

[Handwritten signature]

I-13469/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773025

[Handwritten notes in green ink:]
18/11/2022
2003085408
3-00 P.M.

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.

District Sub-Registrar-IV
Registration 1908
Alipore, South 24 Parganas
22 NOV 2022
18-11-22
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SUPPLEMENTAL DEVELOPMENT AGREEMENT

1. Date: 18.11.2022
2. Place: Kolkata
3. Parties

[Handwritten notes in green ink:]
3-00 P.M.
18/11/22

55347

ANUBRATA DHAR
(Advocate)
C.M. Court Kol - 1

SOLD TO _____
OF _____
RS _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2018

- 5 SEP 2022

Usha Kyal



8535

5 SEP 2022

Zenith Conclave LLP

Usha Kyal
Partner/Authorised Signatory



8556

Aravita Samgrahi



8558

Buralati Mukhopadhyay



Alamgir Reza ADV
S/o - Jahangir Reza

28/1, Judges court Road, Kol-700027

P.O and AS - Alipure



- 3.1 **AMRITA SANNIGRAHI, [PAN CAGPS3109C] [Aadhaar No. 556475014001]**, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by Nationality Indian, by Caste - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063;
- 3.2 **BRATATI MUKHOPADHYAY [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034;
- 3.3 **SIDDHARTHA MUKHERJEE [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata - 700034;

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

And

- 3.4 **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 **Previous Ownership:** (1) PS Vinayak Complex LLP, (2) Hallmark Tradecon Private Limited, (3) PS Vinayak Smartcity LLP and (4) Raintree Enclave LLP (collectively **Previous Owners**) were the joint and absolute owners in respect of the property described in the **Schedule** below (**Said Premises**).
- 4.2 **Principal Agreement:** Said Previous Owners along with 18 (eighteen) others and the Developer had entered into a Development



8557

Radhanatha Mukherjee



District Sub-Registrar-IV
Registration 1508
Alipore, South 24 Parganas

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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 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 Erstwhile Owners:** Due to having paucity of fund, said Previous Owners have sold their 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 (1) Galtonia Builders Private Limited, (2) Thyone Agri Products LLP, (3) Vetiver Realty Private Limited and (4) Thyone Herbal Products Private Limited (collectively **Erstwhile Owners**) vide 4 (four) separate Deeds of Conveyance, being (1) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146019 to 146051, being Deed No. 160403722 for the year 2021, (2) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145952 to 145984, being Deed No. 160403723 for the year 2021, (3) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145985 to 146018, being Deed No. 160403725 for the year 2021 and (4) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146052 to 146085, being Deed No. 160403721 for the year 2021. It is pertinent to mention here that the Security Deposit paid to the Previous Owners under the said Principal Agreement has been refunded by the Previous Owners in favour of the Developer herein.
- 4.4 **First Supplemental DA:** By a Supplemental Development Agreement dated 11th May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**First Supplemental DA**), said Erstwhile Owners have jointly granted development right in



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favour of the Developer, i.e. Zenith Conclave LLP in respect of the Said Premises under the terms and conditions mentioned therein in supplementation to the Principal Agreement.

- 4.5 **Purchase by the Owners:** Due to having paucity of fund, said Erstwhile Owners have sold their right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement supplemented by the First Supplemental DA unto and in favour of the Owners herein vide 4 (four) separate Deeds of Conveyance, being (1) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410423 for the year 2022, (2) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410428 for the year 2022, (3) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410433 for the year 2022 and (4) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410434 for the year 2022. It is pertinent to mention here that the Security Deposit paid to the Erstwhile Owners under the said First Supplemental DA has been refunded by the Erstwhile Owners in favour of the Developer herein.
- 4.6 **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 29.7522 (twenty nine point seven five two two) 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. 1524, 1525 and 1526, 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 10.1157 (ten point one one five seven) 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. 1524, 1525 and 1526, 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.
- 4.7 **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.
- 4.8 **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



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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 supplemented by the First Supplemental DA and the Owners shall step into the shoes of the Previous Owners and Erstwhile Owners and shall be entitled to all the rights, interest and liabilities under the Principal Agreement supplemented by the First Supplemental DA subject to the modification made by these presents.
- 5.3 **Security Deposit:** The Developer will be depositing with the Owners a sum of **Rs. 40,00,000/- (Rupees forty lakh only) (Security Deposit)** as and by way of interest free, refundable, security deposit within 7 days from the execution of these presents.
- 5.4 **Refund of Security Deposit:** The Owners shall refund the said Security Deposit amounting to the sum of Rs. 40,00,000/- (Rupees forty lakh only) mentioned above in the following manner:
- 5.4.1 The Owners shall refund to the Developer 25% (twenty five) percent of the Owners' initial entitlement in the Total Sale Proceeds until the Owners refund a sum of Rs. 35,00,000/- (Rupees thirty five lakh only) out of the entirety of the Security Deposit.
- 5.4.2 The balance Security Deposit of Rs. 5,00,000/- (Rupees five lakh only) shall be refunded by the Owners 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 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.
- 5.6 **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 supplemented by the First Supplemental DA.



