

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

Execution is admitted on 27-01-2021 by Mr BIJAY KUMAR JAIN, Karta, BIJAY KUMAR JAIN HUF (HUF), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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

Execution is admitted on 27-01-2021 by Mr SANDEEP JAIN, Director, SUMAN PROPERTY PRIVATE LIMITED (Private Limited Company), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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

Execution is admitted on 27-01-2021 by Mr UMESH KYAL, Authorized Signatory, HALLMARK TRADECOM PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK COMPLEX LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK SMARTCITY LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, RAIN TREE ENCLAVE LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, ZENITH CONCLAVE LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, 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, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mrs NISHA JAIN, Director, STYLO VENTURES PRIVATE LIMITED (Private Limited Company), Plot No.74, Udayan Industrial Estate, 3, Pagladanga Road, P.O:- Tangra, P.S:- Tangra, District:- South 24-Parganas, West Bengal, India, PIN - 700015

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

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 28-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 12:49PM with Govt. Ref. No: 192020210214209351 on 26-01-2021, Amount Rs: 21/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621626 on 26-01-2021, Head of Account 0030-03-104-001-16

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 12:49PM with Govt. Ref. No: 192020210214209351 on 26-01-2021, Amount Rs: 74,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621626 on 26-01-2021, Head of Account 0030-02-103-003-02

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Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2021

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 : 4B (g) of Indian Stamp Act 1899.

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1. Stamp: Type: Impressed, Serial no 29600, Amount: Rs.100/-, Date of Purchase: 24/02/2021, Vendor name: S Das

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Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 68203 to 68325

being No 160201225 for the year 2021.



(Samar Kumar Pramanick) 2021/02/24 05:03:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 164992

Certified that the document is admitted to registration. The signatures sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar II
Alipore, South 24 Parganas

03 FEB 2021
~~29 JAN 2021~~

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we,



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10 SEP 2020

Alamgir Reza

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOLKATA - 700 027

Name : _____
Address : _____
Vendor : _____



V.C.T. /
NO. 724

I. CHANRABORTY
P.B. Dr. Rajendra Prasad Square
Kolkata - 700 001

[Handwritten signature]

ZENITH CONCLAVE LLP

Alamgir Reza

Partner / Authorised Signatory

PS VINAYAK COMPLEX LLP

Alamgir Reza

Designated Partner

PS VINAYAK SMARTCITY LLP

Alamgir Reza

Partner/Authorised Signatory

RAINTREE ENCLAVE LLP

Alamgir Reza

Partner / Authorised Signatory

HALLMARK TRADECOM PVT. LTD.

Alamgir Reza

Director / Authorised Signatory



V.C.T. /
NO. 740

ZENITH CONCLAVE LLP

Rekha Ghosh

Partner / Authorised Signatory



V.C.T. /
NO. 742

EXALTED TRADING PVT. LTD.

Rekha Ghosh

Director / Authorised Signatory

Rekha Ghosh
Director / Authorised Signatory

District Sub-Registrar
Alipore, South 24 Parganas

27 JAN 2021

- (1) MADHU SURANA, having PAN **ALGPS0599B** and **AADHAAR 702510838788**, Mobile No. 9874924242, by faith Hindu, by nationality Indian, by occupation Business, wife of Saroj Kumar Surana, residing at Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, Post Office L.R. Sarani, Police Station Ballygunge, Kolkata 700020;
- (2) SHRENIK SURANA, having PAN **APLPS4617R** and **AADHAAR 748280035011**, Mobile No. 9674137777, by faith Hindu, by nationality Indian, by occupation Business, son of Saroj Kumar Surana, residing at Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, Post Office L. R. Sarani, Police Station Ballygunge, Kolkata 700020;
- (3) SAROJ KUMAR SURANA, having PAN **ALSPS6102J** and **AADHAAR 206625212441**, Mobile No. 9903984141, by faith Hindu, by nationality Indian, by occupation Business, son of Hanut Mal Surana, residing at Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, Post Office L. R. Sarani, Police Station Ballygunge, Kolkata 700020;
- (4) KOMAL SURANA, having PAN **AWVPS7665N** and **Aadhaar 885561024178**, Mobile No. 9674177577, by faith Hindu, by nationality Indian, by occupation Business, wife of Shrenik Surana, residing at Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, Police Station Ballygunge, Post Office L. R. Sarani, Kolkata 700 020;
- (5) NISHIT JAIN, having PAN **AFPPJ8996L** and **AADHAAR 919010647383**, Mobile No. 9674144444, by faith Jain, by nationality Indian, by occupation Business, son of Bharat Jain, residing at 25, Ballygunge Circular Road, Post Office and Police Station Ballygunge, Kolkata 700019;
- (6) NIKITA JAIN, having PAN **ARRPJ8526E** and **Aadhaar 719338778923**, Mobile No.9819560776, by faith Jain, by nationality Indian, by occupation Business, daughter of Bharat Jain, residing at 25, Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata 700 019;
- (7) MANOHAR LALL MEET JAIN HUF, having PAN **AACHM6784M**, a Hindu Undivided Family of Flat No.6B, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016, represented by its Karta, **MEET JAIN**, having PAN **ACHPJ9528K** and **AADHAAR 256090477002**, Mobile No.9830400074, by faith Jain, by nationality Indian, by occupation Business, son of Late Manohar Lall Jain, residing at Flat No. 6B and 9A, 26B, Neel Kanth Building, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016;
- (8) MEET JAIN HUF, having PAN **AACHM9103L**, a Hindu Undivided Family of Flat No.6B, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016, represented by its



