

- 3.1 **GALTONIA BUILDERS PRIVATE LIMITED**, having PAN **AAECT7350B**, having CIN U45400WB2013PTC191990, a Company incorporated under the Companies Act, 1956, having its registered office at Bishnupur, Village - Daulatpur, South 24 Parganas, Post Office and Police Station Bishnupur, Kolkata- 700 104, represented by its Director, **SIDDHARTHA MUKHERJEE**, having PAN **AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034
- 3.2 **THYONE HERBAL PRODUCTS PRIVATE LIMITED**, having PAN **AAECT7353C**, having CIN U51909WB2013PTC191572, a Company governed by the Companies Act, 2013, having its registered office at 4A, 4th floor, 69/1, Mitra Colony, Behala, Post Office and Police Station Behala, Kolkata- 700034, represented by its Director, **AMRITA SANNIGRAHI**, having PAN **CAGPS3109C**, having Aadhaar No. 556475014001, having Mobile No. 9831381124, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063
- 3.3 **THYONE AGRI PRODUCTS LLP**, having PAN **AAMFT8656P**, having LLPIN AAK-2377, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034, represented by its Designated Partner, **SIDDHARTHA MUKHERJEE**, having PAN **AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034
- 3.4 **VETIVER REALTY PRIVATE LIMITED**, having PAN **AAFCV1666F**, having CIN U45400WB2015PTC207042, a Company incorporated under the Companies Act, 1956, having its registered office at 12(168), Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata-700034, represented by its Director, **AMRITA SANNIGRAHI**, having PAN **CAGPS3109C**, having Aadhaar No. 556475014001, having Mobile No. 9831381124, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063

(3.1 to 3.4 collectively **Owners**, include successors-in-interest)

And

- 3.5 **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 Partners, (1) **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 and (2) **RAHUL KYAL**, having PAN AGHPK1359F, having Aadhaar 748707934912, having mobile number 9831151598, by nationality Indian, by caste Hindu, son of Balkrishan 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 Tradecom Private Limited, (3) PS Vinayak Smartcity LLP and (4) Raintree Enclave LLP (collectively **Erstwhile Owners**) were the joint and absolute owners in respect of the property described in the **Schedule** below (**Said Premises**).

4.2 **Principal Agreement:** Said Erstwhile Owners along with 18 (eighteen) others and the Developer had entered into a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, recorded in Book No. 1, 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 classified as Danga 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 classified as Danga 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/s thereon and sale of units comprised therein (**Project**).



- 4.3 **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 unto and in favour of the Owners herein 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, 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,, recorded in Book No. I, Volume No. 1604-2021, at Pages 146052 to 146085, being Deed No. 160403721 for the year 2021, (3) Conveyance dated 5th May, 2021, registered in the Office of the District Sub Registrar-IV, recorded in Book No. I, Volume No. 1604-2021, at Pages 145952 to 145984, being Deed No. 160403723 for the year 2021 and (4) Conveyance dated 5th May, 2021, registered in the Office of the District Sub Registrar-IV, South 24 Parganas,, recorded in Book No. I, Volume No. 1604-2021, at Pages 145985 to 146018, being Deed No. 160403725 for the year 2021.
- 4.4 **Ownership of Said Premises:** In the above mentioned circumstances the Owners are now became the absolute owners of the Said Premises, i.e. (1) land classified as Danga 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. 1193, 1194 and 1195, 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 classified as Danga 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. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, morefully described in the **Schedule** below.
- 4.5 **Modification of Ownership:** Due to change in the ownership of the Said Premises, the Parties have agreed to execute this Supplemental Development Agreement under the terms and conditions mentioned in the Principal Agreement subject to the modification made by these presents.
- 4.6 **Recording of Agreed Terms:** The Parties are now executing this Supplemental Development Agreement to place on record the terms and conditions of the said Principal Agreement that have now been agreed upon between the Parties with regard to the Project subject to the modification made by these presents.



- 5. Terms Agreed**
- 5.1 **Ownership of Said Premises:** The Owners are now the absolute owners of the Said Premises as detailed in the Schedule below.
- 5.2 **Appointment of Developer:** The said Owners hereby appoint the Developer to develop the Said Premises, under the terms and conditions as mentioned in the Principal Agreement and the Owners shall step into the shoes of the Erstwhile Owners and shall be entitled to all the rights, interest and liabilities under the Principal Agreement subject to the modification made by these presents.
- 5.3 **Security Deposit:** The Developer herein has deposited with the Owners a sum of **Rs. 40,00,000/- (Rupees Forty Lakh only) (Security Deposit)** as and by way of interest free, refundable, security deposit on or before the execution of these presents, receipt of which the Owners hereby and by the Receipt and Memo of Security Deposit hereunder written, admit and acknowledge.
- 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 covenants 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 as per the Principal Agreement.
- 5.7 **All Other Terms Binding:** Save as modified to the extent in this Supplemental Development Agreement, all other terms and conditions recorded in the Principal Agreement shall continue to remain valid and binding and the 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 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.
- 5.2 **Arbitration:** The Arbitration Clause contained in the Principal Agreement shall apply to this Supplemental Development Agreement, *mutatis mutandis*.

**SCHEDULE
(Said Premises)**

Land classified as Danga 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. 1193, 1194 and 1195, 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 classified as Danga 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. 1193, 1194 and 1195, 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



6. Execution and Delivery

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

Witnesses:

1. *Mamun Shau*
122/1R, S.N.M. Sarani,
Kolkata-700026.

