

012638/22

E-13293/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352921

19/11/2022
2003083810/2022
2-55 PM

Santhi Conclave LLP
Registered Office: Kolkata, West Bengal

Certified that the document is admitted for registration. The signature sheets and the address sheets attached with the document are a part of this document.

SUPPLEMENTAL DEVELOPMENT AGREEMENT

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

District Sub-Registrar - IV
Registration Act 1908
Alipore, South 24 Parganas

17 NOV 2022

14-11-22
17-11-22

Handwritten notes and stamps in a box, including the text '2-55 PM' and '11/11/22'.

2-55 PM
11/11/22

003989

04 JUL 2022

No.....Rs.- **100/-** Date.....

Name:.....**ALAMGIR REZA**
ADVOCATE

Address:.....**KOIPORE JUDGES COURT**
KOL-27

Vendor:.....**WB/1388/2003**

Alipur Collectorate, 24 Pgs. (3)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Koi-27

Unur Uyel



8414

Zenith Conclave LLP

Unur Uyel

Designated Partner / Authorized Signatory

[Faint, illegible text]



8415



Ric Reha Jol



8416

Anurag

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

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

14 NOV 2022

- 3.1 **RAHUL KYAL [PAN AGHPK1359F] [Aadhaar No. 748707934912]**, son of Balkrishan Kyal, by Nationality Indian, by Caste – Hindu, by occupation – Business, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700029, Police Station Rabindra Sarobar (formerly Lake), District South 24 Parganas;
- 3.2 **ANURAG KYAL [PAN AGIPK4906H] [Aadhaar No. 521727358314]**, son of Umesh Kyal, by Nationality Indian, by Caste – Hindu, by occupation – Business, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700029, Police Station Rabindra Sarobar (formerly Lake), District South 24 Parganas;

(collectively **Owners**, include successors-in-interest)

And

- 3.3 **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 Owners 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:** (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited were the joint and absolute owners in respect of the property described in the **Schedule** below (**Said Premises**).
- 4.2 **Principal Agreement:** Said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited along with 20 (twenty) 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



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

14 NOV 2022

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 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 **Scheme of Amalgamation:** By virtue of a Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation Nos. RD/T/35086/S-233/22/3983 and RD/T/35086/S-233/22/3984 both dated 22nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited amongst others, being the transferor Company therein got amalgamated and merged with Kyal Developers Private Limited (**Erstwhile Owner**) being the transferee Company therein as per the said Scheme of Merger or Amalgamation, free from all encumbrances.
- 4.4 **Purchase by the Owners:** Due to having paucity of fund, said Erstwhile Owner has sold its right, title and interest in the Said Premises, out of the Larger Premises together with the rights, interest and liabilities under the said Principal Agreement unto and in favour of the Owners 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. I, being Deed No. 160211215 for the year 2022.
- 4.5 **Ownership of Said Premises:** In the above mentioned circumstances the Owners have become the joint and absolute owners of the Said Premises, i.e. (1) land measuring 10.1123 (ten point one one two three) decimal, 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 Nos. 1508 and 1509, 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 3.4852 (three point four eight five two) decimal, 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 Nos. 1508 and 1509, 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 Sub-Registrar-IV
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Aligarh, South 24 Parganas

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District South 24 Parganas, morefully described in the **Schedule** below.

4.6 **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.

4.7 **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 Owners are the joint and absolute owners of the Said Premises as detailed in the Schedule below.

5.2 **Appointment of Developer:** The said Owners hereby appoint the Developer to develop the Said Premises, under the terms and conditions as mentioned in the Principal Agreement and the Owners 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 **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 Owners covenant with the Developer that the Owners shall never claim for a separate and independent project in the land of the Said Premises whatsoever or howsoever.

5.4 **Grant of Power:** The Owners 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.

5.5 **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 Owners and the Developer shall strictly adhere to the same.

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



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Registrar U/S 7 (c) of
Registration 1908
Alipore, South 24 Parganas

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

SCHEDULE
(Said Premises)

Land measuring 10.1123 (ten point one one two three) decimal, 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 Nos. 1508 and 1509, 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 3.4852 (three point four eight five two) decimal, 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 Nos. 1508 and 1509, 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
Alipor, South 24 Parganas

14 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. Arijit Roy

17, Dixon Lane, Kolkata -
700014

[Signature]

2. Atangir Royg Adv
28/1, Judges Court Road
Kol-27

[Signature]
[Owners]

Drafted by:

Atangir Royg
UB/1366/03

Advocate

Zenith Conclave LLP

[Signature]
Designated Partner / Authorised Signatory

[Developer]


































Alipore Judges Court
Kol-27



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

14 NOV 2002

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Rehman</i> <i>Rehman</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	<i>Amir</i> <i>Amir</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	<i>Ali</i> <i>Ali</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							



District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Aligarh, South 24 Perganas

14 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT. OF INDIA



01/06/2016
Permanent Account Number
AABFZ6412A

16/06/2016

Zenith Conclave LLP
[Handwritten Signature]
Designated Partner / Authorised Signatory

Zenith Conclave LLP

Registered Firm & Chartered Accountant

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 तारीख / Date of Birth
13/06/1958


 हस्ताक्षर / Signature



181 20017

भारत सरकार
Government of India



उमेश कुमार
Umesh Kyal
 जन्मदिन / DOB: 13/06/1958
 पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान

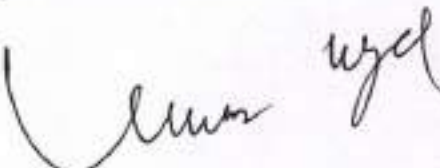
एकीकृत पहचान प्राधिकरण
Unique Identification Authority of India

