



ভারত সরকার
 Unique Identification Authority of India
 Government of India

এমআর নম্বর/ Enrollment No.: 2730/00593/00285

নাম: **মি. মিতাল**
 মেডিকেল বিল্ডিং, প্লট ৬৪ এন্ড ৬৯
 ২৬০ চানাক স্ট্রিট
 পানক স্ট্রিট
 কলকাতা পশ্চিম বঙ্গ - ৭০০০১৬
 ৩৩০০৪০০৩৩৬

স্বাক্ষরিত: ১৫/০৮/২০১৬

২৫৬০ ৯০৪৭ ৭০০২



আমার আধার নম্বর / Your Aadhaar No.:

2560 9047 7002

৯১৩ ৯১৩ ৯১৩ ৯১৩ ৯১৩

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



নাম: **মি. মিতাল**
 মেডিকেল বিল্ডিং, প্লট ৬৪ এন্ড ৬৯
 ২৬০ চানাক স্ট্রিট
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 কলকাতা পশ্চিম বঙ্গ - ৭০০০১৬
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আমার আধার, আমার পরিচয়



- গুরুত্বপূর্ণ তথ্য
- আধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়
 - পরিচয় প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 - এটি এক ইলেকট্রনিক প্রিন্টআউট নথি

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে বহুল।
- আধার প্রতিষ্ঠিত সরকারী ও বেসরকারী পরিষেবা প্রদানের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
 Unique Identification Authority of India

নাম: **মি. মিতাল**
 মেডিকেল বিল্ডিং, প্লট ৬৪ এন্ড ৬৯
 ২৬০ চানাক স্ট্রিট
 পানক স্ট্রিট
 কলকাতা পশ্চিম বঙ্গ - ৭০০০১৬
 ৩৩০০৪০০৩৩৬

Address:
 MEDICAL BUILDING, PLOT 64 AND 69,
 260 CHANAK STREET, PAN STREET, KOLKATA,
 West Bengal - 700016



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आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT. OF INDIA



01/06/2018
Permanent Account Number
AABFZ6412A

16/06/2018

Zenith Conclave LLP

[Handwritten Signature]

Designated Partner / Authorised Signatory



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2478-8335/7330, CRIMINAL : 2478-1477



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

Abdul Basu
SECRETARY

Alamgir Reza Adv
11.11.22



3

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

Query No / Year	2003083775/2022	Office where deed will be registered
Query Date	28/10/2022 6:22:25 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]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 23,50,928/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1330	Bastu	Bastu	2.5355 Dec	1/-	17,79,921/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1330	Bastu	Bastu- Daga	0.8134 Dec	1/-	5,71,007/-	Property is on Road ,Project : Not Specified
		TOTAL :			3.3489Dec	2 /-	23,50,928 /-	
		Grand Total :			3.3489Dec	2 /-	23,50,928 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Meet Jain Son of Late Mancharlal Jain, Camac Street, 26B, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACxxxxxx8K, Aadhaar No. : 25xxxxxxx7002, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003083775 of 2022, Printed On: Oct 28 2022 2:26PM, Generated from wregistration.gov.in

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.: 32xxxxxxx8519	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.: 74xxxxxxx4912	ZENITH CONCLAVE LLP

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:- 1330	Owner: মীত জইন, Gurdian: নদোমর লাল জইন, Address: নিজ , Classification: বাড়, Area: 0.09 Acre.	Mr Meet Jain
L2	LR Plot No:- 123, LR Khatian No:- 1330	Owner: মীত জইন, Gurdian: নদোমর লাল জইন, Address: নিজ , Classification: পুকুর, Area: 0.03 Acre.	Mr Meet Jain

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 Meet Jain, Mr Umesh Kyal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-2.5355 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-0.8134 Dec



Query No: 2003083775 of 2022, Printed On : Oct 29 2022 2:28PM, 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. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



091120222016668329

GRIPS Payment Detail

GRIPS Payment ID:	091120222016668329	Payment Init. Date:	09/11/2022 18:21:45
Total Amount:	5073	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4749216155439	BRN Date:	09/11/2022 18:22:03
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	192022230166683308	Directorate of Registration & Stamp Revenue	5073
Total			5073

IN WORDS: FIVE THOUSAND SEVENTY THREE ONLY.

