

TITLE REPORT

*Land measuring 214 decimal, more or less,
R.S./L.R. Dag Nos. 122 and 123, Mouza Kochpukur, J.L. No. 2,
Police Station Kolbata Leather Complex District South 24 Parganas*

PART-5(B)

CLIENT: MESSIEURS ZENITH CONCLAVE LLP

Supriyo Basu & Associates
Advocates
Room No.48
Ground Floor, Temple Chambers
6, Old Post Office Street
Kolkata-700001

012628/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352921

17/11/2022
 2003083810/2022
 2-55 PM

Senthil Gnanasekar JLP
 (Signature)

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

SUPPLEMENTAL DEVELOPMENT AGREEMENT

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

Sub-Registrar-IV
 Registrar LRS 7 (2) of
 Alipore, South 24 Parganas
 17 NOV 2022
 14-11-22
 17-11-22

2-55 PM
 17/11/22



003989

04 JUL 2022

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

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

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

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

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

Unur Uyel



8414

Zenith Conclave LLP

Unur Uyel

Designated Partner / Authorized Signatory

[Faint text]



8415



Reha Jol



8416

[Signature]

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

District Sub-Registrar-IV
Registrar L/S 7 (2) of
Registration 1954
Alipore, South 24 Parganas
14 NOV 2022

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

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

And

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

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

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

4. Background

- 4.1 **Erstwhile Ownership:** (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited were the joint and absolute owners in respect of the property described in the **Schedule** below (**Said Premises**).
- 4.2 **Principal Agreement:** Said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited along with 20 (twenty) others and the Developer had entered into a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, recorded in Book No. 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

measuring 162 (one hundred and sixty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 122, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**First Larger Premises**) and (2) land measuring 52 (fifty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 123, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**Second Larger Premises**). The First Larger Premises and the Second Larger Premises (collectively **Larger Premises**) which includes the Said Premises by way of construction of a new building complex thereon and sale of units comprised therein (**Project**).

- 4.3 **Scheme of Amalgamation:** By virtue of a Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation Nos. RD/T/35086/S-233/22/3983 and RD/T/35086/S-233/22/3984 both dated 22nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited amongst others, being the transferor Company therein got amalgamated and merged with Kyal Developers Private Limited (**Erstwhile Owner**) being the transferee Company therein as per the said Scheme of Merger or Amalgamation, free from all encumbrances.
- 4.4 **Purchase by the Owners:** Due to having paucity of fund, said Erstwhile Owner has sold its right, title and interest in the Said Premises, out of the Larger Premises together with the rights, interest and liabilities under the said Principal Agreement unto and in favour of the Owners herein vide a Deed of Conveyance dated 17th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 160211215 for the year 2022.
- 4.5 **Ownership of Said Premises:** In the above mentioned circumstances the Owners have become the joint and absolute owners of the Said Premises, i.e. (1) land measuring 10.1123 (ten point one one two three) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 3.4852 (three point four eight five two) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore,

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

- 4.6 **Modification of Ownership:** Due to change in the ownership of the Said Premises, the Parties have agreed to execute this Supplemental Development Agreement under the terms and conditions mentioned in the Principal Agreement subject to the modification made by these presents.
- 4.7 **Recording of Agreed Terms:** The Parties are now executing this Supplemental Development Agreement to place on record the terms and conditions of the said Principal Agreement that have now been agreed upon between the Parties with regard to the Project subject to the modification made by these presents.
5. **Terms Agreed**
- 5.1 **Ownership of Said Premises:** The Owners are the joint and absolute owners of the Said Premises as detailed in the Schedule below.
- 5.2 **Appointment of Developer:** The said Owners hereby appoint the Developer to develop the Said Premises, under the terms and conditions as mentioned in the Principal Agreement and the Owners shall step into the shoes of the Erstwhile Owner and shall be entitled to all the rights, interest and liabilities under the Principal Agreement subject to the modification made by these presents.
- 5.3 **Entire Project:** Notwithstanding anything contained in this Agreement the Developer shall develop the entirety of the said Project upon the land of the Larger Premises (which includes the Said Premises) as mentioned in the said Principal Agreement. In this regard the Owners covenant with the Developer that the Owners shall never claim for a separate and independent project in the land of the Said Premises whatsoever or howsoever.
- 5.4 **Grant of Power:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney as may be required by the Developer for construction of the said Project and selling of units therein as per the Principal Agreement.
- 5.5 **All Other Terms Binding:** Save as modified to the extent in this Supplemental Development Agreement, all other terms and conditions recorded in the Principal Agreement shall continue to remain valid and binding and the Owners and the Developer shall strictly adhere to the same.
- 5.6 **Conjunctive Reading:** To interpret the complete understanding between the Parties, the Principal Agreement and this Supplemental Development Agreement shall be read conjunctively and in case there is any contradiction, the provisions of this Supplemental Development Agreement shall prevail.