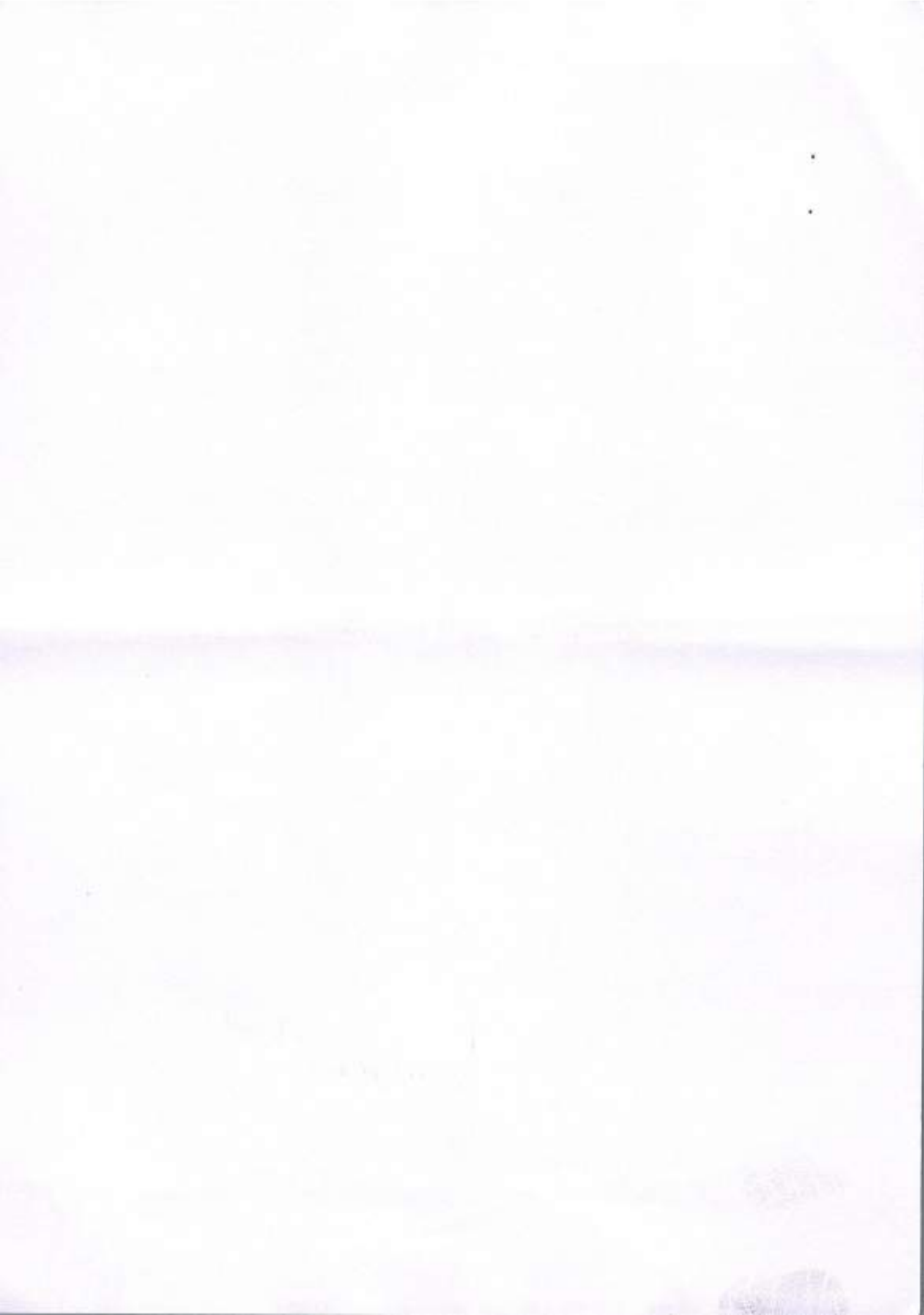
पता: 3/0 Govind Ram Kyal, 30C,
 South End Park, Lake, Kolkata, Kolkata,
 West Bengal, 700029



3221 6780 6519

1947 help@uidai.gov.in www.uidai.gov.in





आयकर विभाग
INCOME TAX DEPARTMENT
ANURAG KYAL
UMESH KYAL
26/07/1981
 Permanent Specimen Number
AGIPK4906H

 Signature

भारत सरकार
GOVT. OF INDIA





भारत सरकार
Government of India

अनुराग कयल
Anurag Kyal
जन्मदिनांक / DOB: 26/07/1981
पुरुष / Male





5217 2735 8314
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नाम: S/O अनुराग कयल, 30C, साउथ इन्ड
फ्लोर, लाई, कोला, कोका, विल डेरगल
70009