- Karta, **MEET JAIN**, having PAN **ACHPJ9528K** and **AADHAAR 256090477002**, Mobile No.9830400074, by faith Jain, by nationality Indian, by occupation Business, son of Late Manohar Lal Jain, residing at Flat No.6B and 9A, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016;
- (9) **BINA JAIN**, having PAN **ACJPJ6700B** and Aadhaar 644290075379, Mobile No.9830682774, by faith Jain, by nationality Indian, by occupation Housewife, wife of Late Manohar Lal Jain, residing at Flat No.6B, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700 016;
- (10) **NISHA JAIN**, having PAN **ACVPJ3480E** and Aadhaar 962835837901, Mobile No.9830400074, by faith Jain, by nationality Indian, by occupation Housewife, wife of Meet Jain, residing at Flat No.6B, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700 016;
- (11) **MEET JAIN**, having PAN **ACHPJ9528K** and **AADHAAR 256090477002**, Mobile No.9830400074, by faith Jain, by nationality Indian, by occupation Business, son of Late Manohar Lal Jain, residing at Flat No. 6B and 9A, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016;
- (12) **ARVIND KUMAR JAIN (HUF)**, having PAN **AACHA4448L**, a Hindu Undivided Family, of Flat No. 6C & D, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016, represented by its Karta, **ARVIND KUMAR JAIN**, having PAN **AFNPJ5068F** and **AADHAAR 823850189677**, Mobile No.9831051587, by faith Jain, by nationality Indian, by occupation Business, son of Late Mannalal Jain, residing at Flat No. 6C & D, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016;
- (13) **ROSY JAIN**, having PAN **ACQPJ5801L** and **AADHAAR 358985301200**, Mobile No.9903891774, by faith Jain, by nationality Indian, by occupation Business, wife of Arvind Kumar Jain, residing at Flat No. 6C & D, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata 700016;
- (14) **BIJAY KUMAR JAIN HUF**, having PAN **AACHB0281N**, a Hindu Undivided Family of Ground Floor, 6A, Kiran Shankar Roy Road, Post Office GPO, Police Station Hare Street, Kolkata 700001, represented by its Karta, **BIJAY KUMAR JAIN**, having PAN **ACRPJ7259B** and **AADHAAR 772354842769**, Mobile No.9831773211, by faith Jain, by nationality Indian, by occupation Business, son of Late Fateh Chand Jain, residing at 6/1C, Palm Avenue, Post Office and Police Station Ballygunge, Kolkata 700019;



- (15) SUMAN PROPERTY PRIVATE LIMITED, having PAN AAEC54021L, having CIN U70101WB1994PTC065027, a Company governed by the Companies Act, 2013, having its registered Office at Ground Floor, 6A, Kiran Shankar Roy Road, Post Office GPO, Police Station Hare Street, Kolkata 700001, represented by its Director, SANDEEP JAIN, having PAN ACIPJ8538Q and AADHAAR 347327532930, Mobile No.9831003210, by faith Jain, by occupation Business, by nationality Indian, son of Bijay Kumar Jain, residing at 6/1C, Palm Avenue, Post Office and Police Station Ballygunge, Kolkata 700019;
- (16) STYLO VENTURES PRIVATE LIMITED, having PAN AAVCS7885F, having CIN U70102WB2015PTC206272, a Company governed by the Companies Act, 2013, having its registered office at Plot No.74, Udayan Industrial Estate, 3, Pagladanga Road, Post Office and Police Station Tangra, Kolkata 700015, represented by its Director, NISHA JAIN, having PAN ACVPJ3480E and AADHAAR 962835837901, Mobile No.9830500074, by faith Jain, by nationality Indian, by occupation Housewife, wife of Meet Jain, residing at Flat No.6B, Neel Kanth Building, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata-700 016;
- (17) PS VINAYAK COMPLEX LLP, having PAN AARFP0290N, having LLPIN AAD-6375, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Designated Partner UMESH KYAL, having PAN AGCPK9667R and AADHAAR 322167806519, Mobile No.9831151592, by faith Hindu, by nationality Indian, by occupation Business, son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029,
- (18) PS VINAYAK SMARTCITY LLP, having PAN AARFP9370K, having LLPIN AAF-1879, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Designated Partner UMESH KYAL, having PAN AGCPK9667R and AADHAAR 322167806519, having Mobile No.9831151592, by faith Hindu, by nationality Indian, by occupation Business, son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029,
- (19) RAINTREE ENCLAVE LLP, having PAN AAOFR3010M, having LLPIN AAA-8721, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at



122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its **Designated Partner UMESH KYAL**, having PAN **AGCPK9667R** and **AADHAAR 322167806519**, having Mobile No.9903542000, by faith Hindu, by nationality Indian, by occupation Business, son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029;

