

1163/26

220 P-01386/26



30/01/26

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15AC 669607

8/256661/26

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

Additional Registrar of Assurances-II Kolkata

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

5 FEB 2026



DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY ("Power of Attorney") is granted at Kolkata on this 30th day of January 2026:

PRIMARC PROJECTS PRIVATE LIMITED
Rubaba Ali
 Authorised Signatory

007987

- 5 JAN 2026

No. Rs. Date

Sold to - S. CHAKRABORTY (Adv.)
of-Alipore Judges Court, Kolkata-27



Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
30 JAN 2026

BY

(1) **Poddar Udyog Limited** [CIN: L51109WB1981PLC033606 and PAN: AACCP2896G], a Public Limited company incorporated under the Companies Act, 1956 & 2013, having its registered office at 31 B.B.D BAG (SOUTH), Police Station: Hare Street & Post Office GPO, Kolkata-700 001 (2) **Axiom Enclave LLP (formerly known as Axiom Enclave Private Limited)** [LLPIN: ACS-4525 and PAN: ACLFA9421C], (3) **Disha Enclave LLP (formerly known as Disha Enclave Private Limited)** [LLPIN: ACS-6015 and PAN: AAYFD9709R], (4) **Evernew Highrise LLP (formerly known as Evernew Highrise Private Limited)** [LLPIN: ACS-4529 and PAN: AAMFE5159Q], (5) **Liberal Developers LLP (formerly known as Liberal Developers Private Limited)** [LLPIN: ACS-3181 and PAN: AAMFL7385B], (6) **Platinum Infracon LLP (formerly known as Platinum Infracon Private Limited)** [LLPIN: ACS-4521 and PAN: ABIFP3414E], (7) **Premium Promoters LLP (formerly known as Premium Promoters Private Limited)** [LLPIN: ACS-4531 and PAN: ABIFP3416G], (8) **Presidency Niwas LLP (formerly known as Presidency Niwas Private Limited)** [LLPIN: ACS-4520 and PAN: ABIFP3413D] and (9) **Suhana Plaza LLP (formerly known as Suhana Plaza Private Limited)** [LLPIN: ACS-2964 and PAN: AFTFS4848A], (2) to (9) are all limited liability partnerships within the meaning of the Limited Liability Partnership Act, 2008, all having their respective registered office at Hongkong House, 31 B. B. D. Bagh (S) Kolkata - 700 001, Police Station Hare Street, Post Office G.P.O., each of the above represented by its authorized signatory, Mr. Mangi Lal Surana (PAN: AJJPS7692C and Aadhar No. 4521 5734 0816), son of Late Sukh Lal Surana, working for gain at Hongkong House, 1st floor, 31, B.B.D Bagh (South), Kolkata - 700 001, Police Station Hare Street, Post Office G.P.O., collectively hereinafter referred to as the **"APPOINTERS"/"OWNERS"** (which expression shall, unless repugnant to the context or meaning thereof, shall include each of their respective successors in interests and assigns)

IN FAVOUR OF

Primarc Projects Private Limited (CIN: U74140WB2006PTC107474 and PAN AADCP8058P), a company within the meaning of the Companies Act, 2013, having its registered office at "Primarc Square", LA-1, Salt Lake City, Sector - III, Bidhan Nagar, Sai Complex, Kolkata - 700 098, Post Office Bidhannagar, Police Station Bidhannagar South, hereinafter referred to as the **"ATTORNEY"/"DEVELOPER"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and comprise of only the said Primarc Projects Private Limited and its successors-in-interest), duly represented by its authorized signatory, Ms. Rubaba Ali, daughter of Dr. Kabir Rashid, (PAN: ADMPA7692K and Aadhar No. 4722 1842 0198) working for gain at gain at "Primarc Square", LA-1, Salt Lake City, Sector - III, Bidhan Nagar, Sai Complex, Kolkata - 700 098, Post Office Bidhannagar Sai Complex,

9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

30 JAN 2025

Police Station Bidhannagar (East).

