

6356/2022

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5695/22

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AD 891033

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25/05/22  
Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration in the Central zone  
and is the part of the [unclear] of this document  
Additional Registrar  
of Assurances II Kolkata

25 MAY 2022

### POWER OF ATTORNEY

1. Date: 17<sup>th</sup> May, 2022
2. Place: Kolkata
3. Parties:

RKJ  
Dipanjan Dey

D. Dey RJ

32125

31 JAN 2022

SL. No. .... DATE.....  
NAME.....  
ADD.....  
AMT. 50



*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
25 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> Floor, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AAKCS0244H**)



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REGISTRAR  
OF ASSURANCE, JHARKHAND  
25 MAY 2023

- 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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 **Grantors**, includes successors-in-interest and/or assigns)

**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 6<sup>th</sup> 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**)

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

Grantors and Attorney individually **Party** and collectively **Parties**.



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ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA  
25 MAY 2020

**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

**4. Background**

4.1 **Ownership of Said Property:** The Grantors 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) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 471, 481, 528, 529 and 530, recorded in L.R. *Khata* 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. 1 Gram Panchayat (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**), as described in the **Schedule** below, free from all encumbrances.

Rk/fo

4.2 **Said Agreement:** By an Agreement of even date (**Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for development thereof by construction of building/s on the Said Property (collectively **New Building/s**), in the manner and on the terms and conditions contained in the Development Agreement and the said Development Agreement was registered in the office of the Additional Registrar of Assurances II, Kolkata, in Book 4, being Deed No. 90205520 for the year 2022.

Dipan/arp Pey

4.3 **Building Plans:** For such development, building plans (**Building Plans**) are to be sanctioned/revalidated/modified/extended/altere sanctioned by the RBGP/ Rajarhat Panchayet Samiti and other statutory authorities including but not limited to Airport Authority, Police, Directorate of Fire Service, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited, Pollution Control Board, Microwave, Ground Water, LUDCP from the planning/development authority (collectively **Other Authorities**).

4.4 **Reason for Granting of Powers:** It has been agreed that the Grantors shall grant a Power of Attorney to the Attorney for (1) taking all steps necessary for sanction, revalidation, modification, extension and alteration of the Building Plans and hence the Grantors are desirous of granting the following powers and authorities to the Attorney in relation to causing sanction, revalidation, modification, extension and alteration of the Building Plans by the RBGP/ Rajarhat Panchayet Samiti and the Other Authorities and (2) doing all things needful for development of the Said Property by construction of the New Building/s and booking and sale of the flats and spaces (collectively **Units**) in the New Building/s to prospective purchasers (collectively **Intending Purchasers**). Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

**5. Subject Matter of Power of Attorney**

5.1 **Sanction, Revalidation, Modification, Extension and Alteration of Building Plans:** Powers and authorities for causing sanction, revalidation, modification, extension and alteration of Building Plans and ancillary activities relating to the Said Property.

5.2 **Construction of New Building/s:** Powers and authorities for construction of the New Building/s on the Said Property in terms of the Development Agreement.



9  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

25 MAY 2029



- 5.3 **Sale:** Powers and authorities for sale of the Units in the New Building/s to Intending Purchasers.
6. **Appointment**
- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors, relating to the Said Property.
7. **Powers and Authorities**
- 7.1 **Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances:** To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the RBGP/ Rajarhat Panchayet Samiti and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the RBGP/Rajarhat Panchayet Samiti and the Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to RBGP/Rajarhat Panchayet Samiti and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building/s on the Said Property.
- 7.6 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building/s and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.7 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the



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20/07/2023

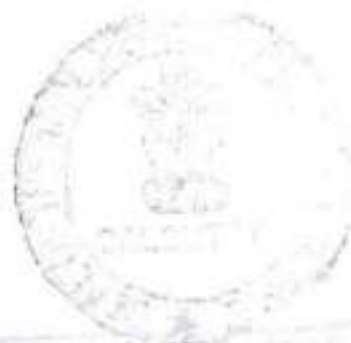
- Development Agreement and without creating any liability or obligation of the Grantors.
- 7.8 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.9 **Mortgage:** To obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and can sign and execute all documents in this behalf from time to time and arrange for registration of the same from the appropriate authority.
- 7.10 **Acceptance of Papers:** To accept notices and service of papers from RBGP, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.11 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.12 **Land Revenue:** To make payment of upto date land revenue/*panchayat*/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.13 **Outgoings:** To pay all outgoings, including *Panchayat* Taxes etc. in respect of the Said Property/New Building/s and to collect receipts therefor.
- 7.14 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' names as owners of the Said Property in the office of B.L.&L.R.O, RBGP/ Rajarhat Panchayet Samiti, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.15 **Amalgamation:** To take all necessary steps and to sign all papers and documents as be required for amalgamation of the various plots comprised in the Said Property into one holding in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.16 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property to residential and commercial and thereafter paying fees and charges for the same.
- 7.17 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.



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25 JULY 2019

- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Building/s, comprised in the Developer's Allocation (as defined in the Development Agreement and as per the terms therein), to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.
- 7.20 **Receive Payments:** To receive all payments with regard to the sale of the Units in the New Building/s to the Intending Purchasers and acknowledge receipt of the payments.
- 7.21 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the New Building/s to the Intending Purchasers.
- 7.22 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Building/s.
- 7.23 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
8. **Ratification**
- 8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.



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ADDITIONAL DEPUTY COMMISSIONER  
OF ASSESSMENT, BELGUR  
25 MAY 2022

**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:

<b>R.S./L.R. Dag No.</b>	<b>L.R. <i>Khatian</i> Nos.</b>	<b>Area (in Decimal)</b>
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
<b>Total</b>		<b>58.9041</b>



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

25 MAY 2025

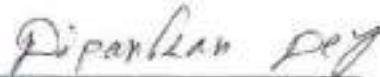


9. Execution and Delivery

9.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

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

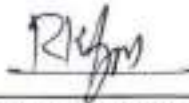
Dhanganga Infracon Private Limited  
Crossway Nirman Private Limited  
Original Reality Private Limited  
Linkrose Housing Private Limited  
Skylink Merchants Private Limited  
Sagun Advisory Services Private  
Limited  
Surdhuni Advisory Private Limited



Dipankar Chandra Dey  
(Authorized Signatory)  
(Grantors)

We accept:

Siddha Happyville LLP



Rajesh Kumar Agarwal  
(Authorized Signatory)  
(Attorney)


Drafted by:

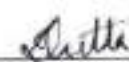
Debasmita Saha

F/301/162/2018

Advocate at High Court, Calcutta.

Witnesses:

Signature   
Name Subrata Saha  
Father's Name G. Saha  
Address 70, K.S. Roy Road  
Kolkata-700001


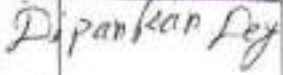







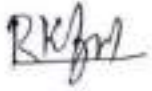


















Signature   
Name Ipsita Dutta  
Father's Name Gautam Dutta  
Address 70, K.S. Roy  
Road, Kolkata-700001



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
25 MAY 2020

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
						
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
25 MAY 2022

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यक्तिगत लेखा संख्या कार्ड  
Personal Account Number Card

80WFD8868

व्यक्ति का नाम / Name  
DIPANKAR CHANDRA DEY

व्यक्ति का पता / Person's Name  
DULAL CHANDRA DEY

व्यक्ति का जन्म तिथि / Date of Birth  
18/09/1984



भारत सरकार  
Government of India



व्यक्ति का नाम  
Dipankar Chandra Dey  
पिता : दुलाल चंद्र देव  
Father : Dulal Chandra Dey  
जन्म तिथि / DOB : 18/09/1984  
पुरुष / Male



3010 6278 0912

आधार - साधारण मानुषेर अधिकार

भारतीय विधिक पहचान प्राधिकरण  
Unique Identification Authority of India



ठिकाना:  
S/O: दुलाल चंद्र देव, 57, एस  
ए चक्रवर्ती रोड, मजुमदार  
सिक्की, कोदालिया, राजपुर  
सोनारपुर (म), कोदालिया,  
दक्कन 18 पारगना, पश्चिम बंगाल,  
700146


