

[Handwritten signature]

I-13126/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352922

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

11/11/2022
Q-2003083759/2022
3-10 PM.

SUPPLEMENTAL DEVELOPMENT AGREEMENT

- 1. Date: 11.11.22
- 2. Place: Kolkata
- 3. Parties

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Act, 1908, South 24 Parganas

14 NOV 2022

11-11-22
14-11-22

3-10 PM
11/11/22



003988

04 JUL 2022

No.....Rs.-**100/-**- Date.....
 Name:.....**ALAMGIR REZA**
 Advocate
 Address:.....**ALIPORE JUDGES COURT**
 KOL-27
 Vendor:.....**WB/1386/2003**

Alipur Collectorate, 24 Pgs. (8)
SUBHANKAR DAS
STAMP VENDOR
 Allipur Police Court, Kol-27

Umes Uyel



8324

Zenith Conclave LLP

Umes Uyel

Designated Partner / Authorised Signatory



8325

Mukesh Jain
(MUKESH JAIN)



Identified by me
 Alamgir Reza Adv
 s/o - Jahangir Reza
 28/1 Judges court Road, Kol-27
 P.O - Alipore
 P.S - Alipore



- 3.1 **MEET JAIN**, having **PAN ACHPJ9528K** and AADHAAR No. 256090477002, son of Late Manohar Lal Jain, by faith Jain, by nationality Indian, by occupation Business, residing at 26B, Camac Street, Neelkanth, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016 (**Owner**, includes successors-in-interest)

And

- 3.2 **ZENITH CONCLAVE LLP** having **PAN AABFZ6412A**, having LLPIN AAG-5471, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat and Police Station Tollygunge, Kolkata- 700026, represented by its Designated Partner, **UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata- 700029 (**Developer**, includes successors-in-interest)

The Owner and the Developer are hereinafter individually referred to as such or as **Party** and collectively as **Parties** individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Background

- 4.1 **Erstwhile Ownership:** Stylo Ventures Private Limited (**Erstwhile Owner**) was the sole and absolute owner in respect of the property described in the **Schedule** below (**Said Premises**).
- 4.2 **Principal Agreement:** Said Erstwhile Owner along with 21 (twenty one) others and the Developer had entered into a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2021, at Pages 68203 to 68325, being No. 160201225 for the year 2021 (**Principal Agreement**) whereby and whereunder terms and conditions had been agreed upon by and between them with regard to development of ALL THAT (1) land measuring 162 (one hundred and sixty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 122, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**First Larger Premises**) and (2) land measuring 52 (fifty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 123, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram



District Sub-Registrar-IV
Registrar (187 & 12) of
Registration 1008
Alipore, South 24 Parganas

11 NOV 2022

Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**Second Larger Premises**). The First Larger Premises and the Second Larger Premises (collectively **Larger Premises**) which includes the Said Premises by way of construction of a new building complex thereon and sale of units comprised therein (**Project**).

- 4.3 **Purchase by the Owner:** Due to having paucity of fund, said Erstwhile Owner has sold its right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement unto and in favour of the Owner herein vide a Deed of Conveyance dated 17th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160211214 for the year 2022. It is pertinent to mention here that the Security Deposit paid to the Erstwhile Owner under the said Principal Agreement has been refunded by the Erstwhile Owner in favour of the Developer herein.
- 4.4 **Ownership of Said Premises:** In the above mentioned circumstances the Owner has become the sole and absolute owner of the Said Premises, i.e. (1) land measuring 2.5355 (two point five three five five) decimal, more or less, equivalent to 1.5339 (one point five three three nine) cottah, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1330 (previously under L.R. Khatian No. 1189), Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 0.8134 (zero point eight one three four) decimal, more or less, equivalent to 0.4921 (zero point four nine two one) cottah, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1330 (previously under L.R. Khatian No. 1189), Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, morefully described in the **Schedule** below.
- 4.5 **Modification of Ownership:** Due to change in the ownership of the Said Premises, the Parties have agreed to execute this Supplemental Development Agreement under the terms and conditions mentioned in the Principal Agreement subject to the modification made by these presents.
- 4.6 **Recording of Agreed Terms:** The Parties are now executing this Supplemental Development Agreement to place on record the terms and conditions of the said Principal Agreement that have now been agreed upon between the Parties with regard to the Project subject to the modification made by these presents.

5. **Terms Agreed**

- 5.1 **Ownership of Said Premises:** The Owner is the sole and absolute owners of the Said Premises as detailed in the Schedule below.



District Sub-Registrar's Office
Alipour (U.S. 7.42)
Kailashpur, Alipour, Kailashpur
12 NOV 2022