District Sub-Registrar-IV
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- 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 supplemented by the First Supplemental DA shall continue to remain valid and binding and the Owners and the Developer shall strictly adhere to the same.
- 5.8 **Conjunctive Reading:** To interpret the complete understanding between the Parties, the Principal Agreement, First Supplemental DA 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.
- 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 29.7522 (twenty nine point seven five two two) 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. 1524, 1525 and 1526, 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

Land measuring 10.1157 (ten point one one five seven) 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. 1524, 1525 and 1526, 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

The Said Premises butted and bounded as follows:

- On the North** : By L.R. Dag No. 106
On the East : Partly by L.R. Dag No. 106 and partly by L.R. Dag No. 132
On the South : By Lot E in L.R. Dag No. 122 and 123
On the West : Partly by Lot A in L.R. Dag Nos. 122 and partly by L.R. Dag No. 107



5

District Sub-Registrar-IV
Room No. 115 (2) of
Registrar's Office
Alipore, South 24 Parganas

1 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, Kol-700014

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

Amrita Sanjivani
Binita Mukhopadhyay
Siddhanta Mukhopadhyay

[Owners]

Drafted by:
Atangir Reza NS/1366/03
Advocate
Alipore Judges Court
Kol-27

ZENITH CONCLAVE LLP
Anushree Kyal
Partner / Authorised Signatory

[Developer]






































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

10 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

































 <i>Anvita Sangra</i>	<i>Anvita Sangra</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
(Right Hand)							
 <i>Bostaty Nishapadaya</i>	<i>Bostaty Nishapadaya</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
(Right Hand)							
 <i>Vishwanth Nabhaya</i>	<i>Vishwanth Nabhaya</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
(Right Hand)							



District Sub-Registrar-IV
Registration U/S 7 (2) of
Registration 150A
Alipore, South 24 Parganas

18 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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		Little Ring Middle Fore Thumb (Left Hand)				
	<i>Handwritten signature</i>					
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
PHOTO						
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
PHOTO						
		Thumb Fore Middle Ring Little (Right Hand)				



District Sub-Registrar IV
Registrar I/S of
Registration 1944
Alipore, South 24 Parganas

18 NOV 2022



भारतीय विशिष्ट पहचान प्राधिकार
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 104000124-10001

1) **Amrita Sanjivani**
 2) **ASOKA SANJIVANI**
 3) **ASOKA SANJIVANI**
 4) **ASOKA SANJIVANI**
 5) **ASOKA SANJIVANI**

KL20750214001

20100214



आधार संख्या: Your Aadhaar No.

5564 7501 4001

साधारण मानुषेचे अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

1) **Amrita Sanjivani**
 2) **ASOKA SANJIVANI**
 3) **ASOKA SANJIVANI**
 4) **ASOKA SANJIVANI**

20100214

5564 7501 4001



आधार संख्या: Your Aadhaar No.
 साधारण मानुषेचे अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 AMRITA SANJIVANI
 ASOKA SANJIVANI
 12/02/1986
 Published Account Number
 CAGPS21090
 Amrita Sanjivani
 Signature

भारत सरकार
 GOVT. OF INDIA

Amrita Sanjivani



Bratati Mukhepadhyay



भारत सरकार
GOVERNMENT OF INDIA



ब्रतती मुखपाध्याय
Bratati Mukhepadhyay
जन्मदिनांक / DOB: 01/01/1958
प्राकार / GENDER: FEMALE



8845 1330 7107

आधार-माधारण मान्यता अधिकार

Bratati Mukhepadhyay



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

११२, सुप्रीम न्यू रोड,
वेस्ट, कोलकाता,
पश्चिम बंगाल - 700034

Address:

112, SUPREEM NEW ROAD, Bhubai
S.O. Kolkata,
West Bengal - 700034

8845 1330 7107

Aadhaar-Aam Admi ka Adhikar

1896

1897

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDHARTHA MUKHERJEE



भारत सरकार
GOVT. OF INDIA

ASHUTOSH MUKHERJEE

30/06/1983

Permanent Account Number
AIFPM4138C

Signature



Siddhartha Mukherjee

भारत सरकार
Government of India

सिद्धार्थ मुर्खर्जे
DOB: 30/06/1983
Male

9039 4119 6665

मेरा आधार, मेरी पहचान

Siddhartha Mukherjee

एनयूआई अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: C/O. Late Ashutosh
Mukherjee, 118, SHUPEN ROY
ROAD, Behala, Kolkata, West Bengal,
700034