GALTONIA BUILDERS PVT. LTD.
Abhinav Mukherjee
Director.
(GALTONIA BUILDERS PRIVATE LIMITED)

2. *Dipankar Sardar*
122/1R, S.N.M. Sarani
KOL-700026

THYONE HERBAL PRODUCTS PVT. LTD.
Amrita Sangrahal
Director.
(THYONE HERBAL PRODUCTS PRIVATE LIMITED)

THYONE AGRI PRODUCTS LLP
Abhinav Mukherjee
Designated Partner
(THYONE AGRI PRODUCTS LLP)

Drafted by:

Alauddin Reza
WB/1366/03

VETIVER REALTY PVT. LTD.
Amrita Sangrahal
Director.
(VETIVER REALTY PRIVATE LIMITED)

[Owners]

Advocate

Atipare Judges Court
KOL-27

























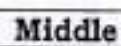

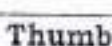
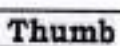

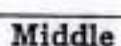


ZENITH CONCLAVE LLP
Umesh Kulkarni
Partner / Authorised Signatory

ZENITH CONCLAVE LLP
Rehman Khan
Partner / Authorised Signatory

[Developer]

























SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>gel</i> <i>myel</i> <i>umar</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Rehman gel</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						



SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Abhishit Malhotra</i>	<i>Abhishit Malhotra</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
 <i>Arvita Sangral</i>	<i>Arvita Sangral</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
<p align="center">PHOTO</p>							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					





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

GRN Details

GRN: 192021220009809381 Payment Mode: Online Payment
GRN Date: 08/05/2021 12:56:12 Bank/Gateway: Indian Overseas Bank
BRN: 202105080514887 BRN Date: 08/05/2021 12:05:20
Payment Status: Successful Payment Ref. No: 2000903645/4/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: ZENITH CONCLAVE LLP
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
Depositor Status: Others
Query No: 2000903645
Applicant's Name: Mr Alamgir Reza
Identification No: 2000903645/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000903645/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2000903645/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	40021
Total				114942

IN WORDS: ONE LAKH FOURTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.





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

Miscellaneous Receipt

Visit Commission Case No / Year	1602001204/2021	Date of Application	10/05/2021
Query No / Year	16022000903645/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Alamgir Reza		
Stampduty Payable	Rs.75,021/-		
Registration Fees Payable	Rs.40,021/-		
Applicant Name of the Visit Commission	Mr A Reza		
Applicant Address	elipore		
Place of Commission	122/1 s n majunder sarani,kolkata-26		
Expected Date and Time of Commission	10/05/2021 5:00 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
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



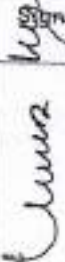




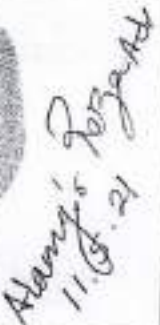
Signature / LTI Sheet of Query No/Year 16022000903645/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Siddhartha Mukherjee 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Land Lord [GALTONI A BUILDERS PRIVATE LIMITED] [THYONE AGRI PRODUCTS LLP.]			<i>Siddhartha Mukherjee</i> 11/05/2021
2	Mrs Amrita Sannigrahi 18, Dakshin Para, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063	Representative of Land Lord [THYONE HERBAL PRODUCTS PRIVATE LIMITED] [VETIVER REALTY PRIVATE LIMITED]			<i>Amrita Sannigrahi</i> 11/05/2021



I. Signature of the Person(s)

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Umash Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Developer [ZENITH CONCLAVE LLP]			 11/5/21
4	Mr RAHUL KYAL 30C, South End Park, Post Office Sarat Bose Road, P.O:- Sarat Bose Road, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Developer [ZENITH CONCLAVE LLP]			 11/5/21
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, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Mr Siddhartha Mukherjee, Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mr RAHUL KYAL			 11.5.21

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



Major Information of the Deed

Deed No :	I-1602-04606/2021	Date of Registration	12/05/2021
Query No / Year	1602-2000903645/2021	Office where deed is registered	
Query Date	06/05/2021 1:55:31 PM	1602-2000903645/2021	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359855, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,07,76,663/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,256/- (Article:48(g))	Rs. 40,053/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700130

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-1193/29	Bastu	Danga	29.7522 Dec	1/-	2,29,67,687/-	Property is on Road
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	10.1157 Dec	1/-	78,08,976/-	Property is on Road
		TOTAL :			39.8679Dec	2 /-	307,76,663 /-	
		Grand Total :			39.8679Dec	2 /-	307,76,663 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GALTONIA BUILDERS PRIVATE LIMITED Bishupur Daulatpur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	THYONE HERBAL PRODUCTS PRIVATE LIMITED 69/1, Mitra Colony, Block/Sector:4th Floor, Flat No: 4A, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	THYONE AGRI PRODUCTS LLP 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



4 VETIVER REALTY PRIVATE LIMITED

12 168, Benamall Ghoshal Lane, BL - B, Flat No. A4, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZENITH CONCLAVE LLP 122/1R, S N Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx8C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : GALTONIA BUILDERS PRIVATE LIMITED (as Director), THYONE AGRICULTURAL PRODUCTS LLP (as Director)
2	Mrs Amrita Sannigrahi Wife of Siddhartha Mukherjee 18, Dakshin Para, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxxx4001 Status : Representative, Representative of : THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Director), VETIVER REALTY PRIVATE LIMITED (as Director)
3	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 : ZENITH CONCLAVE LLP (as Designated Partner)
4	Mr RAHUL KYAL Son of Mr Balkrishan Kyal 30C, South End Park, Post Office Sarat Bose Road, 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)

Identifier Details :

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

Identifier Of Mr Siddhartha Mukherjee, Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mr RAHUL KYAL