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

3010 6278 0912

1800 301 1947    info@uidai.gov.in    www.uidai.gov.in

भारत के निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LLH5018023



निर्वाचक का नाम : दीपंकर चंद्र देव  
Elector's Name : Dipankar Ch. Dey

पिता का नाम : दुलाल चंद्र देव  
Father's Name : Dulal Ch. Dey

लिंग / Sex : पुरु / M  
जन्म तिथि / Date of Birth : 18/09/1984

LLH5018023

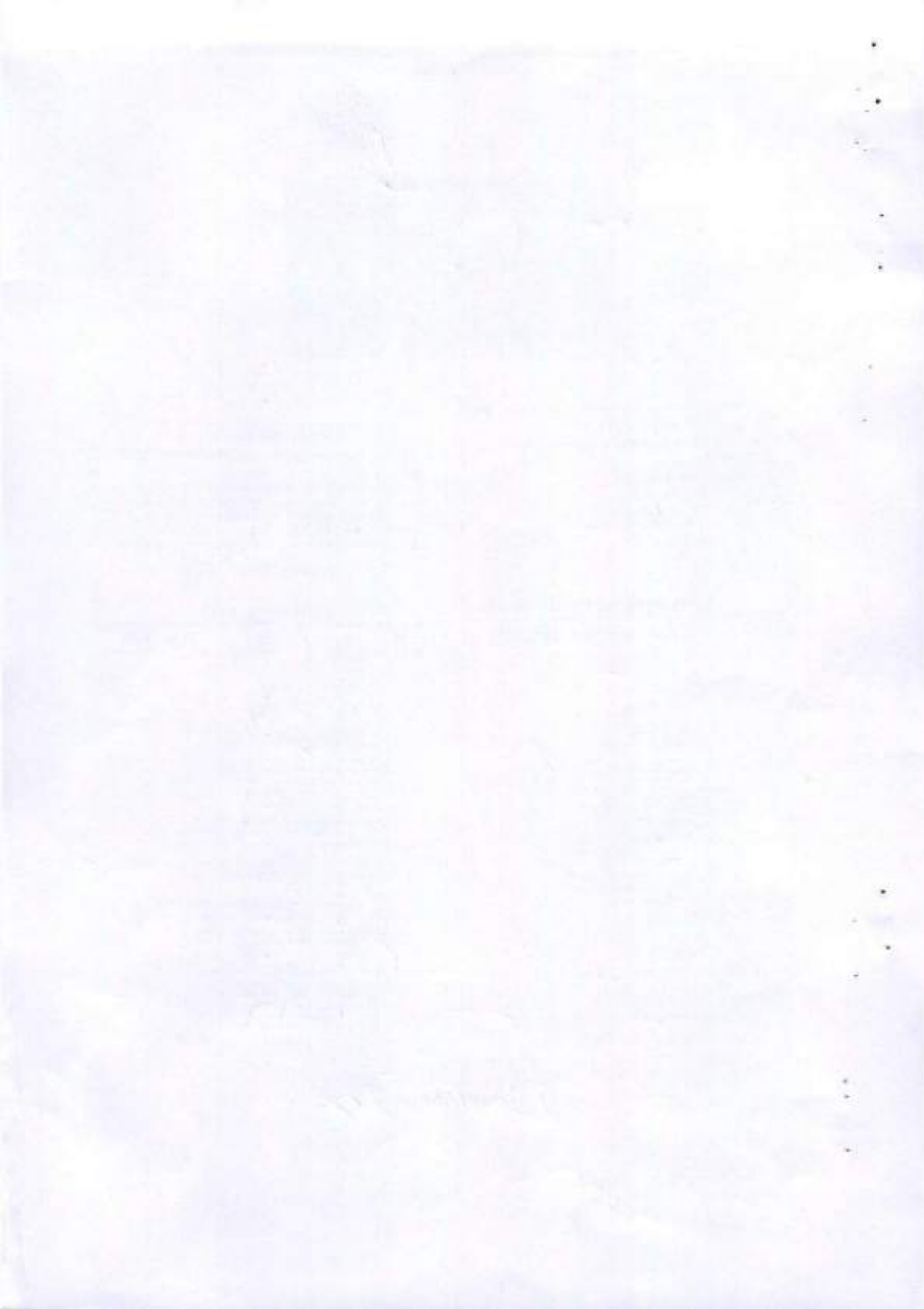
ठिकाना:  
सुभाष ग्राम, एस. चक्रवर्ती रोड, कोदालिया  
सोनारपुर (म) कोदालिया 24 पारगना 700146

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

दिनांक: 01/08/2007  
100-सोनारपुर (म) (उपनिवेश) निर्वाचन क्षेत्र  
निर्वाचन अधिकारी का फ़ैसलिमिटेड हस्ताक्षर  
Facsimile Signature of the Electoral  
Registration Officer for  
100-Sonarpur (M) Constituency

यदि आप पता बदलते हैं तो कृपया निर्वाचन क्षेत्र के निर्वाचन अधिकारी को सूचित करें और अपने पता को इस पहचान कार्ड पर दर्ज करें।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll of the changed address and to obtain the card  
with your number.

Dipankar Dey



**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**  
 जन्मतिथि/ DOB: 23/03/1973  
 लिंग / GENDER: पुरुष / MALE



**5495 5819 1375**

आधार-आधारण मानुष्य अधिकार


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**AADHAAR IDENTIFICATION AUTHORITY OF INDIA**

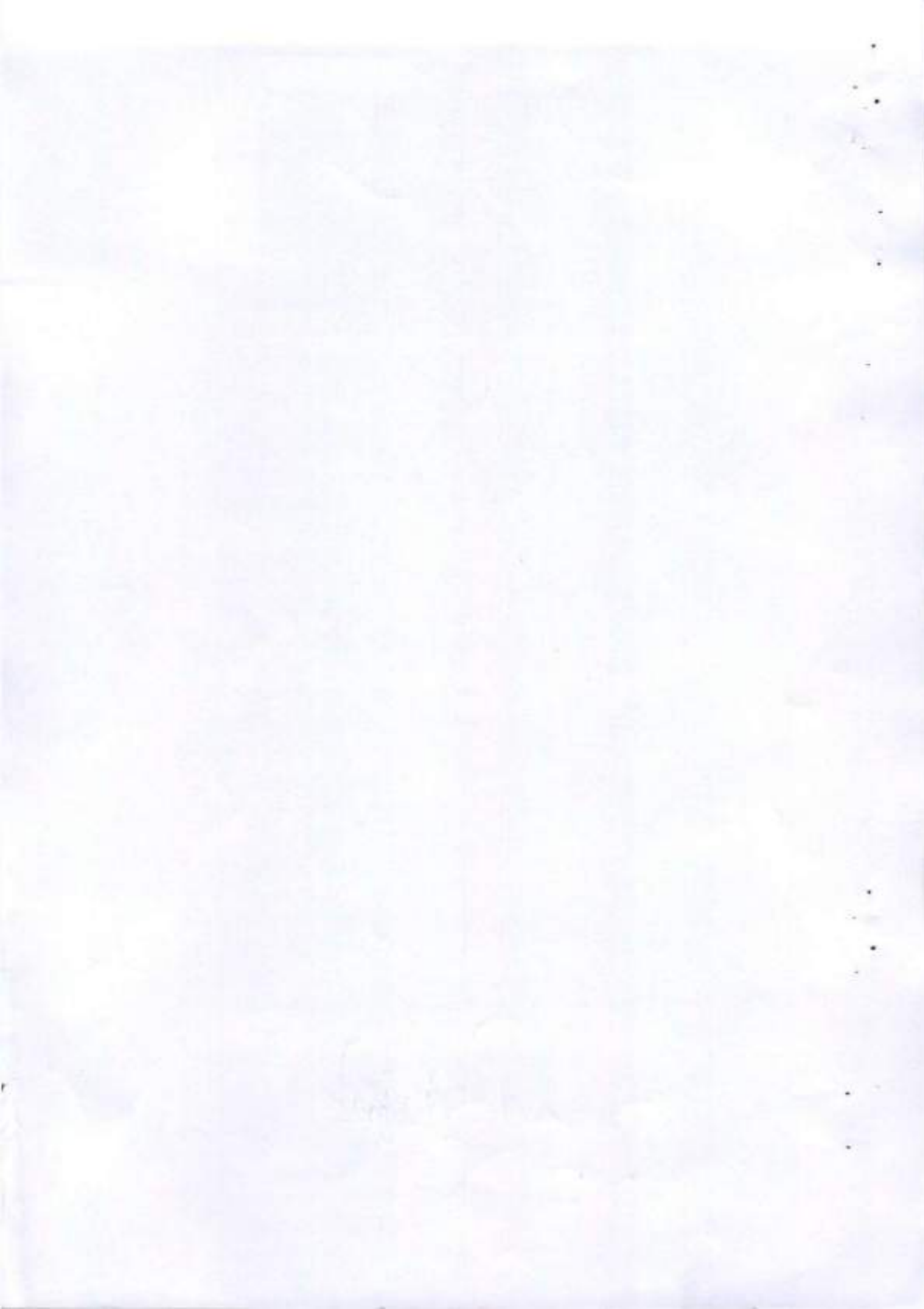
**ठिकाना:**  
 सप्टिक अपार्टमेंट, 7A रोड  
 घाट लान, सीरामपुर, हुगली,  
 पश्चिम बंगाल - 712201

**Address:**  
 SAPTIK APARTMENT, 7A ROY  
 GHAT LANE, Serampore, Hooghly,  
 West Bengal - 712201

**5495 5819 1375**

**Aadhaar-Aam Admi ka Adhikar**

*Rajesh*







ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ANS0255075



নির্বাচকের নাম : রাজেশ কুমার আগারওয়াল

Elector's Name : Rajesh Kumar Agarwal

পিতার নাম : ওম প্রকাশ আগারওয়াল

Father's Name : Om Prakash Agarwal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 23/03/1973  
Date of Birth

ANS0255075

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

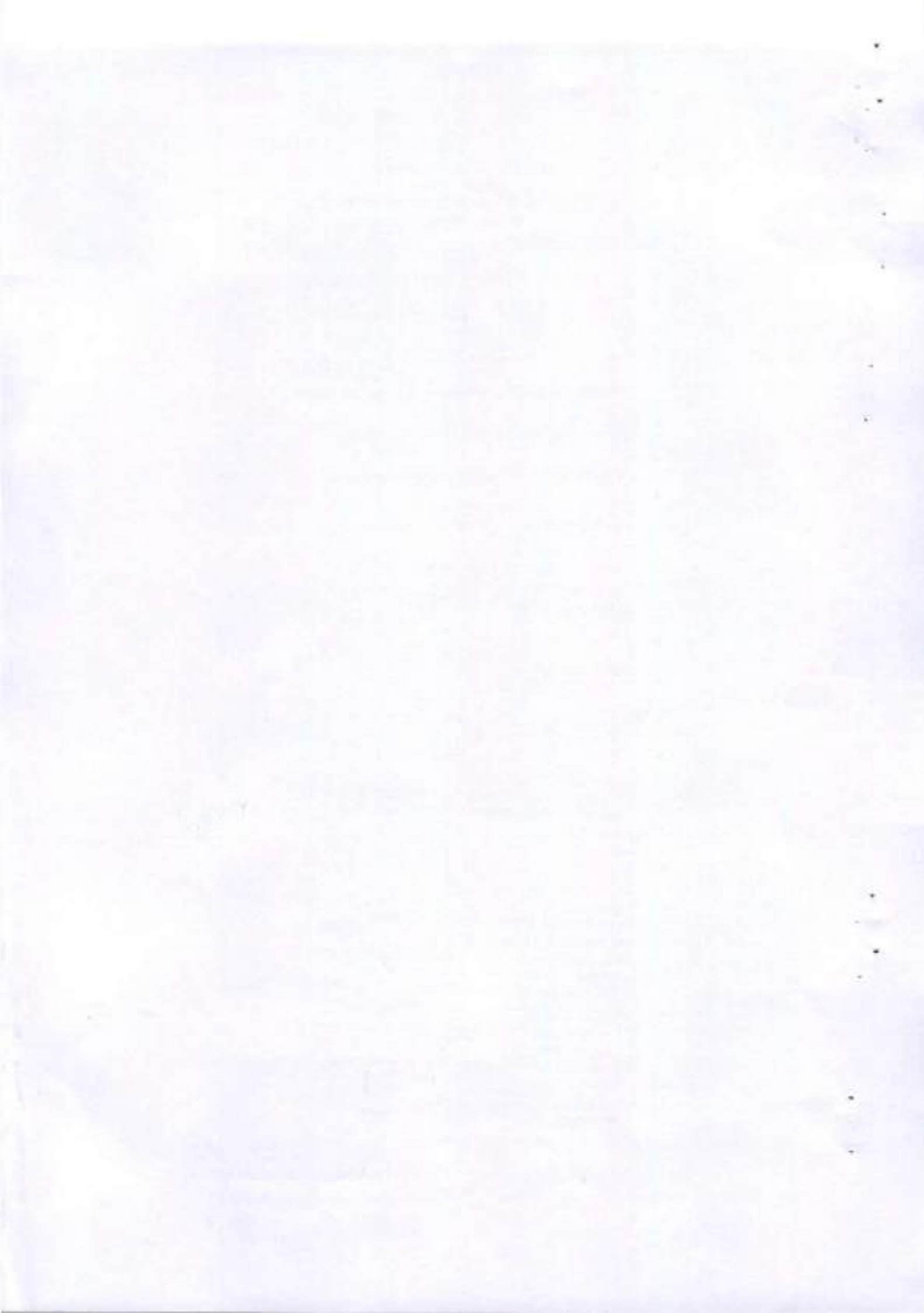
Address:  
53 NETAJI SUBHAS AVENUEWORD -4  
SERAMPORE SERAMPORE HOOGHLY  
712201

Date: 28/02/2009  
186-শ্রীরামপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
186-Sreerampur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায ভোটার লিটে নাম  
ভেদে ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিবন্ধিত কর্তৃক 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.