9039 4119 6665

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





ZENITH CONCLAVE LLP

Umesh Nyal

Partner / Authorized Signatory

SMITH DONOVAN LLP

1000 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
Tel: 202.462.3000
Fax: 202.462.3001
www.smithdonovan.com

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

Umesh Kyal
हस्ताक्षर / Signature







16F120017

भारत सरकार
Government of India

उमेश क्यल
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958

पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान



House Date: 2010/09/02



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O गोविंद राम क्यल, 300, साउथ एंड पार्क, कोकला, कोकला, पश्चिम बंगाल, 700029

Address: S/O Govind Ram Kyal, 300, South End Park, Lake, Kokala, Kokala, West Bengal, 700029

3221 6780 6519

1947

help@uidai.gov.in

www.uidai.gov.in





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. : **IC/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**

Andranil Basu
SECRETARY





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

Query No / Year	2003085409/2022	Office where deed will be registered
Query Date	29/10/2022 12:57:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Allpore Jidges Court Road,Thana : Allpore, 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]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,76,98,996/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
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-1193	Bastu	Bastu	29.7522 Dec	1/-	2,06,70,918/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	10.1157 Dec	1/-	70,28,078/-	Property is on Road ,Project : Not Specified
		TOTAL :			39.8679Dec	2 /-	276,98,996 /-	
		Grand Total :			39.8679Dec	2 /-	276,98,996 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee,Dakshin Para Road, 18, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxxx9C, Aadhaar No. : 55xxxxxxxx4001,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003085409 of 2022, Printed On: Nov 16 2022 4:22PM, Generated from wbregistration.gov.in

2	Mrs Bratati Mukhopadhyay Wife of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx7f, Aadhaar No.: 88xxxxxxxx7107, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXxxxxx8C, Aadhaar No.: 90xxxxxxxx6665, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

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:- 700028 PAN No. axxxxxx2a, 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.: 32xxxxxxxx6519	ZENITH CONCLAVE LLP (as Designated Partner)

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 Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mrs Bratati Mukhopadhyay, Mr Siddhartha Mukherjee

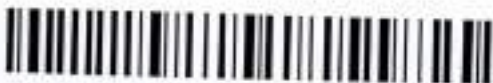
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Amrita Sannigrahi	ZENITH CONCLAVE LLP-29.7522 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs Amrita Sannigrahi	ZENITH CONCLAVE LLP-3.3719 Dec
2	Mrs Bratati Mukhopadhyay	ZENITH CONCLAVE LLP-3.3719 Dec
3	Mr Siddhartha Mukherjee	ZENITH CONCLAVE LLP-3.3719 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 28-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 28-11-2022)
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.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.
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



171120222017851196

GRIPS Payment Detail

GRIPS Payment ID:	171120222017851196	Payment Init. Date:	17/11/2022 14:50:51
Total Amount:	40073	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BYYPWG6	BRN Date:	17/11/2022 14:52:32
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ZENITH CONCLAVE LLP
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230178511971	Directorate of Registration & Stamp Revenue	40073
Total			40073

IN WORDS: FORTY THOUSAND SEVENTY THREE ONLY.

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







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



192022230178511971

GRN Details

GRN:	192022230178511971	Payment Mode:	Online Payment
GRN Date:	17/11/2022 14:50:51	Bank/Gateway:	State Bank of India
BRN :	IK0BYYPWG6	BRN Date:	17/11/2022 14:52:32
GRIPS Payment ID:	171120222017851196	Payment Init. Date:	17/11/2022 14:50:51
Payment Status:	Successful	Payment Ref. No:	2003085409/5/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ZENITH CONCLAVE LLP
Address:	122/1R, SATYENDRA NATH MAJUMDER SARANI KOLKATA, West Bengal, 700026
Mobile:	9330394689
Depositor Status:	Others
Query No:	2003085409
Applicant's Name:	Mr Alamgir Reza
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2003085409/5/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy):	17/11/2022
Period To (dd/mm/yyyy):	17/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003085409/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2003085409/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	40073

IN WORDS: FORTY THOUSAND SEVENTY THREE ONLY.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



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 16042003085409/2022

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 | Mrs Amrita Sannigrahi
Dakshin Para Road, 18,
City - P.O - Paschim
Barisha, P.S.-
Thakurpukur, District:-
South 24-Parganas,
West Bengal, India,
PIN:- 700063 | Land Lord |  |  | <i>Amrita
Sannigrahi
18/11/22</i> |
| 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] |  |  | <i>Umesh Kyal
18.11.22</i> |
| 3 | Mrs Bratati
Mukhopadhyay Bhupen
Roy Road, 119, City -
P.O - Bahala, P.S.-
Bahala, District -South
24-Parganas, West
Bengal, India, PIN:-
700034 | Land Lord |  |  | <i>Bratati
Mukhopadhyay
18.11.2022</i> |