(The Appointers/Owners and the Attorney/Developer are individually referred to as a 'Party' and jointly as the 'Parties')

WHEREAS:

- A. The Appointers are collectively, the sole owners and seized and possessed of or are otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land admeasuring 52 cottahs 11 chittacks more or less together with the structures standing thereon, comprised in a part of R.S./ L.R. Dag No. 2752, appertaining to C.S Khatian No. 112, R.S. Khatian No. 2233, LR Khatian Nos. 3401 to 3408, 3415, J.L. No. 13, within Mouza Kasba, since known and numbered as Premises No. 203, Salil Chowdhury Sarani (prior thereto known as Rajdanga Road), Kolkata - 700 107 (previously Kolkata - 700 078), Police Station Kasba, within the limits of Ward No. 107 of the Kolkata Municipal Corporation (more fully described in the **Schedule** hereunder written, and delineated in Red colour on the sketch map annexed hereto as **Annexure-1**, and hereinafter referred to as the "**Schedule Property**").
- B. The Parties hereto have, in respect of the Schedule Property, executed a Development Agreement dated 30-01-26 Being No. 1007 for the year 2026 ("**Development Agreement**") in lieu of the consideration and on the terms and conditions stipulated therein, and in pursuance of the Development Agreement, the Appointers are desirous of appointing the Attorney as their constituted attorney for the purpose of development of the Scheduled Property as specifically recorded hereinafter, but without prejudice to any of the provisions of the Development Agreement. *Rubana Ali*
- C. Capitalized terms used herein but not specifically defined shall have the meaning respectively ascribed to each of such terms in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointers do hereby nominate, constitute, appoint and empower the Attorney as their lawful attorney for the limited purpose of doing, at the cost, expense, risk and liability of the Attorney and without prejudice to any of the rights, benefits and entitlements of the Appointers, all or any of the following acts, things, deeds, and matters in respect of the Schedule Property, that is to say:

1. To enter the Schedule Property as a licensee thereof for the limited purpose of development and construction of the Project on the Schedule Property in terms of the Development Agreement and Sanctioned Plan;

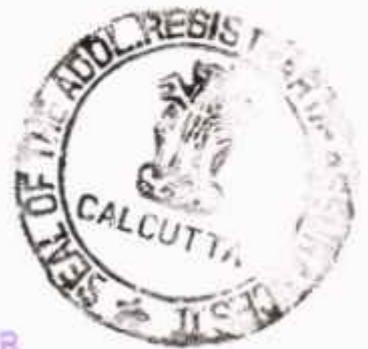
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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
30 JAN 2026



2. To manage, maintain and administer the Schedule Property and all buildings and constructions to be constructed thereon and every part thereof in accordance with the Development Agreement and the Sanctioned Plan/s and to make all payments for completing the project in accordance therewith;
3. To prevent, ward off, obstruct and prohibit any trespassers on the Schedule Property or any part thereof;
4. To make and prepare and/or cause to be made and prepared all layout, building plans, specifications and designs in terms of the Development Agreement for the purpose of constructing the Project on the Schedule Property and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, project manager and/or any other suitable professionals/Person from time to time, as the Attorney may deem fit and proper, for timely construction and completion of the Project to be developed on the Schedule Property, and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the Kolkata Municipal Corporation ("**KMC**") and/or other authorities concerned;
5. To apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the Applicable Laws relating to the work envisaged under the Development Agreement;
6. To apply and obtain in the name of the Appointers or the Developer all permissions, approvals, registrations and consents as may be required from time to time under Applicable Law(s) (including under RERA) for the construction and development of the Project, and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointers before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the Project and/or the Schedule Property therein, and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney;
8. To pay all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the name and on behalf of Appointers for and on account of the Schedule Property or any part thereof and/or the development thereof;
9. To insure the Schedule Property and/or the Project proposed to be constructed thereon inter alia against damage, fire, tempest, riots, civil

9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

30 JAN 2006

commotions, floods, earthquake or otherwise, and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper;