058/07/03

RK Agarwal



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 XOY1489277

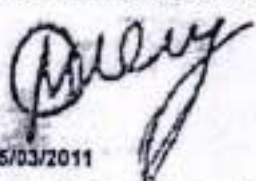



নির্বাচকের নাম : সুব্রত সর্দার  
 Elector's Name : Subrata Sardar  
 পিতার নাম : গনেশ সর্দার  
 Father's Name : Ganesh Sardar  
 লিঙ্গ/Scx : পু/ M  
 জন্ম তারিখ  
 Date of Birth : 14/01/1992

XOY1489277

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

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

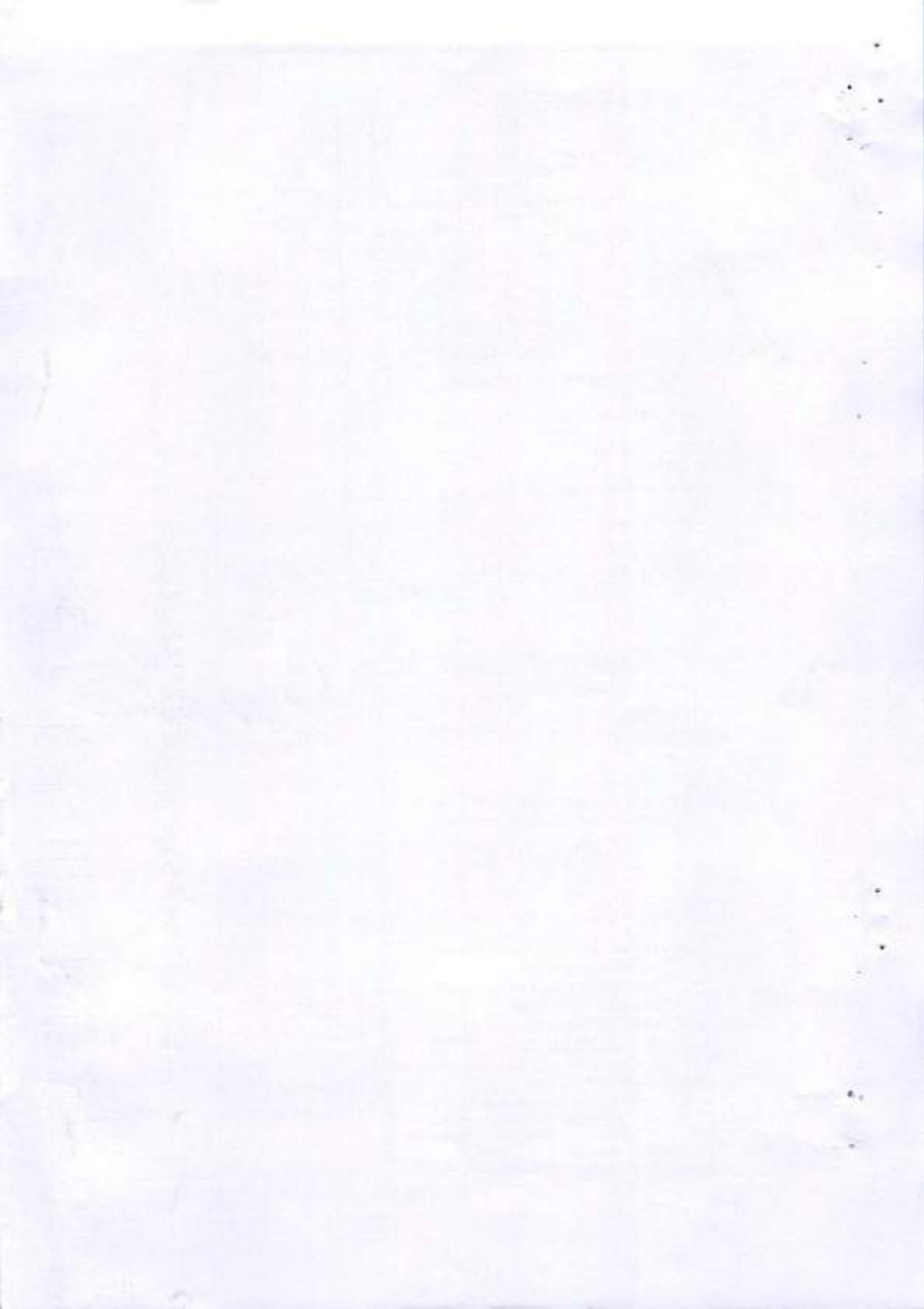
  
 Date: 25/03/2011

116-বিধান সভার নির্বাচন ক্ষেত্রে নির্বাচিত নিবন্ধন  
 অধিকারিকের স্বাক্ষরের অস্বীকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 116-Bidhannagar Constituency

টিকস্ব পরিবর্তন হলে নতুন ঠিকানায় যোগ্যের পিঠি শব্দ বোঝে ও একই  
 নম্বরে নতুন সঠিক পরিচয়পত্র প্রস্তুত করে জমা দিতে হবে এই  
 পরিচয়পত্রে সর্বস্বীকৃতি প্রদান করণ।  
 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.

05/10/02

*Subrata Sardar.*



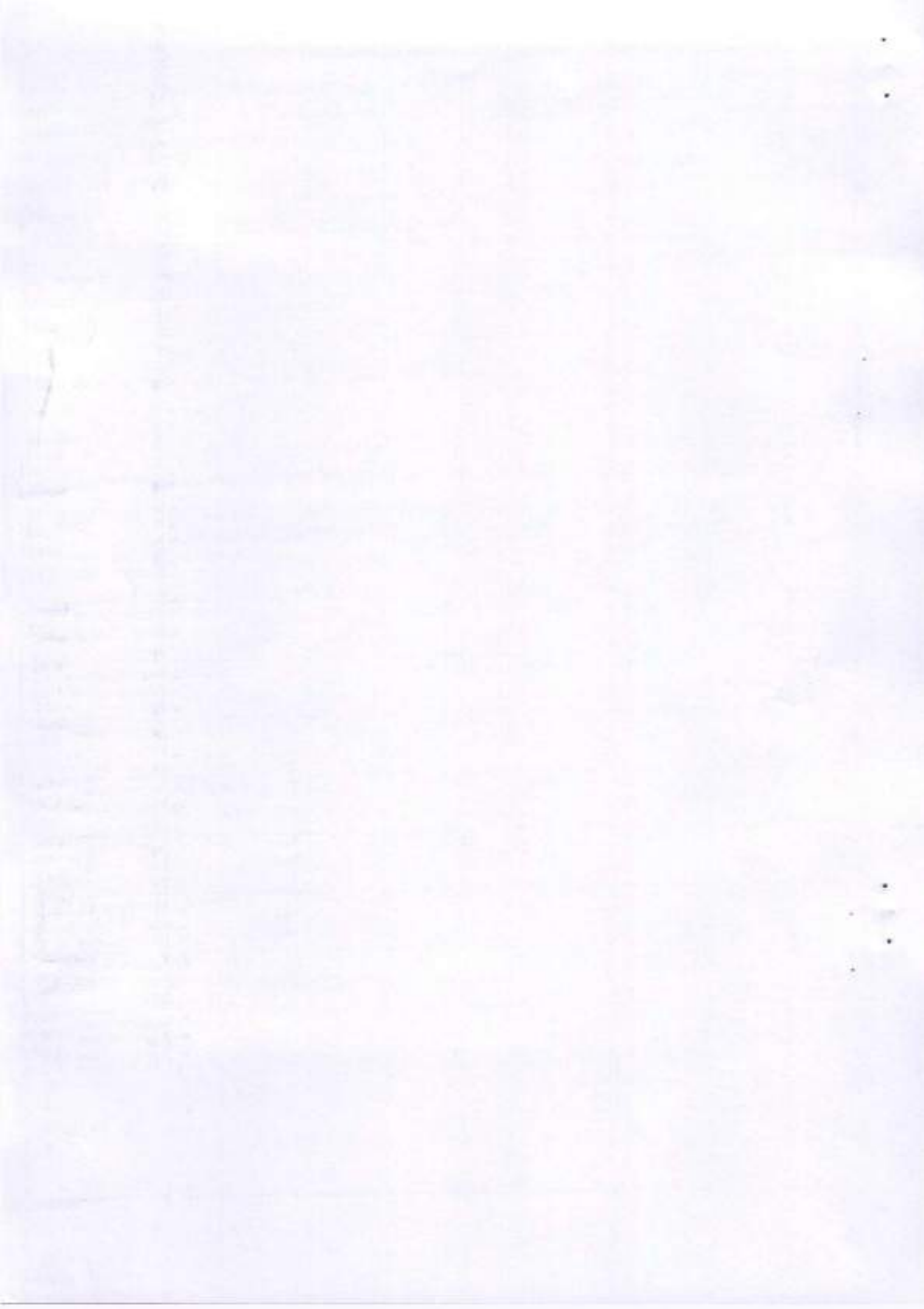
### Major Information of the Deed

Deed No :	I-1902-05695/2022	Date of Registration	25/05/2022
Query No / Year	1902-8001524047/2022	Office where deed is registered	
Query Date	23/05/2022 5:11:03 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subrata Sardar 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980853144, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,50,51,934/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), -I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190205520/2022		

