

6167/2022

D

5520/22



पश्चिम बंगाल WEST BENGAL

64AB 753420

2/1311373/22



12-18
21/05/22
Additional Registrar of Assurances-II
Kolkata

Certified that this document is admitted to registration in accordance with the provisions of the Registration Act, 1908 and the rules made thereunder and the same is a part of this document.
Additional Registrar of Assurances II Kolkata

21 MAY 2022

DEVELOPMENT AGREEMENT

1. Date: 17th May, 2022
2. Place: Kolkata
3. Parties:

RKJ
Dipankar Dey

RJ
D. Dey

166602

SAHA & RAY
Advocates
3rd Floor, Municipal Chambers
10, Market Street, Kolkata
West Bengal - 700017

NAME _____
ADD _____
RE _____
- 1 FEB 2022
SURANJAN BANERJEE
Licence No. 1000/2011
C. S. No. 1000/2011
2 & 3, H. S. Road, Kolkata

- 1 FEB 2022
- 1 FEB 2022



5

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 MAY 2022

- 3.1 **Dhanganga Hirise Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAECD4857B**)
- 3.2 **Dhanganga Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAECD4858Q**)
- 3.3 **Alishan Supply Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAGCA3232R**)
- 3.4 **Crossway Nirman Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAFCC2501A**)
- 3.5 **Lifelong Enclave Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AACCL4768P**)
- 3.6 **Original Reality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AABCO8348P**)
- 3.7 **Linkrose Residency Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AACCL4775G**)
- 3.8 **Linkrose Housing Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AACCL4771C**)
- 3.9 **Shivasthal Sales Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAKCS0244H**)

21 APR 2002

8



- 3.10 **Skylink Merchants Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAKCS0075N)
- 3.11 **PremSagar Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AADCP9447N)
- 3.12 **Sagun Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAKCS0245G)
- 3.13 **Sukhjit Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAKCS0249L)
- 3.14 **Surdhuni Advisory Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 111, Park Street, 1st Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN AAKCS0248M)

all are jointly represented by their authorized signatory, **Dipankar Chandra Dey**, son of Dulal Chandra Dey, by faith Hindu, by occupation Service, nationality Indian, working for gain at 99A, Park Street, Police Station Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal (PAN BOWPD8866E)

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

And

- 3.15 **Siddha Happyville LLP** (formerly **Siddha Grandeur Project**), a limited liability partnership firm, registered under the Limited Liability Partnership Act, 2008, having its registered office at 6th Floor, Siddha Park, 99A Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN ACIFS6600C), represented by its authorized signatory, **Rajesh Kumar Agarwal**, son of Omprakash Agarwal, by faith Hindu, by occupation Service, nationality Indian, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal (PAN AJTPA6335Q)

(**Developer**, includes successors-in-interest and/or assigns).

Owners and Developer individually **Party** and collectively **Parties**.



8

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
21 MAY 2022

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

4. Background

- 4.1 **Ownership of Said Property:** The Owners are the absolute and undisputed owners and possessor of land measuring 58.9041 (fifty eight point nine zero four one) decimal [equivalent to 35.6994 (thirty five point six nine nine four) *coltah*], more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khatian* Nos. 142, 546, 831, 2820, 2825, 2827, 2828, 2829, 3235, 3282, 3283, 3284, 3285, 3286, 5027 and 5028, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (collectively **Said Property**), as described in the **Schedule** below, free from all encumbrances.
- 4.2 **Owners' Representations:** The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens* (2) the Owners shall ensure that the Owners' title to the Said Property continues to remain marketable and free from all encumbrances till completion of development (3) the Owners have not entered into any agreement for sale or lease or transfer or development of the Said Property with any person or entity (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owners have full right, power and authority to enter into this Agreement and (6) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 4.3 **Developer's Representations:** The Developer has represented and warranted to the Owners that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer has and/or shall enter into several agreements with the owners of contiguous and other properties near the Said Property (collectively **Adjacent Owners**) for composite development of such contiguous and other properties near the Said Property (collectively **Adjacent Properties**) (3) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (4) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 4.4 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owners have agreed to grant to the Developer development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new residential building/s (collectively **New Building/s**) on the Said Property (**Project**) on the basis of the sanctioned building plans (**Sanctioned Plans**, which includes all sanctioned/permmissible modifications to be made thereto by the Developer, if any, from time to time) from RBGP/Rajarhat Panchayet Samiti and other concern authorities (collectively **Planning Authorities**) and prepared by Messieurs Agrawal & Agrawal, Architects (**Architect**).