10. To manage the Project constructed upon the Schedule Property and also to form the Association of flat owners/occupiers at its costs and expenses, all in terms of the Development Agreement;
11. To give valid receipts and discharges in respect of any deposit and withdrawal of fees, documents and moneys, in and from any person or authority;
12. For all or any of the purposes hereinbefore stated, to appear and represent the Appointers before all authorities having jurisdiction for the development of the Project and to sign, execute and submit all papers and documents concerning the Project to be developed on the Schedule Property;
13. To commence, carry out and complete the construction work on the Schedule Property in accordance with the Sanctioned Plan and Specifications and to ensure that all applicable rules and regulations are strictly observed;
14. Subject to the terms mutually agreed between the Parties as recorded in the Development Agreement, to market the Project and for that purpose appoint marketing agents, brokers, and any other Person and to advertise the Project in the newspapers or such other media as the Attorney may deem fit;
15. To launch the Project and make bookings and take advances and receive the consideration from the Intending Transferees as per the terms of the Development Agreement and give receipts and hand over possession for use or occupation of the Units to the Intending Transferees;
16. To make applications to the government or semi-government authorities for registration of the Project or for grants, subsidies, quotas, permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute and file necessary petitions, applications and writings including undertakings and bonds, and to furnish necessary deposits for the same;
17. To appear on behalf of the Appointers before the concerned officers for the grant of the licenses or permits or renewal thereof as may be necessary under any Applicable Laws, rules, regulations or bye-laws, and also to appear before any public or government officer or other authorities whosoever;
18. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or

9



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
30 JAN 2026

authorities in connection with enforcement of all powers and authorities as contained herein;

19. Subject to Clause 9.3 of the Development Agreement, to enter into, execute Agreements to Sell/ Conveyance Deed as may be required to carry out sale/transfer of the Units in the Project and/or the Schedule Property in favour of the Customer and/or the Association, as the case may be, as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") read with the Rules made thereunder as applicable to the State of West Bengal and present the same for registration before the concerned Sub-Registrar/District Registrar of Assurances/Additional Registrar of Assurances having jurisdiction and admit execution thereof. Provided however, and notwithstanding any provision to the contrary, the Developer shall be entitled to execute Conveyance Deed (s) for carrying out the transfer or conveyance of the Units in the Project and/or the Schedule Property, only as per the terms and conditions of the Development Agreement;
20. To represent the Owner in connection with the proposed sale/transfer of Units, and to negotiate on behalf of the Owner the terms and conditions of such sale/transfer of Units with the Customer;
21. Subject to clause 8 of the Development Agreement, to raise loans or otherwise borrow funds for construction of the Project by mortgaging or creating a charge in respect of the Schedule Property and/or on the security of the development rights and/or Developers' Share in terms of the Development Agreement from recognized banks and financial institutions and sign and execute requisite documents required there for, on such terms and conditions as the Developer deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving / impacting the Owner or Owner's Share and/or the Owners' Allocation in the Revenues of the Project in any liability in respect of the said borrowing, mortgages or other commitments. The Owner shall not be responsible or liable in respect of such loan / financial facility in any manner whatsoever and howsoever;
22. To grant "No Objection Certificate" to the Intending Transferees/Customer for the purpose of obtaining loan from financial institutions and/or banks for the purpose of acquiring Units in the Project and creating mortgage of such Units;
23. To give undertakings and assurances as may be required for the purposes aforesaid;
24. To appear and represent the Appointers before all the concerned authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;

7



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

30 JAN 2026

25. To approach, appear and represent before all Governmental Authorities including the KMC or such other competent authorities, including the town planning authorities, fire services department/authorities, power transmission corporation, electricity/power distribution/supply company, airport authorities, telecommunication authorities, urban development authorities including the Kolkata Metropolitan Development Authority, pollution control board, environmental authorities, water supply/sewerage disposal entities, police department, lift inspectorate and electrical Inspectorate (collectively, "**Authorities**") in connection with the Project, and to apply for and get the required permissions, licenses, approvals and sanctions, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
26. At its costs and expenses and without prejudicing any of the rights, benefits and entitlements of the Owner under the Development Agreement or creating any liability upon the Owner, to institute, defend and prosecute and to file all pleading/s and take all necessary steps as may be required in all or any legal proceedings/litigation in any Court of law in India and/or before any judicial/quasi-judicial authority and for the said purpose sign and execute all authorities/Vakalatnama as may be necessary to accept service of summons, notices, and other legal processes.
27. To apply for and secure commencement certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project from the concerned authorities;
28. To deal with the assessment authorities and/or revenue departments/ authorities in connection with all matters pertaining to the assessment of the Schedule Property in consultation with and subject to the prior written approval of the Owners;
29. To pay or to facilitate payment of necessary deposits, security deposits or any other amounts that may be required to be deposited with or paid to any of the Authorities, and also to apply for the refund thereof and to recover the same as and when the occasion arises;
30. To register the Project under Real Estate (Regulation and Development) Act (RERA), 2016 and do all acts and deeds necessary to make the Project compliant under the provisions of Real Estate (Regulation and Development) Act, 2016.