### Land Details :

District: North 24 Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code: 700135

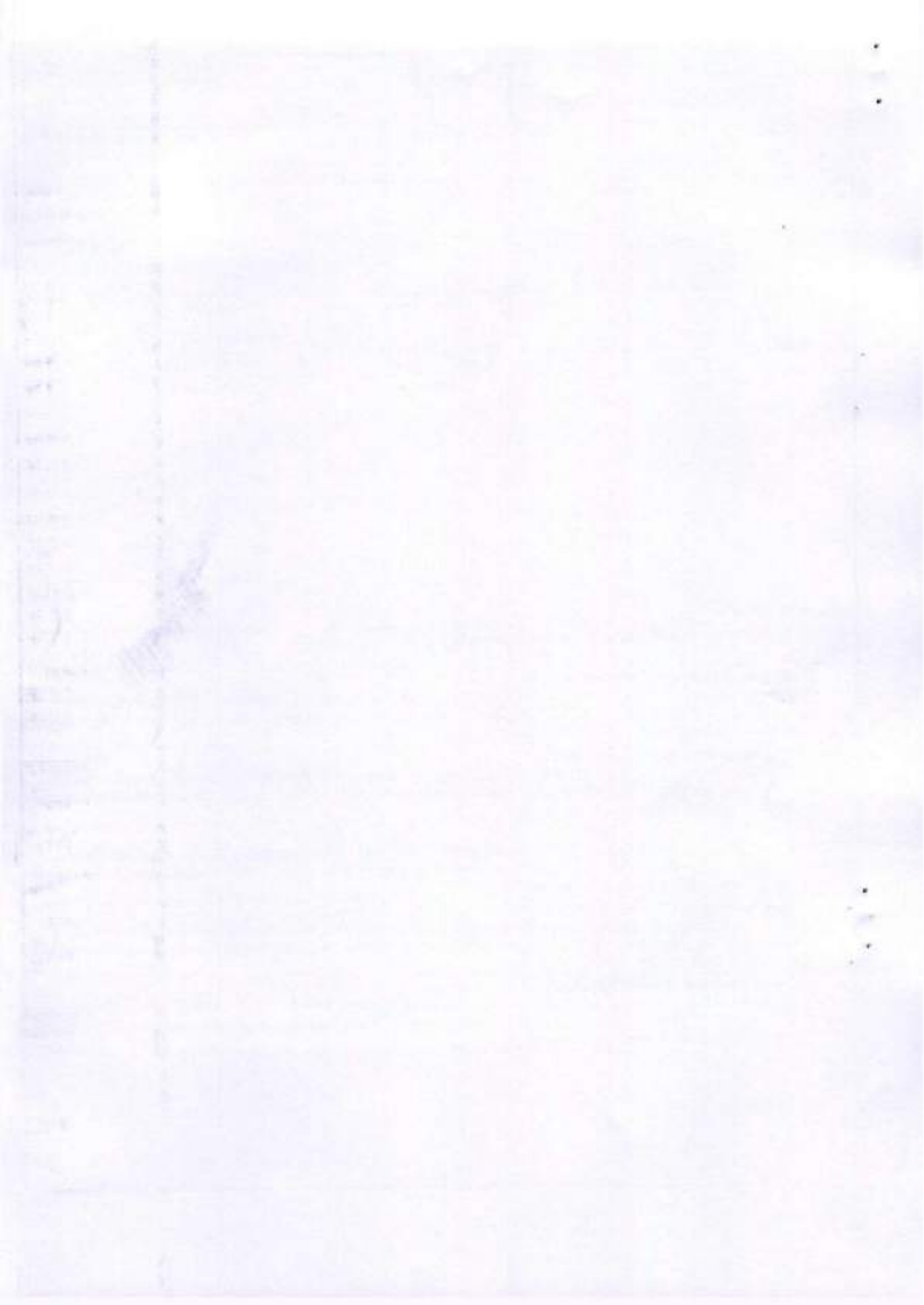
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-471	LR-3283	Bastu	Bagan	6.7629 Dec		29,25,529/-	Property is on Road , Project Name :
L2	LR-471	LR-3284	Bastu	Bagan	6.7629 Dec		29,25,529/-	Property is on Road , Project Name :
L3	LR-471	LR-3285	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road , Project Name :
L4	LR-471	LR-3286	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road , Project Name :
L5	LR-471	LR-3282	Bastu	Bagan	6.763 Dec		29,25,572/-	Property is on Road , Project Name :
L6	LR-481	LR-2828	Bastu	Shali	1.835 Dec		7,93,793/-	Property is on Road , Project Name :
L7	LR-481	LR-2827	Bastu	Shali	1.835 Dec		7,93,793/-	Property is on Road , Project Name :
L8	LR-481	LR-5027	Bastu	Shali	2 Dec		8,65,170/-	Property is on Road , Project Name :
L9	LR-481	LR-2829	Bastu	Shali	2 Dec		8,65,170/-	Property is on Road , Project Name :



L10	LR-481	LR-5028	Bastu	Shali	1.826 Dec		7,89,900/-	Property is on Road , Project Name :
L11	LR-481	LR-2825	Bastu	Shali	5.674 Dec		24,54,487/-	Property is on Road , Project Name :
L12	LR-528	LR-3235	Bastu	Shali	3.807 Dec		14,82,166/-	Property is on Road , Project Name :
L13	LR-529	LR-831	Bastu	Shali	1.405 Dec		5,47,004/-	Property is on Road , Project Name :
L14	LR-529	LR-2820	Bastu	Shali	3.3 Dec		12,84,777/-	Property is on Road , Project Name :
L15	LR-530	LR-546	Bastu	Shali	1.4073 Dec		5,47,900/-	Property is on Road , Project Name :
	<b>TOTAL :</b>				<b>58.9041Dec</b>	<b>0 /-</b>	<b>250,51,934 /-</b>	
	<b>Grand Total :</b>				<b>58.9041Dec</b>	<b>0 /-</b>	<b>250,51,934 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dhanganga Hirise Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Dhanganga Infracon Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Alishan Supply Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>Crossway Nirman Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>Lifelong Enclave Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative

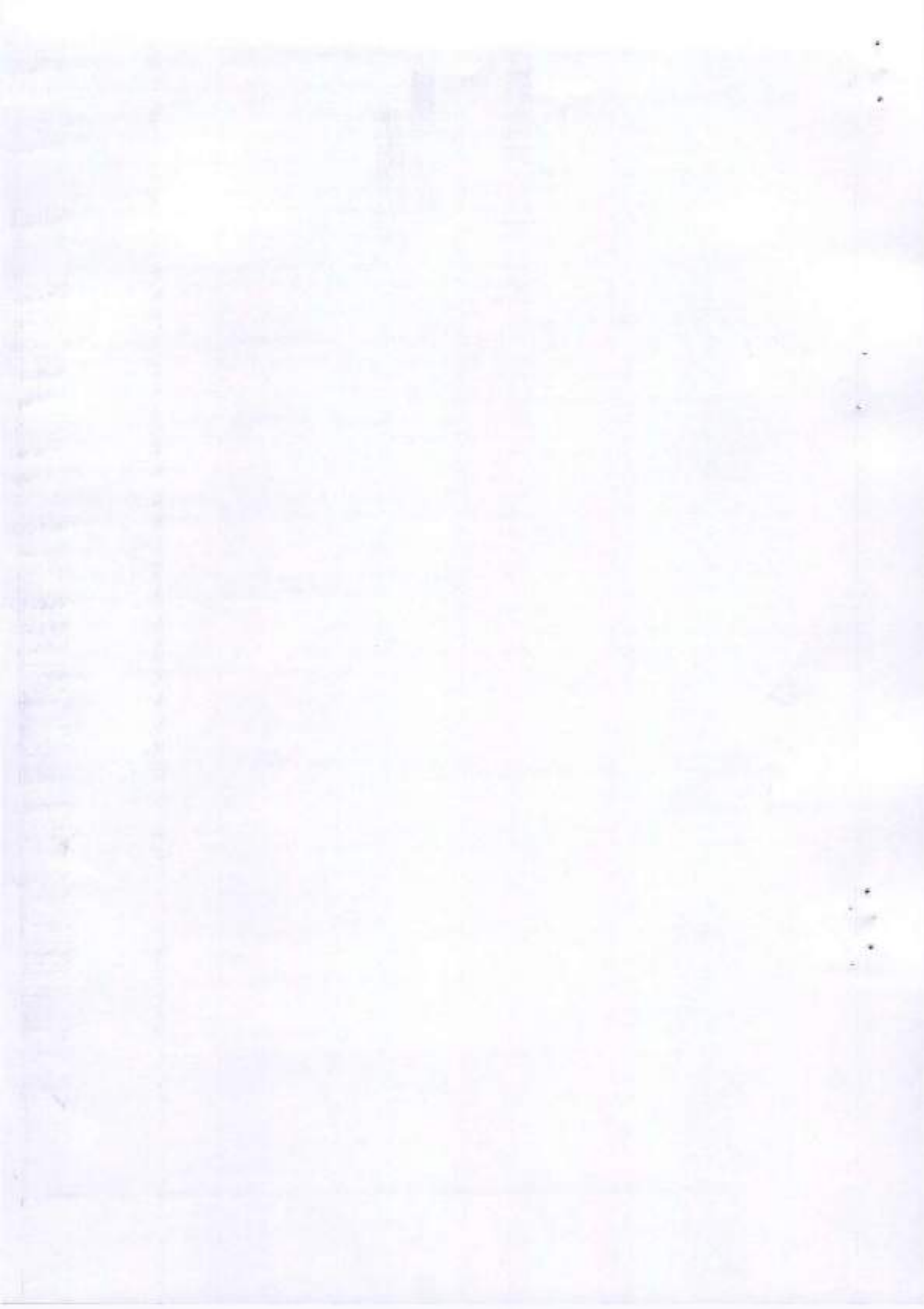






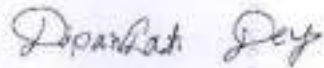



6	<b>Original Reality Private Limited</b> 111 Park Street 1st Floor Kolkata, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx8p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>Linkrose Residency Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>Linkrose Housing Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>Shivasthal Sales Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>Skylink Merchants Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>PremSagar Advisory Services Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>Sagun Advisory Service Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>Sukhjit Vyapaar Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>Surdhuni Advisory Private Limited</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Siddha Happyville LLP</b> 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.:: acxxxxx0c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Dipankar Chandra Dey</b> Son of Dulal Chandra Dey Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 3:41PM	 LTI 25/05/2022	<b>Signature</b>  25/05/2022
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.:: 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), Premsagar 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	<b>Name</b> <b>Rajesh Kumar Agarwal</b> (Presentant) Son of Omprakash Agarwal Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 3:41PM	 LTI 25/05/2022	<b>Signature</b>  25/05/2022
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
<b>Mr SUBRATA SARDAR</b> Son of Mr 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	 25/05/2022	 25/05/2022	 25/05/2022