(20) **HALLMARK TRADECOM PRIVATE LIMITED**, having PAN **AABCH9740E**, having CIN **U51109WB2008PTC122216**, a Company governed by the Companies Act, 2013, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its **Authorized Signatory UMESH KYAL**, having PAN **AGCPK9667R** and **AADHAAR 322167806519**, having Mobile No.9903542000, by faith Hindu, by nationality Indian, by occupation Business, son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029;

(21) **EXALTED TRADING PRIVATE LIMITED**, having PAN **AADCE1377L**, a Company governed by the Companies Act, 2013, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Kolkata-700026, Police Station Tollygunge, District South 24 Parganas, represented by its **Authorized Signatory PRAKASH MUSADDI**, having PAN **AIHPM8644H** and **AADHAAR 629680726679**, having Mobile No.9830065307, by faith Hindu, by nationality Indian, by occupation Service, son of Raj Kumar Musaddi, residing at 12B, Lord Sinha Road, Post Office Middleton Row and Police Station Shakespeare Sarani, Kolkata 700 071 and

(22) **EVER GLOWING TRADING PRIVATE LIMITED**, having PAN **AADCE1378F**, a Company governed by the Companies Act, 2013, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Kolkata- 700026, Police Station Tollygunge, District South 24 Parganas, **Authorized Signatory PRAKASH MUSADDI**, having PAN **AIHPM8644H** and **AADHAAR 629680726679**, having Mobile No.9830065307, by faith Hindu, by nationality Indian, by occupation Service, son of Raj Kumar Musaddi, residing at 12B, Lord Sinha Road, Post Office Middleton Row and Police Station Shakespeare Sarani, Kolkata 700 071 (hereinafter referred to as the "**APPOINTERS**") **SEND GREETINGS:**

WHEREAS:-

- A. We the Appointers abovenamed are jointly the absolute owners of (I) All That the piece or parcel of Plot of Land containing by measurement an area of 162 (one hundred and sixty two) Decimal be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built



thereat situated lying at and comprised in R.S./L.R. Dag No. 122, at *Mouza Kochpukur*, J.L. No. 02, under L.R. Khatian Nos.1026, 1023, 1187, 1031, 1188, 1189, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198 and 1190, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, hereinafter referred to as the **First Premises** and (2) All That the piece or parcel of Plot of Land containing by measurement an area of 52 (fifty two) Decimal be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in R.S./L.R. Dag No. 123, at *Mouza Kochpukur*, J.L. No. 02, under L.R. Khatian Nos.1026, 1023, 1187, 1031, 1188, 1189, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198 and 1190, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, hereinafter referred to as the **Second Premises**. The First Premises and the Second Premises hereinafter collectively referred to as the "**Said Premises**", more fully described in the *Schedule* hereunder written

- B. By a Development Agreement dated the 27th January, 2021, made between the Appointers herein therein referred to as the Owners of the One Part and Zenith Conclave LLP therein referred to as the Developer of the Other Part (hereinafter referred to as the "**Development Agreement**") the Appointers herein have retained and appointed Zenith Conclave LLP as the Developer and have further entrusted the development of the "**said Premises**" by erecting residential cum commercial building complex in or upon the land comprised in the "**said Premises**" and the same in accordance with the Plan to be sanctioned by the zilla parishad and panchayat and rural development authority and further as per the terms therein recorded.
- C. In relation of the said Development Agreement, the Appointers, being the Owners of the Said Premises hereby grant the Power of Attorney to ZENITH CONCLAVE LLP, having PAN AABFZ6412A, having LLPIN - AAG-5471, a Limited Liability Partnership, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, to be represented by its Designated Partner/s, Partners, Authorized Representative/Signatory as may be changed/appointed from time to time, and empowered and authorized them to act in terms of the said Development Agreement.
- D. Be it noted herein, that this Power of Attorney as granted herein shall always be read in conjuncture of the said Development Agreement and the Power of Attorney shall be co-existent and co-terminus and shall always run in parallel. This Power of Attorney has been granted in favour of the Attorney,



based on the representations, assurances made by the Developer to the Appointers, who are also the Owners of the Said Premises and the Developer shall be vicarious liable [which means and refers to a situation where someone is held responsible for the actions or omissions of another person] for all acts and omission of the Attorney in contravention of this power of attorney.

- E. In terms of the Development Agreement, we, the Appointers above named, have agreed and decided to retain, appoint and constitute ZENITH CONCLAVE LLP, having PAN AABFZ6412A, having LLPIN - AAG-5471, a Limited Liability Partnership, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, represented by its Designated Partners, (1) UMESH KYAL, having PAN AGCPK9667R and AADHAAR 322167806519, having Mobile No.9831151592, by faith Hindu, by nationality Indian, by occupation Business, son of Late Govind Ram Kyal and (2) RAHUL KYAL, having PAN AGHPK1359F and AADHAAR 748707934912, having Mobile No.9831151598, by faith Hindu, by nationality Indian, by occupation Business, son of Balkrishan Kyal, both are residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029, to be represented by its Authorized Representative/Signatory as may be appointed from time to time, as our true and lawful Attorney to act in our name and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the Appointers above named do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed ZENITH CONCLAVE LLP, having PAN AABFZ6412A, having LLPIN - AAG-5471, a Limited Liability Partnership, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, represented by its Designated Partners, (1) UMESH KYAL, having PAN AGCPK9667R and AADHAAR 322167806519, having Mobile No.9831151592, by faith Hindu, by nationality Indian, by occupation Service, son of Late Govind Ram Kyal and (2) RAHUL KYAL, having PAN AGHPK1359F and AADHAAR 748707934912, having Mobile No.9831151598, by faith Hindu, by nationality Indian, by occupation Service, son of Balkrishan Kyal, both are residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029 (hereinafter referred to as the said "Attorney") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the Said Premises namely:

- a) To appear and represent the Appointers before the Gram Panchayat/ Municipality, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, B.L.&L.R.O. and other Government authorities and/or departments, Central or State in connection with the development of the "said Premises" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications,



declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;

- b) To demolish or cause to be demolished the existing structures, if any, of the "said Premises" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Premises" at the office of the said B.L. & L.R.O. and/or the Gram Panchayat and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- d) To apply for and get our name mutated and recorded as the owner in respect of the "said Premises" described in the Schedule hereunder written in the Record of Rights at the office of the BL&LRO as also in the records of the Gram Panchayat/ Municipality and other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper;
- e) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Premises" as our said Attorney shall think proper;
- f) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Sanctioning Authority for development of the "said Premises" and/or construction of proposed building complex in or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- g) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Sanctioning Authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or demolition of the existing structures comprised in the "said Premises" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Premises" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;



- h) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- i) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the Sanctioning Authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- j) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed new building complex in or upon the land comprised in the "said Premises" as per the plan to be sanctioned by the Sanctioning Authority and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- k) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- l) To sign execute affirm and verify all plaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorney shall think proper;
- m) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Premises" and/or construction of the proposed new building complex thereat and the same on such terms and as our said Attorney shall think proper;
- n) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorney shall think proper;
- o) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign



execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;

- p) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- q) To arrange for financing of the project (project finance) from any Banks and/or Financial Institutions for construction and development of the project and the same as per Clause 17.1 of the Development Agreement and upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging and/or creating charge or mortgage the said land over the 63.5% share forming part of the Developer's allocation in favour of any bank/financial institution by deposit of original title deeds of the said Premises by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage and/or registered mortgage. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc., Notwithstanding the same, the Developer shall take the project finance without creating any charge/liability in respect of the revenue forming part of the Owners' allocation in the project;
- r) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revalidate and/or rectified by the Sanctioning Authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;
- s) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms, car parking spaces and other spaces of the proposed Building Complex to be erected at the "said Premises" and for the said purposes, to sign execute and deliver the Agreement for sale, supplementary agreements, Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and all other Agreements, No objection certificate, tripartite agreements, Allocation Agreements, if required, as may from time to time be required and as our said Attorney shall think proper;
- t) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Supplementary Agreements, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorney shall think proper;



- u) To receive, realize and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential flats, offices, shops, show room and other spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper and appropriate the sale proceeds in favour of the Developer and the Owners as mentioned in the said Development Agreement;
- v) To give necessary instructions as also to sign, execute and submit all applications, papers and documents and further to do all acts, deeds, matters and things as may be necessary or required for giving necessary instruction from time to time regarding arrangement with the Banker with regard to transfer and disbursement of Total Sale Proceeds as per the Said Development Agreement, which would be deposited in the HIRA Bank Account in the manner as provided in the Said Development Agreement subject to any adjustments as per the said Development Agreement and morefully described hereinabove;
- w) To hand over and deliver possession of the saleable spaces/ units, of the said Project to such person or persons including the nominee/s and/or assign/s of the purchasers of such saleable spaces/units and to issue the possession letter and/or certificate thereof;
- x) To transfer by way of gift a strip of land and/or corner splay in favour of the Sanctioning Authority for enhancement of the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Sanctioning Authority and also to do all acts, deeds and matters and things as our said Attorney shall think proper;
- y) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorney shall think proper;
- z) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper.

AND it is clarified that nothing herein contained shall authorize the Attorney to give consent on behalf of the Owners to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Owners nor to represent the Owners in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.



A N D we, the Appointers abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do

THE SCHEDULE ABOVE REFERRED TO
"SAID PREMISES"

ALL THAT the piece or parcel and containing by measurement an area of **162 (one hundred and sixty two) Decimal** be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in **R.S./L.R. Dag No. 122** and land containing by measurement an area of **52 (fifty two) Decimal** be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in **R.S./L.R. Dag No. 123**, at *Mouza Kochpukur, J.L. No. 02, under L.R. Khatian Nos. 1026, 1023, 1187, 1031, 1188, 1189, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198 and 1190, Police Station Kolkata Leather Complex (formerly Bhangar), Kolkata 700156, within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas;*

The Said Premises is more clearly shown and delineated in the map or Plan annexed hereto and thereon bordered Red and butted and bounded as follows;

ON THE NORTH : L.R. Dag No. 107 and 106

ON THE SOUTH : L.R. Dag No. 120

ON THE EAST : Partly L.R. Dag No. 124 and partly L.R. Dag No. 132

ON THE WEST : L.R. Dag Nos. 120(P), 121 and 109



IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our seal and signature on this 27th day of January, Two Thousand and Twenty One