- 5.2 **Appointment of Developer:** The said Owner hereby appoints the Developer to develop the Said Premises, under the terms and conditions as mentioned in the Principal Agreement and the Owner shall step into the shoes of the Erstwhile Owner and shall be entitled to all the rights, interest and liabilities under the Principal Agreement subject to the modification made by these presents.
- 5.3 **Security Deposit:** The Developer herein has deposited with the Owner a sum of **Rs. 4,57,662/- (Rupees four lakh fifty seven thousand six hundred and sixty two only) (Security Deposit)** as and by way of interest free, refundable, security deposit on or before the execution of these presents, receipt of which the Owner hereby and by the Receipt and Memo of Security Deposit hereunder written, admit and acknowledge.
- 5.4 **Refund of Security Deposit:** The Owner shall refund the said Security Deposit amounting to the sum of Rs. 4,57,662/- (Rupees four lakh fifty seven thousand six hundred and sixty two only) mentioned above in the following manner:
- 5.4.1 The Owner shall refund to the Developer 25% (twenty five) percent of the Owner's initial entitlement in the Total Sale Proceeds until the Owner refund a sum of Rs. 3,57,662/- (Rupees three lakh fifty seven thousand six hundred and sixty two only) out of the entirety of the Security Deposit.
- 5.4.2 The balance Security Deposit of Rs. 1,00,000/- (Rupees One Lakh only) shall be refunded by the Owner to the Developer within 7 (seven) days of the Developer obtaining the completion certificate for the said Project.
- 5.5 **Entire Project:** Notwithstanding anything contained in this Agreement the Developer shall develop the entirety of the said Project upon the land of the Larger Premises (which includes the Said Premises) as mentioned in the said Principal Agreement. In this regard the Owner covenants with the Developer that the Owner shall never claim for a separate and independent project in the land of the Said Premises whatsoever or howsoever.
- 5.6 **Grant of Power:** The Owner shall grant to the Developer and/or its nominees a Power of Attorney as may be required by the Developer for construction of the said Project and selling of units therein as per the Principal Agreement.
- 5.7 **All Other Terms Binding:** Save as modified to the extent in this Supplemental Development Agreement, all other terms and conditions recorded in the Principal Agreement shall continue to remain valid and binding and the Owner and the Developer shall strictly adhere to the same.
- 5.8 **Conjunctive Reading:** To interpret the complete understanding between the Parties, the Principal Agreement and this Supplemental Development Agreement shall be read conjunctively and in case



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 NOV 2022

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there is any contradiction, the provisions of this Supplemental Development Agreement shall prevail.

- 5.9 **Arbitration:** The Arbitration Clause contained in the Principal Agreement shall apply to this Supplemental Development Agreement, *mutatis mutandis*.

**SCHEDULE
(Said Premises)**

Land measuring 2.5355 (two point five three five five) decimal, more or less, equivalent to 1.5339 (one point five three three nine) cottah, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1330 (previously under L.R. Khatian No. 1189), Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas and

Land measuring 0.8134 (zero point eight one three four) decimal, more or less, equivalent to 0.4921 (zero point four nine two one) cottah, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1330 (previously under L.R. Khatian No. 1189), Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

17 NOV 2022

6. Execution and Delivery

6.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Witnesses:

1. Anand Chakraborty
[20/10- S.M. Sam
Kat-26

2. Atangir Reza Adv
28/1, Judges Court Road
Kat-27



[Owner]

(MEET JAIN)

Drafted by:

Atangir Reza WB/1366/03

Advocate

Alipara Judges Court
Kat-27

Zenith Conclave LLP



Designated Partner / Authorised Signatory

[Developer]



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 NOV 2022

RECEIPT AND MEMO OF SECURITY DEPOSIT

Received from the within named Developer the within mentioned sum of **Rs. 4,57,662/- (Rupees four lakh fifty seven thousand six hundred and sixty two only)** towards the interest free, refundable Security Deposit, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. SBINR5202211051 343857	05.11.22	State Bank of India	4,57,662/-
Total:			4,57,662/-

Witnesses:

1. Anurag Choudhary

2. Manoj K. R. Adv


(MEET JAIN)























[Owner]



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration, 1908
Alipor, South-26 Baramulla

11 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>mbjans</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Sumir Singh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
Thumb Fore Middle Ring Little						
(Right Hand)						



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

11 NOV 2022



meet Jain

meet Jain

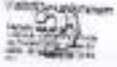


ভারতীয় বিনয়িত পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

প্রাথমিক/প্রথম নাম/ Enrolment No.: 27300059100285

To
 Mr. Jai
 MEDKANTH BUILDING, FLAT 8B AND 9A
 29B CAMAC STREET,
 Park Street,
 Kolkata West Bengal - 700016
 9820400974

Download QR Barcode



আপনার অধার নম্বর / Your Aadhaar No. :

2560 9047 7002
 UID : 9113 6220 4288 2993

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



Mr. Jai
 9820400974
 960221972
 TPU MALE

2560 9047 7002
 UID : 9113 6220 4288 2993

আপনার আধার, আমার পরিচয়



- গুরুত্বপূর্ণ তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 - এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি করা

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার নামে দেখে যত্ন নেবেন।
- আধার প্রমাণের মর্যাদা ও বৈধতা পরিচয় প্রমাণের মাধ্যমে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিনয়িত পরিচয় প্রমাণকরণ
 Unique Identification Authority of India

নাম:
 Mr. Jai
 9820400974
 960221972
 TPU MALE

Address:
 MEDKANTH BUILDING, FLAT 8B AND 9A,
 29B CAMAC STREET, Park Street, Kolkata,
 West Bengal - 700016



2560 9047 7002
 UID : 9113 6220 4288 2993

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आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT. OF INDIA



01/06/2016
Permanent Account Number
AABFZ6412A

16000016

Zenith Conclave LLP

Designated Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGCPK9667R

नाम / Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म की तिथि / Date of Birth
13/06/1958

Umesh Kyal
हस्ताक्षर / Signature



1012017

भारत सरकार
Government of India

उमेश कुमार
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958

पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान

Issue Date: 02/01/2012



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

3221 6780 6519

1947

help@uidai.gov.in

www.uidai.gov.in

Post Date: 14/02/2011

Address: S/O Govind Ram Kyal, 30C, South End Park, Lake, Kolkata, Kolkata, West Bengal, 700029