Identifier Of Dipankar Chandra Dey, Rajesh Kumar Agarwal

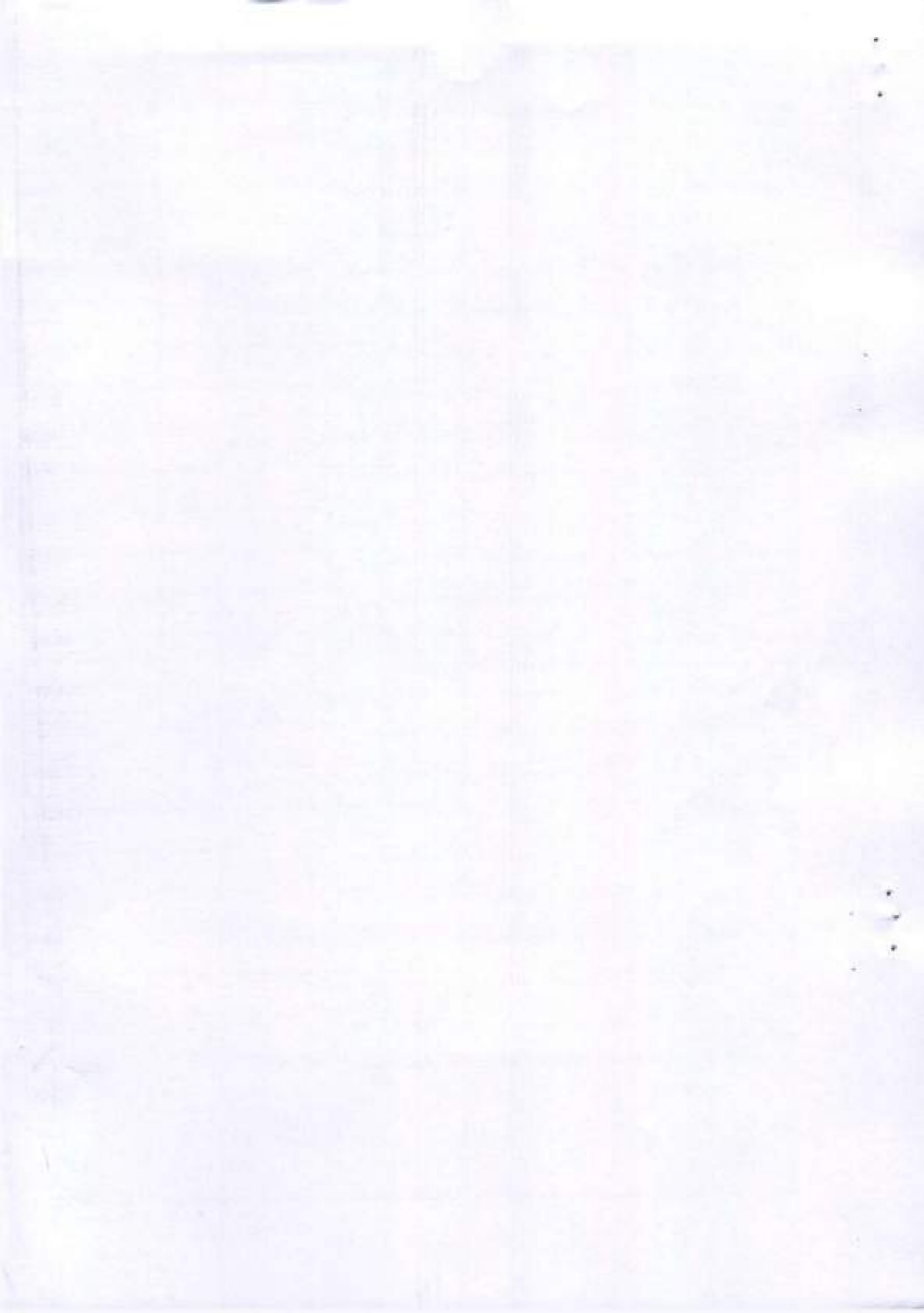


**Transfer of property for L1**

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	Premasagar 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



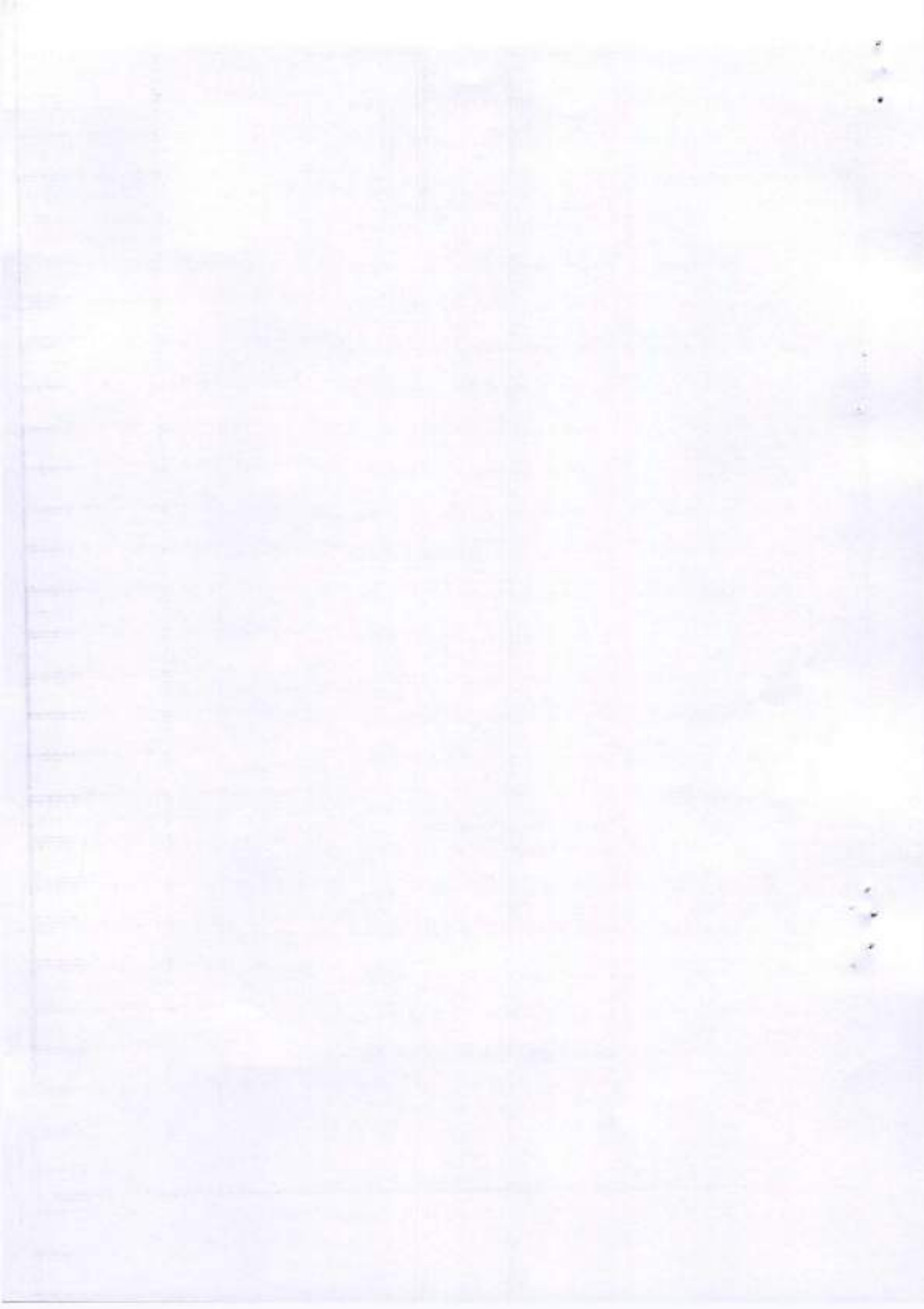
11	PremSagar Advisory Services Private Limited	Siddha Happyville LLP-0.130429 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.130429 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.130429 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.130429 Dec