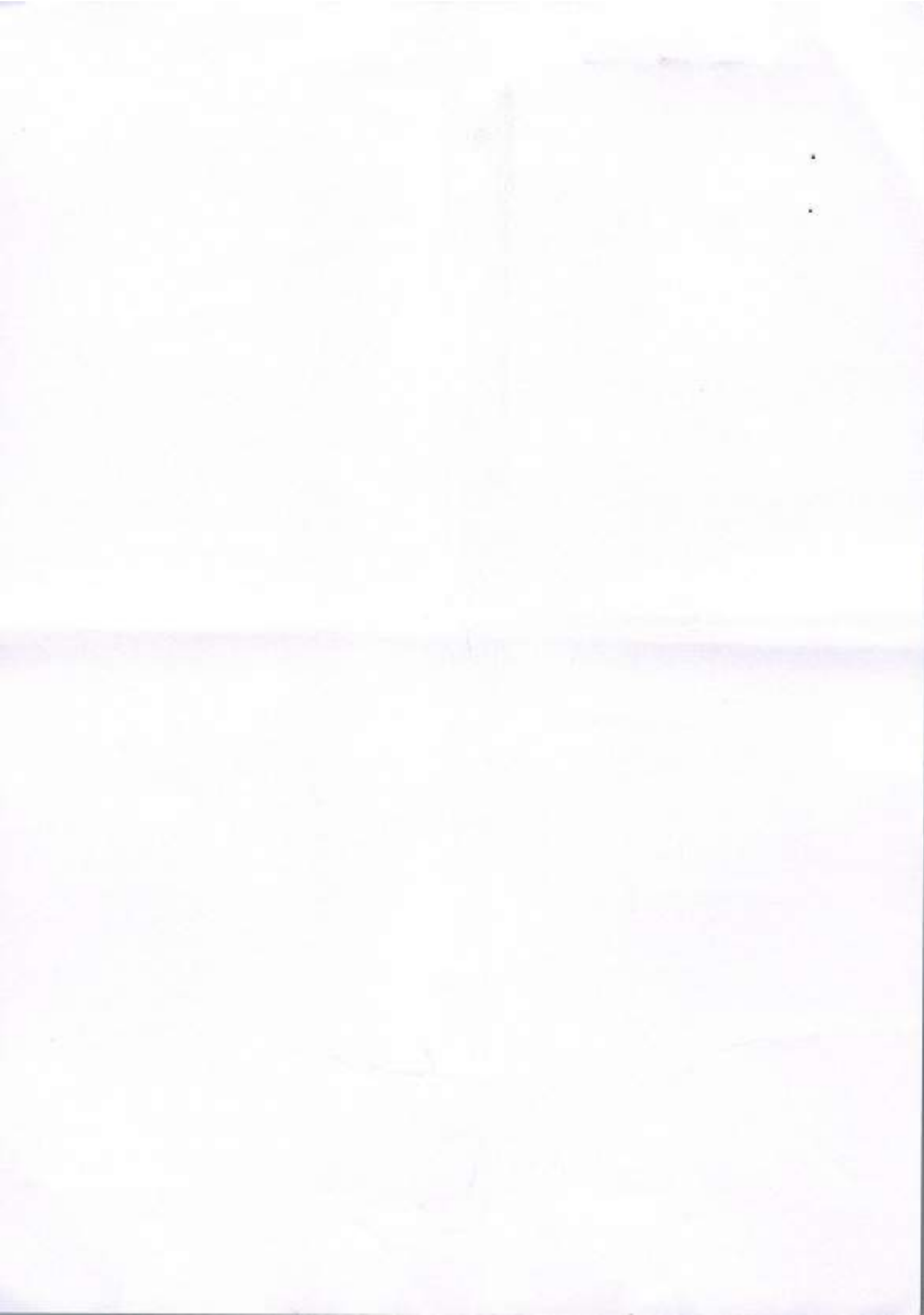
Address: S/O Umesh Kyal, 30C, South Ind
Floor, Laid, Kolkata, Kolkata, West Bengal
70009



5217 2735 8314

1347 help@uidai.gov.in www.uidai.gov.in

Anurag Kyal



आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
Permanent Account Number
AGHPK1359F
Signature
भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

राहुल क्यल
Rahul Kyal
जन्मतिथि/ DOB: 19/03/1984
पुरुष / MALE

7487 0793 4912

MEERA AADHAAR, MERI PEHCHAN

भारत सरकार विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Balkrishan Kyal, 30
C, South End Park, Near
Gol Park, Kolkata,
West Bengal - 700029

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bangalore-560 301

Rahul 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.B. Bar Council Enrolment No. F-1194/03

Indranil Bose
SECRETARY

Alamgir Reza Adv
11.11.22



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



091120222016672040

GRIPS Payment Detail

GRIPS Payment ID:	091120222016672040	Payment Init. Date:	09/11/2022 18:43:45
Total Amount:	14651	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7803143008639	BRN Date:	09/11/2022 18:44:05
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	192022230166720428	Directorate of Registration & Stamp Revenue	14651
Total			14651

IN WORDS: FOURTEEN THOUSAND SIX HUNDRED FIFTY ONE ONLY.

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



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

14 NOV 2022

2-55



सत्यमेव जयते

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

Query No / Year	2003083810/2022	Office where deed will be registered
Query Date	28/10/2022 6:34:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Judges 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. 95,45,445/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (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-1031 1508 1507	Bastu	Bastu	10.1123 Dec	1/-	70,98,835/-	Property is on Road, Project : Not Specified
L2	LR-123 (RS :-)	LR-1031	Bastu	Bastu Dage	3.4852 Dec	1/-	24,46,610/-	Property is on Road, Project : Not Specified
		TOTAL :			13.5975Dec	2 /-	95,45,445 /-	
		Grand Total :			13.5975Dec	2 /-	95,45,445 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Rahul Kyal Son of Mr Balkrishan 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: Others, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003083810 of 2022, Printed On : Oct 29 2022 2:20PM, Generated from wregistration.gov.in

2	Mr Anurag Kyal Son of 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 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. agxxxxxx6h, Aadhaar No.: 52xxxxxxx8314, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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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. eaxxxxxx2a, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Umesh Kyal 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.: 32xxxxxxx6519	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:- 1031 1508	Owner: নিমিত্ত জিন, Gurdian: ভরত , Address: নিজ , Classification: বাড়ি, Area:0.11 Acre,	Mr Rahul Kyal Anurag.
L2	LR Plot No:- 123, LR Khatian No:- 1031 1509	Owner: নিমিত্ত জিন, Gurdian: ভরত , Address: নিজ , Classification: পুকুর, Area:0.01 Acre,	Mr Rahul Kyal

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 Rahul Kyal, Mr Umesh Kyal, Mr Anurag Kyal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Rahul Kyal	ZENITH CONCLAVE LLP-10.1123 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Rahul Kyal	ZENITH CONCLAVE LLP-3.4852 Dec



Note:

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. - I I 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











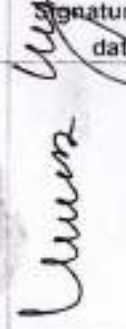





Government of West Bengal

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 16042003083810/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Rahul Kyal South End Park, 30C, City:- P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			 14/11/22
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	Represent ative of Developer [ZENITH CONCLA VE LLP]			 14/11/22
3	Mr Anurag Kyal South End Park, 30C, City:- P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			 14/11/22