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GALTONIA BUILDERS PRIVATE LIMITED	ZENITH CONCLAVE LLP-7.43805 Dec
2	THYONE HERBAL PRODUCTS PRIVATE LIMITED	ZENITH CONCLAVE LLP-7.43805 Dec
3	THYONE AGRI PRODUCTS LLP	ZENITH CONCLAVE LLP-7.43805 Dec
4	VETIVER REALTY PRIVATE LIMITED	ZENITH CONCLAVE LLP-7.43805 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GALTONIA BUILDERS PRIVATE LIMITED	ZENITH CONCLAVE LLP-2.52892 Dec
2	THYONE HERBAL PRODUCTS PRIVATE LIMITED	ZENITH CONCLAVE LLP-2.52892 Dec
3	THYONE AGRI PRODUCTS LLP	ZENITH CONCLAVE LLP-2.52892 Dec
4	VETIVER REALTY PRIVATE LIMITED	ZENITH CONCLAVE LLP-2.52892 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 : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193/29		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রাজেশ কুমার গঙ্গোপাধ্যায়, Gurdian:(স্ব) রাজেশ কুমার, Address:৪নং, লেডার ক্যাম্প স্ট্রীট কোলকাতা-৭০০০১৬, Classification:ভাঙ্গা, Area:০.০৩৩০০০০০ Acre,	GALTONIA BUILDERS PRIVATE LIMITED



On 10-05-2021

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 3,07,76,663/-

Sa

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

On 11-05-2021

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

Presented for registration at 15:25 hrs on 11-05-2021, at the Private residence by Mr Umesh Kyal .

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

Execution is admitted on 11-05-2021 by Mr RAHUL KYAL, Designated Partner, ZENITH CONCLAVE LLP (LLP), 122/1R, S N 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, 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 11-05-2021 by Mr Siddhartha Mukherjee, Director, GALTONIA BUILDERS PRIVATE LIMITED (Public Limited Company), Bishupur Daulatpur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; Director, THYONE AGRI PRODUCTS LLP (LLP), 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

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

Execution is admitted on 11-05-2021 by Mrs Amrita Sannigrahi, Director, THYONE HERBAL PRODUCTS PRIVATE LIMITED (Public Limited Company), 69/1, Mitra Colony, Block/Sector: 4th Floor, Flat No: 4A, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034; Director, VETIVER REALTY PRIVATE LIMITED (Private Limited Company), 12 168, Banamall Ghoshal Lane, BL - B, Flat No. A4, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

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

Execution is admitted on 11-05-2021 by Mr Umesh Kyal, Designated Partner, ZENITH CONCLAVE LLP (LLP), 122/1R, S N 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, Judges Court Road, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Sa

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



On 12-05-2021

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 40,053/- (B = Rs 40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2021 12:58PM with Govt. Ref. No: 192021220009809381 on 08-05-2021, Amount Rs: 40,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105080514887 on 08-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 335/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 466046, Amount: Rs.335/-, Date of Purchase: 06/05/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2021 12:58PM with Govt. Ref. No: 192021220009809381 on 08-05-2021, Amount Rs: 74,921/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105080514887 on 08-05-2021, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick

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 199450 to 199482

being No 160204606 for the year 2021.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2021.05.13 11:46:30 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/05/13 11:46:30 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

0666391

FE546/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 310629

S-1750671/20

भारत सरकार
 के अधिकार क्षेत्र में
 प्रमाणित किया जाता है
 कि यह एक सौ रुपये का
 गैर न्यायिक स्टैम्प है

10 SEP 2021
 11/9/21

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 10th day of September 2021 [TWO THOUSAND TWENTY ONE]

B-E-T-W-E-E-N



17 JUN 2021

1769

No.....Rs.-100/- Date.....
Name:.....ALAMGIR REZA
Address:.....ADVOCATE
Vendor:.....ALIPORE JUDGES COURT
KOLKATA - 700 027

Alipur Collectorate, 24 Prg. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Co., Kol-27

Ananta chak



V.C.7.1
no. 5542

EXALTED TRADING PVT. LTD.

Ananta chak

Director / Authorized Signatory
EVERGLOWING TRADING PVT. LTD.

Ananta Chak

Director / Authorized Signatory



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 SEP 2021



5543

Zidan Ahsan Gani

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

ZIDAN AFROZ GAZI, having PAN **CXZPG8871K** and AADHAAR NO. **666734493105**, Mobile No.9073578491, son of Late Firoz Gazi, by faith Muslim, by occupation Student, nationality Indian, residing at Near 91C, Bus Stand, Post Office Lauhati, Police Station Rajarhat, Kolkata- 700135 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

And

(1) **MADHU SURANA**, having PAN **ALGPS0599B** and AADHAAR No. **702510838788**, wife of Saroj Kumar Surana, by faith Hindu, by occupation Business, nationality Indian, 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 No. **748280035011**, son of Saroj Kumar Surana, by faith Hindu, by occupation Business, nationality Indian, 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 No. **206625212441**, son of Hanut Mal Surana, by faith Hindu, by occupation Business, nationality Indian, 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 No. **885561024178**, wife of Shrenik Surana, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, Post Office L.R. Sarani, Police Station Ballygunge, Kolkata- 700020

(5) **NISHIT JAIN**, having PAN **AFPPJ8996L** and AADHAAR No. **919010647383**, son of Bharat Jain, by faith Hindu, by occupation Business, nationality Indian, residing at 25, Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata- 700019

(6) **NIKITA JAIN**, having PAN **ARRPJ8526E** and AADHAAR No. **719338778923**, daughter of Bharat Jain, by faith Hindu, by nationality Indian, by occupation Business, residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Post Office Ballygunge, Kolkata - 700019

(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

(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

(9) **BINA JAIN**, having PAN **ACJJPJ6700B** and AADHAAR No. **644290075379**, wife of Late Manohar Lal Jain, by faith Jain, by nationality Indian, by occupation Housewife, residing at 26B, Camac Street, Neel Kanth Building, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016



(10) **NISHA JAIN**, having **PAN ACVPJ3480E** and **AADHAAR No. 962835837901**, wife of Meet Jain, by faith Jain, by nationality Indian, by occupation Housewife, residing at 26B, Camac Street, Neel Kanth Building, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016