And to do all other acts, deeds, matters and things as reasonably required in connection with and relating to and concerning or touching upon the Project in the manner aforesaid and in accordance with the provisions of the Development Agreement.

9



ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
30 JAN 2006

Provided that the Developer shall not be entitled to appoint substitutes and/or substitute and appoint any Person in its place to exercise all or any of the powers and authorities hereby conferred.

And further provided that the Attorney shall not be entitled to delegate all or any of the powers and authorities hereby conferred to any Person save in favour of any of its directors and officers as may be authorized by the Attorney from time to time in this regard and to remove such authorized persons or delegates on the clear and unequivocal understanding that 7 (seven) days prior to such delegation and/or revocation and further within 1 (one) day of such delegation and/or revocation thereof, the Attorney shall be bound and obliged to furnish to the Appointers true certified copies of the board resolution(s) all other documents in support/respect thereof.

AND this Power of Attorney shall be governed by the laws of India for the time being in force.

AND THE APPOINTERS HEREBY AGREE that all acts, deeds and things lawfully done by the Developer/Attorney in terms of this Power of Attorney shall be construed as acts, deeds and things done by the Owners/Appointers.

AND THE APPOINTERS FURTHER UNDERTAKE TO RATIFY AND CONFIRM all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done subject to and in terms of this Power of Attorney on and in respect of the Schedule Property and/or the development of the Project as aforesaid by virtue of these presents and in terms of the provisions contained in the Development Agreement.

AND this Power of Attorney shall at all times be treated co-terminus with the Development Agreement, and upon termination of the Development Agreement, this Power of Attorney shall also ipso facto and automatically stand terminated and all the powers and authorities granted by the Appointers in favour of the Developer shall ipso facto and automatically stand revoked on and from the termination of the Development Agreement.

AND, THE ATTORNEY HEREBY DECLARES that in exercise of the powers conferred under this Power of Attorney, the Attorney shall not act in derogation of the rights of the Owner guaranteed under the terms of the Development Agreement.

AND THAT ATTORNEY HEREBY ALSO DECLARES AND CONFIRMS that in exercise of the powers conferred unto it by this Power of Attorney it shall not in any manner, undertake any activity or action that creates any liability of any nature whatsoever on the APPOINTERS and shall at all times keep the Appointers posted regularly and from time to time of the steps taken by the Attorney on their behalf concerning the development of the Scheduled Property and shall also provide the Owners copies of all applications, memorandum, affidavits, undertakings etc. and documents of like nature intended to be signed or filed by the Attorney concerning the Project for the information, records and suggestions if any of the Owners in respect thereof.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
30 JAN 2006

AND THE ATTORNEY FURTHER DECLARES that the Attorney hereby undertakes to and shall indemnify and hold each of the Owners safe and harmless from and in respect of all damages, payments, losses, expenses, liabilities, litigations, claims including third party claims etc. arising out of the use of the Power of Attorney by the Developer.

Be it noted that this Power of Attorney is being granted only in terms of the Development Agreement and it is specifically understood by the Attorney and is being confirmed by the Appointers and the Attorney that in case of any incongruity between the Development Agreement and this Power of Attorney, the Development Agreement shall prevail without any demur or protest from either the Attorney or the Appointers herein.