Umesh Kyal



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/896



Name **ALAMGIR REZA** Advocate

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road
Kolkata- 700 027**

Ph. No. **98319 60557**

W.S. Bar Council Enrolment No. **F-1194 / 03**

Sudansu Basu
SECRETARY

Alamgir Reza Adv
11.11.22





সংস্কৃত ভাষায়

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

2

Query No / Year	2003083759/2022	Office where deed will be registered
Query Date	28/10/2022 6:17:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 4,57,662/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 23,50,928/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 4,598/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1330	Bastu	Bastu	2.5355 Dec	1/-	17,79,921/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1330	Bastu	Bastu Darga	0.8134 Dec	1/-	5,71,007/-	Property is on Road ,Project : Not Specified
TOTAL :					3.3489Dec	2 /-	23,50,928 /-	
Grand Total :					3.3489Dec	2 /-	23,50,928 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Meet Jain Son of Late Manoharlal Jain, Camac Street, 26B, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACxxxxxx8K, Aadhaar No.: 25xxxxxxxx7002, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003083759 of 2022, Printed On : Oct 29 2022 2:24PM, Generated from wbregistration.gov.in

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ZENITH CONCLAVE LLP (LLP) .Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. aaxxxxxx2a, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Umesh Kyal Son of Late Govindram KyalSouth End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxx7R , Aadhaar No.: 32xxxxxxxx6519	ZENITH CONCLAVE LLP (as Designated Partner)

Land Details as per Land Record

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, , Pin Code : 700156

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1330	Owner: মীত জইন, Gurdian:মনোহর লাল জইন, Address:নিজ , Classification:বানু, Area:0.09 Acre,	Mr Meet Jain
L2	LR Plot No:- 123, LR Khatian No:- 1330	Owner: মীত জইন, Gurdian:মনোহর লাল জইন, Address:নিজ , Classification:পুকুর, Area:0.03 Acre,	Mr Meet Jain

Identifier Details :

Name & address
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Meet Jain, Mr Umesh Kyal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-2.5355 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-0.8134 Dec

Note:

Query No: 2003083759 of 2022, Printed On : Oct 29 2022, 2:24PM, Generated from wbregistration.gov.in

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-11-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



091120222016669663

GRIPS Payment Detail

GRIPS Payment ID:	091120222016669663	Payment Init. Date:	09/11/2022 18:29:49
Total Amount:	9651	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1902643689239	BRN Date:	09/11/2022 18:30:07
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ZENITH CONCLAVE LLP
Mobile: 9875359655

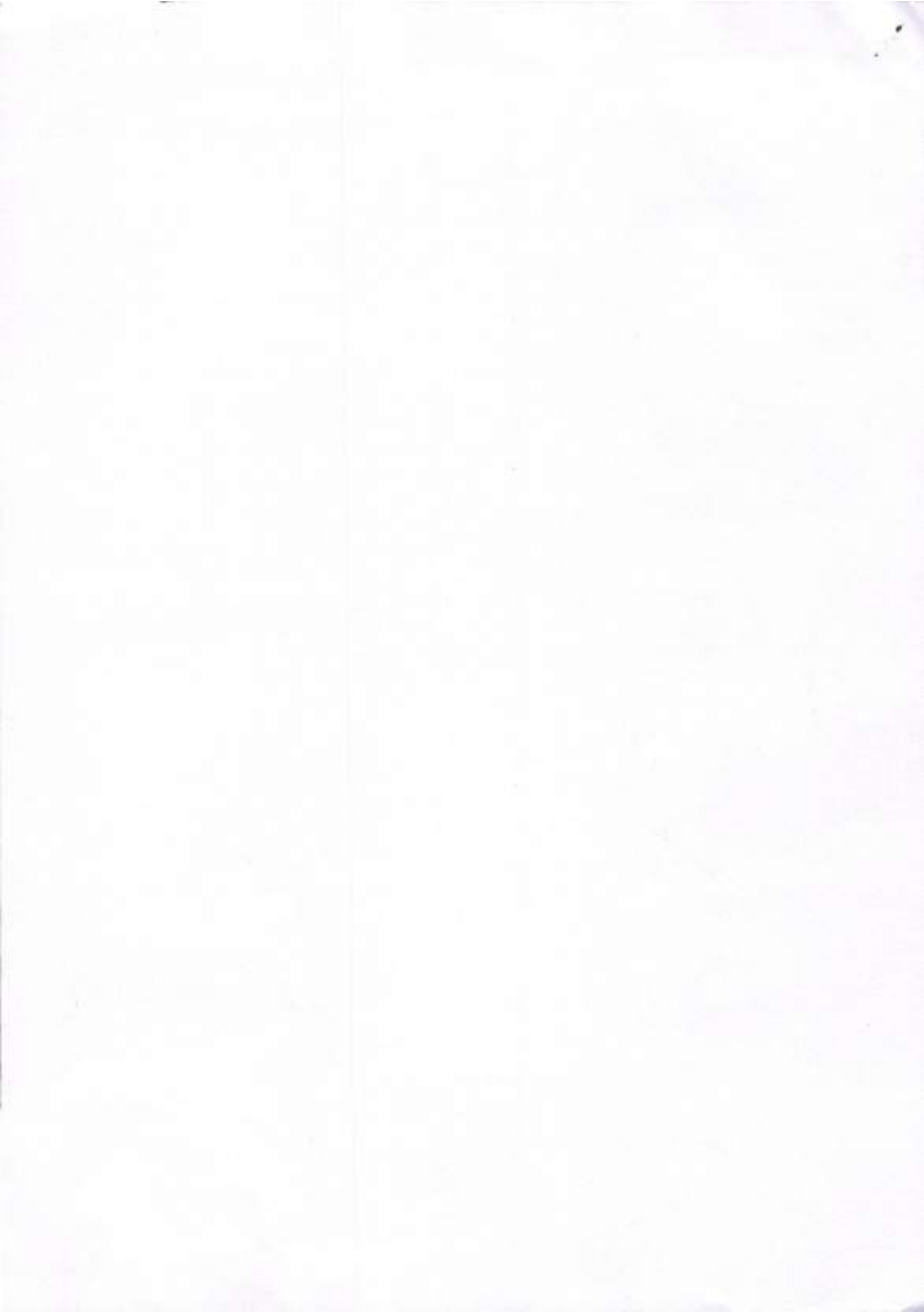
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230166696648	Directorate of Registration & Stamp Revenue	9651
Total			9651