8

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
21 MAY 2022

- 4.5 **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between themselves with regard to the Project.
5. **Appointment and Commencement**
- 5.1 **Appointment:** The Owners hereby appoint the Developer as the developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.
- 5.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.
6. **Sanction and Construction**
- 6.1 **Sanctioned Plans:** The Developer (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction and/or modification and/or extension and/or addition of the Sanctioned Plans to ensure that full potential of FAR of the Said Property is utilized for construction of the New Building/s. It is clarified that the Developer shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate).
- 6.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.
- 6.3 **Construction of New Building/s:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Building/s in accordance with the Sanctioned Plans.
- 6.4 **Common Portions:** The Developer shall at its own costs install and erect in the New Building/s, common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Building/s (collectively **Common Portions**). It is clarified that the Adjacent Properties/any other adjacent or contiguous properties if developed by the Developer may be notionally or actually integrated or added to the Said Property in so far as sharing of common amenities and facilities are concerned such as club, roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator, transformer etc. The Owners confirm that they have no objection to this and the Developer shall be free to do anything that the Developer deems fit and proper in this regard.
- 6.5 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable



8

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 MAY 2022

to the Owners and required for the construction of the New Building/s but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.

- 6.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
- 6.7 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operation that may be necessary for successful completion of the Project.

7. Possession

- 7.1 **Possession of Said Property:** At or before the execution of this Agreement, the Owners have delivered vacant and peaceful possession of the Said Property to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.

8. Powers and Authorities

- 8.1 **Power of Attorney:** The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Plans sanctioned/revalidated/modified/altere/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building/s and (2) for construction of the New Building/s and booking and sale of the flats and spaces in the New Building/s (collectively **Units**) to prospective purchasers (collectively **Intending Purchasers**).
- 8.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

9. Owners' Consideration

- 9.1 **Owners' Allocation:** In consideration of the Owners granting development right of the Said Property to the Developer in the manner mentioned herein, the Developer shall allot the super built-up area in the Project, as per the chart mentioned below (collectively **Owners' Allocation**). The Developer shall be entitled to the balance of the super built-up area in the Project.

Sl. No.	Owners' Name	Super Built-up area (in sq. ft.)
1.	Dhanganga Hirise Private Limited	1245.9420
2.	Dhanganga Infracon Private Limited	920.3760
3.	Alishan Supply Private Limited	1080.0000
4.	Crossway Nirman Private Limited	2213.2980
5.	Lifelong Enclave Private Limited	2213.2980
6.	Original Reality Private Limited	2213.2980
7.	Linkrose Residency Private Limited	2213.2980



8

17

21 NOV 1950

1 1/2

1/2

8.	Linkrose Housing Private Limited	2213.2980
9.	Shivasthal Sales Private Limited	600.5340
10.	Skylink Merchants Private Limited	600.5340
11.	Premsagar Advisory Services Private Limited	654.5340
12.	Sagun Advisory Services Private Limited	654.5340
13.	Sukhjit Vyapaar Private Limited	597.5640
14.	Surdhuni Advisory Private Limited	1856.9520

- 9.2 **Entitlement of Developer:** In consideration of the Developer agreeing to provide the Owners' Allocation to the Owners, the Developer shall be entitled to develop the Said Property in the manner mentioned in this Agreement and shall be entitled to sell, transfer, encumber or otherwise alienate or dispose off the Said Property and/or any Unit in the Project to any third party at the sole discretion of the Developer and in the manner as may be deemed fit by the Developer and to appropriate the entire consideration therefor without any claim of any nature whatsoever of the Owners.
- 9.3 **Developer's Buy Back Option:** The Developer may at its sole discretion buy back the Owners' Allocation as mentioned in Clause 9.1 above within 6 (six) months from the date hereof, and in case such option is exercised by the Developer, the Owners shall be bound to accept such consideration at the market rate, without having any right to get any allocation.
- 10. Obligations of Developer**
- 10.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plans, schemes, rules, regulations, by-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such development and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 10.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Building/s with the help of the Architect, professional bodies, contractors, etc.
- 11. Obligations of Owners**
- 11.1 **Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 11.2 **Act in Good Faith:** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 11.3 **Documentation and Information:** The Owners undertake to provide the Developer with any and all documents and information relating to the Said Property as may be required by the Developer from time to time.