Schedule Property

ALL THAT the piece and parcel of land measuring about 52 cottahs 11 chittacks more or less comprised in R.S./L.R. Dag No. 2752(P), appertaining to C.S Khatian No. 112, R.S. Khatian No. 2233, LR Khatian Nos. 3401 to 3408, 3415 , J.L. No. 13 , Premises No. 203, Salil Chowdhury Sarani (formerly known as Rajdanga Road), Kolkata – 700 107 (previously Kolkata – 700 078), Police Station Kasba, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, District South 24 Parganas, West Bengal, butted and bounded as follows:

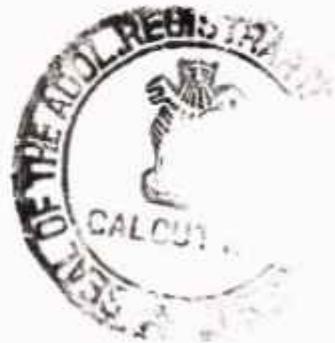
The North by: 7.2m wide Rajdanga Main Road

The South by: R.S./L.R. Dag No. 3327 & Part of R.S./L.R. Dag No. 2752

The East by: R.S./L.R. Dag No. 2753 & Chakrabortypara Playground & Premises No. 1582/1, Rajdanga Main Road, Purba Abasan

The West by: 14.2m wide Rajdanga Main Road

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
30 JAN 2026

IN WITNESS WHEREOF, the APPOINTERS have executed and delivered these presents on the date, month and year first above written.

EXECUTED AND DELIVERED by APPOINTERS, respectively acting through its Director at Kolkata in the presence of:

1. Sanjay Ghosh
Prime Square, LA-91, Sector III
Salt Lake City, Kolkata-700078

2.
LINUS GAUTAM GOMES
"HONGKONG HOUSE"
31, B.B. D. BAGH(S)
KOLKATA-700001

For PODDAR UDYOG LIMITED

 Authorized Signatory
 Poddar Udyog Ltd.

For AXIOM ENCLAVE LLP

 Authorized Signatory
 Axiom Enclave LLP

For DISHA ENCLAVE LLP

 Authorized Signatory
 Disha Enclave LLP

For EVERNEW HIGHRISE LLP

 Authorized Signatory
 Evernew Highrise LLP

For LIBERAL DEVELOPERS LLP

 Authorized Signatory
 Liberal Developers LLP

For PLATINUM INFRACON LLP

 Authorized Signatory
 Platinum Infracon LLP

For PREMIUM PROMOTERS LLP

 Authorized Signatory
 Premium Promoters LLP

For PRESIDENCY NIWAS LLP

 Authorized Signatory
 Presidency Niwas LLP

For SUHANA PLAZZA LLP

 Authorized Signatory
 Suhana Plaza LLP

1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
3 J. JAN 2026

ACCEPTED AND
 CONFIRMED by the
 ATTORNEY acting through
 its Director at Kolkata in the
 presence of:

For Primarc Projects Private Limited

PRIMARC PROJECTS PRIVATE LIMITED

Rubana Ali
 Authorised Signatory

1. *Sanjay Ghosh*
 LA-01, Salt Lake City Sector - III
 Kolkata - 700098, Primarc Square

2. LINUS GAUTAM GOMES
 "HONGKONG HOUSE"
 31, B.B.D. BAGH(S)
 KOLKATA - 700001

Dated by
 Joydip Das
 Advocate, High Court, Cal.
 IF/11078/1098/2000

9



ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
27.11.2006

SPECIMEN FORM FOR TEN FINGER PRINTS



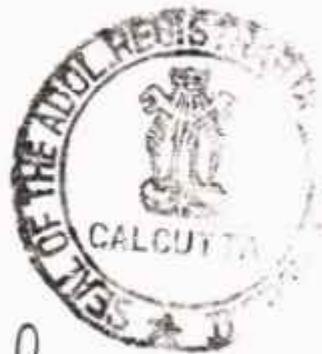
	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Juman</i>	RIGHT HAND					