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





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



192022230166683308

GRN Details

GRN: 192022230166683308 Payment Mode: SBI Epay
GRN Date: 09/11/2022 18:21:45 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4749216155439 BRN Date: 09/11/2022 18:22:03
Gateway Ref ID: 20221109531011 Method: Indian Overseas Bank NB
GRIPS Payment ID: 091120222016668329 Payment Init. Date: 09/11/2022 18:21:45
Payment Status: Successful Payment Ref. No: 2003083775/9/2022

[Query No^o 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: 2003083775/9/2022
Dept Ref ID/DRN: 2003083775/9/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083775/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2003083775/9/2022	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	5073

IN WORDS: FIVE 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 16042003083775/2022

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 Meet Jain Camac Street, 26B, City - Kolkata, P.O - Park Street, P.S - Shakespeare Sarani, District -Kolkata, West Bengal, India, PIN:- 700016	Land Lord			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 29/1, Judges Court Road, City- P.O- Alipore, P.S -Alipore, District -South 24- Parganas West Bengal, India, PIN:- 700027	Mr Meet Jain			

(Anupam Halder)

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-1604-13127/2022	Date of Registration	14/11/2022
Query No / Year	1604-2003083775/2022	Office where deed is registered	
Query Date	28/10/2022 6:22:25 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jldges Court Road,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,50,928/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,120/- (Article-48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1330	Bastu	Bastu	2.5355 Dec	1/-	17,79,921/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1330	Bastu	Danga	0.8134 Dec	1/-	5,71,007/-	Property is on Road ,Project : Not Specified
		TOTAL :			3.3489Dec	2 /-	23,50,928 /-	
		Grand Total :			3.3489Dec	2 /-	23,50,928 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Meet Jain (Presentant) Son of Late Manoharlal Jain Camac Street, 26B, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZENITH CONCLAVE LLP Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

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 Meet Jain			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-2.5355 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Meet Jain	ZENITH CONCLAVE LLP-0.8134 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:- 1330	Owner: মীত জইন, Gurdian: মনোহর লাল জইন, Address: নিজ , Classification: বাস্য, Area:0.09000000 Acre,	Mr Meet Jain

L2	LR Plot No:- 123, LR Khatian No:- 1330	Owner: मीठ जईन, Gurdian: मलहर नान जईन, Address: मीठ , Classification: पुकुर, Area: 0.03000000 Acre,	Mr Meet Jain
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Endorsement For Deed Number : I - 160413127 / 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 23,50,928/-



**Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

On 11-11-2022

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

Presented for registration at 15:15 hrs on 11-11-2022, at the Private residence by Mr Meet Jain ,Executant.

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

Execution is admitted on 11/11/2022 by Mr Meet Jain, Son of Late Manoharlal Jain, Camac Street, 26B, P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, 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



**Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

On 14-11-2022

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 53.00/- (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 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 6:22PM with Govt. Ref. No: 192022230166683308 on 09-11-2022, Amount Rs: 53/-, Bank: SBI EPay (SBIEPay), Ref. No. 4749216155439 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. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3987, 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 6:22PM with Govt. Ref. No: 192022230166683308 on 09-11-2022, Amount Rs: 5,020/-, Bank: SBI EPay (SBIPay), Ref. No. 4749216155439 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 384276 to 384298

being No 160413127 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.14 15:12:04 +05:30
Reason: Digital Signing of Deed.

Anupam Halder
(Anupam Halder) 2022/11/14 03:12:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

I-13469/22



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AM 773025

18/11/2022
 2003085408
 3:00 P.M.