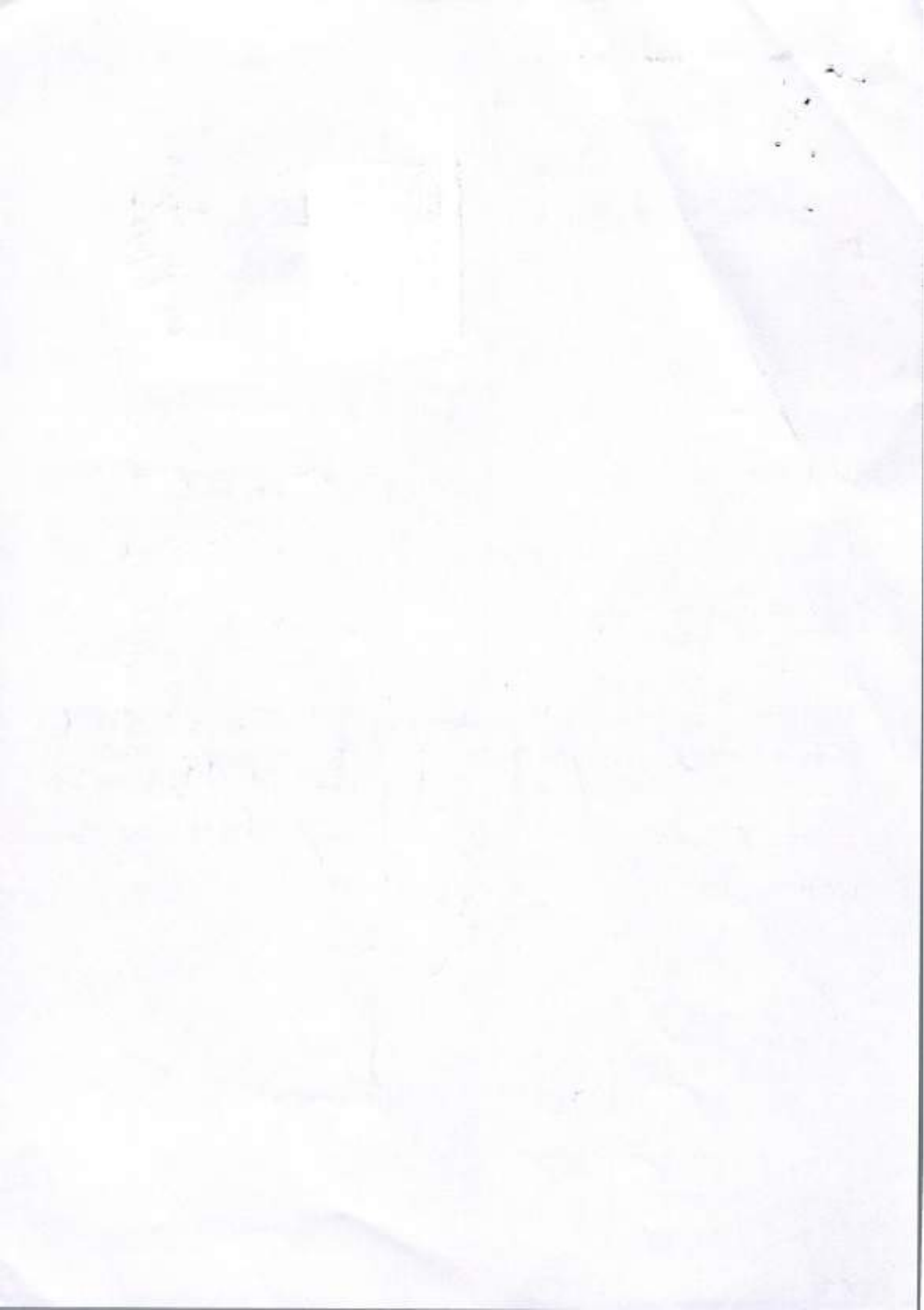


Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District -South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Rahul Kyal, Mr Umesh Kyal, Mr Anurag Kyal			<i>Alamgir Reza</i> 14/11/22

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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





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



192022230166720428

GRN Details

GRN:	192022230166720428	Payment Mode:	SBI Epay
GRN Date:	09/11/2022 18:43:45	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7803143008639	BRN Date:	09/11/2022 18:44:05
Gateway Ref ID:	20221109531988	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	091120222016672040	Payment Init. Date:	09/11/2022 18:43:45
Payment Status:	Successful	Payment Ref. No:	2003083810/6/2022

[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:	2003083810/6/2022
Dept Ref ID/DRN:	2003083810/6/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083810/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2003083810/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	4630
			Total	14651

IN WORDS: FOURTEEN THOUSAND SIX HUNDRED FIFTY ONE ONLY.