3

21 NOV 1972

100-100-100-100

- 11.4 **No Obstruction in Dealing with Developer's Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 11.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building/s.
- 11.6 **No Dealing with Said Property:** The Owners hereby covenant not to let out, grant lease, mortgage, charge and/or transfer the Said Property or any portions thereof, without the express consent and confirmation of the Developer.
- 11.7 **Execution of Sale Agreements, Conveyances etc.:** The Owners hereby covenant that the Owners, at the request of the Developer, shall execute and register Sale Agreements, Conveyances and any other documents required with regard to transfer of Units in the New Building/s in favour of the Intending Purchasers and the Owners shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers.
- 11.8 **No Objection to the Developer and/or the Intending Purchasers in Obtaining Loan by Mortgaging the Said Property/Units:** The Owners hereby covenant that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof (2) the Intending Purchasers shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property and (3) the Owners shall also grant consent for creation of charge/mortgage by the Developer or its nominee in respect of spaces/Units forming part of Developer's Allocation.
- 12. Miscellaneous**
- 12.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- 12.2 **Essence of the Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 12.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 12.4 **Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 12.5 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 12.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.



g



- 12.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building/s and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 12.8 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 12.9 **Name of Project:** The name of the Project shall be "*Siddha Happyville*".
- 12.10 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.
- 12.11 **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
- 13. Defaults**
- 13.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.
- 14. Force Majeure**
- 14.1 **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.
- 14.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure

21 MAR 2009

f



and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

15. Severance

- 15.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 15.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.
- 15.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

16. Reservation of Rights

- 16.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.
- 16.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

17. Notice

- 17.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Director of the Owners.

18. Arbitration

- 18.1 **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of



5

21 MAY 2020

the Parties shall use its reasonable endeavor to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

- 18.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- 18.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:
- 18.3.1 **Appointment by Owners:** 1 (one) Arbitrator to be appointed by the Owners.
- 18.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- 18.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.
- 18.4 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- 18.4.1 **Place:** The place of arbitration shall be Kolkata only.
- 18.4.2 **Language:** The language of the arbitration shall be English.
- 18.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.
- 18.4.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- 18.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.
- 19. Jurisdiction**
- 19.1 **District Judge, Barasat:** In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the Said Property is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.



21 MAY 2023

**Schedule
(Said Property)**

Land measuring 58.9041 (fifty eight point nine zero four one) decimal [equivalent to 35.6994 (thirty five point six nine nine four) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khatian* Nos. 142, 546, 831, 2820, 2825, 2827, 2828, 2829, 3235, 3282, 3283, 3284, 3285, 3286, 5027 and 5028, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, PIN-700135, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayat (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas

The details of the Said Property are tabulated in the chart below:

R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Area (in Decimal)
471	3282, 3283, 3284, 3285 & 3286	33.8148
481	2825, 2827, 2828, 2829, 5027 & 5028	15.17
528	3235	3.8070
529	831 & 2820	4.705
530	142 & 546	1.4073
Total		58.9041

ADDITIONAL PAYMENTS
DEPARTMENT OF REVENUE
21 MAR 2020

5



20. Execution and Delivery

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

Dhanganga Hirise Private Limited
 Alishan Supply Private Limited
 Lifelong Enclave Private Limited
 Linkrose Residency Private Limited
 Shivasthal Sales Private Limited
 Preamsagar Advisory Services Private
 Limited
 Sukhjit Vyapaar Private Limited

Dhanganga Infracon Private Limited
 Crossway Nirman Private Limited
 Original Reality Private Limited
 Linkrose Housing Private Limited
 Skylink Merchants Private Limited
 Sagun Advisory Services Private
 Limited
 Surdhuni Advisory Private Limited

Dipankar Dey

Dipankar Chandra Dey
 (Authorized Signatory)
 (Owners)

Siddha Happyville LLP

Rajesh Kumar Agarwal

Rajesh Kumar Agarwal
 (Authorized Signatory)
 (Developer)