	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Rubaba Ali</i>	RIGHT HAND					



	LEFT HAND	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					



9

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

30 JAN 2026



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260459732768

GRN Details

GRN:	192025260459732768	Payment Mode:	SBI Epay
GRN Date:	04/02/2026 11:41:33	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6646975340623	BRN Date:	04/02/2026 13:49:14
Gateway Ref ID:	1154424926	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	040220262045973270	Payment Init. Date:	04/02/2026 11:41:33
Payment Status:	Successful	Payment Ref. No:	8000256661/9/2026

[Query No*/Query Year]

Depositor Details

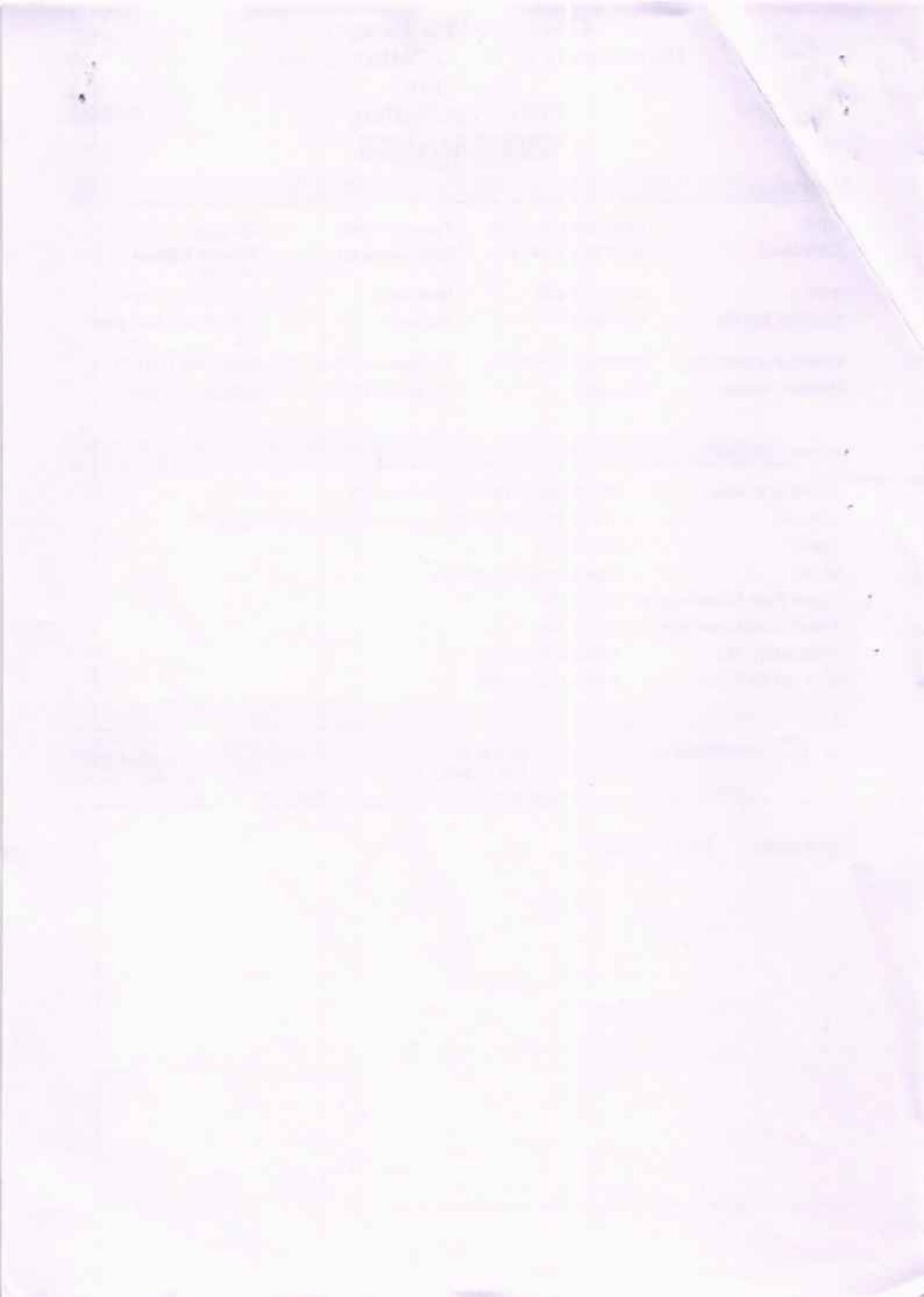
Depositor's Name: Ms PRIMARC PROJECTS PVT LTD
Address: 7TH FLOOR PRIMARC SQUARE LA 1 SALT LAKE CITY
Mobile: 6289445836
EMail: rajen.banerjee@primarc.in
Period From (dd/mm/yyyy): 04/02/2026
Period To (dd/mm/yyyy): 04/02/2026
Payment Ref ID: 8000256661/9/2026
Dept Ref ID/DRN: 8000256661/9/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000256661/9/2026	Property Registration- Stamp duty	0030-02-103-003-02	60
Total				60