PAID



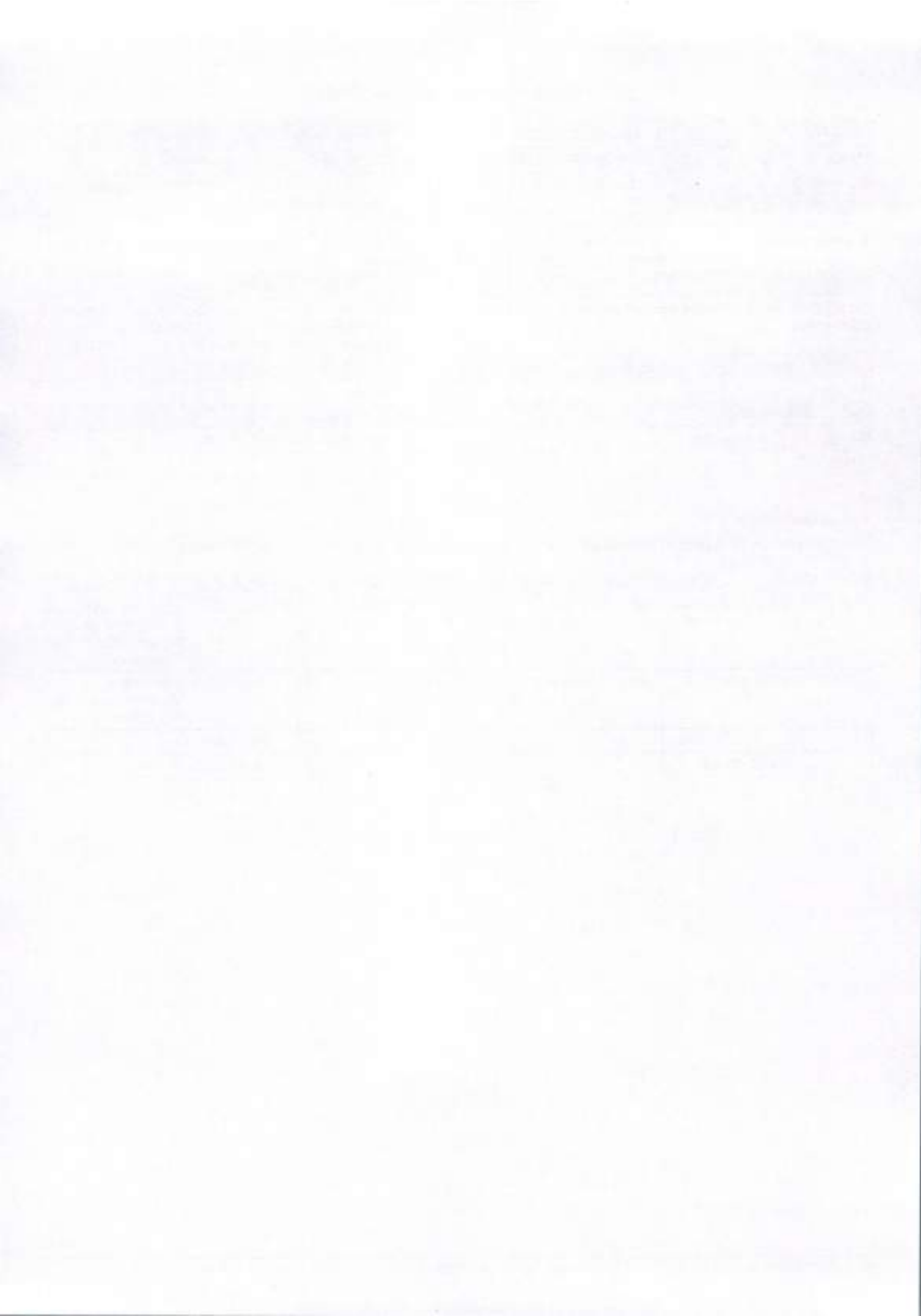
Major Information of the Deed

Deed No :	I-1604-13293/2022	Date of Registration	17/11/2022
Query No / Year	1604-2003083810/2022	Office where deed is registered	
Query Date	28/10/2022 6:34:41 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. 95,45,445/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (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-1508	Bastu	Bastu	10.1123 Dec	1/-	70,98,835/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1508	Bastu	Danga	3.4852 Dec	1/-	24,46,610/-	Property is on Road ,Project : Not Specified
		TOTAL :			13.5975Dec	2 /-	95,45,445 /-	
		Grand Total :			13.5975Dec	2 /-	95,45,445 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Rahul Kyal Son of Mr Balkrishan Kyal South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Anurag Kyal Son of Mr Umesh Kyal South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: agxxxxxx6h, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence</p>

Developer Details :

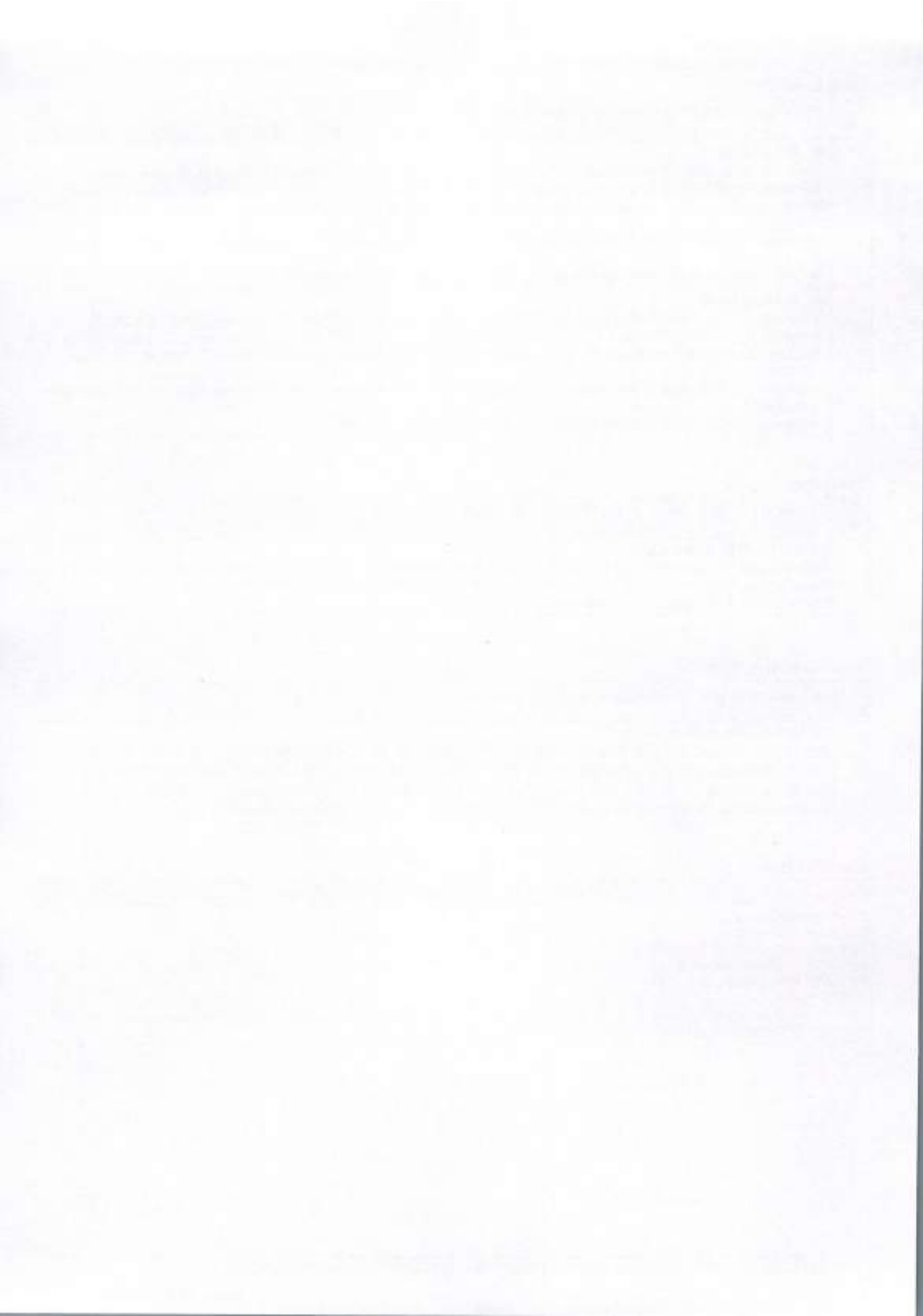
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ZENITH CONCLAVE LLP Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>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</p>			
Identifier Of Mr Rahul Kyal, Mr Umesh Kyal, Mr Anurag Kyal			