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

SCHEDULE
(Said Premises)

Land measuring 10.1123 (ten point one one two three) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas and

Land measuring 3.4852 (three point four eight five two) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas.

6. Execution and Delivery

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

Witnesses:

1. Arijit Roy

Retul Jal

17, Dixon Lane, Kolkata -
700014

2. Alangir Roy Adv
28/1, Judges Court Road
K-1-27

Amrith

[Owners]

Drafted by:

Alangir Roy UB/1366/03

Advocate

Alipore Judges Court
K-1-27











Zenith Conclave LLP

Amrith

Designated Partner / Authorised Signatory

[Developer]

SPECIMEN FORM FOR TEN FINGER PRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT OF INDIA



01/06/2016
Permanent Account Number
AABFZ5412A

15062016

Zenith Conclave LLP
Manoj
Designated Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGCPK9667R

नाम / Name
UMESH KYAL

पिता: श्री राम / Father's Name
GOVIND RAM KYAL

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





1819011

भारत सरकार
Government of India

उमेश क्यल
Umesh Kyal

संभवति / DOB: 13/06/1958

पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान

1819011

एनडीएल विहित प्राधिकरण
Unique Identification Authority of India

ईमेल: UID@nic.gov.in, www.uidai.gov.in
1800 11 0000

Address: S/O Govind Ram Kyal, SOC,
South End Park, Lane, Kolkata, Kolkata,
West Bengal, 700029

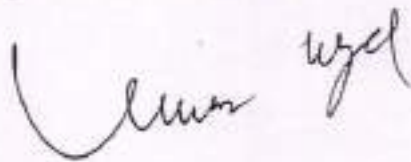


3221 6780 6519

1447

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
ANURAG KYAL
UMESH KYAL
25/07/1981
PAN Number
AGIPK4906H
Signature
भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India
ANURAG KYAL
Anurag Kyal
जन्म तिथि / DOB: 25/07/1981
पुरुष / Male
5217 2735 8314
मेरा आधार, मेरी पहचान

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India
आधार कार्ड प्राप्त करने के लिए यहाँ क्लिक करें
Click here to get your Aadhaar card
Address: S/O Umesh Kyal, 202, South End
Post, Lala, Kalyan, Kalyan, West Bengal,
700029
5217 2735 8314
1947 help@uidai.gov.in www.uidai.gov.in

Anurag Kyal

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

भारत सरकार
 GOVERNMENT OF INDIA
 राहुल क्यल
 Rahul Kyal
 जन्मदिन/ DOB: 19/03/1984
 लिंग / GENDER: पुरुष / MALE
 7487 0793 4912

MEERA AADHAAR, MERI PEHCHAN

भारत सरकार
 GOVERNMENT OF INDIA
 भारतीय पहचान प्रमाणन प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA
 पता:
 S/O Balkrishan Kyal, 30
 C, South End Park, Near
 Gol Park, Kolkata,
 West Bengal - 700029
 1987
 1987
 1987

Signature



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7339, CRIMINAL : 2479-1477



Card No. : VC/896

Name ALANGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road

Kolkata- 700 027

Ph. No 98319 60557

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

Subodh Basu
SECRETARY

Alangir Reza Adv
11.11.22



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



091120222016672040

GRIPS Payment Detail

GRIPS Payment ID:	091120222016672040	Payment Init. Date:	09/11/2022 18:43:45
Total Amount:	14651	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7803143008639	BRN Date:	09/11/2022 18:44:05
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

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

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022210166720428	Directorate of Registration & Stamp Revenue	14651
Total			14651

IN WORDS: FOURTEEN THOUSAND SIX HUNDRED FIFTY ONE ONLY.