Drafted by:

Debasmita Saha
F/301/162/2018
Advocate at High Court, Calcutta

Witnesses:

Signature <u><i>S</i></u>	Signature <u><i>Debita</i></u>
Name <u><i>Sukrath Sarda</i></u>	Name <u><i>Ipskita Dutta</i></u>
Father's Name <u><i>G. Sarda</i></u>	Father's Name <u><i>Gouram Dutta</i></u>
Address <u><i>7C, K.S. Roy Road</i></u>	Address <u><i>7C, K. S. Roy</i></u>
<u><i>Kolkata - 700001</i></u>	<u><i>Road, 701-01.</i></u>



5

ADDITIONAL REGISTRAR
OF ASSURANCE II, KARNATAKA
21 MAY 2020

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants.
---------	---



Dipankar Das

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



RK Das

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



5

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
21 MAY 2020

Dated 17th day of May, 2022

Between

Dhanganga Hirise Private Limited & Ors.
... Owners ✓

And

Siddha Happyville LLP
... Developer ✓

DEVELOPMENT AGREEMENT

Siddha Happyville
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001



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

GRN Details

GRN: 192022230030362331 Payment Mode: Online Payment
GRN Date: 19/05/2022 19:26:44 Bank/Gateway: State Bank of India
BRN : CKT7201541 BRN Date: 19/05/2022 19:37:58
Payment Status: Successful Payment Ref. No: 2001311373/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAHA AND RAY
Address: 7C KIRAN SHANKAR ROY ROAD
Mobile: 8482063816
EMail: t.mukherjee@saharay.com
Depositor Status: Solicitor firm
Query No: 2001311373
Applicant's Name: Mr Saha And Ray
Identification No: 2001311373/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001311373/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4010
2	2001311373/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				40031

IN WORDS: FORTY THOUSAND THIRTY ONE ONLY.

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAJESH KUMAR AGARWAL
 OMPRAKASH AGARWAL
 23/03/1973
 Permanent Account Number
AJTPA6335Q

Signature



भारत सरकार
 GOVERNMENT OF INDIA

राजेश कुमार आगरवाल
 Rajesh Kumar Agarwal
 जन्म तिथि / DOB: 23-03-1973
 पुरुष / MALE




5495 5819 1375

आधार-साधारण मानुषेव अधिकार

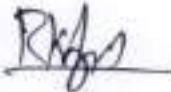
भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
 सफ़िक अपार्टमेंट, 7A नॉय
 घाट लान, श्रीरामपुर, हुगली,
 पश्चिम बंगाल - 712201

Address:
 SAFIK APARTMENT, 7A NOY
 GHAT LANE, Srirampur, Hooghly,
 West Bengal - 712201

5495 5819 1375

Aadhaar-Aam Admi ka Adhikar





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ANS0255075



নির্বাচকের নাম : রাজেশ কুমার আগারওয়াল

Elector's Name : Rajesh Kumar Agarwal

শিতার নাম : ওম প্রকাশ আগারওয়াল

Father's Name : Om Prakash Agarwal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 23/03/1973
Date of Birth : 23/03/1973

ANS0255075

ঠিকানা:
53 নেতাজী সুভাষ এভিনিউ ওয়ার্ড -4 শ্রীরামপুর
শ্রীরামপুর হুগলী - 712201

Address:
53 NETAJI SUBHAS AVENUEWORD -4
SERAMPURE SERAMPURE HOOGLY
712201

Date: 28/02/2009

186-শ্রীরামপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
186-Sreerampur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

ANS0743

R. K. Agarwal

আয়কর বিভাগ
INCOME TAX DEPARTMENT

ভারত সরকার
GOVT. OF INDIA

স্থায়ী অ্যাকাউন্ট কার্ড
 Permanent Account Number Card
BOWFD886E

নাম / Name
DIPANKAR CHANDRA DEY

পিতার নাম / Father's Name
DULAL CHANDRA DEY

জন্ম তারিখ / Date of Birth
18/09/1984

স্বাক্ষর / Signature




ভারত সরকার
Government of India

স্বাক্ষর
Dipankar Chandra Dey
 পিতা : দুলাল চন্দ্র দে
Father: Dulal Chandra Dey
 জন্ম তারিখ / DOB : 18/09/1984
 পুরুষ / Male