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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|---|---|
| 4 | Mr Siddhartha Mukherjee Bhupen Roy Road, 119, City:-, P.O:- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN:- 700034 | Land Lord |  |  | 
18/11/2022 |
| 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 | Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mrs Bratati Mukhopadhyay, Mr Siddhartha Mukherjee |  |  | 
18.11.22, |

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



Office of the Dist. Sub-Registrar IV
Alipore, South 24 Parganas
Registration 1400
18 NOV 2022
5

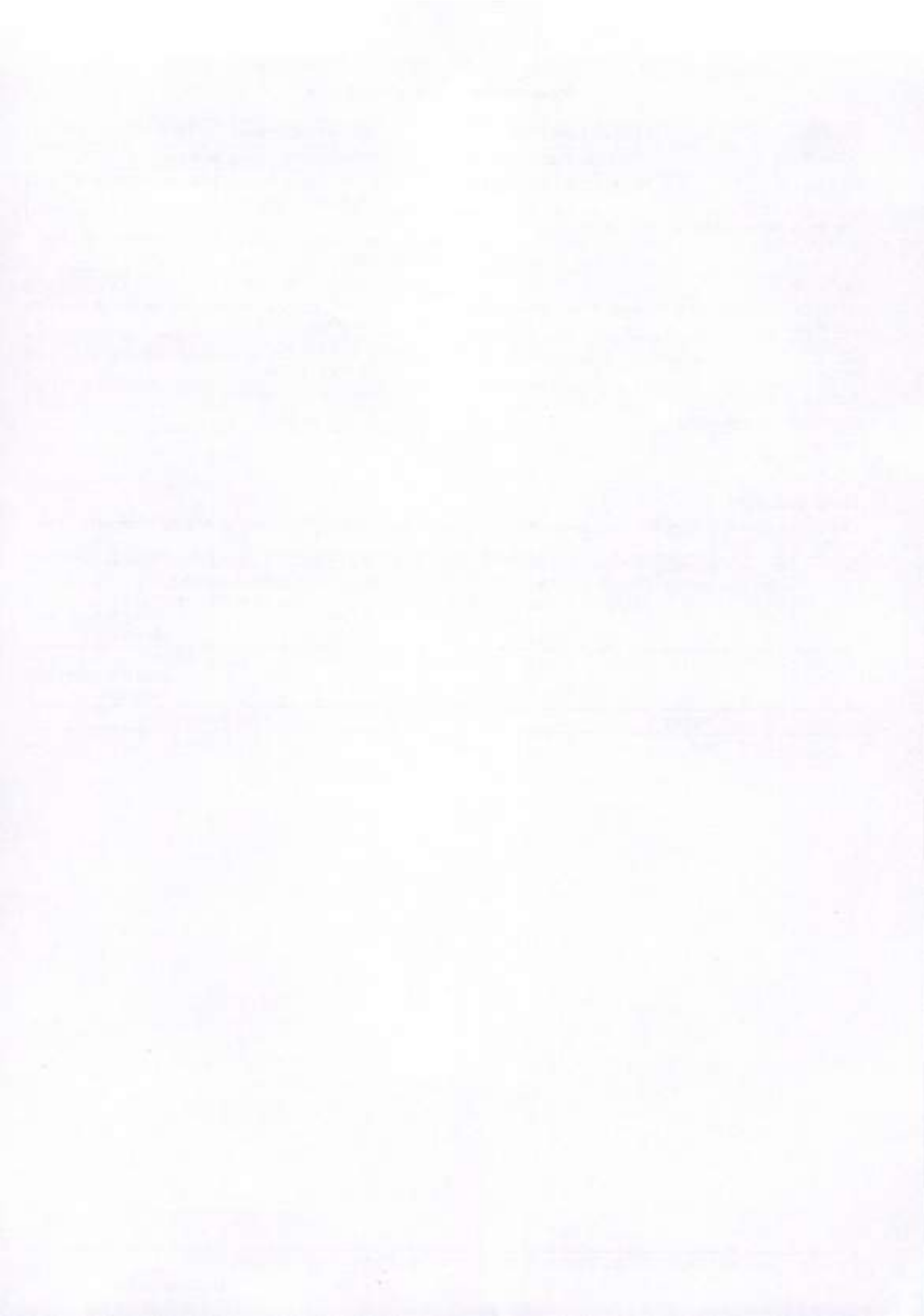
Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1604-13469/2022 | Date of Registration | 22/11/2022 |
| Query No / Year | 1604-2003085409/2022 | Office where deed is registered | |
| Query Date | 29/10/2022 12:57:28 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] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 2,76,98,996/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,120/- (Article:48(g)) | Rs. 53/- (Article:E, E) | | |
| 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-1193 | Bastu | Bastu | 29.7522 Dec | 1/- | 2,06,70,918/- | Property is on Road ,Project : Not Specified |
| L2 | LR-123 (RS :-) | LR-1193 | Bastu | Danga | 10.1157 Dec | 1/- | 70,28,078/- | Property is on Road ,Project : Not Specified |
| | | TOTAL : | | | 39.8679Dec | 2 /- | 276,98,996 /- | |
| | | Grand Total : | | | 39.8679Dec | 2 /- | 276,98,996 /- | |



Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mrs Amrita Sannigrahi
 Wife of Mr Siddhartha Mukherjee Dakshin Para Road, 18, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxxx4001, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p> |
| 2 | <p>Mrs Bratati Mukhopadhyay
 Wife of Late Ashutosh Mukhopadhyay Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7f, Aadhaar No: 88xxxxxxxx7107, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p> |
| 3 | <p>Mr Siddhartha Mukherjee
 Son of Late Ashutosh Mukhopadhyay Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx8C, Aadhaar No: 90xxxxxxxx6665, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022
 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p> |

Developer Details :

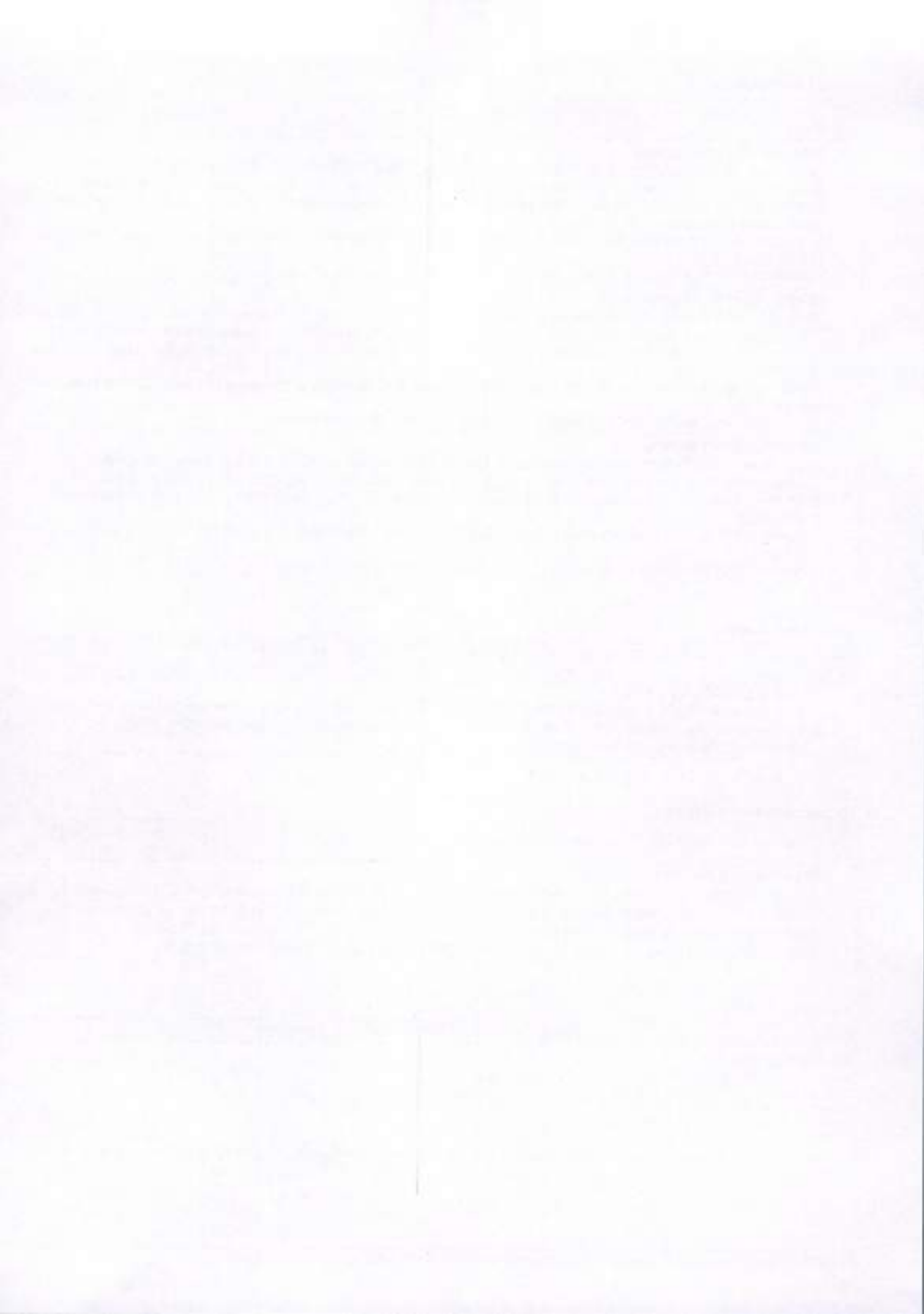
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>ZENITH CONCLAVE LLP
 Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx2a,Aadhaar No Not Provided by UIDAI,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



Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------------|
| 1 | Mrs Amrita Sannigrahi | ZENITH CONCLAVE LLP-29.7522 Dec |

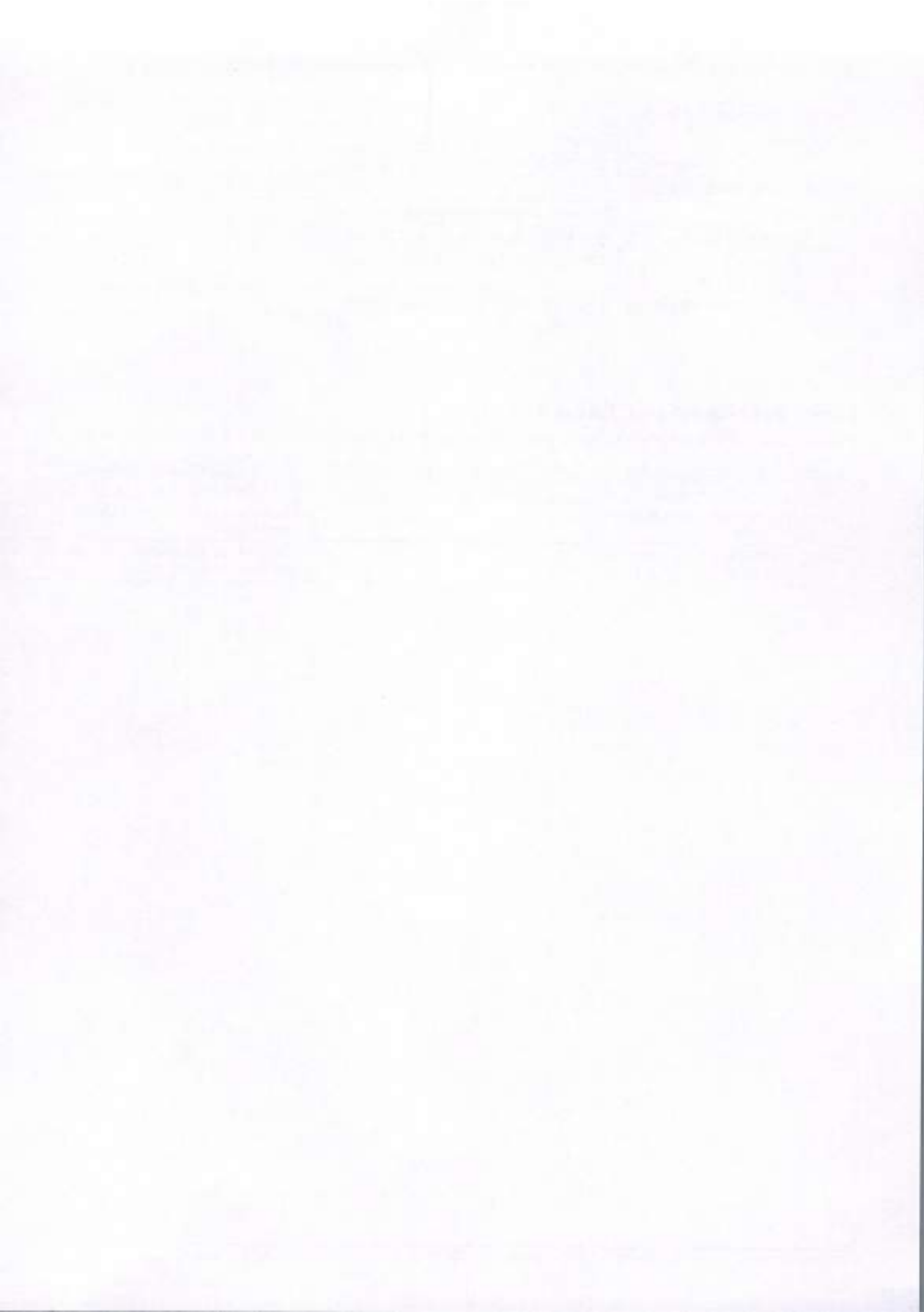
Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|--------------------------------|
| 1 | Mrs Amrita Sannigrahi | ZENITH CONCLAVE LLP-3.3719 Dec |
| 2 | Mrs Bratati Mukhopadhyay | ZENITH CONCLAVE LLP-3.3719 Dec |
| 3 | Mr Siddhartha Mukherjee | ZENITH CONCLAVE LLP-3.3719 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:- 1193 | | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 123, LR Khatian No:- 1193 | | Seller is not the recorded Owner as per Applicant. |