(11) **MEET JAIN**, having **PAN ACHPJ9528K** and **AADHAAR No. 256090477002**, son of Late Manohar Lal Jain, by faith Hindu, by occupation Business, nationality Indian, 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

(13) **ROSY JAIN**, having **PAN ACQPJ5801L** and **AADHAAR No. 358985301200**, wife of Arvind Kumar Jain, by faith Hindu, by occupation Business, nationality Indian, 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

(15) **SUMAN PROPERTY PRIVATE LIMITED**, having **PAN AAECs4021L**, 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

(16) **STYLO VENTURES PRIVATE LIMITED**, having **PAN AAVCS7885F**, 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

Purchaser Nos. 1 to 16 being represented by their Constituted Attorney, **SANDEEP JAIN**, having **PAN ACIPJ8538Q** and **AADHAAR No. 347327532930**, son of Bijay Kumar Jain, by faith Hindu, by occupation Business, nationality Indian, residing at 6/1C, Palm Avenue, Post Office Ballygunge, Police Station Karaya, Kolkata- 700019, appointed as such vide a General Power of Attorney, dated 27th January, 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, at Pages 67797 to 67866, being No. 160201224 for the year 2021

(17) **GALTONIA BUILDERS PRIVATE LIMITED**, having **PAN AAECT7350B**, having CIN U45400WB2013PTC191990, a Company incorporated under the Companies Act, 1956, having its registered office at Bishnupur, Village - Daulatpur, South 24 Parganas, Post Office and Police Station Bishnupur, Kolkata- 700 104, represented by its Director, **SIDDHARTHA MUKHERJEE**, having **PAN AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034

(18) **THYONE HERBAL PRODUCTS PRIVATE LIMITED**, having **PAN AAECT7353C**, having CIN U51909WB2013PTC191572, a Company governed by



the Companies Act, 2013, having its registered office at 4A, 4th floor, 69/1, Mitra Colony, Behala, Post Office and Police Station Behala, Kolkata- 700034, represented by its Authorized Signatory, **SIDDHARTHA MUKHERJEE**, having **PAN AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034

(19) **THYONE AGRI PRODUCTS LLP**, having **PAN AAMFT8656P**, having LLPIN AAK-2377, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034, represented by its Designated Partner, **SIDDHARTHA MUKHERJEE**, having **PAN AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034

(20) **VETIVER REALTY PRIVATE LIMITED**, having **PAN AAFCV1666F**, having CIN U45400WB2015PTC207042, a Company incorporated under the Companies Act, 1956, having its registered office at 12(168), Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata-700034, represented by its Authorized Signatory, **SIDDHARTHA MUKHERJEE**, having **PAN AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034

(21) **EXALTED TRADING PRIVATE LIMITED** having CIN: U51909WB2011PTC171365, **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 and

(22) **EVER GLOWING TRADING PRIVATE LIMITED** having CIN: U51909WB2011PTC171119, **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

Purchaser No. 21 and 22, being represented by their Authorized Signatory, **AMRITA GHOSH**, son of Biplob Ghosh, having **PAN BLRPG8979F** and **AADHAAR No.274444982164**, Mobile No. 9002616206, by faith Hindu, by occupation Service, nationality Indian, residing at Village Beliachandi, Post Office Gocharan, Police Station Joynagar, District South 24 Parganas, West Bengal- 7433991,

(hereinafter collectively referred to as the **Purchasers**, include successors-in-interest)

Vendor and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.



NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: Land measuring 3.5 (three point five) 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 No. 336, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said Dag No. 122 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchasers regarding title as follows:

1. At all material time, one Jasimuddin Gazi was the sole and absolute owner in respect of land measuring 21 (twenty one) 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 under L.R. Khatian No. 336, *Mouza* Kochpukur, J.L. No. 02, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property**).
2. By a Deed of Conveyance dated 28th September, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. 1, Volume No. 195, at Pages 359 to 364, being Deed No. 8965 for the 1992, said Jasimuddin Gazi sold, conveyed and transferred in favour of (1) Firoz Gazi, (2) Alek Jantar Gazi and (3) Pir Mohammad Gazi, land measuring 12 (twelve) decimal, more or less, out of the Mother Property (**Larger Property**).
3. Said Firoz Gazi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind him surviving his only wife, Runa Laila and only son, Zidan Afroz, as his only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Firoz Gazi in the Larger Property.
4. In the above mentioned events and circumstances said Zidan Afroz (the Vendor herein) became the sole and absolute owner in respect of the Said Property out of the Larger Property, being land measuring 3.5 (three point five) 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 No. 336, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas, free from all encumbrances.



5. By a Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. 1, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004 the Vendor represented by his mother, Runa Laila, sold, conveyed and transferred inter alia the Said Property in favour of one Green Vally Towers Private Limited.
6. By virtue of the aforesaid Deed No. 05626 for the year 2004 and other two Deeds being Nos. 05659 for the year 2004 and 07073 for the year 2005 said Green Vally Towers Private Limited became the sole and absolute owner in respect the entire R.S./L.R. Dag No. 122.
7. By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred its right, title and interest in R.S./L.R. Dag No. 122 along with the Said Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiels Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia.
8. By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred their undivided 3/5th share in R.S./L.R. Dag No. 122 including the Said Property in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited as Purchasers being confirmed by the other co-owners of the said property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiels Private Limited as Confirming Parties.
9. By a Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. 1, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013 (Said Partition), said (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8) MSB Mercantiels Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind



Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of inter alia the R.S./L.R. Dag No. 122 by metes and bounds and by virtue of the said Partition said (1) Madhu Surana and Shrenik Surana were jointly allotted to the separate demarcated Plot of land consisting of inter alia land measuring 33.4711 (thirty three point four seven one one) decimal, more or less, in R.S./L.R. Dag No. 122 (**First Plot**), (2) Nishit Jain was allotted to the separate demarcated Plot of land consisting of inter alia land measuring 16.1315 (sixteen point one three one five) decimal, more or less, in R.S./L.R. Dag No. 122 (**Second Plot**), (3) Manohar Lall Meet Jain HUF, Meet Jain HUF, Bina Jain and Nisha Jain were jointly allotted to the separate demarcated Plot of land consisting of inter alia land measuring 49.5868 (forty nine point five eight six eight) decimal, more or less, in R.S./L.R. Dag No. 122 (**Third Plot**), (4) Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal were jointly allotted to the separate demarcated Plot of land consisting of inter alia land measuring 29.7521 (twenty nine point seven five two one) decimal, more or less, in R.S./L.R. Dag No. 122 (**Fourth Plot**), (5) Arvind Kumar Jain HUF and Rosy Jain were jointly allotted to the separate demarcated Plot of land consisting of inter alia land measuring 16.5289 (sixteen point five two eight nine) decimal, more or less, in R.S./L.R. Dag No. 122 (**Fifth Plot**) and (6) Bijay Kumar Jain HUF and Suman Property Private Limited were jointly allotted to the separate demarcated Plot of land consisting of inter alia land measuring 16.5289 (sixteen point five two eight nine) decimal, more or less, in R.S./L.R. Dag No. 122 (**Sixth Plot**). It is pertinent to mention here that said Akhil Orchards Private Limited, Bansilal Credit Private Limited, Bacchraj Farms Private Limited, Merwara Hotels Private Limited and MSB Mercantils Private Limited being the Third Parties to the Said Partition were paid owelty money in respect of their undivided ownership and were not allotted to any portion of land in the said Dag No. 122.

10. By a Deed of Gift dated 28th November, 2013, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 21, at Pages 922 to 935, being Deed No. 10924 for the year 2013, said (1) Madhu Surana and (2) Shrenik Surana gifted, granted and transferred undivided land measuring 11.1570 (eleven point one five seven zero) decimal, more or less, in R.S./L.R. Dag No. 122 out of the said First Plot mentioned hereinabove, in favour of Saroj Kumar Surana.
11. In the above mentioned circumstances (1) Madhu Surana, Shrenik Surana and Saroj Kumar Surana became entitled to the First Plot, (2) Nishit Jain became entitled to the Second Plot, (3) Manohar Lall Meet Jain HUF, Meet Jain HUF, Bina Jain and Nisha Jain became entitled to the Third Plot, (4) Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal became entitled to the Fourth Plot, (5) Arvind Kumar Jain HUF and Rosy Jain became entitled to the Fifth Plot and (6) Bijay Kumar Jain HUF and Suman Property Private Limited became entitled to the Sixth Plot.
12. By a Deed of Conveyance dated 27th January, 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, at Pages 66383 to 66423, being Deed No. 160201221 for the year 2021, said Madhu Surana, Shrenik Surana and Saroj Kumar Surana sold, conveyed and transferred land measuring 1.779 (one point seven seven nine) decimal, more or less, out of the First



Plot, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.

13. By a Deed of Gift dated 27th January, 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, at Pages 66348 to 66382, being Deed No. 160201222 for the year 2021, said Madhu Surana, Shrenik Surana and Saroj Kumar Surana gifted, granted and transferred land measuring 3.3582 (three point three five eight two) decimal, more or less, out of the First Plot, in favour of Komal Surana.
14. By a Deed of Gift dated 27th January, 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, at Pages 66287 to 66312, being Deed No. 160201212 for the year 2021, said Nishit Jain gifted, granted and transferred land measuring 3.1869 (three point one eight six nine) decimal, more or less, out of the Second Plot, in favour of Nikita Jain.
15. By a Deed of Conveyance dated 27th January, 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, at Pages 66518 to 66547, being Deed No. 160201214 for the year 2021, said Nishit Jain sold, conveyed and transferred land measuring 2.6914 (two point six nine one four) decimal, more or less, out of the Second Plot, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
16. By a Deed of Conveyance dated 27th January, 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, at Pages 66548 to 66581, being Deed No. 160201217 for the year 2021, said Manohar Lal Meet Jain HUF sold, conveyed and transferred land measuring 2.7716 (two point seven seven one six) decimal, more or less, out of the Third Plot and Meet Jain HUF sold, conveyed and transferred land measuring 0.2983 (zero point two nine eight three) decimal, more or less, out of the Third Plot, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
17. By a Deed of Conveyance dated 27th January, 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, at Pages 66424 to 66455, being Deed No. 160201220 for the year 2021, said Meet Jain HUF sold, conveyed and transferred land measuring 2.5355 (two point five three five five) decimal, more or less, out of the Third Plot, in favour of Stylo Ventures Private Limited.
18. By a Deed of Gift dated 27th January, 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, at Pages 66456 to 66483, being Deed No. 160201218 for the year 2021, said Bina Jain and Nisha Jain gifted, granted and transferred land measuring 6.5226 (six point five two two six) decimal, more or less, out of the Third Plot, in favour of Meet Jain.
19. By a Deed of Conveyance dated 27th January, 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, at Pages 66165 to 66203, being Deed