IN WORDS: NINE THOUSAND SIX HUNDRED FIFTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID





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



192022230166696648

GRN Details

GRN:	192022230166696648	Payment Mode:	SBI Epay
GRN Date:	09/11/2022 18:29:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1902643689239	BRN Date:	09/11/2022 18:30:07
Gateway Ref ID:	20221109531404	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	091120222016669663	Payment Init. Date:	09/11/2022 18:29:49
Payment Status:	Successful	Payment Ref. No:	2003083759/5/2022

[Query No:*Query Year]

Depositor Details

Depositor's Name:	Mr ZENITH CONCLAVE LLP
Address:	122/1R, SATYENDRA NATH MAJUMDER SARANI, KOLKATA-700026
Mobile:	9875359655
Period From (dd/mm/yyyy):	09/11/2022
Period To (dd/mm/yyyy):	09/11/2022
Payment Ref ID:	2003083759/5/2022
Dept Ref ID/DRN:	2003083759/5/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083759/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2003083759/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	4630
Total				9651

IN WORDS: NINE THOUSAND SIX HUNDRED FIFTY ONE ONLY.










PAYED



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003083759/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Meet Jain Camac Street, 26B. City:- Kolkata, P.O:- Park Street, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700016	Land Lord			 11/11/2022
2	Mr Umesh Kyal South End Park, 30C. City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, india, PIN- 700029	Representative of Developer [ZENITH CONCLAVE LLP]			 11/11/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- . P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Meet Jain, Mr Umesh Kyal			 11.11.22

(Anupam Halder)



DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



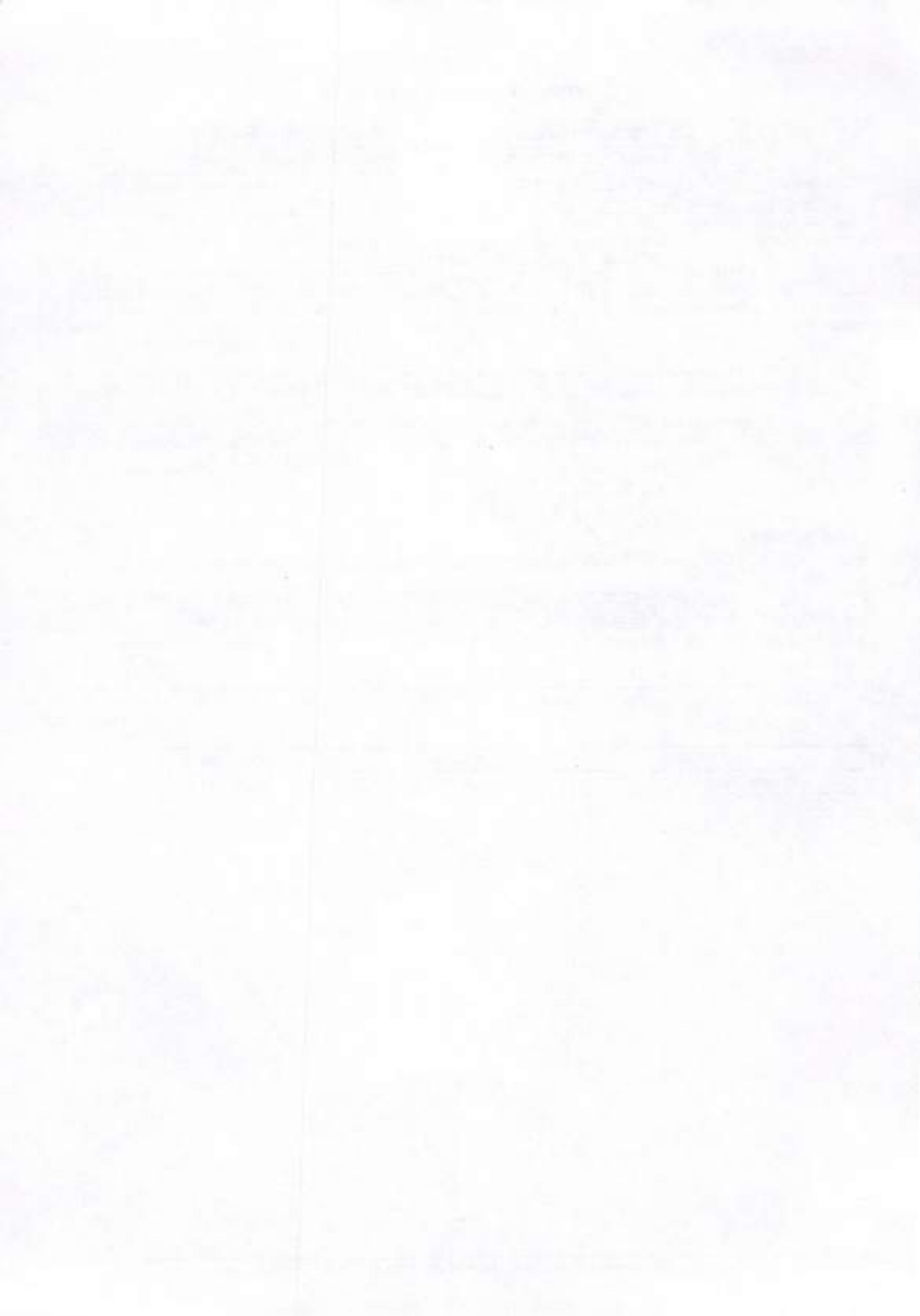
Major Information of the Deed

Deed No :	I-1604-13126/2022	Date of Registration	14/11/2022
Query No / Year	1604-2003083759/2022	Office where deed is registered	
Query Date	28/10/2022 6:17:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,57,662/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,50,928/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,121/- (Article:48(g))	Rs. 4,630/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1330	Bastu	Bastu	2.5355 Dec	1/-	17,79,921/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1330	Bastu	Danga	0.8134 Dec	1/-	5,71,007/-	Property is on Road ,Project : Not Specified
		TOTAL :			3.3489Dec	2 /-	23,50,928 /-	
		Grand Total :			3.3489Dec	2 /-	23,50,928 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Meet Jain Son of Late Manoharlal Jain Camac Street, 26B, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZENITH CONCLAVE LLP Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Umesh Kyal (Presentant) Son of Late Govindram Kyal South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : ZENITH CONCLAVE LLP (as Designated Partner)

Identifier Details :

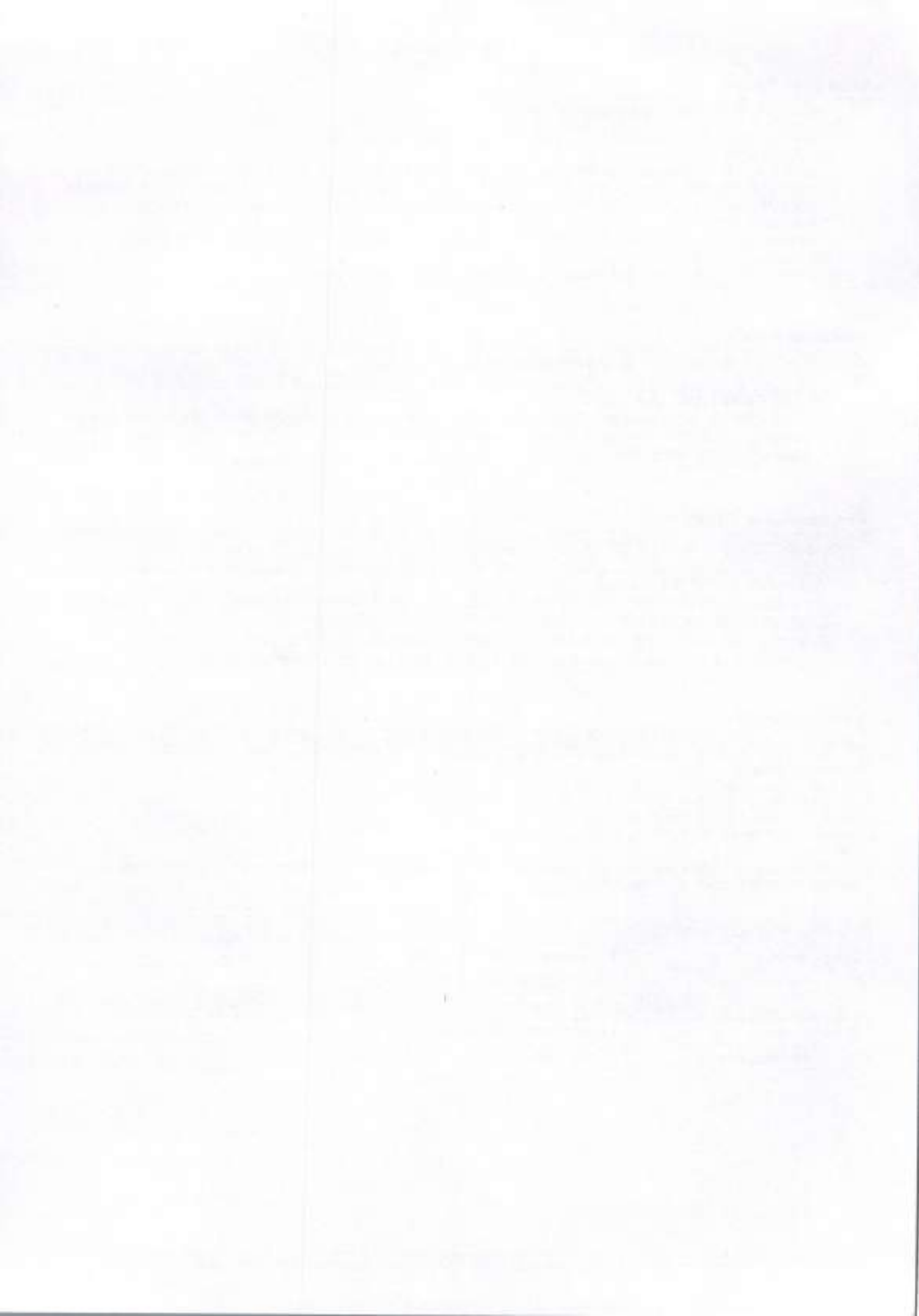
Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Meet Jain, Mr Umesh Kyal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-2.5355 Dec