#### 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





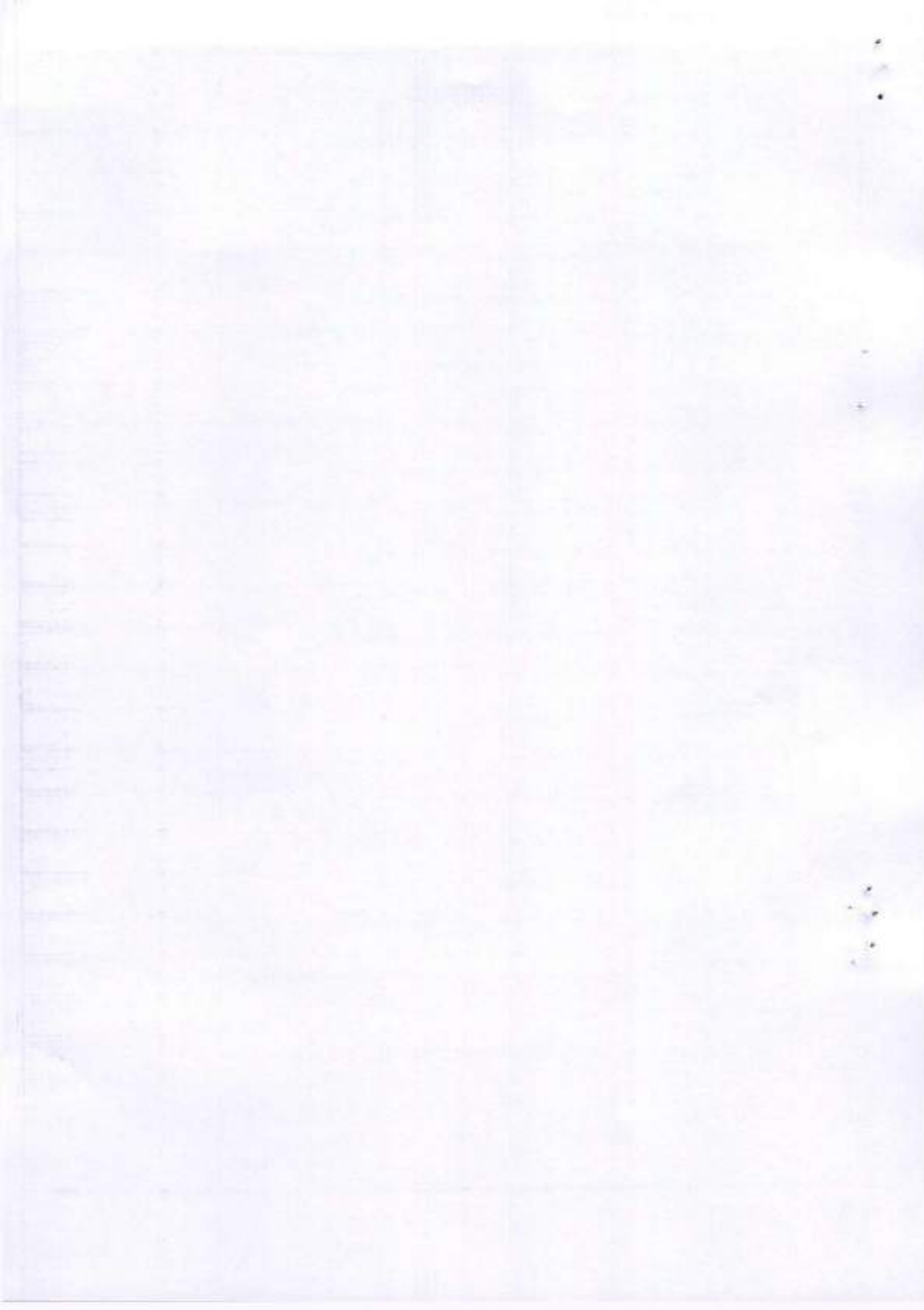
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.271929 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.271929 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.271929 Dec
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.271929 Dec
11	PremSagar Advisory 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	Surchuni 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	Surchuni Advisory Private Limited	Siddha Happyville LLP-0.100357 Dec

#### Transfer of property for L14

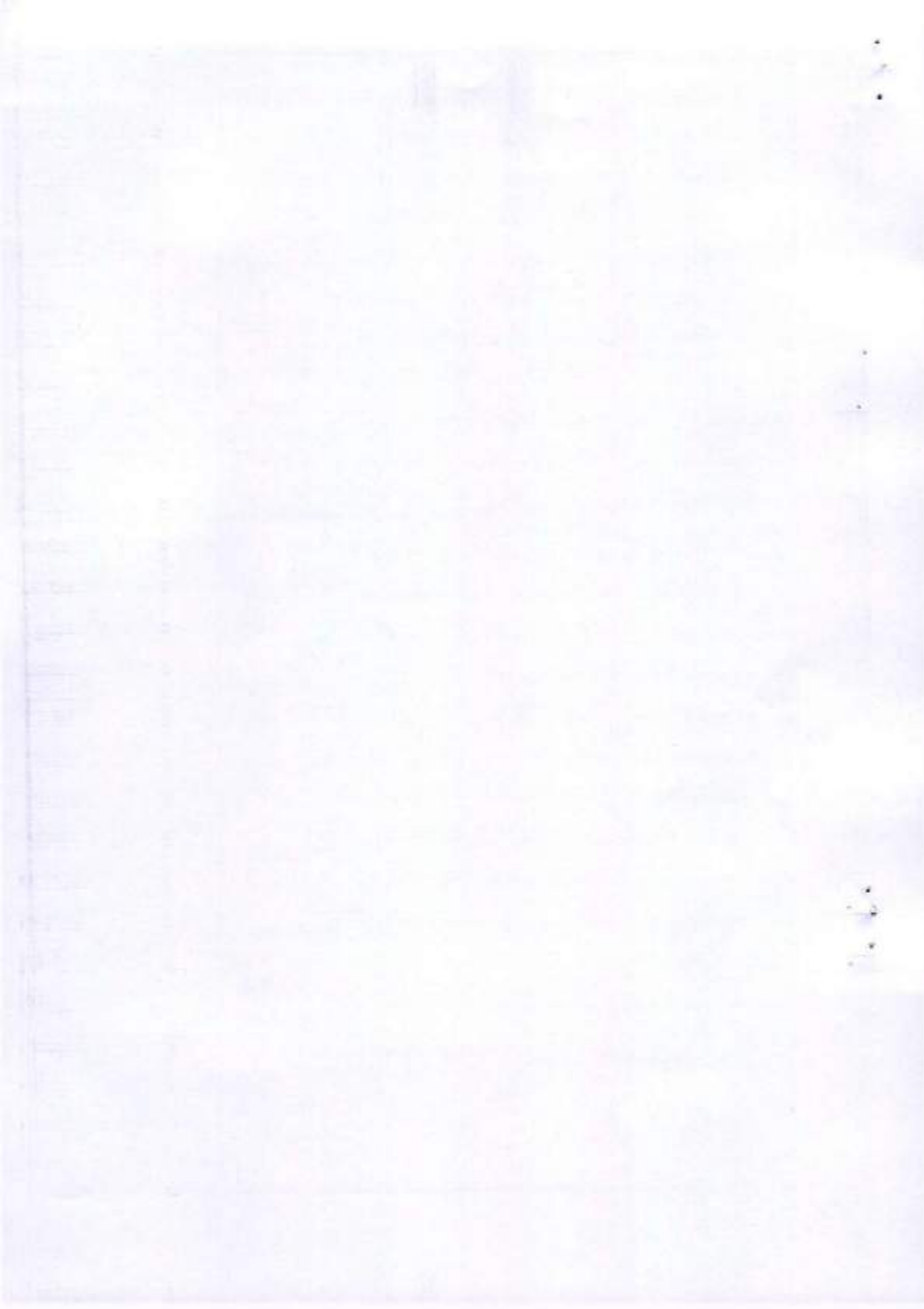
Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.235714 Dec
2	Dhanganga Infracon Private Limited	Siddha Happyville LLP-0.235714 Dec



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	PremSagar 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



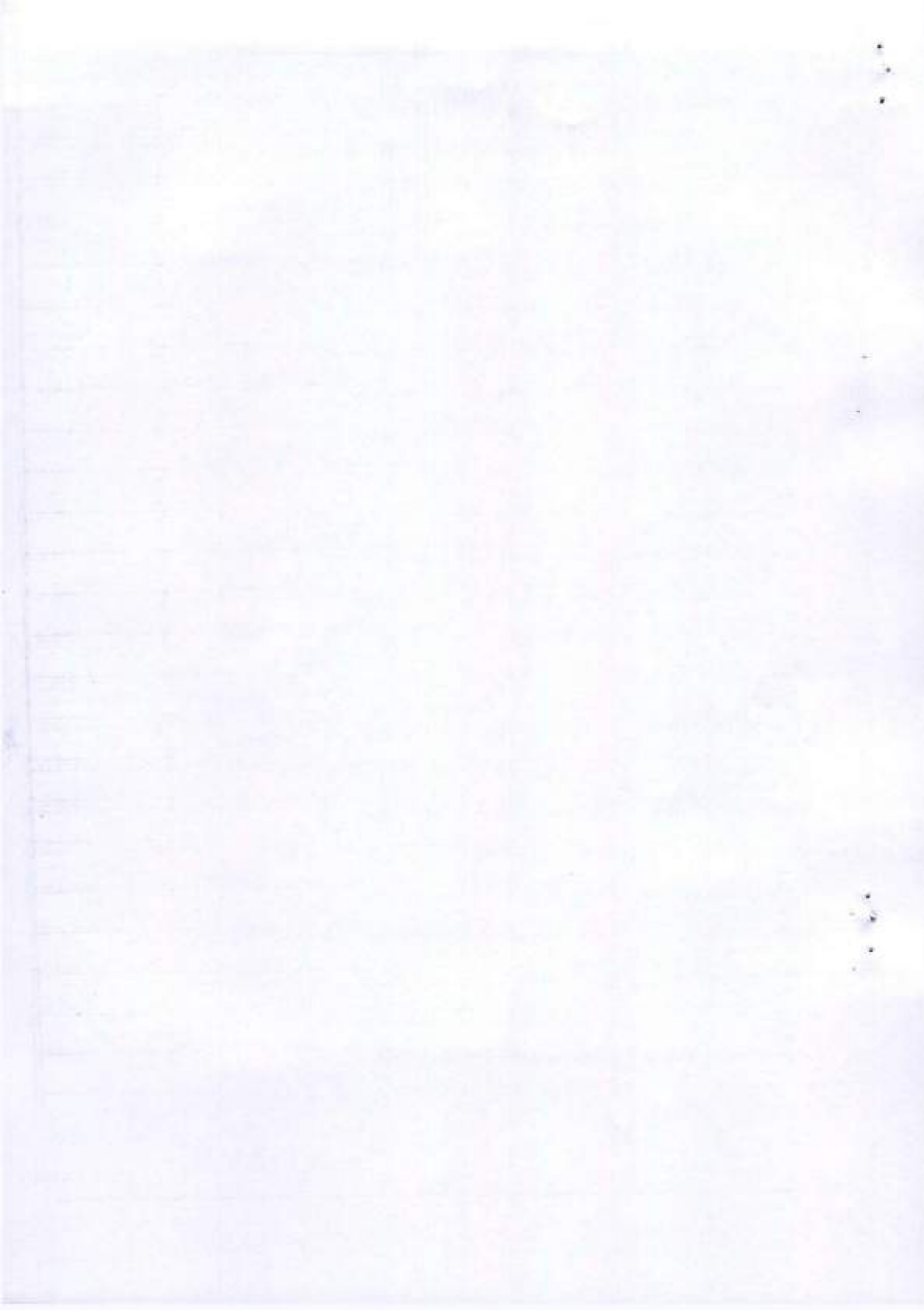
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.100521 Dec
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**Transfer of property for L2**