Certified that the document is submitted for Registration. The signature sheets and the annexement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
 Registrar (IS 7 (2) of
 Registration 1998
 Alipore, South 24 Parganas
 22 NOV 2022
 18-11-22
 22-11-22

SUPPLEMENTAL DEVELOPMENT AGREEMENT

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

3-00 P.M.
 18/11/22

55347

ANUBRATA DHAR
(Advocate)
C.M. M. COURT KOL-1

- 5 SEP 2022

SOLD TO _____
OF _____
AS _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2022

- 5 SEP 2022

Usha Kyal



8555

Zenith Conclave LLP
Usha Kyal
Authorized Signatory



8556

Anvita Samgrahi



8558

Anvita Samgrahi

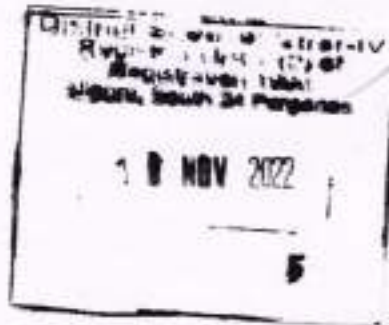


Alauddin Reza

Alauddin Reza

1, Judges Court Road, Kol-700027

and AS - Alipore



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

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

And

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

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

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

4. Background

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



8557

Reddwitha Makhanya



District Sub-Registrar IV
Alupara - 743123 of
Registration 1908
Alupara, South 24 Parganas
1 NOV 2022

Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2021, at Pages 68203 to 68325, being No. 160201225 for the year 2021 (**Principal Agreement**) whereby and whereunder terms and conditions had been agreed upon by and between them with regard to development of ALL THAT (1) land measuring 162 (one hundred and sixty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 122, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**First Larger Premises**) and (2) land measuring 52 (fifty two) decimal, more or less, being the entirety of R.S./L.R. Dag No. 123, at Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas (**Second Larger Premises**). The First Larger Premises and the Second Larger Premises (collectively **Larger Premises**) which includes the Said Premises by way of construction of a new building complex thereon and sale of units comprised therein (**Project**).

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

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

- 4.5 **Purchase by the Owners:** Due to having paucity of fund, said Erstwhile Owners have sold their right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement supplemented by the First Supplemental DA unto and in favour of the Owners herein vide 4 (four) separate Deeds of Conveyance, being (1) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410423 for the year 2022, (2) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410428 for the year 2022, (3) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410433 for the year 2022 and (4) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, being Deed No. 160410434 for the year 2022. It is pertinent to mention here that the Security Deposit paid to the Erstwhile Owners under the said First Supplemental DA has been refunded by the Erstwhile Owners in favour of the Developer herein.
- 4.6 **Ownership of Said Premises:** In the above mentioned circumstances the Owners have become the joint and absolute owners of the Said Premises, i.e. (1) land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and (2) land 10.1157 (ten point one one five seven) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, morefully described in the **Schedule** below.
- 4.7 **Modification of Ownership:** Due to change in the ownership of the Said Premises, the Parties have agreed to execute this Supplemental Development Agreement under the terms and conditions mentioned in the Principal-Agreement subject to the modification made by these presents.
- 4.8 **Recording of Agreed Terms:** The Parties are now executing this Supplemental Development Agreement to place on record the terms and conditions of the said Principal Agreement that have now been

agreed upon between the Parties with regard to the Project subject to the modification made by these presents.