IN WORDS: SIXTY ONLY.

PAID





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260454500848

GRN Details

GRN:	192025260454500848	Payment Mode:	SBI Epay
GRN Date:	31/01/2026 11:26:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5677222492036	BRN Date:	31/01/2026 11:27:52
Gateway Ref ID:	1152123094	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	310120262045450083	Payment Init. Date:	31/01/2026 11:26:52
Payment Status:	Successful	Payment Ref. No:	8000256661/4/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms PRIMARC PROJECTS PVT LTD RAJENBANERJEE
Address:	7TH FLOOR PRIMARC SQUARE LA 1 SALT LAKE CITY
Mobile:	6289445836
EMail:	rajn.banerjee@primarc.in
Period From (dd/mm/yyyy):	31/01/2026
Period To (dd/mm/yyyy):	31/01/2026
Payment Ref ID:	8000256661/4/2026
Dept Ref ID/DRN:	8000256661/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000256661/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	684
2	8000256661/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 984

IN WORDS: NINE HUNDRED EIGHTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1902-01386/2026	Date of Registration	05/02/2026
Query No / Year	1902-8000256661/2026	Office where deed is registered	
Query Date	30/01/2026 3:21:02 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Senaritra Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123767221, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 36,90,90,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 684/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201007/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Salil Chowdhury Sarani, Road Zone : (Other than On R. B.Connector -- Other than On R. B. Connector) , , Premises No: 203, , Ward No: 107 Pin Code : 700107

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	87 Dec	1/-	36,90,90,888/-	Property is on Road , Project Name :
Grand Total :				87Dec	1 /-	3690,90,888 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Poddar Udyog Ltd Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX1 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Axiom Enclave LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ACxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Disha Enclave LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

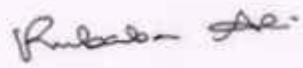
4	Evernew Highrise LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Liberal Developers LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Platinum Infracon LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Premium Promoters LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Presidency Niwas LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Suhana Piazza LLP Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

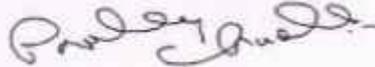
Sl No	Name,Address,Photo,Finger print and Signature
1	Primarc Projects Private Limited Primarc Square, Block/Sector: III, 7th Floor, LA 1, Salt Lake, City:- Not Specified, P.O:- Bidhannagar Sai Complex, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mangi Lal Surana Son of Late Sukh Lal Surana Date of Execution - 30/01/2026, , Admitted by: Self, Date of Admission: 30/01/2026, Place of Admission of Execution: Office	 <small>Jan 30 2026 4:45PM</small>	 <small>LTI 30/01/2026</small>	 <small>30/01/2026</small>
Hongkong House, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AJxxxxxx2C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Udyog Ltd (as Authorised Signatory), Axiom Enclave LLP (as Authorised Signatory), Disha Enclave LLP (as Authorised Signatory), Evernew Highrise LLP (as Authorised Signatory), Liberal Developers LLP (as Authorised Signatory), Platinum Infracon LLP (as Authorised Signatory), Premium Promoters LLP (as Authorised Signatory), Presidency Niwas LLP (as Authorised Signatory), Suhana Piazza LLP (as Authorised Signatory)				