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	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 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



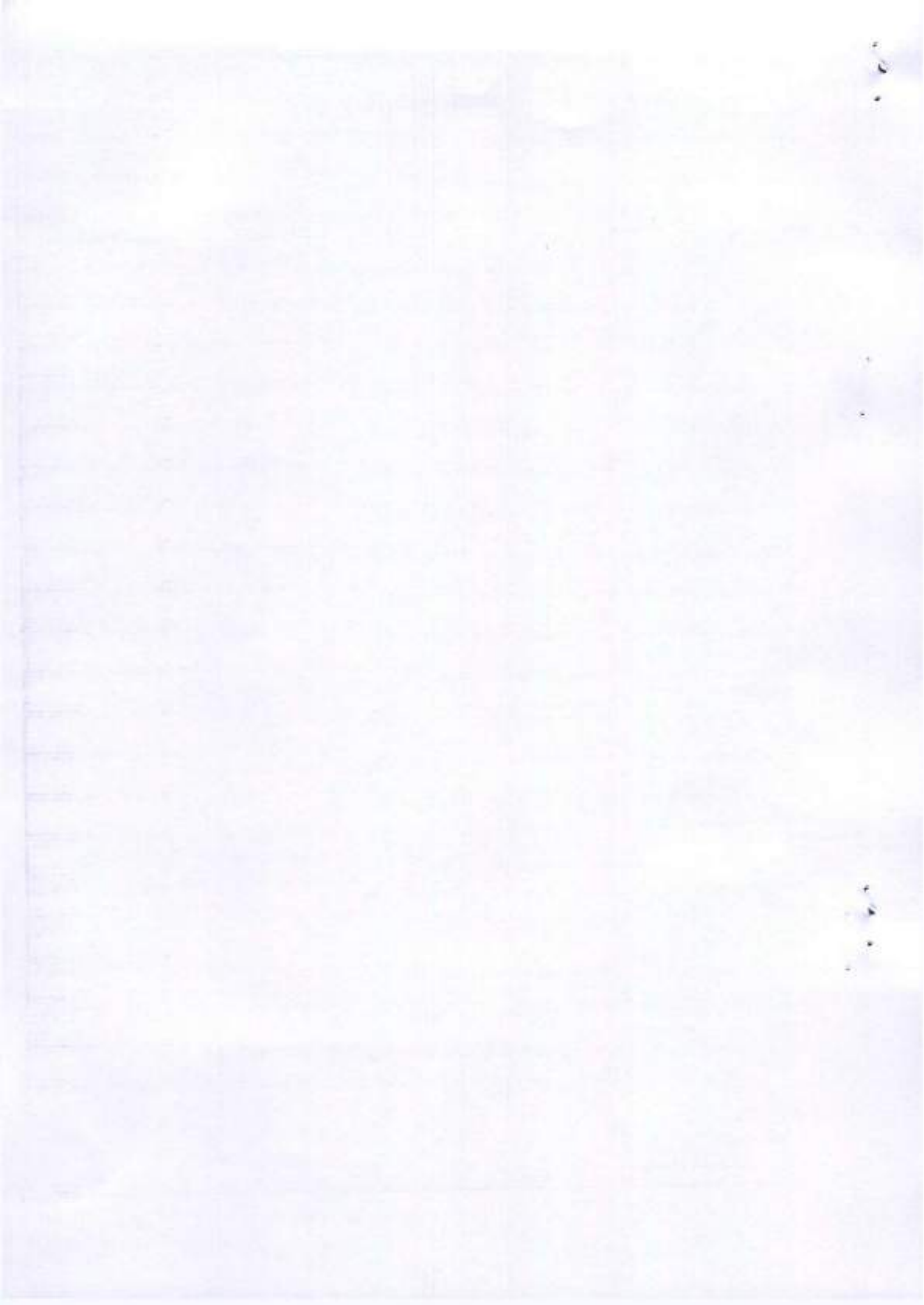
10	Skylink Merchants Private Limited	Siddha Happyville LLP-0.483071 Dec
11	Premasagar Advisory Services Private Limited	Siddha Happyville LLP-0.483071 Dec
12	Sagun Advisory Service Private Limited	Siddha Happyville LLP-0.483071 Dec
13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.483071 Dec
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	Premasagar 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 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





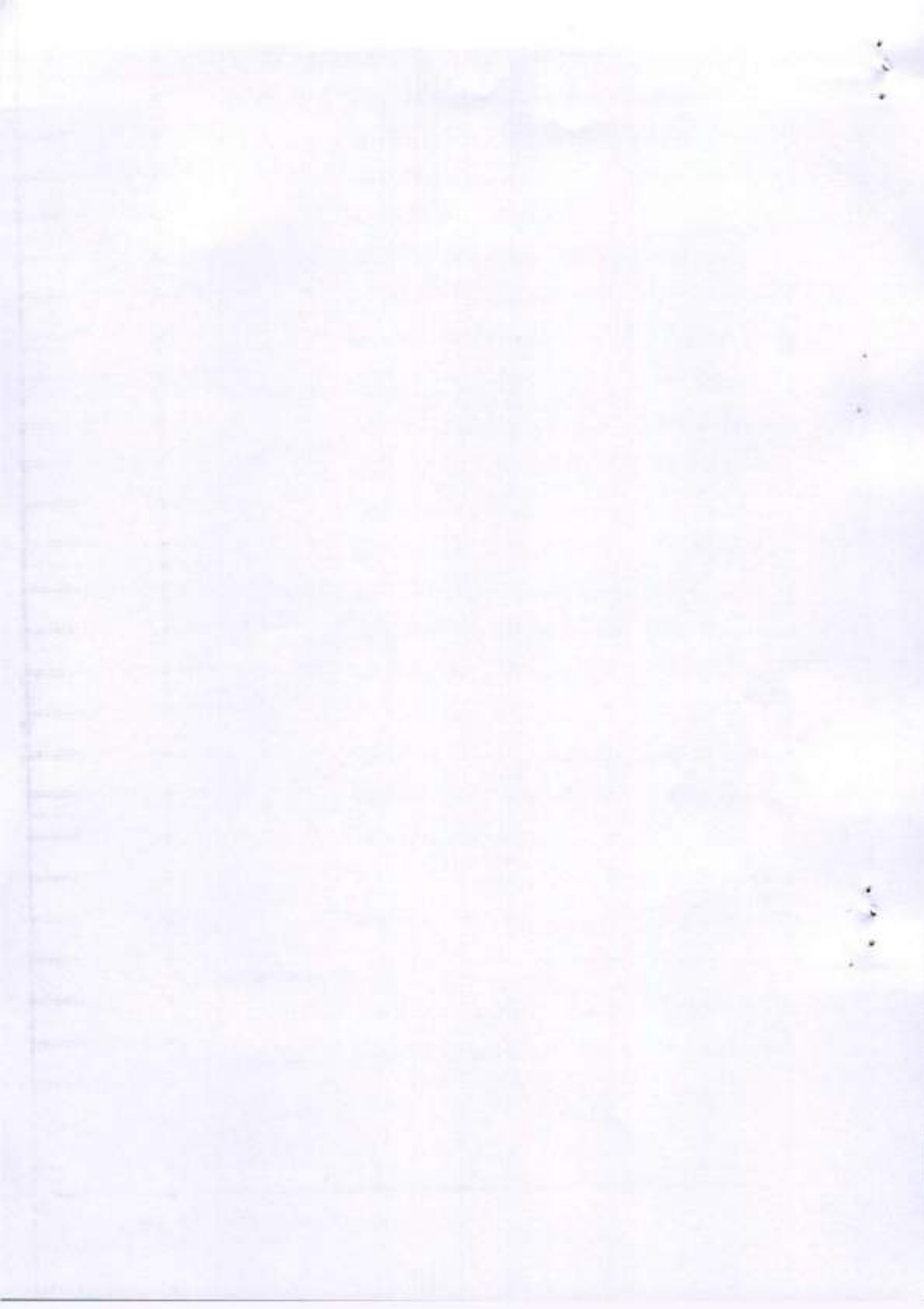
6	Original Reality Private Limited	Siddha Happyville LLP-0.483071 Dec
7	Linkrose Residency Private Limited	Siddha Happyville LLP-0.483071 Dec
8	Linkrose Housing Private Limited	Siddha Happyville LLP-0.483071 Dec
9	Shivasthal Sales Private Limited	Siddha Happyville LLP-0.483071 Dec
10	Skylink Merchants 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	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 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