5. Terms Agreed

- 5.1 **Ownership of Said Premises:** The Owners are the joint and absolute owners of the Said Premises as detailed in the Schedule below.
- 5.2 **Appointment of Developer:** The said Owners hereby appoint the Developer to develop the Said Premises, under the terms and conditions as mentioned in the Principal Agreement supplemented by the First Supplemental DA and the Owners shall step into the shoes of the Previous Owners and Erstwhile Owners and shall be entitled to all the rights, interest and liabilities under the Principal Agreement supplemented by the First Supplemental DA subject to the modification made by these presents.
- 5.3 **Security Deposit:** The Developer will be depositing with the Owners a sum of **Rs. 40,00,000/- (Rupees forty lakh only) (Security Deposit)** as and by way of interest free, refundable, security deposit within 7 days from the execution of these presents.
- 5.4 **Refund of Security Deposit:** The Owners shall refund the said Security Deposit amounting to the sum of Rs. 40,00,000/- (Rupees forty lakh only) mentioned above in the following manner:
- 5.4.1 The Owners shall refund to the Developer 25% (twenty five) percent of the Owners' initial entitlement in the Total Sale Proceeds until the Owners refund a sum of Rs. 35,00,000/- (Rupees thirty five lakh only) out of the entirety of the Security Deposit.
- 5.4.2 The balance Security Deposit of Rs. 5,00,000/- (Rupees five lakh only) shall be refunded by the Owners to the Developer within 7 (seven) days of the Developer obtaining the completion certificate for the said Project.
- 5.5 **Entire Project:** Notwithstanding anything contained in this Agreement the Developer shall develop the entirety of the said Project upon the land of the Larger Premises (which includes the Said Premises) as mentioned in the said Principal Agreement. In this regard the Owners covenant with the Developer that the Owners shall never claim for a separate and independent project in the land of the Said Premises whatsoever or howsoever.
- 5.6 **Grant of Power:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney as may be required by the Developer for construction of the said Project and selling of units therein as per the Principal Agreement supplemented by the First Supplemental DA.

- 5.7 **All Other Terms Binding:** Save as modified to the extent in this Supplemental Development Agreement, all other terms and conditions recorded in the Principal Agreement supplemented by the First Supplemental DA shall continue to remain valid and binding and the Owners and the Developer shall strictly adhere to the same.
- 5.8 **Conjunctive Reading:** To interpret the complete understanding between the Parties, the Principal Agreement, First Supplemental DA and this Supplemental Development Agreement shall be read conjunctively and in case there is any contradiction, the provisions of this Supplemental Development Agreement shall prevail.
- 5.9 **Arbitration:** The Arbitration Clause contained in the Principal Agreement shall apply to this Supplemental Development Agreement, *mutatis mutandis*.

SCHEDULE
(Said Premises)

Land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

Land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

The Said Premises butted and bounded as follows: ,

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

6. Execution and Delivery

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

Witnesses:

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

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

Amrita Sanjivani
Binita Mukhopadhyay
Siddhanta Mukherjee

[Owners]

Drafted by:

Atangir Reza NS/1366/03

Advocate










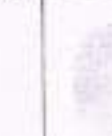























Alpara Judges Court
Kol-27

ZENITH CONCLAVE LLP






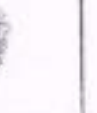





Farmer / Authorized Signatory

[Developer]

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Anvita Sangraha</i>	<i>Anvita Sangraha</i>							
		(Left Hand)						
								
		(Right Hand)						
 <i>Sakshi Mahalingam</i>	<i>Sakshi Mahalingam</i>							
		(Left Hand)						
								
		(Right Hand)						
 <i>Dikshant Mahalingam</i>	<i>Dikshant Mahalingam</i>							
		(Left Hand)						
								
		(Right Hand)						

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Wash Singh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				



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

आधार संख्या (Aadhaar No): 11420012410001

आधार कार्ड (Aadhaar Card)
 10
 आरिता सानिग्रही
 10
 आरिता सानिग्रही
 10
 आरिता सानिग्रही
 10

आधार संख्या (Aadhaar No): 5564 7501 4001



आधार संख्या (Aadhaar No): 5564 7501 4001

5564 7501 4001

आधार संख्या (Aadhaar No): 5564 7501 4001



भारत सरकार
 GOVERNMENT OF INDIA



आरिता सानिग्रही
 आरिता सानिग्रही
 आरिता सानिग्रही

आधार संख्या (Aadhaar No): 5564 7501 4001



5564 7501 4001

आधार संख्या (Aadhaar No): 5564 7501 4001

आरिता सानिग्रही
 AMRITA SANIGRAHI
 आरिता सानिग्रही
 AMRITA SANIGRAHI
 आरिता सानिग्रही
 AMRITA SANIGRAHI
 आरिता सानिग्रही
 AMRITA SANIGRAHI
 आरिता सानिग्रही
 AMRITA SANIGRAHI