Transfer of property for L2

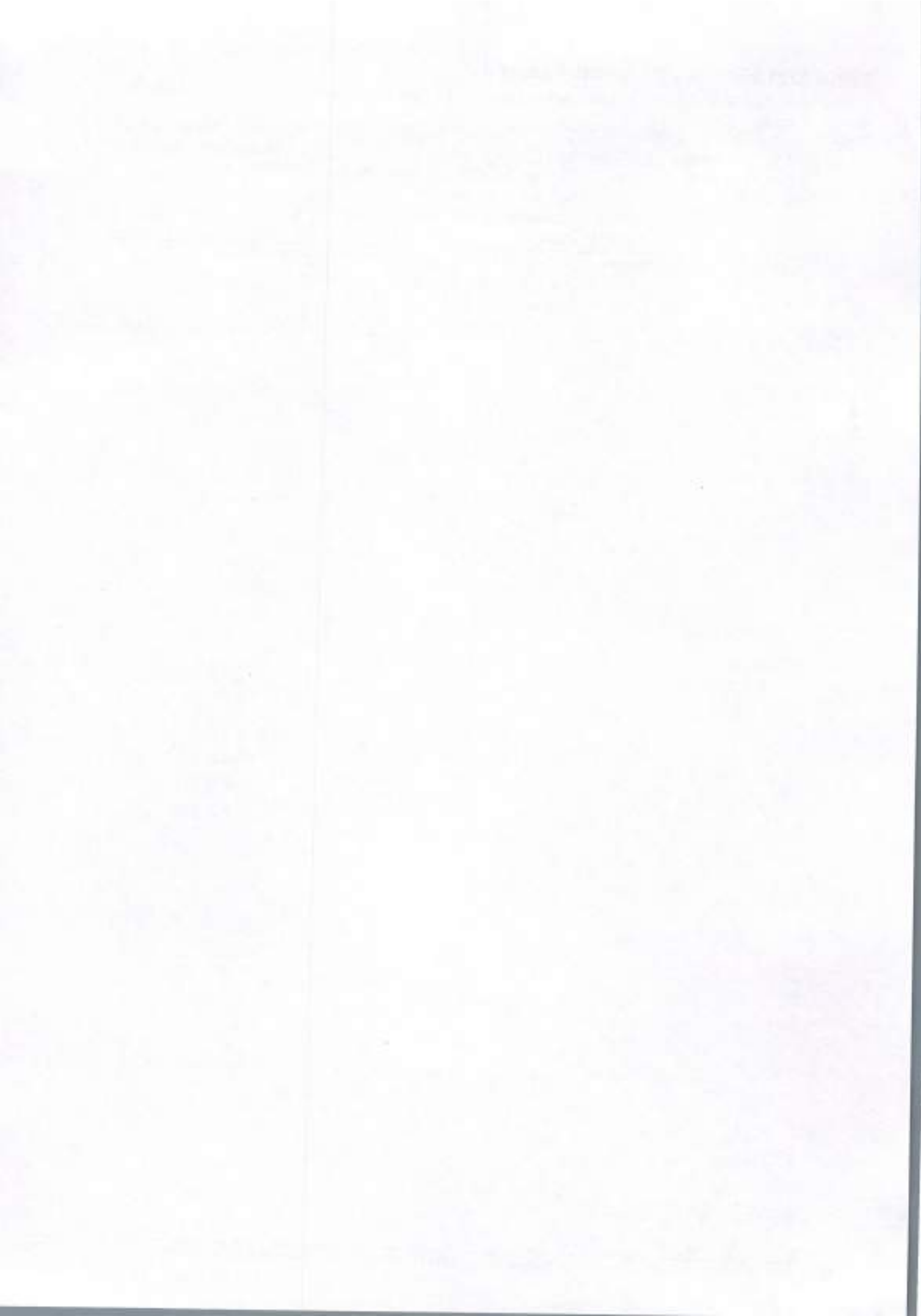
Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-0.8134 Dec



Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI
No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1330	Owner: মীত জইন, Gurdian: মনোহর দাল জইন, Address: নিজ , Classification: বাস্তু, Area: 0.09000000 Acre,	Mr Meet Jain
L2	LR Plot No:- 123, LR Khatian No:- 1330	Owner: মীত জইন, Gurdian: মনোহর দাল জইন, Address: নিজ , Classification: পুকুর, Area: 0.03000000 Acre,	Mr Meet Jain



On 09-11-2022

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 23,50,928/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-11-2022

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

Presented for registration at 15:10 hrs on 11-11-2022, at the Private residence by Mr Umesh Kyal .

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

Execution is admitted on 11/11/2022 by Mr Meet Jain, Son of Late Manoharlal Jain, Camac Street, 26B, P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Others

Indetified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 11-11-2022 by Mr Umesh Kyal, Designated Partner, ZENITH CONCLAVE LLP (LLP), Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kallighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