2	Name	Photo	Finger Print	Signature
	Mrs Rubaba Ali (Presentant) Daughter of Dr Kabir Rashid Date of Execution - 30/01/2026, , Admitted by: Self, Date of Admission: 30/01/2026, Place of Admission of Execution: Office	 <small>Jan 30 2026 4:44PM</small>	 Captured <small>LTI 30/01/2026</small>	 <small>30/01/2026</small>
Primarc Square, Block/Sector: III, LA-1, Salt Lake, City:- Not Specified, P.O:- Bidhannagar Sai Complex, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098, Sex: Female, By Caste: Muslim, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxx2K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Primarc Projects Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pralay Choudhury Son of Late Narendra Nath Choudhury E/10/4, Karunamoyee Hsg. Estate, Salt Lake, City:- , P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	 <small>30/01/2026</small>	 Captured <small>30/01/2026</small>	 <small>30/01/2026</small>
Identifier Of Mr Mangi Lal Surana, Mrs Rubaba Ali			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Poddar Udyog Ltd	Primarc Projects Private Limited-9.66667 Dec
2	Axiom Enclave LLP	Primarc Projects Private Limited-9.66667 Dec
3	Disha Enclave LLP	Primarc Projects Private Limited-9.66667 Dec
4	Evernew Highrise LLP	Primarc Projects Private Limited-9.66667 Dec
5	Liberal Developers LLP	Primarc Projects Private Limited-9.66667 Dec
6	Platinum Infracon LLP	Primarc Projects Private Limited-9.66667 Dec
7	Premium Promoters LLP	Primarc Projects Private Limited-9.66667 Dec
8	Presidency Niwas LLP	Primarc Projects Private Limited-9.66667 Dec
9	Suhana Piazza LLP	Primarc Projects Private Limited-9.66667 Dec

Endorsement For Deed Number : I - 190201386 / 2026

On 30-01-2026

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

Presented for registration at 15:40 hrs on 30-01-2026, at the Office of the A.R.A. - II KOLKATA by Mrs Rubaba Ali ..

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 36,90,90,888/-

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

Execution is admitted on 30-01-2026 by Mr Mangi Lal Surana, Authorised Signatory, Poddar Udyog Ltd, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Axiom Enclave LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Disha Enclave LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Evernew Highrise LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Liberal Developers LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Platinum Infracon LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Premium Promoters LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Presidency Niwas LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Suhana Plaza LLP, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Pralay Choudhury, , Son of Late Narendra Nath Choudhury, E/10/4, Karunamoyee Hsg. Estate, Salt Lake, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Execution is admitted on 30-01-2026 by Mrs Rubaba Ali, Authorised Signatory, Primarc Projects Private Limited, Primarc Square, Block/Sector: III, 7th Floor, LA 1, Salt Lake, City:- Not Specified, P.O:- Bidhannagar Sai Complex, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098

Indetified by Mr Pralay Choudhury, , Son of Late Narendra Nath Choudhury, E/10/4, Karunamoyee Hsg. Estate, Salt Lake, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Signature

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

On 02-02-2026

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- , I = Rs 55.00/- , M (a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 684/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2026 11:27AM with Govt. Ref. No: 192025260454500848 on 31-01-2026, Amount Rs: 684/-, Bank: SBI EPay (SBIEPay), Ref. No. 5677222492036 on 31-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2026 11:27AM with Govt. Ref. No: 192025260454500848 on 31-01-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 5677222492036 on 31-01-2026, Head of Account

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Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 05-02-2026

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 684.00/- (E = Rs 600.00/- ,I = Rs 55.00/- ,M
(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2026 1:49PM with Govt. Ref. No: 192025260459732768 on 04-02-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 6646975340623 on 04-02-2026, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 10.00/-,
by online = Rs 60/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7987, Amount: Rs.10.00/-, Date of Purchase: 05/01/2026, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2026 1:49PM with Govt. Ref. No: 192025260459732768 on 04-02-2026, Amount Rs: 60/-, Bank: SBI
EPay (SBlePay), Ref. No. 6646975340623 on 04-02-2026, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2026, Page from 56948 to 56969

being No 190201386 for the year 2026.



Handwritten signature

Digitally signed by SATYAJIT BISWAS
Date: 2026.02.07 11:13:16 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 07/02/2026

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.