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



2-55



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

Query No / Year	2003083810/2022	Office where deed will be registered
Query Date	28/10/2022 6:34:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road Thana : Alipore, District : South 24-Parganas, WEST BENGAL. Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs-4,57,662/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 95,45,445/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 4,598/- (Article:E, E. B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1031 1508 1508	Bastu	Bastu	10.1123 Dec	1/-	70,98,835/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1031	Bastu	Bastu Daga	3.4852 Dec	1/-	24,46,610/-	Property is on Road ,Project : Not Specified
TOTAL :					13.5975Dec	2 /-	95,45,445 /-	
Grand Total :					13.5975Dec	2 /-	95,45,445 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Rahul Kyal Son of Mr Balkrishan Kyal, South End Park, 30C, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



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

2	Mr Anurag Kyal Son of Mr Umesh Kyal, South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. agxxxxxx6h, Aadhaar No.: 52xxxxxxxx8314, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ZENITH CONCLAVE LLP (LLP) .Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. axxxxxx2a, Aadhaar No Not Provided by UIDAI/Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

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

Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 103+ 150Q	Owner: কিষ্কি-কিষ্কি , Gurdian: ভারত , Address: কিষ্কি , Classification: বাড় , Area: 0.11 Acre.	Mr Rahul Kyal <i>Rahul Kyal</i>
L2	LR Plot No:- 123, LR Khatian No:- 103+ 150A	Owner: কিষ্কি-কিষ্কি , Gurdian: ভারত , Address: কিষ্কি , Classification: পুকুর , Area 0.01 Acre.	Mr Rahul Kyal

Identifier Details :

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

Transfer of property for L1

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

Transfer of property for L2

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



Query No: 200302010 of 2022, Printed On: Oct 29 2022 2:25PM, Generated from wregistration.gov.in

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 80 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transection situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA




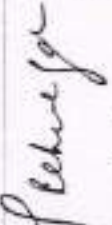


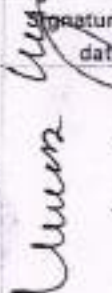







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003083810/2022

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

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

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

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



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



192022230166720428

GRN Details

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

[Query No * Query Year]