- No. 160201211 for the year 2021, said Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal sold, conveyed and transferred the Fourth Plot, in favour of (1) PS Vinayak Complex LLP (9.078 decimal), (2) PS Vinayak Smartcity LLP (9.078 decimal), (3) Raintree Enclave LLP (9.078 decimal) and Hallmark Tradecom Private Limited (2.5182 decimal).
20. By a Deed of 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, said PS Vinayak Complex LLP sold, conveyed and transferred land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of the Fourth Plot, in favour of Galtonia Builders Private Limited.
21. By a Deed of 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, said PS Vinayak Smartcity LLP sold, conveyed and transferred land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of the Fourth Plot, in favour of Thyone Agri Products LLP.
22. By a Deed of 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, said Raintree Enclave LLP sold, conveyed and transferred land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of the Fourth Plot, in favour of Vetiver Realty Private Limited.
23. By a Deed of 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, said Hallmark Tradecom Private Limited sold, conveyed and transferred land measuring 2.5182 (two point five one eight two) decimal, more or less, out of the Fourth Plot, in favour of Thyone Herbal Products Private Limited.
24. By a Deed of Conveyance dated 27th January, 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, at Pages 66484 to 66517, being Deed No. 160201215 for the year 2021, said Arvind Kumar Jain HUF and Rosy Jainsold, conveyed and transferred land measuring 1.286 (one point two eight six) decimal, more or less, out of the Fifth Plot, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
25. By a Deed of Conveyance dated 27th January, 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, at Pages 66313 to 66347, being Deed No. 160201223 for the year 2021, said Bijay Kumar Jain HUF and Suman Property Private Limited sold, conveyed and transferred land measuring 1.286 (one point two eight six) decimal, more or less, out of the Sixth Plot, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.



26. In the above mentioned circumstances the Purchasers became entitled to the entirety of said R.S./L.R. Dag No. 122 vis-à-vis the Said Property having diverse shares therein and are in absolute and unhindered possession thereof.
27. It pertinent to mention here that the Said Property as it has been previously sold, conveyed and transferred in favour of said Green Vally Towers Private Limited vide the said Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. 1, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004 by the Vendor's mother, Runa Laila, without obtaining the required permission from the appropriate Court of Law, therefore, the said transfer is not enforceable as per the Muslim Personal Law for the time being in force. Therefore, the said Vendor is executing this Conveyance and transferring the rightful title to the Said Property in favour of the Purchasers herein proportionate to their entitlement in said R.S./L.R. Dag No. 122 as mentioned in the aforesaid paragraphs.

Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represents and warrants to and covenants with the Purchasers regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
6. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned above.

Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers to the Purchasers in respect of the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land measuring 3.5 (three point five) 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 No. 336, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas and the said Dag No. 122 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The consideration for the conveyance of the Said Property had already been passed through the aforesaid Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. 1, being Deed No. 05626 for the year 2004. However, for the benefit of the Vendor and for doing his higher education, the Purchasers are



granting a consideration of a sum of Rs. 2,00,000/- (Rupees two lakh only) under this Conveyance paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges. The said property shall be used for Development for residential purpose only.

Alamgir Reza Ad

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property.
 - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchasers.



4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers. In this regard the Vendor further clarifies that the Vendor hereby sells, conveys and transfers entirety of the



Vendor's right, title and interest in R.S./L.R. Dag No. 122 to the Purchasers and the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records in respect of the entire land recorded in the name of the respective Vendor in respect of R.S./L.R. Dag No. 122.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchasers.
8. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchasers.
9. **Interpretation:**
 - 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
 - 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

SCHEDULE
(Said Property)
[Subject Matter of Sale]

Land (vacant) classified as Danga measuring 3.5 (three point five) 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 No. 336, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Pin 700156, District South 24 Parganas, the said Dag No. 122, being butted and bounded as follows:

On the North : By R.S./L.R. Dag Nos. 107 and 106 —
On the East : By R.S./L.R. Dag Nos. 132 and 124 —
On the South : By R.S./L.R. Dag No. 120
On the West : By R.S./L.R. Dag Nos. 121 and 109 —

Together also with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

Sealed, signed and delivered by the
VENDOR in presence of:

1. *Tarunankar M. Usharfa*
122/1K S.N.M. Sarani
Kolkata - 700026
2. *M. M. Sarani*
122/1K S.N.M. Sarani,
Kolkata - 700026

Zidan Afroz Gazi

[Zidan Afroz]

VENDOR

Sealed, signed and delivered by the
PURCHASERS in presence of:

1. *Sandeep Jain*

Sandeep Jain
(Sandeep Jain)

As Constituted Attorney of
MADHU SURANA, SHRENIK SURANA, SAROJ KUMAR
SURANA, KOMAL SURANA, NISHIT JAIN, NIKITA JAIN,
MANOHAR LALL MEET JAIN HUF, MEET JAIN HUF, BINA
JAIN, NISHA JAIN, MEET JAIN, ARVIND KUMAR JAIN
(HUF), ROSY JAIN, BIJAY KUMAR JAIN HUF, SUMAN
PROPERTY PRIVATE LIMITED, STYLO VENTURES
PRIVATE LIMITED

GALTONIA BUILDERS PVT. LTD.

Shubhendra Shukhija
Director.

(GALTONIA BUILDERS PRIVATE LIMITED)

THYONE HERBAL PRODUCTS PVT. LTD.

Shubhendra Shukhija
Director.

(THYONE HERBAL PRODUCTS PRIVATE LIMITED)

THYONE AGRI PRODUCTS LLP

Shubhendra Shukhija
Designated Partner

(THYONE AGRI PRODUCTS LLP)

2. *Shubhendra Shukhija*
Jawal Ahmed



VETIVER REALTY PVT. LTD.

Abhinav Mukherjee
Director.

(VETIVER REALTY PRIVATE LIMITED)

EXALTED TRADING PVT. LTD.

Ananta Chakrabarti
Director / Authorised Signatory

(EXALTED TRADING PRIVATE LIMITED)

EVERGLOWING TRADING PVT. LTD.