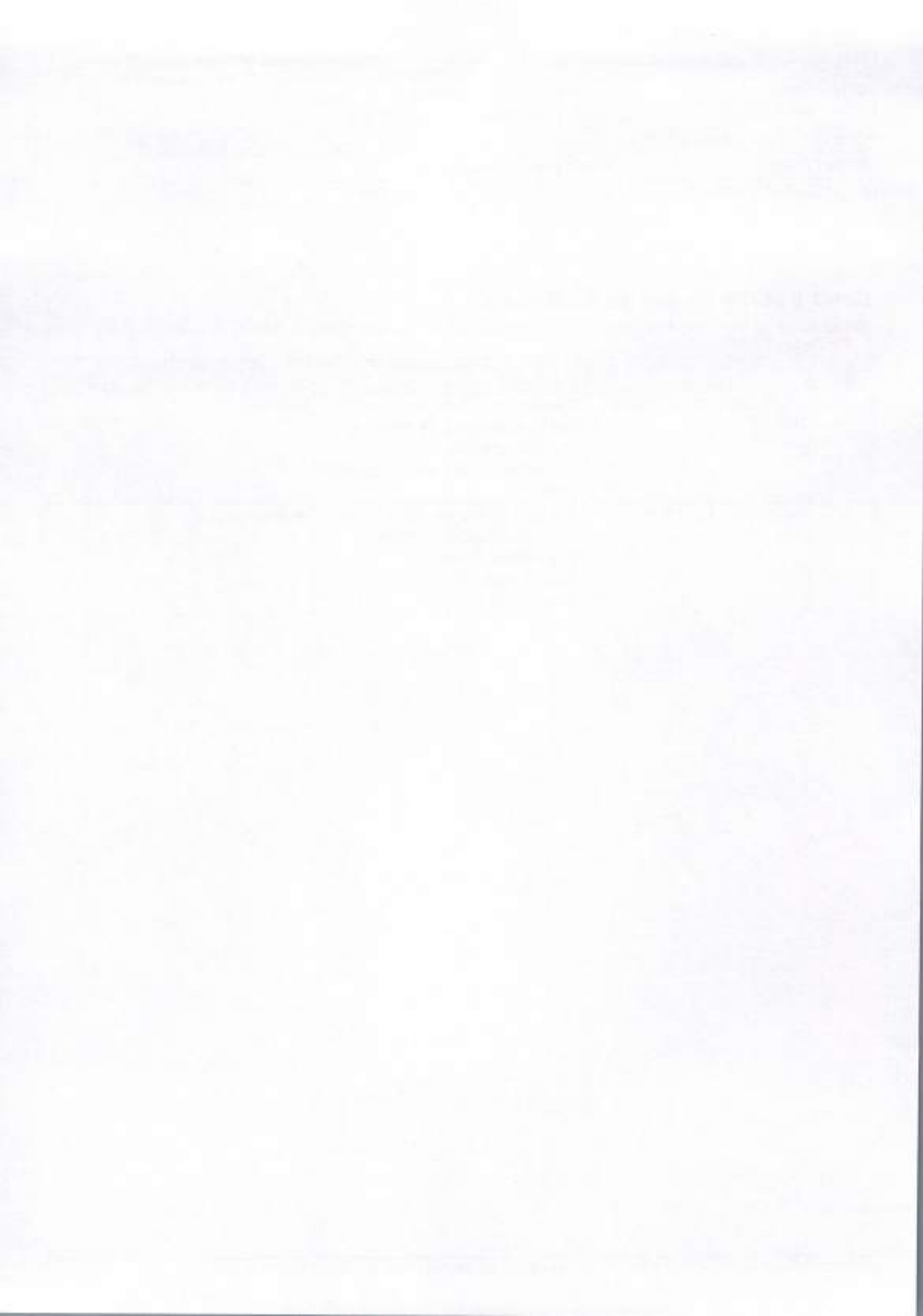


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Kyal	ZENITH CONCLAVE LLP-10.1123 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Kyal	ZENITH CONCLAVE LLP-3.4852 Dec

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:- 1508	Owner:অনুরাগ কয়াল, Gurdian:উমেশ কয়াল, Address:৩০ সি সাউথ এন্ড পার্ক কোলকাতা ৭০০০২৯ , Classification:বাস্ত, Area:0.05000000 Acre,	Mr Anurag Kyal
L2	LR Plot No:- 123, LR Khatian No:- 1508	Owner:অনুরাগ কয়াল, Gurdian:উমেশ কয়াল, Address:৩০ সি সাউথ এন্ড পার্ক কোলকাতা ৭০০০২৯ , Classification:পুকুর, Area:0.02000000 Acre,	Mr Anurag Kyal



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 95,45,445/-



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

On 14-11-2022

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

Presented for registration at 14:55 hrs on 14-11-2022, at the Private residence by Mr Umesh Kyal .