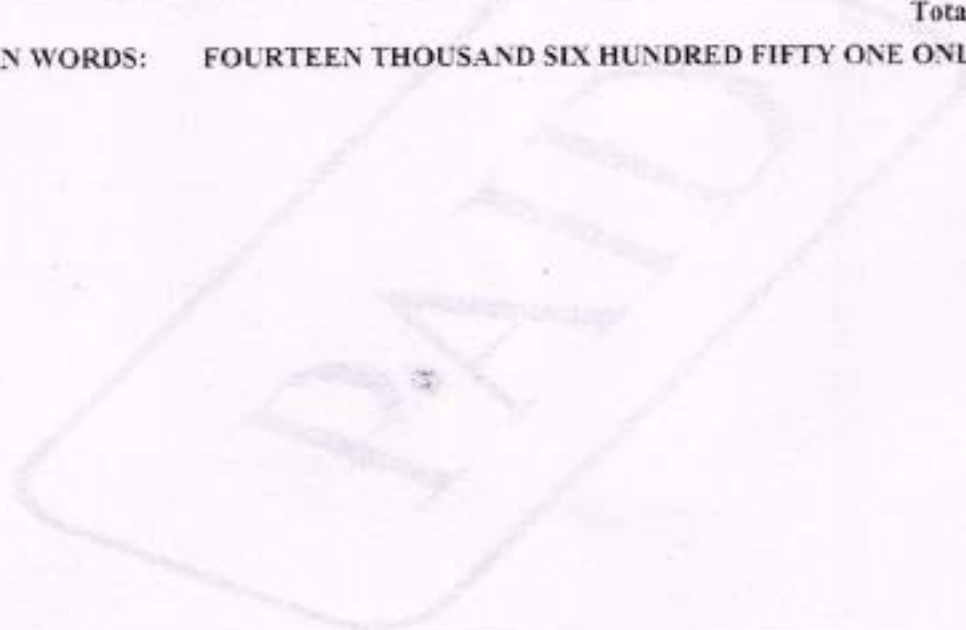
Depositor Details

Depositor's Name:	Mr ZENITH CONCLAVE LLP
Address:	122/1R, SATYENDRA NATH MAJUMDER SARANI, KOLKATA-700026
Mobile:	9875359655
Period From (dd/mm/yyyy):	09/11/2022
Period To (dd/mm/yyyy):	09/11/2022
Payment Ref ID:	2003083810/6/2022
Dept Ref ID/DRN:	2003083810/6/2022

Payment Details

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

IN WORDS: FOURTEEN THOUSAND SIX HUNDRED FIFTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1604-13293/2022	Date of Registration	17/11/2022
Query No / Year	1604-2003083810/2022	Office where deed is registered	
Query Date	28/10/2022 6:34:41 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875350655, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,57,662/-]		
Set Forth value:	Market Value		
Rs. 2/-	Rs. 95,45,445/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 4,630/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1508	Bastu	Bastu	10.1123 Dec	1/-	70,98,835/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1508	Bastu	Danga	3.4852 Dec	1/-	24,46,610/-	Property is on Road ,Project : Not Specified
		TOTAL :			13.5975Dec	2 /-	95,45,445 /-	
		Grand Total :			13.5975Dec	2 /-	95,45,445 /-	

Land Lord Details :

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

Developer Details :

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

Representative Details :

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

Identifier Details :

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

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

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1508	Owner:অনুরাগ কয়াল, Gurdian:উমেশ কয়াল, Address:৩০ সি মাইল এন্ড পার্ক কোলকাতা ৭০০০২৯ , Classification:বাণিজ্য, Area:0.05000000 Acre,	Mr Anurag Kyal
L2	LR Plot No:- 123, LR Khatian No:- 1508	Owner:অনুরাগ কয়াল, Gurdian:উমেশ কয়াল, Address:৩০ সি মাইল এন্ড পার্ক কোলকাতা ৭০০০২৯ , Classification:পুকুর, Area:0.02000000 Acre,	Mr Anurag Kyal

Endorsement For Deed Number : I - 160413293 / 2022

On 09-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 95,45,445/-

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

On 14-11-2022

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

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

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

Execution is admitted on 14/11/2022 by 1. Mr Rahul Kyal, Son of Mr Balkrishan Kyal, South End Park, 30C, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others. 2. Mr Anurag Kyal, Son of Mr Umesh Kyal, South End Park, 30C, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

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

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

Execution is admitted on 14-11-2022 by Mr Umesh Kyal, Designated Partner, ZENITH CONCLAVE LLP (LLP), Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kailghat, 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

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

On 17-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,630.00/- (B = Rs 4,577.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,630/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 6:44PM with Govt. Ref. No: 192022230166720428 on 09-11-2022, Amount Rs: 4,630/-, Bank: SBI EPay (SBlePay), Ref. No. 7803143008639 on 09-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-

Description of Stamp

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 6:44PM with Govt. Ref. No: 192022230166720428 on 09-11-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7803143008639 on 09-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 388655 to 388672

being No 160413293 for the year 2022.



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

Anupam Halder

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

(This document is digitally signed.)

I-13294/22

01/11/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 352924

19/11/2022
 Q-2003083836/2022
 3-00 P.M.

Certified that the document is admitted the
 signature sheet and the
 stamp is attached with the
 the part of this document.