Amrita Sanigrahi



Bratati Mukhopadhyay



भारत सरकार
GOVERNMENT OF INDIA



आधार नम्बर
Bratati Mukhopadhyay
जन्मदिन / DOB: 01/01/1954
लिंग / GENDER: FEMALE



8845 1330 7107

आधार-आधार का अधिकार

Bratati Mukhopadhyay



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
आ. उ. प्र. मंत्रालय,
एन.टी. रोड,
दिल्ली - 200034

Address:
113 SHEPPA ROAD ROAD, New Delhi
S.O. NEW DELHI
200034

8845 1330 7107

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDHARTHA MUKHERJEE



भारत सरकार
GOVT. OF INDIA

ASHUTOSH MUKHERJEE

30/06/1983

Permanent Account Number
AIFPM4138C

Siddhartha Mukherjee
Signature



Siddhartha Mukherjee

भारत सरकार
GOVERNMENT OF INDIA

 Siddhartha Mukherjee
DOB: 30/06/1983
Male

9039 4119 6665

मेरा आधार, मेरी पहचान

Siddhartha Mukherjee

भारतीय अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India



Address: C.O. Lane Ashutosh
Mukherjee, T10, BHUPEN COLY
RCHD, Behala, Kolkata - West Bengal,
700038

9039 4119 6665

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

आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT OF INDIA



01/06/2016
Partner's Account Number
AABFZ6412A

19/03/16

ZENITH CONCLAVE LLP

Usha Kyal

Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGCPK9667R

पता / Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

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

हस्ताक्षर / Signature




भारत सरकार
Government of India

उमेश खन्ना
Umesh Kyal

व्यक्तिगत / DOB: 13/06/1958

पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान




आयकर विभाग, भारत सरकार
Income Tax Department, Government of India

पता / Address

उमेश खन्ना का पता / Address of Umesh Kyal
303, South End Park, Laxmi, Kankaria, West Bengal, 700029

3221 6780 6519

4947 help@uidai.gov.in www.uidai.gov.in



हस्ताक्षर / Signature



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2478-9335/7330, CRIMINAL : 2478-1477



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

Siddhant Bose
SECRETARY



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

Query No / Year	2003085409/2022	Office where deed will be registered
Query Date	29/10/2022 12:57:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Allpore Jidges Court Road, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,76,98,996/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1193	Bastu	Bastu	29.7522 Dec	1/-	2,06,70,918/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	10.1157 Dec	1/-	70,28,078/-	Property is on Road ,Project : Not Specified
TOTAL :					39.8679Dec	2 /-	276,98,996 /-	
Grand Total :					39.8679Dec	2 /-	276,98,996 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Amrita Sannigrahi Wife of Mr. Siddhartha Mukherjee, Dakshin Para Road, 18, City:- P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxxx9C, Aadhaar No.: 55xxxxxxx4001, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003085409 of 2022, Printed On: Nov 16 2022 4:32PM, Generated from wbregistration.gov.in

2	Mrs Bratati Mukhopadhyay Wife of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx7f, Aadhaar No.: 88xxxxxxx7107, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay, Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. Axxxxxx8C, Aadhaar No.: 90xxxxxxx6665, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

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

Representative Details :

SI No	Name & Address	Representative of
1	Mr Umesh Kyal Son of Late Govindram Kyal, South End Park, 30C, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxx6519	ZENITH CONCLAVE LLP (as Designated Partner)

Identifier Details :

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

Transfer of property for L1

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

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Amrita Sannigrahi	ZENITH CONCLAVE LLP-3.3719 Dec
2	Mrs Bratati Mukhopadhyay	ZENITH CONCLAVE LLP-3.3719 Dec
3	Mr Siddhartha Mukherjee	ZENITH CONCLAVE LLP-3.3719 Dec



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhum.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2003086409 of 2022, Printed On: Nov 18 2022 4:22PM, Generated from wregistration.gov.in



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



171120222017851196

GRIPS Payment Detail

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

Depositor Details

Depositor's Name: ZENITH CONCLAVE LLP
Mobile: 9330394689

Payment(GRN) Details

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

IN WORDS: FORTY THOUSAND SEVENTY THREE ONLY.