3010 6278 0912

ভারতীয় চিহ্নিতকরণ পরিষদ
Unique Identification Authority of India

স্বাক্ষর
 ঠিকানা:
 S/O: দুলাল চন্দ্র দে, 57, 3A
 বি চক্রবর্তী রোড, সোনারপুর
 নিকট, কোদালিয়া, রাজপুর
 সোনারপুর (সম), কোদালিয়া,
 পশ্চিম 18 পরগণা, পশ্চিম বঙ্গ,
 700146

Address:
 S/O: Dulal Chandra Dey, 57, 3 C
 CACKROSBARTY, near sabu
 sangha, KODALIA, Rajpur
 Sonarpur (m), Kodalia, South 24
 Parganas, West Bengal, 700146

3010 6278 0912

আধার - সাধারণ মানুষের অধিকার

1947 1800 300 1947 two@uidai.gov.in www.uidai.gov.in

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LLH5018023



নির্বাচকের নাম : **স্বাক্ষর চন্দ্র দে**
Elector's Name : Dipankar Ch. Dey

পিতার নাম : **দুলাল চন্দ্র দে**
Father's Name : Dulal Ch. Dey

লিঙ্গ / Sex : **পুরুষ / M**
জন্ম তারিখ / Date of Birth : 18/09/1984

LLH5018023
 স্বাক্ষর:
 দুলাল চন্দ্র দে, এম. সি. চক্রবর্তী রোড, কোদালিয়া
 নিকট - 18 সোনারপুর পশ্চিম 24 পরগণা 700146

Address:
Subhash Gram, S.C Chakraborty
Rd. P.O-Kodalia Ward-18 Sonarpur South
24 Parganas 700146

তারিখ: 01/09/2007
 189-সোনারপুর (সম) নির্বাচনী এলাকা নির্বাচন পরিষদের সচিবের স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
189-Sonarpur (SC) Constituency

নির্বাচন পরিষদের কোন সদস্য নির্বাচন তালিকা থেকে নাম মুছে
 তুললে বা নাম পরিবর্তন করলে নির্বাচন পরিষদের সচিবের
 সঙ্গে যোগাযোগ করে এই পরিষদ-সচিবের কার্যালয় থেকে
 নাম পরিবর্তন ফর্ম পূরণ করে এবং পরিষদের কার্যালয়
 এখানে প্রেরণ করতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Dipankar Dey



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1489277



নির্বাচকের নাম : সুব্রত সর্দার
Elector's Name : Subrata Sardar
পিতার নাম : গনেশ সর্দার
Father's Name : Ganesh Sardar
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 14/01/1992

XOY1489277

ঠিকানা:
110, এস.কে. দেব রোড, লেক টাউন, উত্তর 24 পরগণা,
700048

Address:
110, S.K. DEB ROAD, LAKE TOWN,
NORTH 24 PARGANAS, 700048

Date: 25/03/2011

116-বিধান সভার নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
অধিকর্তার স্বাক্ষরের অধিকৃতি
Facsimile Signature of the Electoral
Registration Officer for
116-Bidhannagar Constituency

ক্রিয়াকর্ম পরিবর্তন হলে নতুন ক্রিয়াকর্ম ক্ষেত্রের নির্বাচক নিবন্ধন ও একই
নতুন নতুন সঠিক পরিচয়পত্র প্রদানের জন্য নির্বাচক নিবন্ধন অধিকর্তার
সহায়তায় সংশ্লিষ্ট উদ্দেশ্যে যোগাযোগ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

36/150

Subrata Sardar

Major Information of the Deed

Deed No :	I-1902-05520/2022	Date of Registration	21/05/2022
Query No / Year	1902-2001311373/2022	Office where deed is registered	
Query Date	04/05/2022 12:15:11 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saha And Ray 7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003630583, Status : Solicitor firm		
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. 2,50,51,934/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