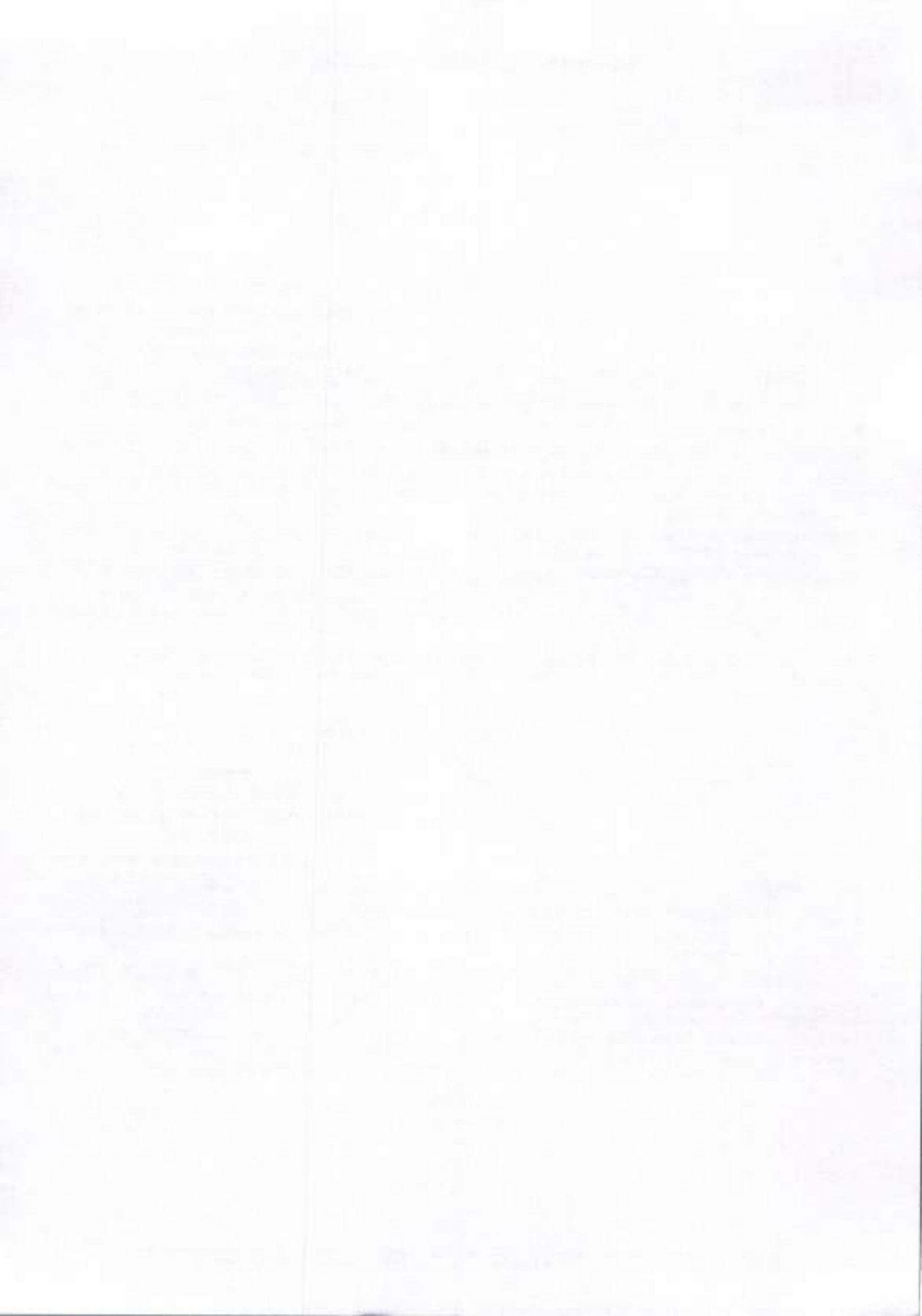
On 14-11-2022

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 4,630.00/- (B = Rs 4,577.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,630/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2022 6:30PM with Govt. Ref. No: 192022230166696648 on 09-11-2022, Amount Rs: 4,630/-, Bank: SBI EPay (SBIEPay), Ref. No. 1902643689239 on 09-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 5,021/-