Endorsement For Deed Number : I - 160413469 / 2022

On 17-11-2022

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 2,76,98,996/-

(Signature)

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

On 18-11-2022

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

Presented for registration at 15:00 hrs on 18-11-2022, at the Private residence by Mr Umesh Kyal ,

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

Execution is admitted on 18/11/2022 by 1. Mrs Amrita Sannigrahi, Wife of Mr Siddhartha Mukherjee, Dakshin Para Road, 18, P.O: Paschim Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 2. Mrs Bratati Mukhopadhyay, Wife of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 3. Mr Siddhartha Mukherjee, Son of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, P.O Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others

Identified 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 18-11-2022 by Mr Umesh Kyal, Designated Partner, 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

Identified 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)

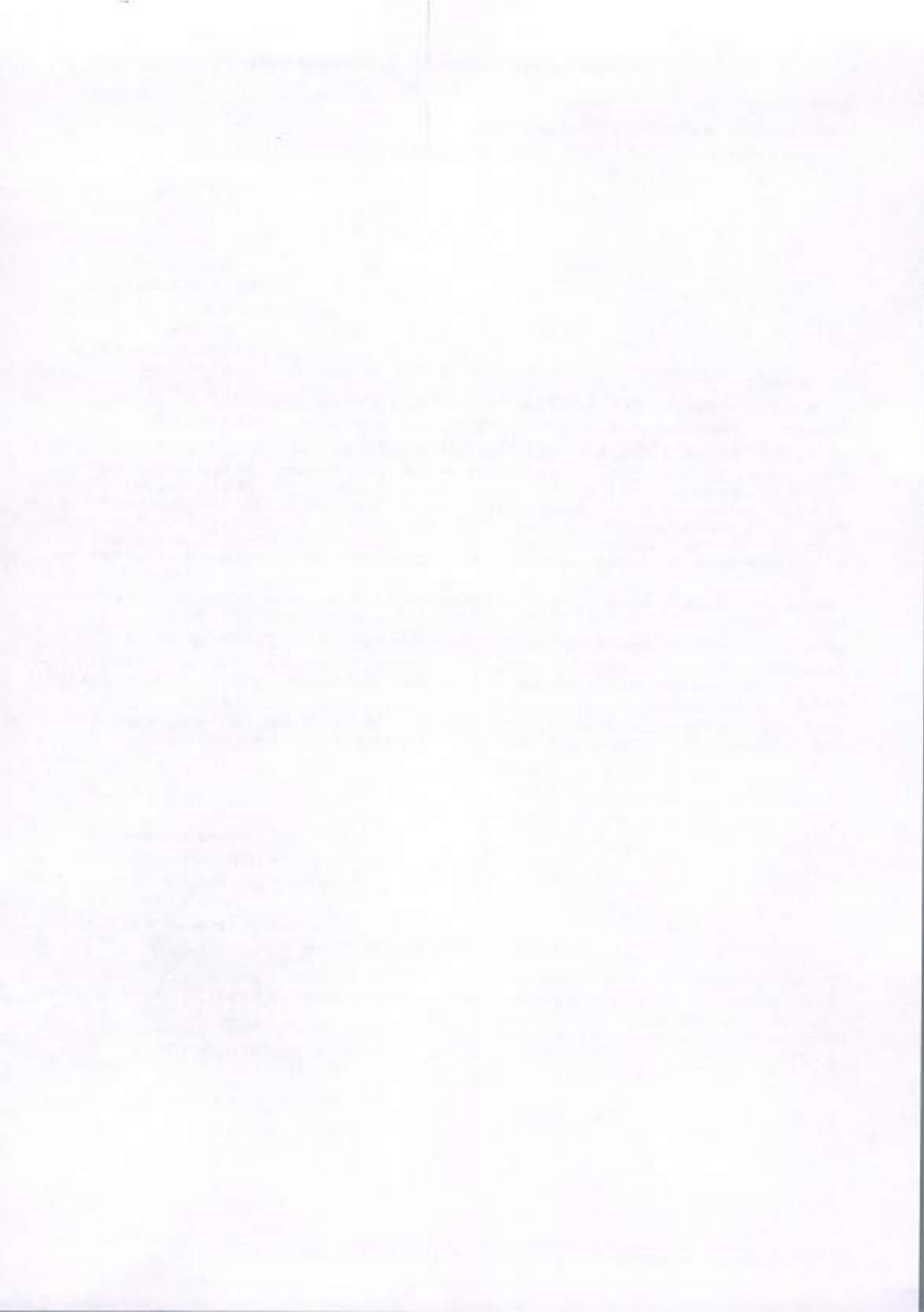
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-11-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 2:52PM with Govt. Ref. No: 192022230178511971 on 17-11-2022, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYYPWG6 on 17-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by by online = Rs 40,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 2:52PM with Govt. Ref. No: 192022230178511971 on 17-11-2022, Amount Rs: 40,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYYPWG6 on 17-11-2022, 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