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-471 (RS :-)	LR-3283	Bastu	Bagan	6.7629 Dec		29,25,529/-	Property is on Road
L2	LR-471 (RS :-)	LR-3284	Bastu	Bagan	6.7629 Dec		29,25,529/-	Property is on Road
L3	LR-471 (RS :-)	LR-3285	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road
L4	LR-471 (RS :-)	LR-3286	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road
L5	LR-471 (RS :-)	LR-3282	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road
L6	LR-481 (RS :-)	LR-2828	Bastu	Shali	1.835 Dec		7,93,793/-	Property is on Road
L7	LR-481 (RS :-)	LR-2827	Bastu	Shali	1.835 Dec		7,93,793/-	Property is on Road
L8	LR-481 (RS :-)	LR-5027	Bastu	Shali	2 Dec		8,65,170/-	Property is on Road
L9	LR-481 (RS :-)	LR-2829	Bastu	Shali	2 Dec		8,65,170/-	Property is on Road
L10	LR-481 (RS :-)	LR-5028	Bastu	Shali	1.826 Dec		7,89,900/-	Property is on Road
L11	LR-481 (RS :-)	LR-2825	Bastu	Shali	5.674 Dec		24,54,487/-	Property is on Road
L12	LR-528 (RS :-)	LR-3235	Bastu	Shali	3.807 Dec		14,82,166/-	Property is on Road
L13	LR-529 (RS :-)	LR-831	Bastu	Shali	1.405 Dec		5,47,004/-	Property is on Road

L14	LR-529 (RS :-)	LR-2820	Bastu	Shali	3.3 Dec		12,84,777/-	Property is on Road
L15	LR-530 (RS :-)	LR-546	Bastu	Shali	1.4073 Dec		5,47,900/-	Property is on Road
*		TOTAL :			58.9041Dec	0 /-	250,51,934 /-	
		Grand Total :			58.9041Dec	0 /-	250,51,934 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Dhanganga Hirise Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Dhanganga Infracon Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Alishan Supply Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Crossway Nirman Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Lifelong Enclave Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Original Reality Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Linkrose Residency Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Linkrose Housing Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Shivasthal Sales Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



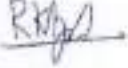
10	Skylink Merchants Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Premasagar Advisory Services Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Sagun Advisory Service Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Sukhjit Vyapaar Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Surdhuni Advisory Private Limited 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Siddha Happyville LLP 6th Floor Siddha Park 99A Park Street Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: acxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dipankar Chandra Dey Son of Dulal Chandra Dey Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 <small>May 21 2022 2:52PM</small>	 <small>LTI 21/05/2022</small>	 <small>21/05/2022</small>
99A, Park Street,, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BOxxxxxx6E, Aadhaar No: 30xxxxxxxx0912 Status : Representative, Representative of : Dhanganga Hirise Private Limited (as authorized signatory), Dhanganga Infracon Private Limited (as authorized signatory), Alishan Supply Private Limited (as authorized signatory), Crossway Nirman Private Limited (as authorized signatory), Lifelong Enclave Private Limited (as authorized signatory), Original Reality Private Limited (as authorized signatory), Linkrose Residency Private Limited (as authorized signatory), Linkrose Housing Private Limited (as authorized signatory), Shivasthal Sales Private Limited (as authorized signatory), Skylink Merchants Private Limited (as authorized signatory), Premasagar Advisory Services Private Limited (as authorized signatory), Sagun Advisory Service Private Limited (as authorized signatory), Sukhjit Vyapaar Private Limited (as authorized signatory), Surdhuni Advisory Private Limited (as authorized signatory)				

2	Name	Photo	Finger Print	Signature
	Rajesh Kumar Agarwal (Presentant) Son of Omprakash Agarwal Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office			
		May 21 2022 2:53PM	LTI 21/05/2022	21/05/2022
99A, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AJxxxxxx5Q, Aadhaar No: 54xxxxxxxx1375 Status : Representative, Representative of : Siddha Happyville LLP (as authorized signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Subrata Sardar Son of Ganesh Sardar 110 S.K. Deb Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048			
	21/05/2022	21/05/2022	21/05/2022
Identifier Of Dipankar Chandra Dey, Rajesh Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.483064 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.483064 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.483064 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.483064 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.483064 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.483064 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483064 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483064 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483064 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483064 Dec
11	PremSagar Advisory Services Private Limited	Siddha Happyville LLP-0.483064 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483064 Dec

13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.483064 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.483064 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.130429 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.130429 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.130429 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.130429 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.130429 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.130429 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.130429 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.130429 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.130429 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.130429 Dec
11	Premasagar Advisory Services Private Limited	Siddha Happyville LLP-0.130429 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.130429 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.130429 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.130429 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.405286 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.405286 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.405286 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.405286 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.405286 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.405286 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.405286 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.405286 Dec

