUN CLUB VYAPAAR PRIVATE LIMITED, 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102; AUTHORISED SIGNATORY, AAKOOTI VINIMOY PRIVATE LIMITED, 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102; AUTHORISED SIGNATORY, STYLE TRACOM PRIVATE LIMITED, 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102; AUTHORISED SIGNATORY, RISING VANIJYA PRIVATE LIMITED, 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102; AUTHORISED SIGNATORY, DEBRUP VANIJYA PRIVATE LIMITED, 135, FORESHORE ROAD, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102

Identified by Mr Swarup Bose, , Son of Mr Lakshmi Kanta Bose, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-12-2019 by Mr SIDHARTH PANSARI, AUTHORISED SIGNATORY, PRIMARC PROJECTS PRIVATE LIMITED, 6A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Swarup Bose, , Son of Mr Lakshmi Kanta Bose, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**





Cn 30-12-2019

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

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

**Payment of Fees**

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

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4737, Amount: Rs.50/-, Date of Purchase: 25/11/2019, Vendor name: MINTU KUMAR MONDAL



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2020, Page from 16 to 62

being No 160605163 for the year 2019.



Digitally signed by KAUSHIK ROY  
Date: 2020.01.02 12:48:37 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2020/01/02 12:48:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)