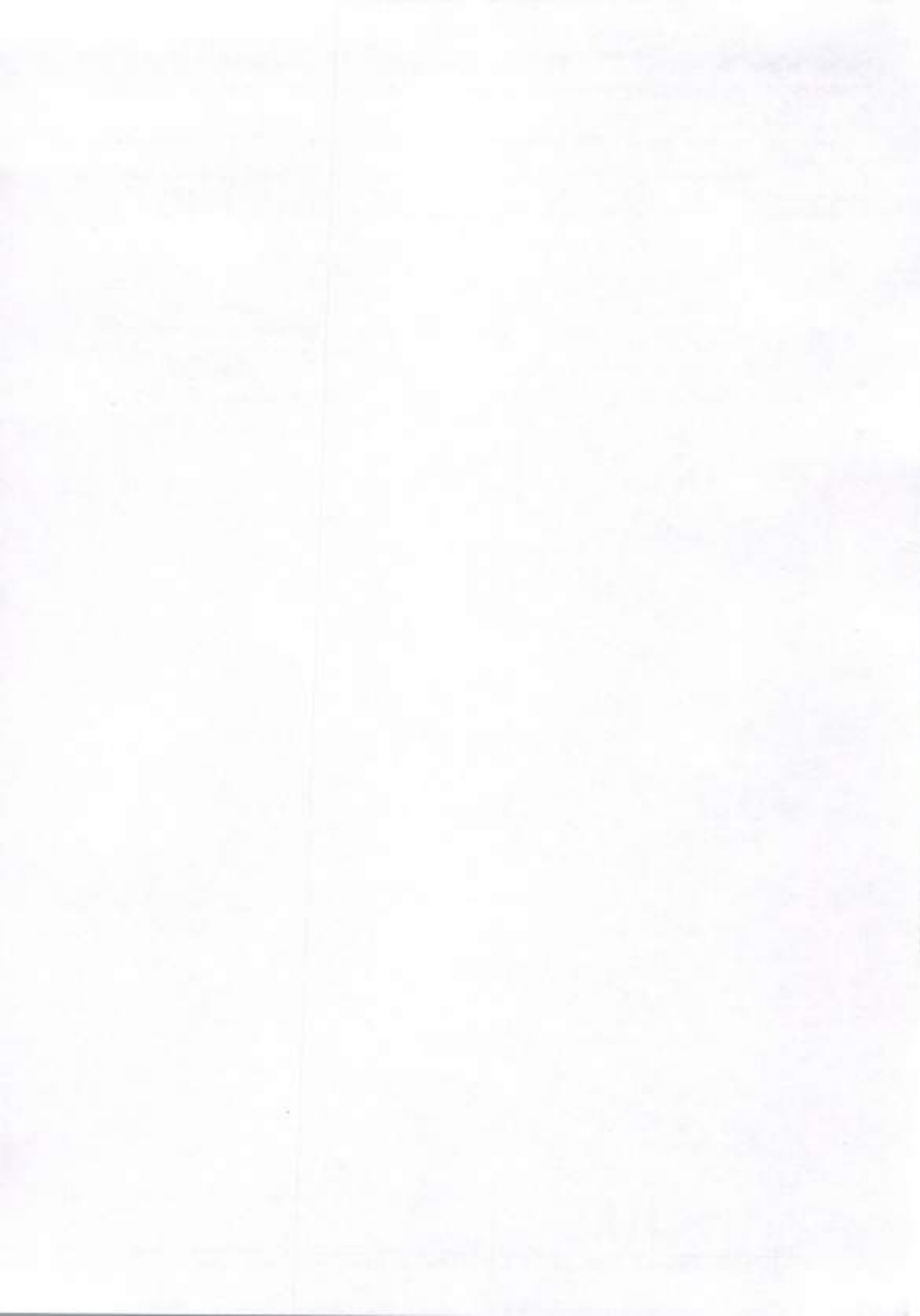
Description of Stamp

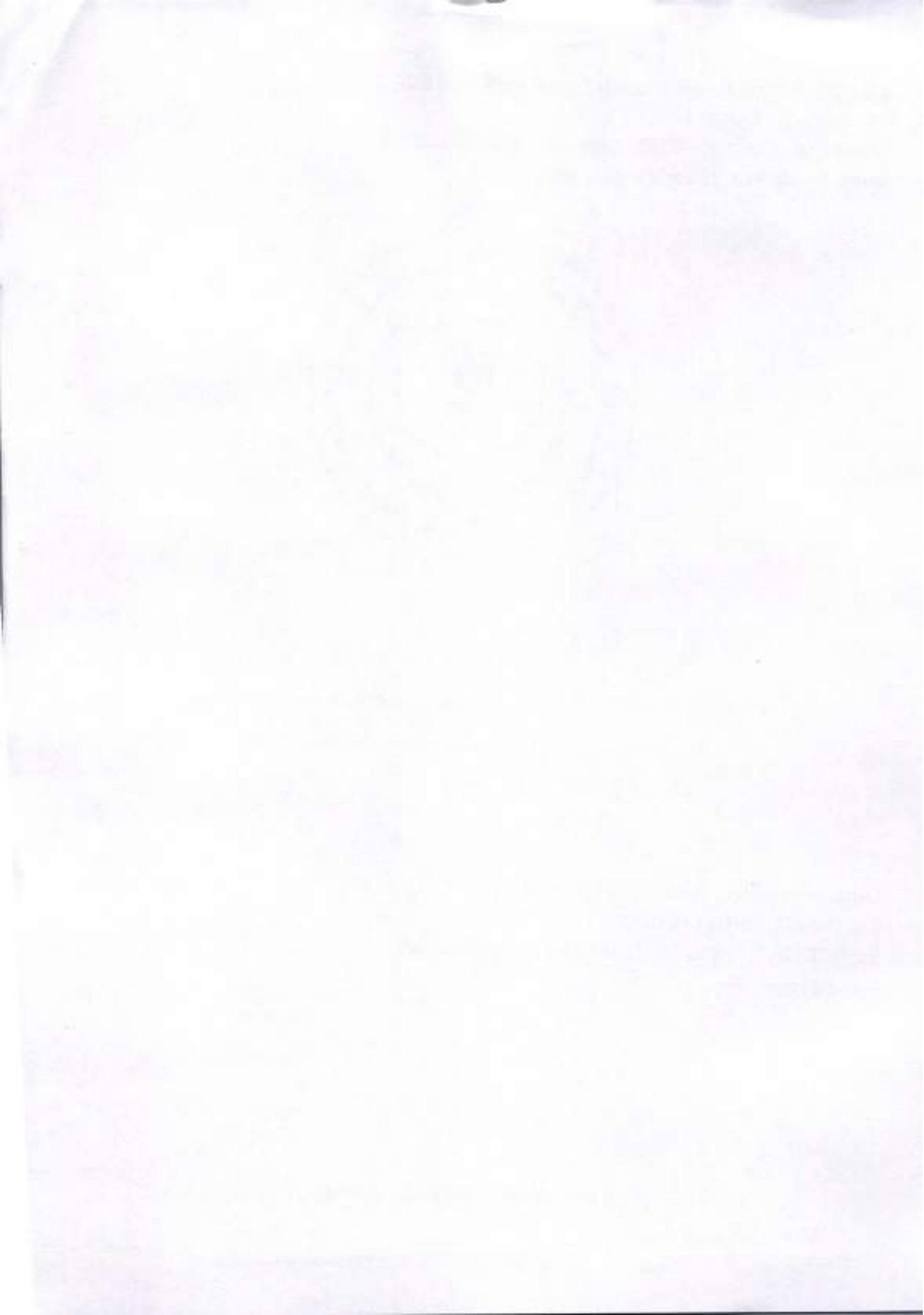
1. Stamp: Type: Impressed, Serial no 3988, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 6:30PM with Govt. Ref. No: 192022230166696648 on 09-11-2022, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1902643689239 on 09-11-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 384257 to 384275

being No 160413126 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.14 15:09:59 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/11/14 03:09:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)