9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.405286 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.405286 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.405286 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.405286 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.405286 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.405286 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.271929 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.271929 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.271929 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.271929 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.271929 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.271929 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.271929 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.271929 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.271929 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.271929 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.271929 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.271929 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.271929 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.271929 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.100357 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.100357 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.100357 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.100357 Dec



5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.100357 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.100357 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.100357 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.100357 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.100357 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.100357 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.100357 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.100357 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.100357 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.100357 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.235714 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.235714 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.235714 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.235714 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.235714 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.235714 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.235714 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.235714 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.235714 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.235714 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.235714 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.235714 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.235714 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.235714 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.100521 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.100521 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.100521 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.100521 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.100521 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.100521 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.100521 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.100521 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.100521 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.100521 Dec
11	Premasagar Advisory Services Private Limited	Siddha Happyville LLP-0.100521 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.100521 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.100521 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.100521 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.483064 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.483064 Dec
3	Allshan Supply Private Limited	Siddha Happyville LLP-0.483064 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.483064 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.483064 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.483064 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483064 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483064 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483064 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483064 Dec

11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.483064 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483064 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.483064 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.483064 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.483071 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.483071 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.483071 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.483071 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.483071 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.483071 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483071 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483071 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.483071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483071 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.483071 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.483071 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.483071 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.483071 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.483071 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.483071 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.483071 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.483071 Dec

7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483071 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483071 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.483071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483071 Dec
13	Sukhjiti Vyapaar Private Limited	Siddha Happyville LLP-0.483071 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.483071 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.483071 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.483071 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.483071 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.483071 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.483071 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.483071 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483071 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483071 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.483071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483071 Dec
13	Sukhjiti Vyapaar Private Limited	Siddha Happyville LLP-0.483071 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.483071 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.131071 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.131071 Dec

3	Alishan Supply Private Limited	Siddha Happyville LLP-0.131071 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.131071 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.131071 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.131071 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.131071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.131071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.131071 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.131071 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.131071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.131071 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.131071 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.131071 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.131071 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.131071 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.131071 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.131071 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.131071 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.131071 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.131071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.131071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.131071 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.131071 Dec
11	Premsagar Advisory Services Private Limited	Siddha Happyville LLP-0.131071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.131071 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.131071 Dec

14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.131071 Dec
----	-----------------------------------	------------------------------------

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.142857 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.142857 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.142857 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.142857 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.142857 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.142857 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.142857 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.142857 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.142857 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.142857 Dec
11	PremSagar Advisory Services Private Limited	Siddha Happyville LLP-0.142857 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.142857 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.142857 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.142857 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.142857 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.142857 Dec
3	Alishan Supply Private Limited	Siddha Happyville LLP-0.142857 Dec
4	Crossway Nirman Private Limited	Siddha Happyville LLP-0.142857 Dec
5	Lifelong Enclave Private Limited	Siddha Happyville LLP-0.142857 Dec
6	Original Reality Private Limited	Siddha Happyville LLP-0.142857 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.142857 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.142857 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.142857 Dec

10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.142857 Dec
11	Premasagar Advisory Services Private Limited	Siddha Happyville LLP-0.142857 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.142857 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.142857 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.142857 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 471, LR Khatian No:- 3283	Owner:ক্রসওয়ে নির্মান প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.06000000 Acre,	Crossway Nirman Private Limited
L2	LR Plot No:- 471, LR Khatian No:- 3284	Owner:লাইফলং এনক্লেভ প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Lifelong Enclave Private Limited
L3	LR Plot No:- 471, LR Khatian No:- 3285	Owner:অরিজিনাল রিয়েলটি প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Original Reality Private Limited
L4	LR Plot No:- 471, LR Khatian No:- 3286	Owner:লিঙ্করোস রেসিডেন্সি প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Linkrose Residency Private Limited
L5	LR Plot No:- 471, LR Khatian No:- 3282	Owner:লিঙ্করোস হাউসিং প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Linkrose Housing Private Limited
L6	LR Plot No:- 481, LR Khatian No:- 2828	Owner:শিবস্থল সেলস্, Gurdian:প্রাঃ লিঃ, Address: পার্ক স্ট্রীট কোল , Classification:শালি, Area:0.07000000 Acre,	Shivasthal Sales Private Limited