Cal

14-11-22
 17-11-22

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we

- (1) **RAHUL KYAL** [PAN AGHPK1359F] [Aadhaar No. 7487079349531] son of Balkrishan Kyal, by Nationality Indian, by Caste - Hindu, by occupation - Business, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700029, Police Station Rabindra Sarbbar (formerly Lake), District South 24 Parganas;

District Sub-Registrar-IV
 Registrar URS 7 (2) of
 Registration 1908
 South 24 Parganas
 17 NOV 2022

3-00 P.M.
 19/11/22

04 JUL 2022

003986

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

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

ADVOCATE

Address:.....**KOLPORE JUDGES COURT**

Vendor:.....**KOL-27**

WB/1386/2003

Allpur Collectorate, 24 Pgd. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

[Handwritten signature]

Retur for

8415



Retur for

[Faint, illegible text]



8416

[Handwritten signature]



District Sub-Registrar-IV
Registrar-1102 (2) of
Registration 1908
Alipore, South-24 Parganas
14 NOV 2022

*Identified by me
Alamgir Reza Adv
No. 1, Jahangir Reza
28/1 Judges Court Road
P.O. N.P.S. Alipore
Kol-27*

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

(hereinafter collectively referred to as the "APPOINTERS") **SEND GREETINGS:**

WHEREAS:-

- A. At all material time (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited and Zenith Conclave LLP therein referred to as the Developer had entered into a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2021, at Pages 68203 to 68325, being No. 160201225 for the year 2021 (**Principal Agreement**) whereby and whereunder terms and conditions had been agreed upon by and between them with regard to development of inter alia the property described in the **Schedule** below (**Said Premises**) by way of construction of a new building/s thereon and sale of units comprised therein (**Project**).
- B. By virtue of a Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation Nos. RD/T/35086/S-233/22/3983 and RD/T/35086/S-233/22/3984 both dated 22nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited amongst others, being the transferor Company therein got amalgamated and merged with Kyal Developers Private Limited (**Erstwhile Owner**) being the transferee Company therein as per the said Scheme of Merger or Amalgamation, free from all encumbrances.

- C. Due to having paucity of fund, said Erstwhile Owner has sold its right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement unto and in favour of the Appointers herein vide a Deed of Conveyance dated 17th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 160211215 for the year 2022.
- D. In the above mentioned circumstances the Appointers became the joint and absolute owners of the Said Premises, i.e. (1) land measuring 10.1123 (ten point one one two three) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 3.4852 (three point four eight five two) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, morefully described in the **Schedule** below.
- E. By a Supplemental Development Agreement dated the 11.11.2022, 2022, registered in the Office of the DSR-II, South 24 Parganas at Alipore, recorded in Book No. I, Being No. 1604 for the year 2022, made between the Appointers herein therein referred to as the Owners of the One Part and Zenith Conclave LLP therein referred to as the Developer of the Other Part (hereinafter referred to as the "Supplemental Agreement") the Appointers herein have retained and appointed Zenith Conclave LLP as the Developer and have further entrusted the development of the "said Premises" by erecting residential/commercial building complex in or upon the land comprised in the "said Premises" and the same in accordance with the Plan to be

sanctioned by the zilla parishad and panchayat and rural development authority and further as per the terms therein recorded.

- F. In relation of the said Principal Agreement and the Supplemental Agreement, the Appointers, being the Owners of the Said Premises hereby grant the Power of Attorney to **ZENITH CONCLAVE LLP** having PAN AABFZ6412A, having LLPIN AAG-5471, a limited liability partnership 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, to be represented by its Designated Partner/s, Partners/ Authorized Representative/Signatory as may be changed/appointed from time to time, and empowered and authorized them to act in terms of the said Principal Agreement supplemented by the said Supplemental Agreement.
- G. Be it noted herein, that this Power of Attorney as granted herein shall always be read in conjuncture of the said Principal Agreement and Supplemental Agreement and the said Principal Agreement, Supplemental Agreement and this Power of Attorney shall be co-existent and co-terminus and shall always run in parallel.
- H. In terms of the Principal Agreement and the Supplemental Agreement, we, the Appointers abovenamed, have agreed and decided to retain, appoint and constitute **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, to be represented by its Designated Partner/s, Partners/ Authorized Representative/Signatory as may be changed/appointed from time to time, as our true and lawful Attorney to act in our name and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the Appointers abovenamed do hereby make nominate constitute retain and appoint and have

made nominated constituted retained and appointed **ZENITH CONCLAVE LLP** having PAN **AABFZ6412A**, having LLPIN AAG-5471, a limited liability partnership 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, to be represented by its Designated Partner/s, Partners/ Authorized Representative/Signatory as may be changed/appointed from time to time (hereinafter referred to as the said "**Attorney**") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the Said Premises namely:

- a) To appear and represent the Appointers before the Gram Panchayat/ Municipality, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, B.L.&L.R.O. and other Government authorities and/or departments, Central or State in connection with the development of the "said Premises" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;
- b) To demolish or cause to be demolished the existing structures of the "said Premises" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Premises" at the office of the said B.L. & L.R.O. and/or the Gram Panchayat and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- d) To apply for and get our name mutated and recorded as the owner in respect of the "said Premises" described in the Schedule hereunder

written in the Record of Rights at the office of the BL&LRO as also in the records of the Gram Panchayat/ Municipality and other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper;

- e) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Premises" as our said Attorney shall think proper;
- f) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Sanctioning Authority for development of the "said Premises" and/or construction of proposed building complex in or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- g) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Sanctioning Authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or demolition of the existing structures comprised in the "said Premises" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Premises" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;
- h) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver

necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;

- i) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the Sanctioning Authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- j) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed new building complex in or upon the land comprised in the "said Premises" as per the plan to be sanctioned by the Sanctioning Authority and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- k) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- l) To sign execute affirm and verify all plaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorney shall think proper;
- m) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Premises" and/or construction of the proposed new building

complex thereat and the same on such terms and as our said Attorney shall think proper;

- n) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorney shall think proper;
- o) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;
- p) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- q) To raise loans/project finance from any banks and/or financial institution from time to time on the terms & conditions as our said Attorney/Developer may deem necessary and fit. Such loans / project finance may be availed by the Attorney/Developer by creating charge or mortgage or encumbrance over such parts or portions of the Said Premises/Larger Premises/ Project land belonging to us by executing Equitable Mortgage and/or by creating English Mortgage and/or by Registered Mortgage and in this regard, the Attorney/Developer may deposit the original Title Deeds and the originals of the other deeds/documents, if any, with such bank(s) and/or financial institution(s) for securing the loans/project finance. For the aforesaid purpose, we may join in as a consenting party or may execute any documents (if required by the bank/financial institution). Further, the

Attorney/Developer may execute letters evidencing deposit of title deeds/other documents, confirmation of deposit of title deeds/other documents, deliver the title deeds/other documents and to receive back the title Deeds/other documents, etc. Notwithstanding the above, the Attorney/Developer shall take loans/project finance without creating any charge/encumbrance/liability in respect of owners' share or owners' allocation. It is, however, clearly understood that the owners, at no point of time, shall be responsible for any debts/loans/project finance raised by the Developer. The Developer shall remain liable and responsible for the repayment of the aforesaid specific borrowings and shall keep the owners fully safe, harmless and indemnified in respect thereof.

- r) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revalidate and/or rectified by the Sanctioning Authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;
- s) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms, car parking spaces and other spaces of the proposed Building Complex to be erected at the "said Premises" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorney shall think proper;
- t) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorney shall think proper;
- u) To receive, realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential flats, offices, shops, show room and other

spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper and appropriate the sale proceeds in favour of the Developer and the Owners as mentioned in the said Principal Agreement;

- v) To give necessary instructions and also to sign, execute and submit all applications, papers and documents and further to do all acts, deeds, matters and things as may be necessary or required for giving necessary instruction from time to time regarding arrangement with the Banker with regard to transfer and disbursement of Total Sale Proceeds as per the said Principal Agreement which would be deposited in the Joint Escrow Bank Account (described as HIRA Account in the Principal Agreement) of the Project in the manner as provided in the said Principal Agreement subject to any adjustment as per the said Principal Agreement.
- w) To handover and deliver possession of the saleable spaces/ units of the said Project to such person or persons including the nominee/s and/or the assign/s of the purchasers of such saleable spaces/units and to issue the possession letter and/or certificate thereof.
- x) To transfer by way of gift any strip of land and/or corner splay in favour of the Sanctioning Authority for enhancement of the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Sanctioning Authority and also to do all acts, deeds and matters and things as our said Attorney shall think proper.
- y) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorney shall think proper;

z) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper;

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

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

**THE SCHEDULE ABOVE REFERRED TO
"SAID PREMISES"**

ALL THAT land measuring 10.1123 (ten point one one two three) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas and

ALL THAT land measuring 3.4852 (three point four eight five two) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1508 and 1509, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, Kolkata-700156, District South 24 Parganas.