On 22-11-2022**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 Stamp Duty

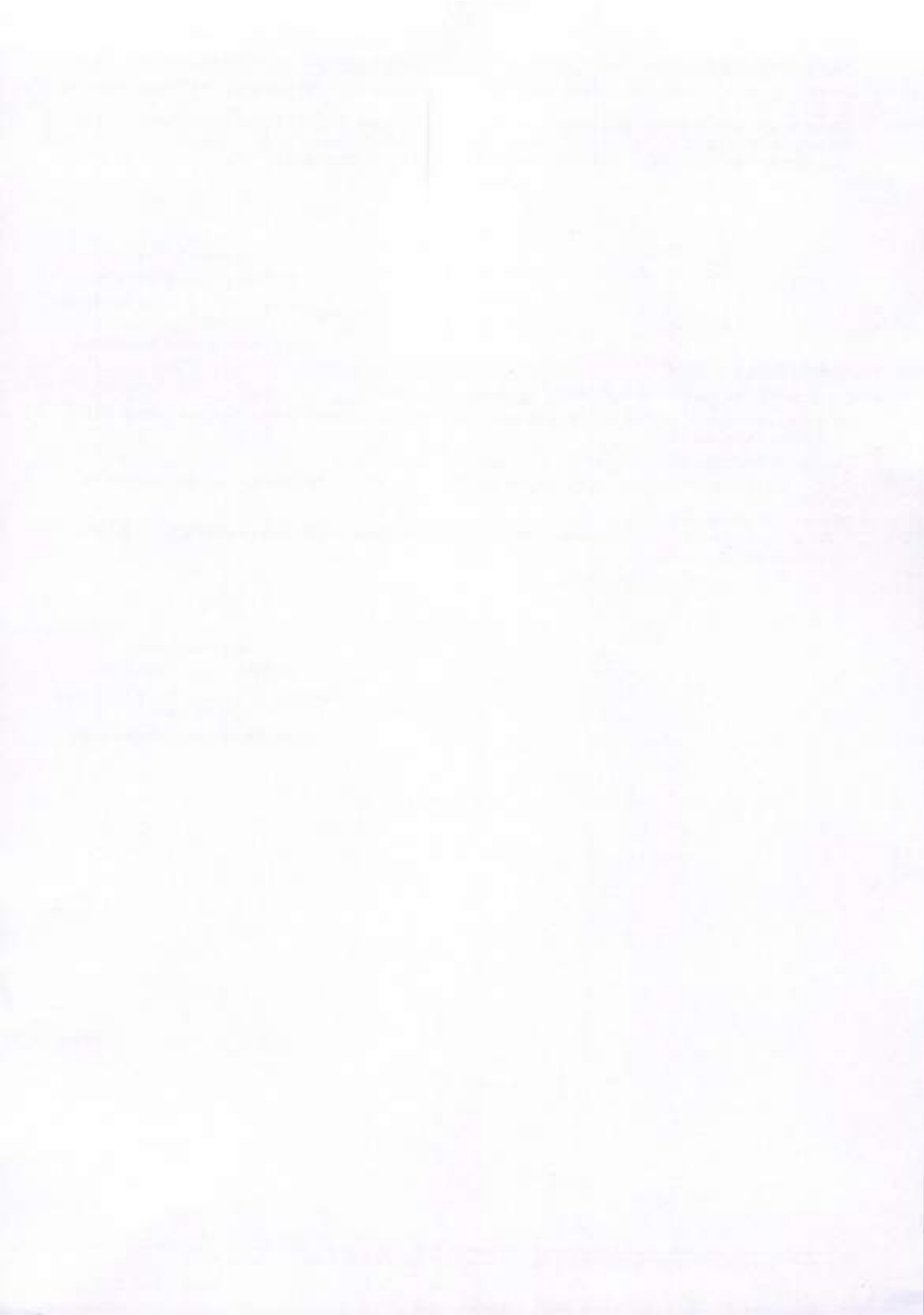
Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55347, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee



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 395865 to 395884

being No 160413469 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.22 12:45:59 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/11/22 12:45:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)