SIGNED EXECUTED AND DELIVERED by the Appointers abovenamed at Kolkata in the presence of:

1. Dipankar Sarda
122/R.S.M.M. Sarani
KOL-700026

Madhu Surana
(MADHU SURANA)

Shrenik Surana
(SHRENIK SURANA)

Saroj Kumar Surana
(SAROJ KUMAR SURANA)

Komal Surana
(KOMAL SURANA)

Nishit Jain
(NISHIT JAIN)

Nikita Jain
(NIKITA JAIN)

MANOHARLALL MEET JAIN HUF

Manohar Jain
(MANOHAR LALL MEET JAIN HUF)

MEET JAIN HUF

Meet Jain
KARTA

(MEET JAIN HUF)

Bina Jain

(BINA JAIN)

Nisha Jain

(NISHA JAIN)



Meeta Jain
(MEETA JAIN)

Arvind Kumar Jain HUF
Arvind Kumar Jain

Karta / Member
(ARVIND KUMAR JAIN (HUF))

Rosy Jain
(ROSY JAIN)

Bijay Kumar Jain H.U.F.
Bijay Kumar Jain

(BIJAY KUMAR JAIN HUF)

Suman Property Pvt. Ltd.

Arvind
Director

(SUMAN PROPERTY PRIVATE LIMITED)

STYLO VENTURES PRIVATE LIMITED

Neha Jain
Director

(STYLO VENTURES PRIVATE LIMITED)

PS VINAYAK COMPLEX LLP

Uma Keshav
Designated Partner
(PS VINAYAK COMPLEX LLP)

PS VINAYAK SMARTCITY LLP

Uma Keshav
Partner/Authorised Signatory
(PS VINAYAK SMARTCITY LLP)



RAINTREE ENCLAVE LLP

Umesh Ugel
Partner / Authorised Signatory
(RAINTREE ENCLAVE LLP)

HALLMARK TRADECOM PVT. LTD.

Umesh Ugel
Director / Authorised Signatory
(HALLMARK TRADECOM PRIVATE LIMITED)

EXALTED TRADING PVT. LTD.

Prakash Muralidhar
Director / Authorised Signatory
(EXALTED TRADING PRIVATE LIMITED)

EVERGLOWING TRADING PVT. LTD.

Prakash Muralidhar
Director / Authorised Signatory
(EVER GLOWING TRADING PRIVATE LIMITED)

2. *Anejit Kapat.*
122/R, S. N. M. Sarani,
KOL-26.

ZENITH CONCLAVE LLP

Umesh Ugel
Partner / Authorised Signatory
(ZENITH CONCLAVE LLP)

ZENITH CONCLAVE LLP

Reha Joshi
Partner / Authorised Signatory
(ZENITH CONCLAVE LLP)


































We accept and confirm,

~~Prepared by~~ Drafted By:

Chandip Chakraborty
(CHANDIP CHAKRABORTY)
Advocate
High Court at Calcutta
F/184/14




































SPECIMEN FORM FOR TEN FINGER PRINTS

<p>MADHU</p> 	<p>Madhu Swarna</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p>SHREYAS</p> 	<p>Shreyas Swarna</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p>SAROJ</p> 	<p>Saroj Swarna</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						




































SPECIMEN FORM FOR TEN FINGER PRINTS

<p>KOMAL</p>	<p>Komal Surana</p>							
 <p>Komal Surana</p>		<p>Little Ring Middle Fore Thumb</p> <p align="center">(Left Hand)</p>						
		<p>Thumb Fore Middle Ring Little</p> <p align="center">(Right Hand)</p>						
<p>NISHIT</p>	<p>Nishit Jain</p>							
 <p>Nishit Jain</p>		<p>Little Ring Middle Fore Thumb</p> <p align="center">(Left Hand)</p>						
		<p>Thumb Fore Middle Ring Little</p> <p align="center">(Right Hand)</p>						
<p>NIKHITA</p>	<p>Nikhita Jain</p>							
 <p>Nikhita Jain</p>		<p>Little Ring Middle Fore Thumb</p> <p align="center">(Left Hand)</p>						
		<p>Thumb Fore Middle Ring Little</p> <p align="center">(Right Hand)</p>						




































SPECIMEN FORM FOR TEN FINGER PRINTS

<p>MEET</p>  <p><i>Meet Jain</i></p>	<p><i>Meet Jain</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						
<p>BJNA</p>  <p><i>Bina Jain</i></p>	<p><i>Bina Jain</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						
<p>NISHA</p>  <p><i>Nisha Jain</i></p>	<p><i>Nisha Jain</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						





SPECIMEN FORM FOR TEN FINGER PRINTS

<p>ARVIND</p>  <p><i>Arvind Kumar Jain</i></p>	<p><i>Arvind Kumar Jain</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
<p>ROSY</p>  <p><i>Rosy Jain</i></p>	<p><i>Rosy Jain</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
<p>BIJAY KUMAR</p>  <p><i>Bijay Kumar Boin</i></p>	<p><i>Bijay Kumar Boin</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				




































