

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 First Supplemental DA and Second Supplemental DA.

- H. Be it noted herein, that this Power of Attorney as granted herein shall always be read in conjuncture of the said Principal Agreement, First Supplemental DA and Second Supplemental DA and the said Principal Agreement, First Supplemental DA, Second Supplemental DA and this Power of Attorney shall be co-existent and co-terminus and shall always run in parallel.
- I. In terms of the Principal Agreement, First Supplemental Agreement and Second Supplemental DA, 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 institutions 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, First Supplemental DA and Second Supplemental DA 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"

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 is 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

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our seal and signature on this 18th November, Two Thousand and Twenty Two

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

1. Arijit Roy
17, Dixon Lane, Kol-700014
2. Anangir Reza Adv
28/1, Judges Court Road
Kol-27

Ananta Sanigrahi
Dobhutta Mukhy
Batali Mukhyacharya

Prepared & Drafted By:

Anangir Reza Adv
WB/1366/03
Aizpore Judges Court
Kol-27

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Anvita Sangrabi</i>	<i>Anvita Sangrabi</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <i>Pratibha Mahapatra</i>	<i>Pratibha Mahapatra</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <i>Prabhakar Mahapatra</i>	<i>Prabhakar Mahapatra</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



भारतीय विधिकारिता प्राधिकरण
 भारत सरकार
 Authentication Authority of India
 Government of India

आधार संख्या: 5564 7501 4001

आधार संख्या
 नं. 5564
 7501 4001
 आधार प्रमाण
 प्रमाणित आधार संख्या प्रमाण
 जारी तिथि: 2011/11/11

आधार प्रमाणित आधार संख्या प्रमाण

आधार संख्या



आधार संख्या: 5564 7501 4001

5564 7501 4001

साधारण मान्यता अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

आधार संख्या
 नं. 5564
 7501 4001



आधार संख्या

5564 7501 4001



साधारण मान्यता अधिकार

आनुरिता संमिती ANURITA SAMIGRARI आनुरिता संमिती ANURITA SAMIGRARI 17011504 आधार संख्या 5564 7501 4001 आनुरिता संमिती ANURITA SAMIGRARI	भारत सरकार GOV. OF INDIA  
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Anurita Sanigrabi



Bratati Mukhopadhyay



भारत सरकार
GOVERNMENT OF INDIA



ब्रतती मुखोपाध्याय
Bratati Mukhopadhyay
जन्मदिन / DOB: 01/01/1958
लिंग / GENDER: FEMALE



8845 1330 7107

आधार-साधारण मान्यता अधिकार

Bratati Mukhopadhyay



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
310, कृष्ण राव रोड,
पुणे, महाराष्ट्र,
भारत - 411004

Address:
118, KRISHNA RAJ ROAD, Pune
S. C. Nagar,
West Bengal - 711004

8845 1330 7107

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDHARTHA MUKHERJEE
ASHUTOSH MUKHERJEE



भारत सरकार
GOVT. OF INDIA



30/06/1983
Permanent Account Number
AIFPM4132C



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 विधिक पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Late Ashutosh
Mukherjee, 113, SHUPEN ROY
ROAD, Sahasra, Kolkata, West Bengal,
700034

9039 4119 6665

1047 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
ZENITH CONCLAVE LLP



भारत सरकार
GOVT OF INDIA



01/06/2016
Permanent Account Number
AABFZ6412A

16563714



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

Indranil Basu
SECRETARY



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

Query No / Year	2003085430/2022	Office where deed will be registered
Query Date	29/10/2022 1:01:49 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. 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 Proposed	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	Status	Execution Admission Details :
1	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee,Dakshin Para Road, 18, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxxx9C, Aadhaar No.: 55xxxxxxxx4001,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003085430 of 2022, Printed On : Nov 17 2022 11:51AM, Generated from wregistration.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 :

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. aaxxxxxx2a, Aadhaar No Not Provided by UIDAI Status :Organization, Not Executed	Organization	Not Executed

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, Mrs Bratati 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 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.



Query No. 2003085430 of 2022, Printed On : Nov 17 2022 11:51AM, Generated from wbregistration.gov.in

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



171120222017856199

GRIPS Payment Detail

GRIPS Payment ID:	171120222017856199	Payment Init. Date:	17/11/2022 15:11:58
Total Amount:	40073	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BYYQVV2	BRN Date:	17/11/2022 15:13:53
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	192022230178562001	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



192022230178562001

GRN Details

GRN:	192022230178562001	Payment Mode:	Online Payment
GRN Date:	17/11/2022 15:11:58	Bank/Gateway:	State Bank of India
BRN :	IK0BYQVV2	BRN Date:	17/11/2022 15:13:53
GRIPS Payment ID:	171120222017856199	Payment Init. Date:	17/11/2022 15:11:58
Payment Status:	Successful	Payment Ref. No:	2003085430/5/2022

[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:	2003085430
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:	2003085430/5/2022
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	2003085430/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2003085430/5/2022	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 16042003085430/2022

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 Sanmigrabi Dakshin Para Road, 18, City- P.O.- Paschim Bansha, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN- 700063	Land Lord			<i>Amrita Sanmigrabi</i> 18/11/2022
2	Mrs Bratati Mukhopadhyay Bhupen Roy Road, 119, City- , P.O.- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN- 700034	Land Lord			<i>Bratati Mukhopadhyay</i> 18.11.2022
3	Mr Siddhartha Mukherjee Bhupen Roy Road, 119, City - , P.O.- Behala, P.S.-Behala, District-South 24- Parganas, West Bengal, India, PIN- 700034	Land Lord			<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, Mrs Bratati Mukhopadhyay, Mr Siddhartha Mukherjee			<i>Alamgir Reza</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-1604-13466/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003085430/2022	Office where deed is registered	
Query Date	29/10/2022 1:01:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jdges Court Road,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,76,98,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

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

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

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 (Presentant) Son of Late Ashutosh Mukhopadhyay Bhupen Roy Road, 119, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx8C, Aadhaar No: 90xxxxxxxx6665, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZENITH CONCLAVE LLP Satyendra Nath Majumder Sarani, 122/1R, City:- , P.O:- Kallghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: axxxxxxx2a,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:- Allpore, P.S:-Allpore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mrs Amrita Sannigrahi, Mrs Bratati 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 Bratati Mukhopadhyay	ZENITH CONCLAVE LLP-3.3719 Dec
3	Mr Siddhartha Mukherjee	ZENITH CONCLAVE LLP-3.3719 Dec

Land Details as per Land Record

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

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

Endorsement For Deed Number : I - 160413466 / 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 14:55 hrs on 18-11-2022, at the Private residence by Mr Siddhartha Mukherjee , one of the Executants.

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

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

Indetified 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 3:13PM with Govt. Ref. No: 192022230178562001 on 17-11-2022, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK08YYQVW2 on 17-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 3:13PM with Govt. Ref. No: 192022230178562001 on 17-11-2022, Amount Rs: 40,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYQV2 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 55348, 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 395923 to 395947
being No 160413466 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.22 13:14:17 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/22 01:14:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)