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our seal and signature on this 11th day of November, Two Thousand and Twenty Two

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

1. Arijit Roy
13, Dixon Lane, Kol-700014

— *Relive for*

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

— *Atangir Rega Adv*










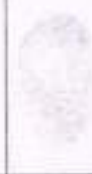

















Prepared & Drafted By:

Atangir Rega Adv

WB/1366/03

*Atipna Judge Court
Kol-27*

SPECIMEN FORM FOR TEN FINGER PRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT OF INDIA



01/06/2016
Permanent Account Number
AABFZ5412A

16/06/2016

Zenith Conclave LLP

Designated Partner / Authorised Signatory

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

 Government of India

भारत सरकार
Government of India
ANURAG KYAL
Anurag Kyal
जन्मदिन / DOB: 26/07/1981
पुं / Male
5217 2735 8314
मेरा आधार, मेरी पहचान

भारतीय विधि विज्ञान संस्थान
Citizens Identification Authority of India
 (Basic ID) केवल भारत, सभी राज्य और UTs
 Only India (All States, UTs, Jammu & Kashmir)
 Address: I/O Umesh Kyal, 30C, South End
 Park, Lake, Kolkata, Kolkata, West Bengal,
 700016
5217 2735 8314
 1947 help@uidai.gov.in www.uidai.gov.in

Anurag Kyal

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



भारत सरकार
 GOVERNMENT OF INDIA
 राहुल क्यल
 Rahul Kyal
 जन्म तिथि DOB: 19/03/1984
 लिंग / GENDER: पुरुष / MALE
 7487 0793 4912




MEERA AADHAAR, MERI PEHCHAN

भारत सरकार
 GOVERNMENT OF INDIA
 आदर्श पहचान प्रमाणिका
 AADHAAR IDENTIFICATION AUTHORITY OF INDIA

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

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



1447
 1800 300 1447
 1447
 1800 300 1447
 1447
 1800 300 1447
 P.O. Box No. 1447,
 Bangalore-560 017

Rahul Kyal



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-8335/7330, CRIMINAL : 2479-1477

Card No. I/C/896



Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road

Kolkata - 700 027

Ph. No. 98319 60557

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

Alamgir Reza
SECRETARY

Alamgir Reza
11.11.22



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

Query No / Year	2003083836/2022	Office where deed will be registered
Query Date	28/10/2022 6:41:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359855, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 95,45,445/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-109T 1508	Bastu	Bastu	10.1123 Dec	1/-	70,98,835/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-109T 1508	Bastu	Bastu Danga	3.4852 Dec	1/-	24,46,610/-	Property is on Road ,Project : Not Specified
TOTAL :					13.5975Dec	2 /-	95,45,445 /-	
Grand Total :					13.5975Dec	2 /-	95,45,445 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Rahul Kyal Son of Mr Bakrishan Kyal, South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxx4912, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003083836 of 2022, Printed On : Oct 29 2022 2:23PM, Generated from wregistration.gov.in

2	Mr Anurag Kyal Son of Mr Umesh Kyal, South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. agxxxxxx6h, Aadhaar No.: 52xxxxxxxx8314, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
---	---	------------	--

Developer Details :

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

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Umesh Kyal Son of Late Govindram Kyal South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519	ZENITH CONCLAVE LLP (as Designated Partner)
2	Mr Rahul Kyal Son of Mr Balkrishan Kyal South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912	ZENITH CONCLAVE LLP (as Designated Partner)

Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1031	Owner:বিসিত ডিইস, Gurdian:ভরত , Address:শিত , Classification:বায়ু, Area:0.11 Acre,	Mr Rahul Kyal
L2	LR Plot No:- 123, LR Khatian No:- 1031	Owner:বিসিত ডিইস, Gurdian:ভরত , Address:শিত , Classification:পুকুর, Area:0.01 Acre,	Mr Rahul Kyal