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





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



192022230178511971

GRN Details

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

Depositor Details

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

Payment Details

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

IN WORDS: FORTY THOUSAND SEVENTY THREE ONLY.





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name : South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003085409/2022

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Amrita Sannigrahi Dakshin Para Road, 18, City- F.O - Paschim Banaria, P.S.- Tarakpurkur, District- South 24-Parganas, West Bengal, India, PIN:- 700063	Land Lord			<i>Amrita Sannigrahi 18/11/22</i>
2	Mr Umesh Kuar South End Park, 30C, City - P.O - Sarat Bose Road, P.S - Lake, District- South 24-Parganas, West Bengal, India, PIN:- 700029	Represent ative of Developer (ZENITH CONCLA VE LLP)			<i>Umesh Kuar 18.11.22</i>
3	Mrs Bratab Mukhopadhyay Bhupen Raj Road, 119, City- P.O - Banaria P.S.- Behala District -South 24-Parganas West Bengal India, PIN.- 700034	Land Lord			<i>Bratab Mukhopadhyay 18.11.2022</i>

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Siddhartha Mukherjee - Bhupen Roy Road, 119, City, - P.O.- Bahala, P.S.-Behala, District -South 24- Parganas, West Bengal, India, PIN- 700034	Land Lord			<i>Siddhartha Mukherjee</i> 18/11/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City - P.O.- Alipore, P.S.-Alipore, District -South 24- Parganas, West Bengal, India, PIN- 700027	Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mrs Bratati Mukhopadhyay, Mr Siddhartha Mukherjee			<i>Alamgir Reza Adr</i> 18.11.22

(Anupam Halder)
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-1604-13469/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003085409/2022	Office where deed is registered	
Query Date	29/10/2022 12:57:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,76,98,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1193	Bastu	Bastu	29.7522 Dec	1/-	2,06,70,918/-	Property is on Road ,Project : Not Specified
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	10.1157 Dec	1/-	70,28,078/-	Property is on Road ,Project : Not Specified
		TOTAL :			39.8679Dec	2 /-	276,98,996 /-	
		Grand Total :			39.8679Dec	2 /-	276,98,996 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee Dakshin Para Road, 18, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxxx4001, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence
2	Mrs Bratati Mukhopadhyay Wife of Late Ashutosh Mukhopadhyay Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7f, Aadhaar No: 88xxxxxxxx7107, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence
3	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxx8C, Aadhaar No: 90xxxxxxxx6665, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

Developer Details :

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

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:-Laka, 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 Mrs Amrita Sannigrahi, Mr Umesh Kyal, Mrs Bratali Mukhopadhyay, Mr Siddhartha Mukherjee

Transfer of property for L1

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

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Amrita Sannigrahi	ZENITH CONCLAVE LLP-3.3719 Dec
2	Mrs Bratali Mukhopadhyay	ZENITH CONCLAVE LLP-3.3719 Dec
3	Mr Siddhartha Mukherjee	ZENITH CONCLAVE LLP-3.3719 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160413469 / 2022

On 17-11-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,76,98,996/-



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

On 18-11-2022

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

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

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

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

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

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

Execution is admitted on 18-11-2022 by Mr Umesh Kyal, Designated Partner, ZENITH CONCLAVE LLP, Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

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



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

On 21-11-2022

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 2:52PM with Govt. Ref. No: 192022230178511971 on 17-11-2022, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYYPWG6 on 17-11-2022, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 2:52PM with Govt. Ref. No: 192022230178511971 on 17-11-2022, Amount Rs: 40,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYYPWG8 on 17-11-2022, Head of Account 0030-02-103-003-02



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

On 22-11-2022

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

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

Payment of Stamp Duty

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

Description of Stamp

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 395865 to 395884
being No 160413469 for the year 2022.