Ananta Chakrabarti
Director / Authorised Signatory

(EVER GLOWING TRADING PRIVATE LIMITED)

PURCHASERS

Drafted by,

Alamgir Reza

(Alamgir Reza, Advocate)
Enrollment No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027
Advocate



Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of **Rs.2,00,000/- (Rupees two lakh only)** towards final payment of the consideration for sale of the Said Property described in the **SecondSchedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash		Not Applicable	2,00,000/-

Witness:

1. *[Signature]*

2. *[Signature]*

Jamal Ahamed
VILLAGE - Lambhat
KOLKATA - 700135



Zidan Afroz Gazi

(Zidan Afroz)

VENDOR

























SPECIMEN FORM FOR TEN FINGER PRINTS

<p>PHOTO</p> <p><i>210/11/2012</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
 <p><i>210/11/2012</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
 <p><i>210/11/2012</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Anwar-ur-Rahman</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <i>Zidan Afroz</i>	<i>Zidan Afroz</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
		Thumb Fore Middle Ring Little				
		(Right Hand)				





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

Query No / Year	2001750671/2021	Office where deed will be registered
Query Date	09/09/2021 1:34:39 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MANAS GHORUI 122/1 R, Satendra Nath Majumder Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9831114017, Status : Attorney of Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 24,57,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 73,730/- (Article:23)	Rs. 24,584/- (Article:A(1), 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-336	Danga Bastu	3.5 Dec	2,00,000/-	24,57,000/-	Property is on Road Project ; Not Specified
Grand Total :				3.5Dec	2,00,000 /-	24,57,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ZIDAN AFROZ Son of Late Firoz Gazi, 91C, Bus Stand, City:- , P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Student, Citizen of: India, PAN No. CXxxxxx1K, Aadhaar No.: 86xxxxxxx3105, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001750671 of 2021, Printed On : Sep 9 2021 1:34PM, Generated from wbregistration.gov.in

*shall be used for
date format for
res. purpose only*



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	<p>Mrs MADHU SURANA Wife of Mr Saroj Kumar Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , P.O:- L R Sarai, 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.: 70xxxxxxx8788, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney
2	<p>Mr SHRENIK SURANA Son of Mr Saroj Kumar Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , 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.: 74xxxxxxx5011, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney
3	<p>Mr SAROJ KUMAR SURANA Son of Mr Hanut Mal Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , 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.: 20xxxxxxx2441, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney
4	<p>Mrs KOMAL SURANA Wife of Mr Shrenik Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , P.O:- Ballygunge, 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.: 88xxxxxxx4178, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney
5	<p>Mr NISHIT JAIN Son of Mr Bharat Jain, 25, Ballygunge Circular Road, City:- , 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. AFxxxxxx6L, Aadhaar No.: 91xxxxxxx7383, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney
6	<p>Ms NIKITA JAIN Daughter of Mr Bharat Jain, 25, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARxxxxxx6E, Aadhaar No.: 71xxxxxxx8923, Status :Individual, Executed by: Attorney</p>	Individual	Executed by: Attorney



Query No: 2001750671 of 2021, Printed On : Sep 9 2021 1:34PM, Generated from wbregistration.gov.in

AS-2 of 6











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 16042001750671/2021



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ZIDAN AFROZ 91C, Bus Stand, City:- , P.O:- Lauhati, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India. PIN:- 700135	Seller			
Sl No.	Name of the Executant	Category		Finger Print	Signature with date







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANDEEP JAIN 6/1C, Palm Avenue, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019	Attorney of Buyer [Mrs MADHU SURANA] [Mr SHRENIK SURANA] [Mr SARUJ KUMAR SURANA] [Mrs KOMAL SURANA] [Mr NISHIT JAIN] [Ms NIKITA JAIN] [Mrs BINA JAIN] [Mrs NISHA JAIN] [Mr Meel Jain] [Mrs ROSY JAIN]			

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
3	Mr SANDEEP JAIN 6/1C, Palm Avenue, City:- P.O.- Ballygung, P.S.-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [MANOHA R LALL MEET JAIN HUF] [MEET JAIN HUF] [ARVIND KUMAR JAIN HUF] [BIJAY KUMAR JAIN HUF] [SUMAN PROPER TY PRIVATE LIMITED] [STYLO VENTURE S PRIVATE LIMITED]			 10/09/2021



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 AMRITA GHOSH Village:- BELIACHANDI, P.O:- Gocharan, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Buyer [EXALTE D TRADING PRIVATE LIMITED] [EVER GLOWIN G TRADING PRIVATE LIMITED]			<i>Amrita Ghosh</i> 10/09/2021
5	Mr SIDDHARTHA MUKHERJEE 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Buyer [GALTONI A BUILDER S PRIVATE LIMITED] [THYONE HERBAL PRODUC TS PRIVATE LIMITED] [THYONE AGRI PRODUC TS LLP] [VETIVE R REALTY PRIVATE LIMITED]			<i>Siddhartha Mukherjee</i> 10/09/2021



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 Road, City:- , P.O:- Alipore, P.S:-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027	Mr ZIDAN AFROZ, Mr SANDEEP JAIN, Mr SANDEEP JAIN, Mr AMRITA GHOSH, Mr SIDDHARTHA MUKHERJEE			<i>Alamgir Reza Adl</i> 10.09.21

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



Major Information of the Deed

Deed No :	I-1604-06546/2021	Date of Registration	11/09/2021
Query No / Year	1604-2001750671/2021	Office where deed is registered	
Query Date	09/09/2021 1:34:39 PM	1604-2001750671/2021	
Applicant Name, Address & Other Details	MANAS GHORUI 122/1 R, Satendra Nath Majumder Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9831114017, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 24,57,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,830/- (Article:23)	Rs. 24,616/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-335	Danga	Bastu	3.5 Dec	2,00,000/-	24,57,000/-	Property is on Road ,Project : Not Specified
Grand Total :					3.5Dec	2,00,000 /-	24,57,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ZIDAN AFROZ Son of Late Firoz Gazi 91C, Bus Stand, City:- , P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Student, Citizen of: India, PAN No.: CXxxxxxx1K, Aadhaar No: 66xxxxxxx3105, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs MADHU SURANA Wife of Mr Saroj Kumar Surana Flat No, 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , P.O:- L R Sarsi, 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: 70xxxxxxx8788, Status :Individual, Executed by: Attorney