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

Execution is admitted on 14/11/2022 by 1. Mr Rahul Kyal, Son of Mr Balkrishan Kyal, South End Park, 30C, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Mr Anurag Kyal, Son of Mr Umesh Kyal, South End Park, 30C, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 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 14-11-2022 by Mr Umesh Kyal, Designated Partner, ZENITH CONCLAVE LLP (LLP), Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalthat, 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



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

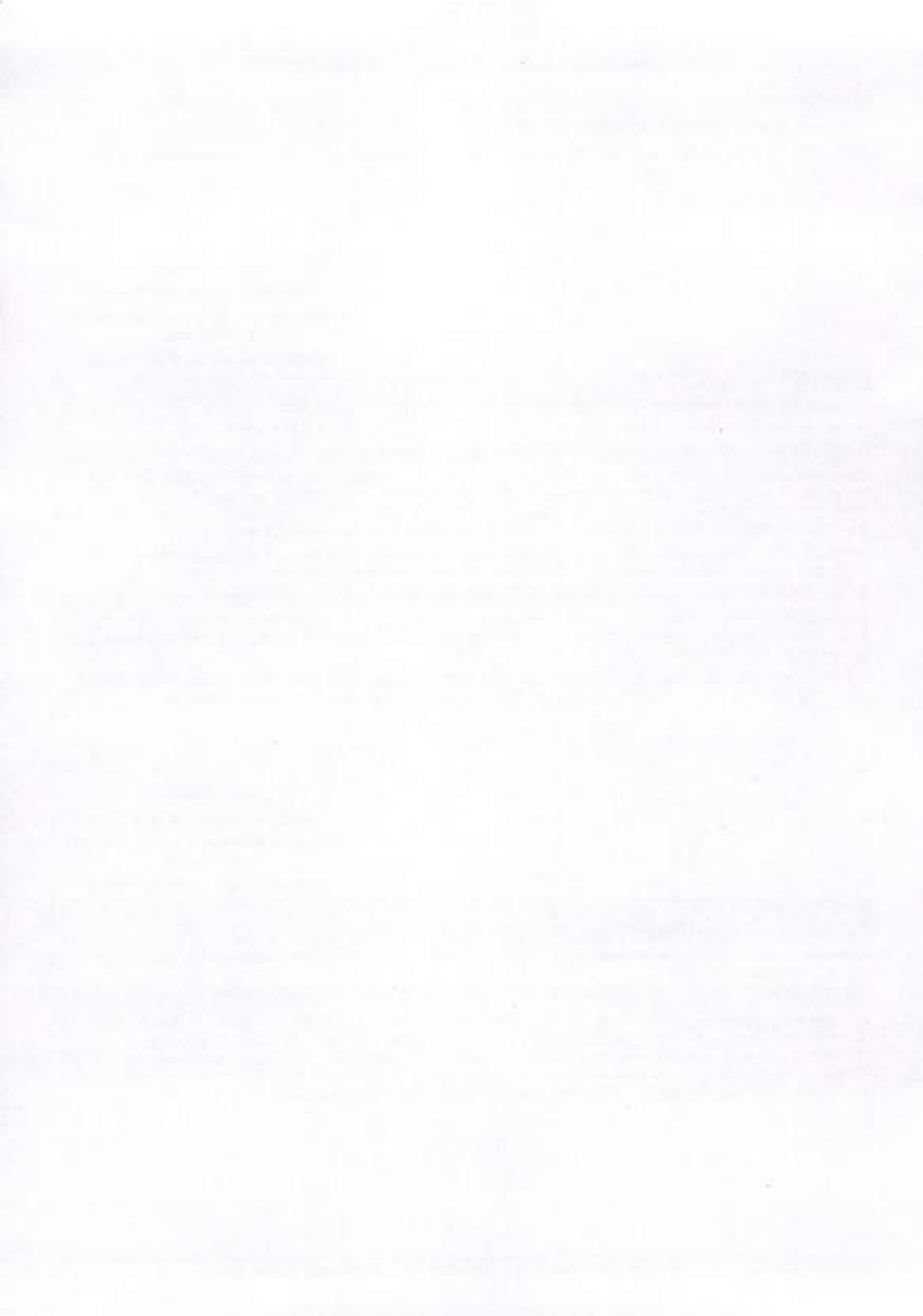
On 17-11-2022

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 6:44PM with Govt. Ref. No: 192022230166720428 on 09-11-2022, Amount Rs: 4,630/-, Bank: SBI EPay (SBlePay), Ref. No. 7803143008639 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. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-