SPECIMEN FORM FOR TEN FINGER PRINTS

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



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Amun Kyel</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Rehman Jha</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Prakash Vinayak</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						





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

GRN Details

GRN: 192020210214204201 Payment Mode: Online Payment
GRN Date: 26/01/2021 12:40:18 Bank/Gateway: Indian Overseas Bank
BRN : 202101260621340 BRN Date: 26/01/2021 12:01:27
Payment Status: Successful Payment ID: 2000176265/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ZENITH CONCLAVE I.L.P
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
EMail: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000176265
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000176265/2/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000176265/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	2000176265/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	74991

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED NINETY ONE ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1602000258/2021	Date of Application	27/01/2021
Query No / Year	16022000176265/2021		
Transaction	[0139] Sale, Development Power of Attorney		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.75,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	122/1R S N M SARANI KOL-26		
Expected Date and Time of Commission	27/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			




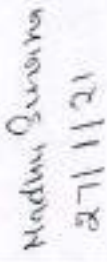


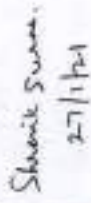







Government of West Bengal










Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000176265/2021

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



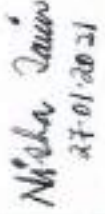


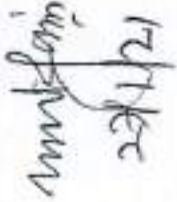


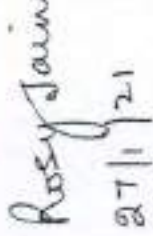
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs MADHU SURANA Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O - L R Sarani, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700020	Principal			 27/1/21
2	Mr SHRENIK SURANA Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O - L R Sarani, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700020	Principal			 27/1/21
3	Mr SAROJ KUMAR SURANA Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O - L R Sarani, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700020	Principal			 27/1/21



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







Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mrs KOMAL SURANA Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O:- L R Sarani, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020	Principal			<i>Komal Surana</i> 27.1.21
5	Mr NISHIT JAIN 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			<i>Nishit Jain</i> 27/01/21
6	Ms NIKITA JAIN 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			<i>Nikita Jain</i> 27/1/21
7	Mrs BINA JAIN Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Principal			<i>Bina Jain</i> 27/1/21

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
8	Mrs NISHA JAIN Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Principal			
9	Mr MEET JAIN Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Principal			
10	Mrs ROSY JAIN Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Principal			



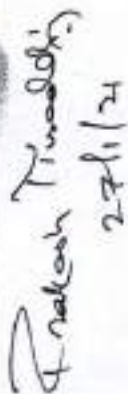


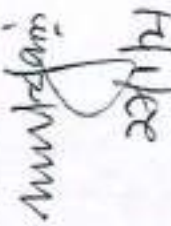


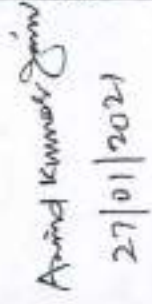


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Mr UMESH KYAL 30C, South End Park, P.O.- Sarat Bose Road, P.S.- Lake, District:-South 24- Parganas, West Bengal, India. PIN - 700029	Representative of Principal [PS VINAYAK COMPLEX LLP] [PS VINAYAK SMARTCITY LLP] [RAINTR EE ENCLAVE LLP] [HALLMARK TRADECOM PRIVATE LIMITED] [ZENITH CONCLAVE LLP]			 27/10/21
12	Mr RAHUL KYAL 30C, South End Park, P.O.- Sarat Bose Road, P.S.- Lake, District:-South 24- Parganas, West Bengal, India. PIN - 700029	Representative of Attorney [ZENITH CONCLAVE LLP]			 27/10/21











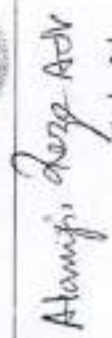


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Mr PRAKASH MUSADDI 12B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Represent ative of Principal [EXALTE D TRADING PRIVATE LIMITED] ,EVER GLOWIN G TRADING PRIVATE LIMITED]			 Prakash Musaddi 27/11/21
14	Mr MEET JAIN Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Represent ative of Principal [MANOHA R LALL MEET JAIN HUF ,MEET JAIN HUF 			 Meet Jain 27/11/21
15	Mr ARVIND KUMAR JAIN Neel Kanth Building, , Camac Street, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India. PIN - 700016	Represent ative of Principal [ARVIND KUMAR JAIN HUF 			 Arvind Kumar Jain 27/11/21



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
16	Mr BIJAY KUMAR JAIN 6/1C, Palm Avenue, P.O.- Ballygunge, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Principal [BIJAY KUMAR JAIN HUF			 27/01/21
17	Mr SANDEEP JAIN 6/1C, Palm Avenue, P.O.- Ballygunge, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Principal [SUMAN PROPER TY PRIVATE LIMITED]			 27/01/21
18	Mrs NISHA JAIN Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Principal [STYLO VENTURE S PRIVATE LIMITED]			 27-01-2021
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 Row, P.O.- Alipore, P.S.- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mrs MADHU SURANA, Mr SHRENIK SURANA, Mr SAROJ KUMAR SURANA, Mrs KOMAL SURANA, Mr NISHIT JAIN, Ms NIKITA JAIN, Mrs BINA JAIN, Mrs NISHA JAIN, Mr MEET JAIN, Mrs ROSY JAIN, Mr UMESH KYAL, Mr RAHUL KYAL, Mr PRAKASH MUSADDI, Mr MEET JAIN, Mr ARVIND KUMAR JAIN, Mr BIJAY KUMAR JAIN, Mr SANDEEP JAIN, Mrs NISHA JAIN			 27-1-21