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

Anupam Halder

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

(This document is digitally signed.)

I-13466/99

Signature



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773024

18/11/2022/2022
 Q-203085430/2022
 2-55 PM

Certified that the document is admitted the
 the signature sheets and the
 been attached with the
 this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore South 24 Parganas
 22 NOV 2022
 18-11-22
 22-11-22

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we

- (1) AMRITA SANNIGRAHI, [PAN CAGPS3109C] [Aadhaar No. 556475014001], daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by Nationality Indian, by Caste - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063;

2-55 PM

55348

SOLD TO _____
 OF _____
 BY _____
 ANUBRATA DHAR
 C.M.A. (Advocate)
 Court No. 1

JAYDEEP CHATTERJEE
 INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 351RS018

5 SEP 2022

5 SEP 2022

Abdulkhateeb Mubhygin



8557

Abdulkhateeb Mubhygin



8556

Sumita Samgrahi



8558

Sumati Mukhopadhyay

Alamgir Saig ADV

Jahangir Reza

s, Judges court Road, Kol-700027

and P.S - Alipure



District Sub-Registrar-IV
 Registrar US 7 (2) of
 Registration 1908
 Assam, South 24 Parganas

1 NOV 2022

- (2) **BRATATI MUKHOPADHYAY [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 and
- (3) **SIDDHARTHA MUKHERJEE [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata - 700034

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

WHEREAS:-

- A. At all material time (1) PS Vinayak Complex LLP, (2) Hallmark Tradecom Private Limited, (3) PS Vinayak Smartcity LLP and (4) Raintree Enclave LLP (collectively **Previous Owners**) 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. Due to having paucity of fund, said Previous Owners have sold their right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement unto and in favour of (1) Galtonia Builders Private Limited, (2) Thyone Agri Products LLP, (3) Vetiver Realty Private Limited and (4) Thyone Herbal Products Private Limited (collectively **Erstwhile Owners**) vide 4 (four) separate Deeds of Conveyance, being (1) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146019 to 146051, being Deed No. 160403722 for the year 2021,

(2) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145952 to 145984, being Deed No. 160403723 for the year 2021, (3) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145985 to 146018, being Deed No. 160403725 for the year 2021 and (4) Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146052 to 146085, being Deed No. 160403721 for the year 2021.

- C. By a Supplemental Development Agreement dated 11th May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**First Supplemental DA**), said Erstwhile Owners have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of the Said Premises under the terms and conditions mentioned therein in supplementation to the Principal Agreement.
- D. Due to having paucity of fund, said Erstwhile Owners have sold their right, title and interest in the Said Premises together with the rights, interest and liabilities under the said Principal Agreement supplemented by the First Supplemental DA unto and in favour of the Appointers herein vide 4 (four) separate Deeds of Conveyance, being (1) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 160410423 for the year 2022, (2) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 160410428 for the year 2022, (3) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 160410433 for the year 2022 and (4) Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24

Parganas at Alipore, recorded in Book No. I, being Deed No. 160410434 for the year 2022 .

- E. In the above mentioned circumstances the Appointers became the joint and absolute owners of the Said Premises, i.e. (1) land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1524, 1525 and 1526, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, morefully described in the **Schedule** below.
- F. By a Supplemental Development Agreement dated the 18.11.22, 2022, registered in the Office of the DSR-IX, Alipore, South 24 Parganas at Alipore, recorded in Book No. I, being No. 160413469 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 "**Second Supplemental DA**") 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.
- G. In relation of the said Principal Agreement, First Supplemental DA and Second Supplemental DA, 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