L7	LR Plot No:- 481, LR Khatian No:- 2827	Owner:স্বাইলিক মার্চেন্টস, Gurdian:প্রাঃ লিঃ, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.06000000 Acre,	Skylink Merchants Private Limited
L8	LR Plot No:- 481, LR Khatian No:- 5027	Owner:প্রেমসাগর অ্যাডভাইসরি সার্ভিসেস, Gurdian:প্রাঃ লিঃ, Address:কোলকাতা , Classification:শালি, Area:0.02000000 Acre,	Premsagar Advisory Services Private Limited
L9	LR Plot No:- 481, LR Khatian No:- 2829	Owner:সগুন এডভাইসরি সার্ভিসেস, Gurdian:প্রাঃ লিঃ, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.07000000 Acre,	Sagun Advisory Service Private Limited
L10	LR Plot No:- 481, LR Khatian No:- 5028	Owner:সুখজিত ব্যাপার, Gurdian:প্রাঃ লিঃ, Address:কোলকাতা , Classification:শালি, Area:0.02000000 Acre,	Sukhjit Vyapaar Private Limited
L11	LR Plot No:- 481, LR Khatian No:- 2825	Owner:সুরধুনি এডভাইসরি, Gurdian:প্রাঃ লিঃ, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.02000000 Acre,	Surdhuni Advisory Private Limited
L12	LR Plot No:- 528, LR Khatian No:- 3235	Owner:ধনগঙ্গা হাইরাইজ প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:1স্ট ফোর, 111, পার্ক স্ট্রীট, কোলকাতা:-16 , Classification:শালি, Area:0.04000000 Acre,	Dhanganga Hirise Private Limited
L13	LR Plot No:- 529, LR Khatian No:- 831	Owner:সুবোধবালা নাথ, Gurdian:সতীশ নাথ, Address:নিজ , Classification:শালি, Area:0.23000000 Acre,	Dhanganga Infracon Private Limited
L14	LR Plot No:- 529, LR Khatian No:- 2820	Owner:আলিশান স্যুপ্লাই প্রাঃ লিঃ, Gurdian:ডিরেক্টর , Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.03000000 Acre,	Alishan Supply Private Limited
L15	LR Plot No:- 530, LR Khatian No:- 546	Owner:মখন গোপাল মুখোপাধ্যায়, Gurdian:গুরুদাস , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Dhanganga Infracon Private Limited

On 21-05-2022

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.

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

Presented for registration at 14:29 hrs on 21-05-2022, at the Office of the A.R.A. - II KOLKATA by Rajesh Kumar Agarwal .

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 2,50,51,934/-

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

Execution is admitted on 21-05-2022 by Dipankar Chandra Dey, authorized signatory, Dhanganga Hirse Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Dhanganga Infracon Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Alishan Supply Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Crossway Nirman Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Lifelong Enclave Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Original Reality Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Linkrose Residency Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Linkrose Housing Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Shivasthal Sales Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Skylink Merchants Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Premsagar Advisory Services Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Sagun Advisory Service Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Sukhjit Vyapaar Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; authorized signatory, Surdhuni Advisory Private Limited (Private Limited Company), 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Subrata Sardar, . . Son of Ganesh Sardar, 110 S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 21-05-2022 by Rajesh Kumar Agarwal, authorized signatory, Siddha Happyville LLP (LLP), 6th Floor Siddha Park 99A Park Street Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Subrata Sardar, . . Son of Ganesh Sardar, 110 S.K. Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2022 7:37PM with Govt. Ref. No: 19202230030362331 on 19-05-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7201541 on 19-05-2022, 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 Stamp Rs 10/-, by online Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 166602, Amount: Rs.10/-, Date of Purchase: 01/02/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2022 7:37PM with Govt. Ref. No: 192022230030362331 on 19-05-2022, Amount Rs: 40,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7201541 on 19-05-2022, Head of Account 0030-02-103-003-02

for

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 204075 to 204112
being No 190205520 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.05.25 16:41:47 +05:30
Reason: Digital Signing of Deed.

fm2

(Satyajit Biswas) 2022/05/25 04:41:47 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