2	Mr SHRENIK SURANA Son of Mr Saroj Kumar Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , 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: Attorney
3	Mr SAROJ KUMAR SURANA Son of Mr Hanut Mal Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , 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: Attorney
4	Mrs KOMAL SURANA Wife of Mr Shrenik Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Pukur Road, City:- , P.O:- Ballygunge, 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: Attorney
5	Mr NISHIT JAIN Son of Mr Bharat Jain 25, Ballygunge Circular Road, City:- , 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.:: AFxxxxxx6L, Aadhaar No: 91xxxxxxxx7383, Status :Individual, Executed by: Attorney
6	Ms NIKITA JAIN Daughter of Mr Bharat Jain 25, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6E, Aadhaar No: 71xxxxxxxx8923, Status :Individual, Executed by: Attorney
7	MANOHAR LALL MEET JAIN HUF Flat No.6B, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	MEET JAIN HUF Flat No.6B, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
9	Mrs BINA JAIN Wife of Late Manohar Lal Jain Flat No.6B, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 64xxxxxxxx5379, Status :Individual, Executed by: Attorney
10	Mrs NISHA JAIN Wife of Mr Meet Jain Flat No.6B, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0E, Aadhaar No: 96xxxxxxxx7901, Status :Individual, Executed by: Attorney
11	Mr Meet Jain Son of Late Manohar Lal Jain Flat No. 6B, 9A, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002, Status :Individual, Executed by: Attorney
12	ARVIND KUMAR JAIN HUF Flat No. 6C D, Neel Kanth Building, 26B, Camac Street, City:- , 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
13	Mrs ROSY JAIN Wife of Mr Arvind Kumar Jain Flat No. 6C D, Neel Kanth Building, 26B, Camac Street, City:- , P.O:- Park Street, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1L, Aadhaar No: 35xxxxxxxx1200, Status :Individual, Executed by: Attorney
14	BIJAY KUMAR JAIN HUF Ground Floor, 6A, Kiran Shankar Roy Road, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



15	SUMAN PROPERTY PRIVATE LIMITED Ground Floor, 6A, Kiran Shankar Roy Road, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
16	STYLO VENTURES PRIVATE LIMITED Plot No.74, Udayan Industrial Estate, 3, Pagladanga Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: AAxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
17	EXALTED TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
18	EVER GLOWING TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
19	GALTONIA BUILDERS PRIVATE LIMITED Bishnupur, Village:- Daulatpur, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
20	THYONE HERBAL PRODUCTS PRIVATE LIMITED 4A,4th Floor, 69/1, Mitra Colony,Behala, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
21	THYONE AGRI PRODUCTS LLP 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
22	VETIVER REALTY PRIVATE LIMITED 12 168 Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Block/Sector: Behala, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP JAIN Son of Mr Bijay Kumar Jain 6/1C, Palm Avenue, City:- , 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.:: ACxxxxx8Q, Aadhaar No: 34xxxxxxxx2930 Status : Attorney, Attorney 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP JAIN Son of Mr Bijay Kumar Jain 6/1C, Palm Avenue, City:- , P.O:- Ballygung, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx8Q, Aadhaar No: 34xxxxxxxx2930 Status : Representative, Representative of : MANOHAR LALL MEET JAIN HUF (as Constituted Attorney), MEET JAIN HUF (as Constituted Attorney), ARVIND KUMAR JAIN HUF (as Constituted Attorney), BIJAY KUMAR JAIN HUF (as Constituted Attorney), SUMAN PROPERTY PRIVATE LIMITED (as Constituted Attorney), STYLO VENTURES PRIVATE LIMITED (as Constituted Attorney)



2	Mr AMRITA GHOSH (Presentant) Son of Mr Biplob Ghosh Village:- BELIACHANDI, P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Authorised Signatory), EVER GLOWING TRADING PRIVATE LIMITED (as Authorised Signatory)
3	Mr SIDDHARTHA MUKHERJEE Son of Late Ashutosh Mukherjee 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : GALTONIA BUILDERS PRIVATE LIMITED (as Director), THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Authirised Signatory), THYONE AGRI PRODUCTS LLP (as Designated Partner), VETIVER REALTY PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 2B/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr ZIDAN AFROZ, Mr SANDEEP JAIN, Mr SANDEEP JAIN, Mr AMRITA GHOSH, Mr SIDDHARTHA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ZIDAN AFROZ	Mrs MADHU SURANA-0.159091 Dec,Mr SHRENIK SURANA-0.159091 Dec,Mr SAROJ KUMAR SURANA-0.159091 Dec,Mrs KOMAL SURANA-0.159091 Dec,Mr NISHIT JAIN-0.159091 Dec,Ms NIKITA JAIN-0.159091 Dec,MANOHAR LALL MEET JAIN HUF-0.159091 Dec,MEET JAIN HUF-0.159091 Dec,Mrs BINA JAIN-0.159091 Dec,Mrs NISHA JAIN-0.159091 Dec,Mr Meet Jain-0.159091 Dec,ARVIND KUMAR JAIN HUF-0.159091 Dec,Mrs ROSY JAIN-0.159091 Dec,BIJAY KUMAR JAIN HUF-0.159091 Dec,SUMAN PROPERTY PRIVATE LIMITED-0.159091 Dec,STYLO VENTURES PRIVATE LIMITED-0.159091 Dec,EXALTED TRADING PRIVATE LIMITED-0.159091 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.159091 Dec,GALTONIA BUILDERS PRIVATE LIMITED-0.159091 Dec,THYONE HERBAL PRODUCTS PRIVATE LIMITED-0.159091 Dec,THYONE AGRI PRODUCTS LLP-0.159091 Dec,VETIVER REALTY PRIVATE LIMITED-0.159091 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:- 336		Seller is not the recorded Owner as per Applicant.