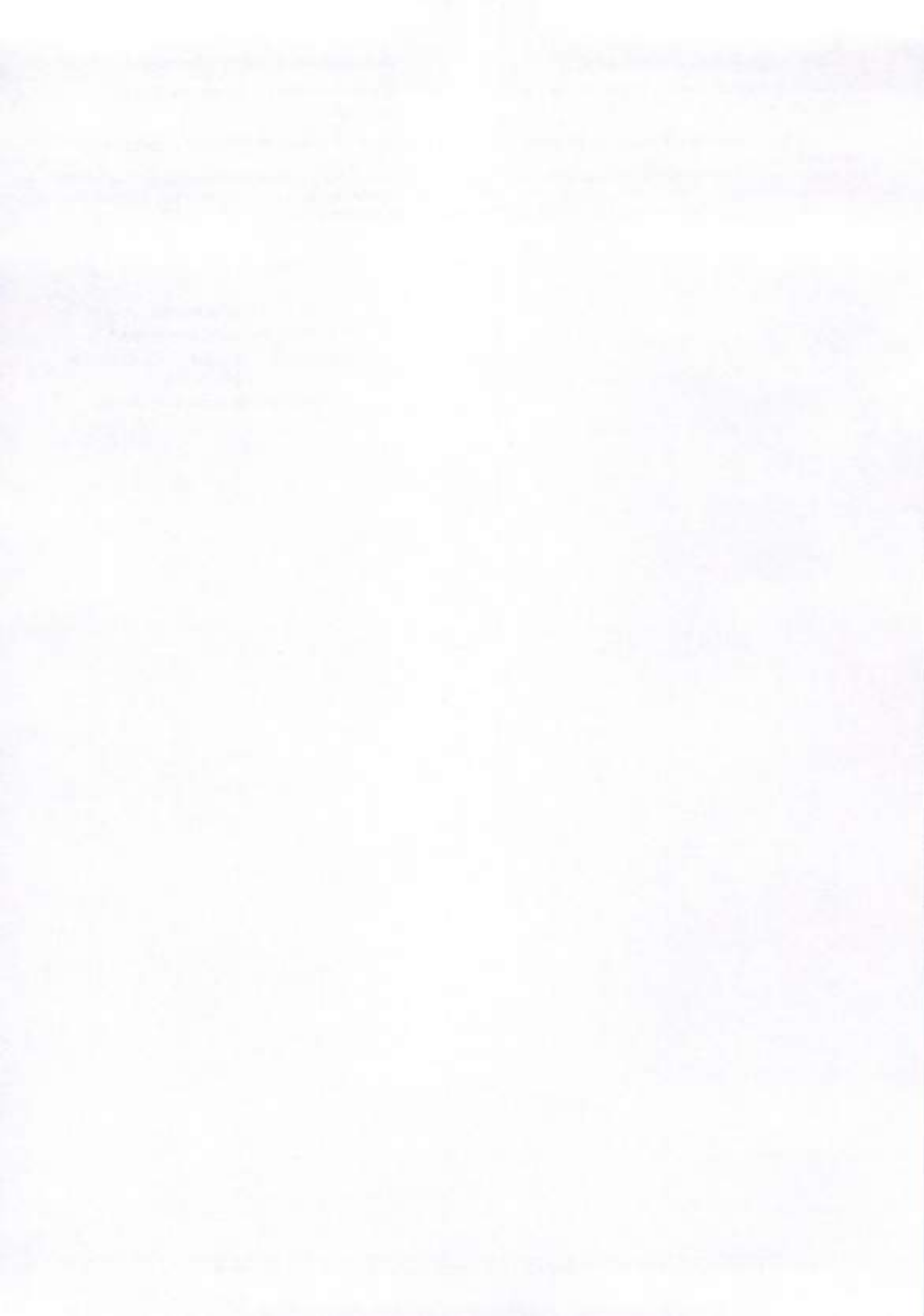
Description of Stamp

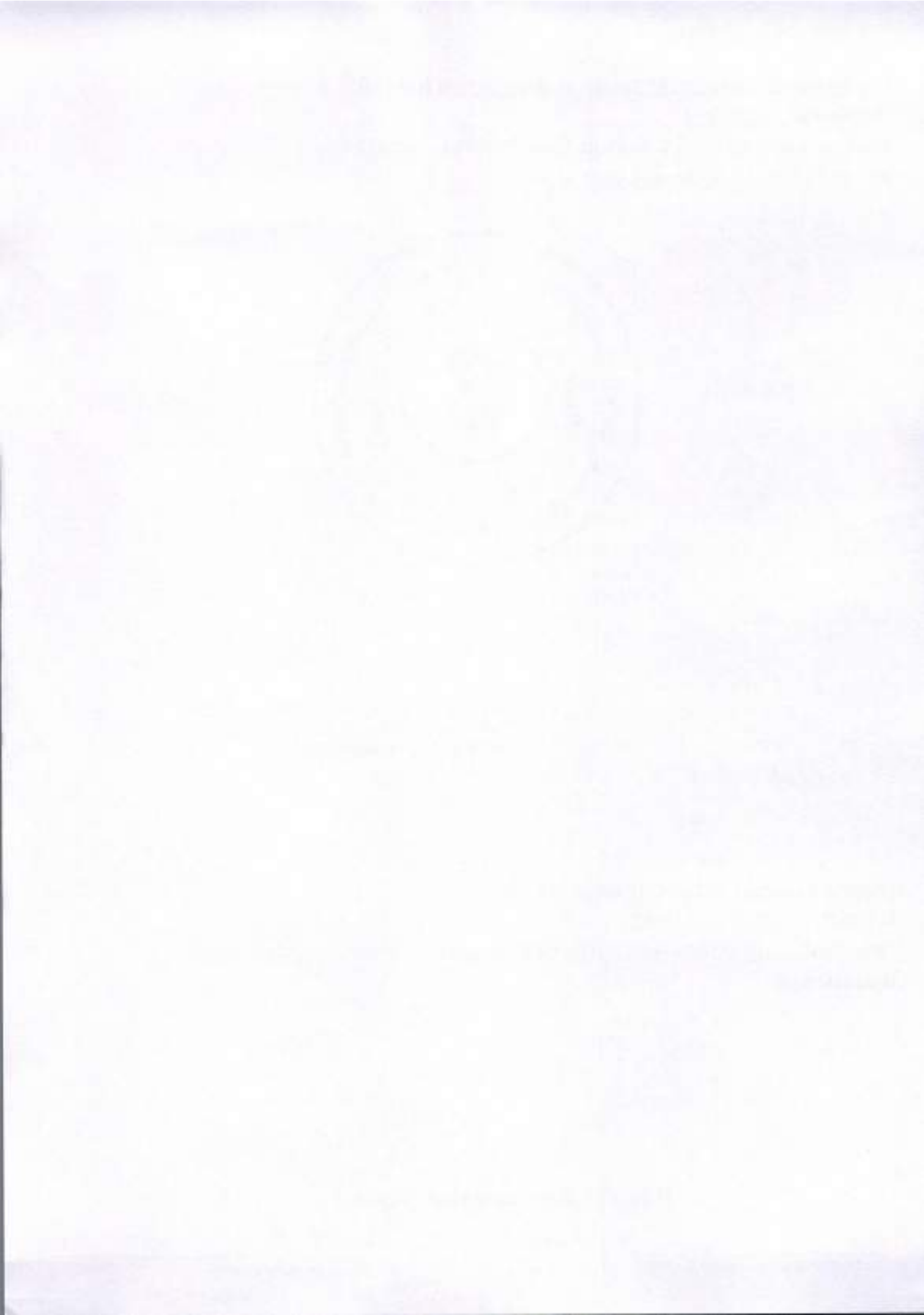
1. Stamp: Type: Impressed, Serial no 3989, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 6:44PM with Govt. Ref. No: 192022230166720428 on 09-11-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7803143008639 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 388655 to 388672
being No 160413293 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.17 14:20:40 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/17 02:20:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)