Identifier Details :

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



Query No: 2003081836 of 2023, Printed On : Oct 29 2022 2:23PM, Generated from wbregistration.gov.in

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

Note:

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



Query No: 2003082806 of 2522, Printed On : Oct 29 2022 2:23PM, Generated from wregistration.gov.in



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



192022230166730458

GRN Details

GRN: 192022230166730458 Payment Mode: SBI Epay
GRN Date: 09/11/2022 18:49:49 Bank/Gateway: SBIEpay Payment Gateway
BRN: 0565603557239 BRN Date: 09/11/2022 18:50:05
Gateway Ref ID: 20221109532282 Method: Indian Overseas Bank NB
GRIPS Payment ID: 091120222016673044 Payment Init. Date: 09/11/2022 18:49:49
Payment Status: Successful Payment Ref. No: 2003083836/7/2022
[Query No* Query Year]

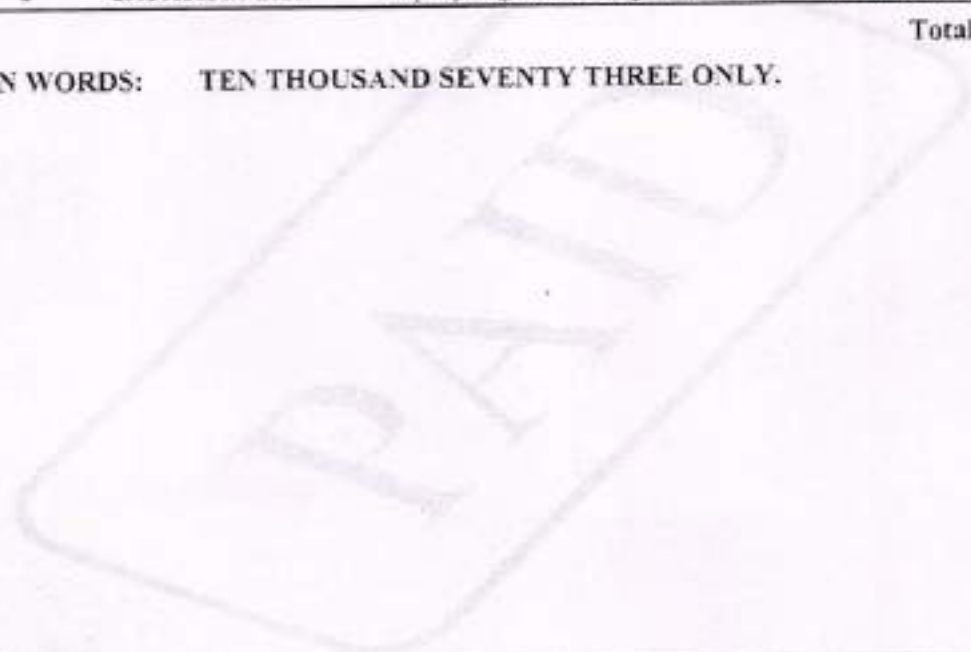
Depositor Details

Depositor's Name: Mr ZENITH CONCLAVE LLP
Address: 122/1R, SATYENDRA NATH MAJUMDER SARANI, KOLKATA-700026
Mobile: 9875359655
Period From (dd/mm/yyyy): 09/11/2022
Period To (dd/mm/yyyy): 09/11/2022
Payment Ref ID: 2003083836/7/2022
Dept Ref ID/DRN: 2003083836/7/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083836/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2003083836/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	10073

IN WORDS: TEN THOUSAND SEVENTY THREE ONLY.














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 16042003083836/2022

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rahul Kyal South End Park, 30C, City:-, P.O:- Sarat Bose Road, P.S.-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			 14/11/22
2	Mr Anurag Kyal South End Park, 30C, City:-, P.O:- Sarat Bose Road, P.S.-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			 14/11/22
Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr. Jahangir Reza 28/1 Judges Court Road, City:- P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Rahul Kyal, Mr Anurag Kyal,			 14/11/22

(Anupam Halder)
DISTRICT SUB-
REGISTRAR