Query No:-14622808476265/2021, 27/01/2021 11:57:34 AM SOL



(Samar Kumer Pramerick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
| SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1602-01226/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000176265/2021	Office where deed is registered	
Query Date	25/01/2021 6:18:55 PM	1602-2000176265/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 13,35,36,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75.020/- (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-1026	Bastu	Danga	162 Dec	1/-	10,10,88,000/-	Property is on Road
L2	LR-123 (RS :-)	LR-1026	Bastu	Danga	52 Dec	1/-	3,24,48,000/-	Property is on Road
		TOTAL :			214Dec	2 /-	1335,36,000 /-	
	Grand Total :				214Dec	2 /-	1335,36,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs MADHU SURANA Wife of Mr Saroj Kumar Surana Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx9B, Aadhaar No: 70xxxxxxxx8788, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 . Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 . Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence
2	Mr SHRENIK SURANA Son of Mr Saroj Kumar Surana Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx7R, Aadhaar No: 74xxxxxxxx5011, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 . Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 . Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence



3	<p>Mr SAROJ KUMAR SURANA Son of Mr Hanut Mal Surana Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2J, Aadhaar No: 20xxxxxxxx2441, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
4	<p>Mrs KOMAL SURANA Wife of Mr Shrenik Surana Vaishali Apartment, Flat No: 2C, 35/13, Padda Pukur Road, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx5N, Aadhaar No: 88xxxxxxxx4178, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
5	<p>Mr NISHIT JAIN Son of Mr Bharat Jain 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6L, Aadhaar No: 91xxxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
6	<p>Ms NIKITA JAIN Daughter of Mr Bharat Jain 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6E, Aadhaar No: 71xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
7	<p>MANOHAR LALL MEET JAIN HUF Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx4M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
8	<p>MEET JAIN HUF Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
9	<p>Mrs BINA JAIN Wife of Late Manohar Lal Jain Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Jain, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 64xxxxxxxx5379, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
10	<p>Mrs NISHA JAIN Wife of Mr Meet Jain Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Jain, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0E, Aadhaar No: 96xxxxxxxx7901, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>



11	<p>Mr MEET JAIN Son of Late Manchar Lal Jain Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
12	<p>ARVIND KUMAR JAIN HUF Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24 -Parganas, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
13	<p>Mrs ROSY JAIN Wife of Mr Arvind Kumar Jain Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1L, Aadhaar No: 35xxxxxxxx1200, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
14	<p>BIJAY KUMAR JAIN HUF Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
15	<p>SUMAN PROPERTY PRIVATE LIMITED Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
16	<p>PS VINAYAK COMPLEX LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
17	<p>PS VINAYAK SMARTCITY LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
18	<p>RAINTREE ENCLAVE LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
19	<p>HALLMARK TRADECOM PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
20	<p>EXALTED TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
21	<p>EVER GLOWING TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
22	<p>STYLO VENTURES PRIVATE LIMITED Plot No.74, Udayan Industrial Estate 3, Pagladanga Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZENITH CONCLAVE LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallghat, 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 Govind Ram Kyal 30C, South End Park, 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 : PS VINAYAK COMPLEX LLP (as Designated Partner), PS VINAYAK SMARTCITY LLP (as Designated Partner), RAINTREE ENCLAVE LLP (as Designated Partner), HALLMARK TRADECOM PRIVATE LIMITED (as Authorized Signatory), ZENITH CONCLAVE LLP (as Designated Partner)
2	Mr RAHUL KYAL Son of Mr Balkrishan Kyal 30C, South End Park, 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.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : ZENITH CONCLAVE LLP (as Designated Partner)
3	Mr PRAKASH MUSADDI Son of Mr Raj Kumar Musaddi 12B, Lord Sinha Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Alxxxxxx4H, Aadhaar No: 62xxxxxxxx6679 Status : Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Authorized Signatory), EVER GLOWING TRADING PRIVATE LIMITED (as Authorized Signatory)
4	Mr MEET JAIN Son of Late Manohar Lall Jain Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002 Status : Representative, Representative of : MANOHAR LALL MEET JAIN HUF (as Karta), MEET JAIN HUF (as Karta)
5	Mr ARVIND KUMAR JAIN Son of Late Mannalal Jain Neel Kanth Building, , Camac Street, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 82xxxxxxxx9677 Status : Representative, Representative of : ARVIND KUMAR JAIN HUF (as Karta)
6	Mr BIJAY KUMAR JAIN Son of Late Fateh Chand Jain 6/1C, Palm Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9B, Aadhaar No: 77xxxxxxxx2769 Status : Representative, Representative of : BIJAY KUMAR JAIN HUF (as Karta)
7	Mr SANDEEP JAIN Son of Mr Bijay Kumar Jain 6/1C, Palm Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8Q, Aadhaar No: 34xxxxxxxx2930 Status : Representative, Representative of : SUMAN PROPERTY PRIVATE LIMITED (as Director)



8 Mrs NISHA JAIN

Wife of Meet Jain Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:-
 Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Female, By
 Caste: Jain, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0E, Aadhaar No:
 96xxxxxxxx7901 Status : Representative, Representative of : STYLO VENTURES PRIVATE LIMITED
 (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Row, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mrs MADHU SURANA, Mr SHRENIK SURANA, Mr SAROJ KUMAR SURANA, Mrs KOMAL SURANA, Mr
 NISHIT JAIN, Ms NIKITA JAIN, Mrs BINA JAIN, Mrs NISHA JAIN, Mr MEET JAIN, Mrs ROSY JAIN, Mr UMESH KYAL,
 Mr RAHUL KYAL, Mr PRAKASH MUSADDI, Mr MEET JAIN, Mr ARVIND KUMAR JAIN, Mr BIJAY KUMAR JAIN, Mr
 SANDEEP JAIN, Mrs NISHA JAIN

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:- 1026	Owner:মুদু সুরানা, Gurdian:মুদু সুরানা , Address:199/5, ১৯৯, সি, কোচ, ২৪ ডি. জেলা-২, Classification:ভাঙ্গা, Area:0.11000000 Acre,	Mrs MADHU SURANA
L2	LR Plot No:- 123, LR Khatian No:- 1026	Owner:মুদু সুরানা, Gurdian:মুদু সুরানা , Address:199/5, ১৯৯, সি, কোচ, ২৪ ডি. জেলা-২, Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mr SHRENIK SURANA



On 27-01-2021

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

Presented for registration at 16:35 hrs on 27-01-2021, at the Private residence by Mr UMESH KYAL .

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 13,35,36,000/-

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

Execution is admitted on 27/01/2021 by 1. Mrs MADHU SURANA, Wife of Mr Saroj Kumar Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr SHRENIK SURANA, Son of Mr Saroj Kumar Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr SAROJ KUMAR SURANA, Son of Mr Hanut Mal Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mrs KOMAL SURANA, Wife of Mr Shrenik Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 5. Mr NISHIT JAIN, Son of Mr Bharat Jain, 25, Road: Bullygunge Circular Road, , P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Jain, by Profession Business, 6. Ms NIKITA JAIN, Daughter of Mr Bharat Jain, 25, Road: Bullygunge Circular Road, , P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Jain, by Profession Business, 7. Mrs BINA JAIN, Wife of Late Manohar Lal Jain, Neel Kanth Building, Flat No: 6B, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Jain, by Profession House wife, 8. Mrs NISHA JAIN, Wife of Mr Meet Jain, Neel Kanth Building, Flat No: 6B, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Jain, by Profession House wife, 9. Mr MEET JAIN, Son of Late Manohar Lal Jain, Neel Kanth Building, Flat No: 6B 9A, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Jain, by Profession Business, 10. Mrs ROSY JAIN, Wife of Mr Arvind Kumar Jain, Neel Kanth Building, Flat No: 6C 6D, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Jain, by Profession Business

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Row, , 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 27-01-2021 by Mr UMESH KYAL, Authorized Signatory, HALLMARK TRADECOM PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK COMPLEX LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK SMARTCITY LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, RAIN TREE ENCLAVE LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, ZENITH CONCLAVE LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, 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, Road: Judges Court Row, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr RAHUL KYAL, Designated Partner, ZENITH CONCLAVE LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, 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, Road: Judges Court Row, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr PRAKASH MUSADDI, Authorized Signatory, EXALTED TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Authorized Signatory, EVER GLOWING TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 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, Road: Judges Court Row, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr MEET JAIN, Karta, MANOHAR LALL MEET JAIN HUF (HUF), Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016; Karta, MEET JAIN HUF (HUF), Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016

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

Execution is admitted on 27-01-2021 by Mr ARVIND KUMAR JAIN, Karta, ARVIND KUMAR JAIN HUF (HUF), Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016

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

Execution is admitted on 27-01-2021 by Mr BIJAY KUMAR JAIN, Karta, BIJAY KUMAR JAIN HUF (HUF), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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

Execution is admitted on 27-01-2021 by Mr SANDEEP JAIN, Director, SUMAN PROPERTY PRIVATE LIMITED (Private Limited Company), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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

Execution is admitted on 27-01-2021 by Mrs NISHA JAIN, Director, STYLO VENTURES PRIVATE LIMITED (Private Limited Company), Plot No.74, Udayan Industrial Estate 3, Pagladanga Road, P.O:- Tangra, P.S:- Tangra, District:- South 24-Parganas, West Bengal, India, PIN - 700015

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

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 28-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 12:41PM with Govt. Ref. No: 192020210214204201 on 26-01-2021, Amount Rs: 21/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621340 on 26-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by by online = Rs 74,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 12:41PM with Govt. Ref. No: 192020210214204201 on 26-01-2021, Amount Rs: 74,970/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621340 on 26-01-2021, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2021

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 149718, Amount: Rs.50/-, Date of Purchase: 10/09/2020, Vendor name: I Chakraborty

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