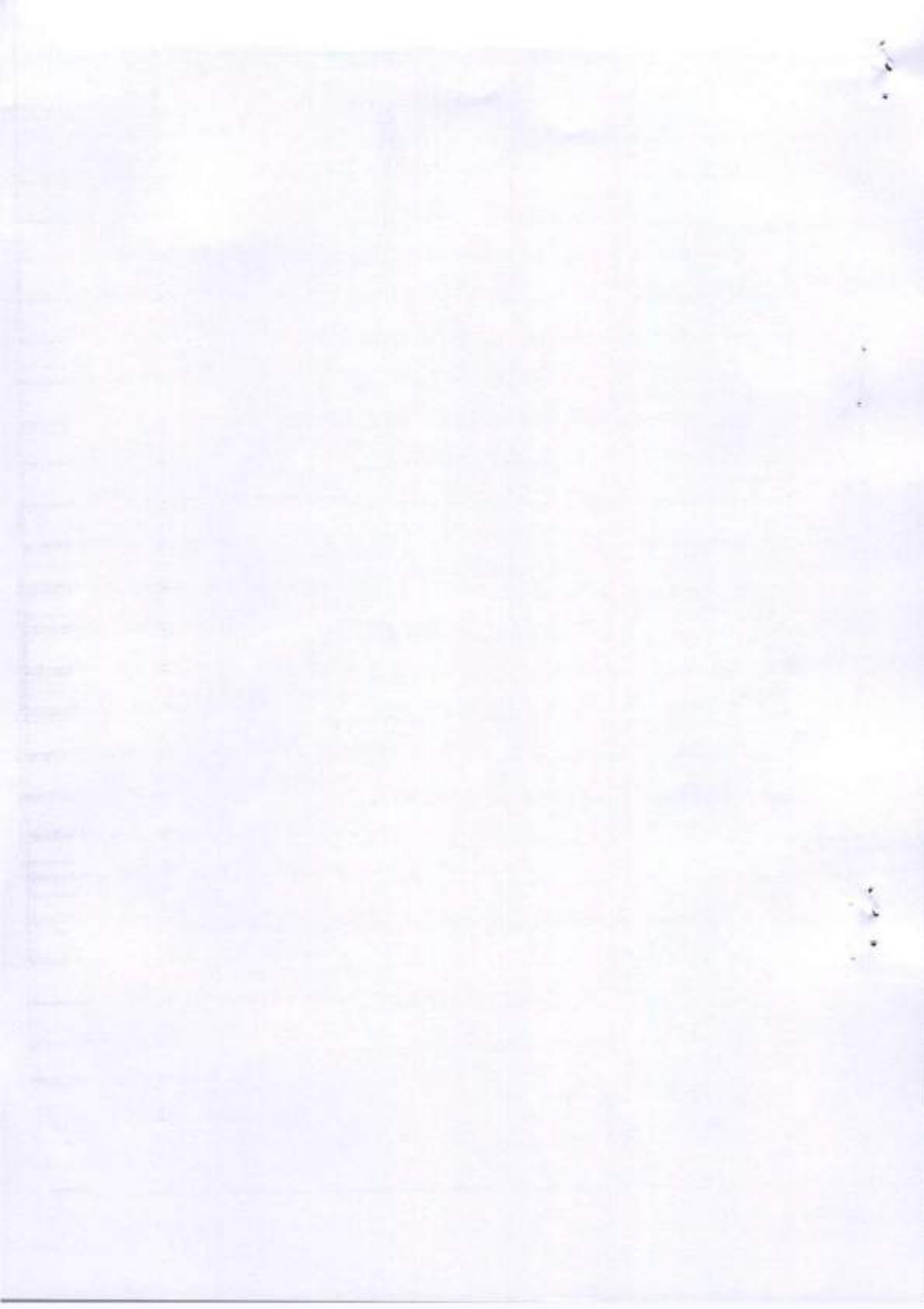
Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.131071 Dec



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

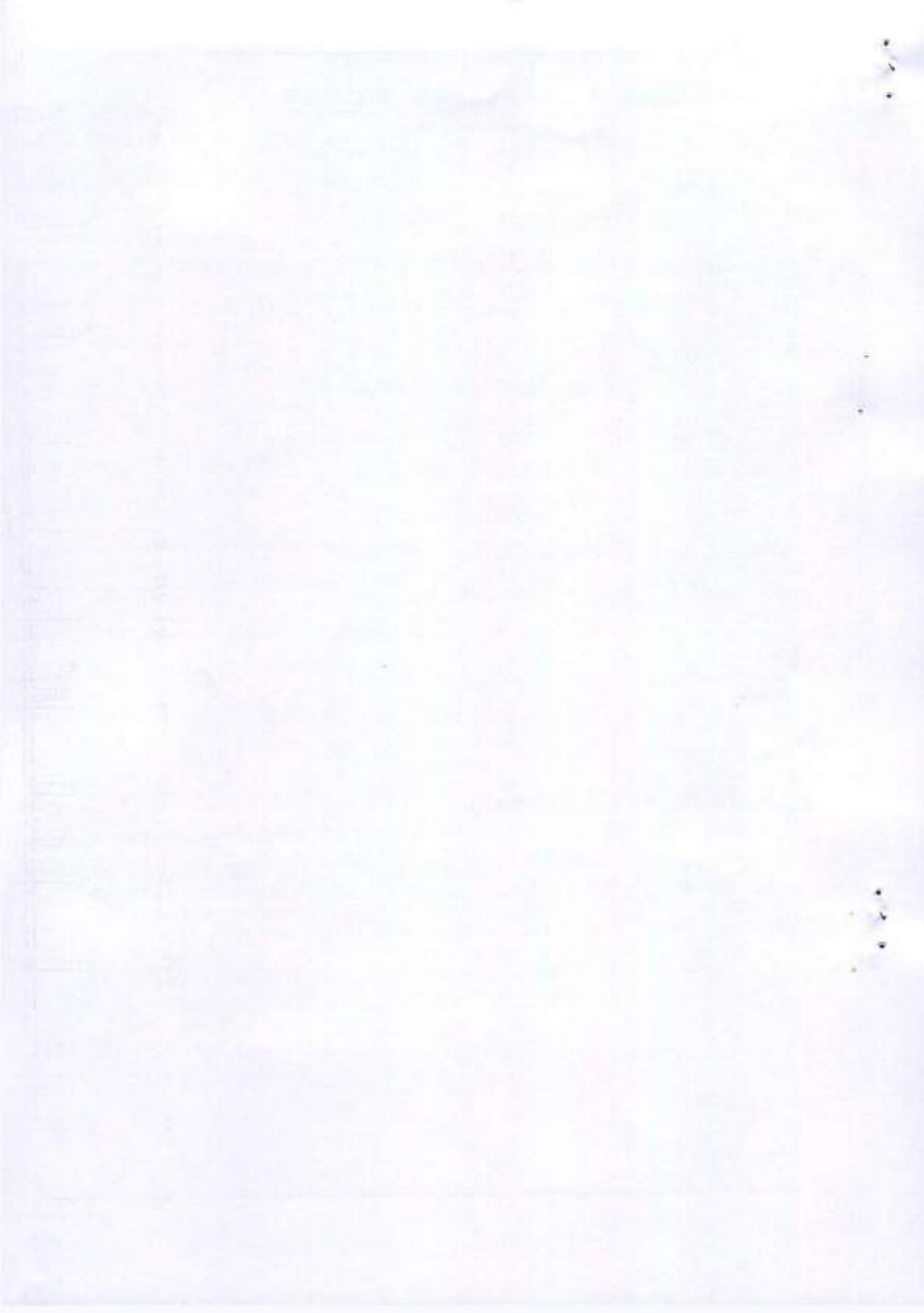


13	Sukhjit Vyapaar Private Limited	Siddha Happyville LLP-0.142857 Dec
14	Surdhuni Advisory Private Limited	Siddha Happyville LLP-0.142857 Dec
<b>Transfer of property for L9</b>		
Sl.No	From	To. with area (Name-Area)
1	Dhanganga Hirise Private Limited	Siddha Happyville LLP-0.142857 Dec
2	Dhanganga Infracon 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

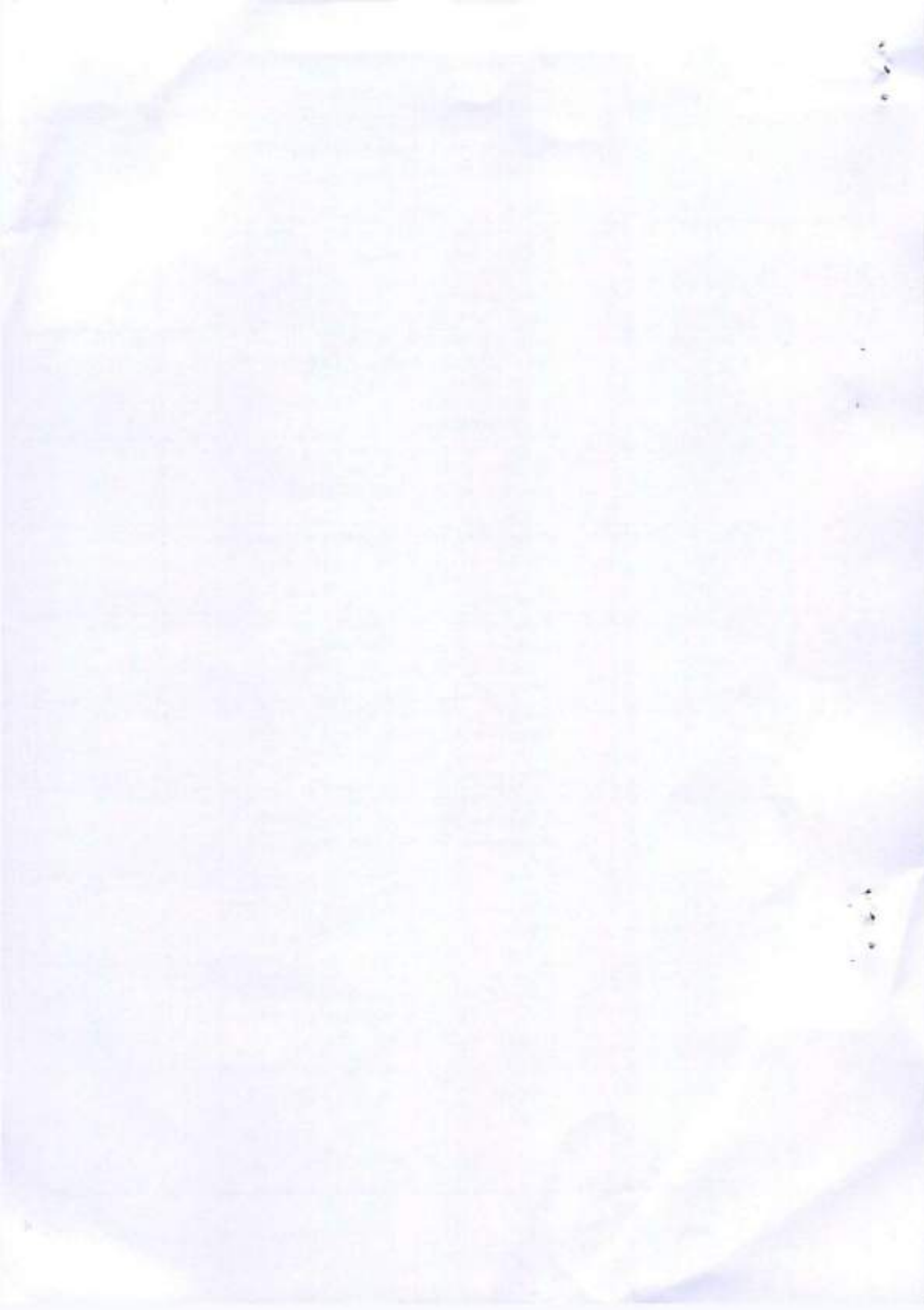
## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, 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: রুসওয়ে নির্মান প্রা: লি:, Gurdian: ডিরেক্টর , Address: 111 পার্ক স্ট্রীট, কোল-16 , Classification: বাগান, Area: 0.06000000 Acre,	Owner Name not selected by applicant.

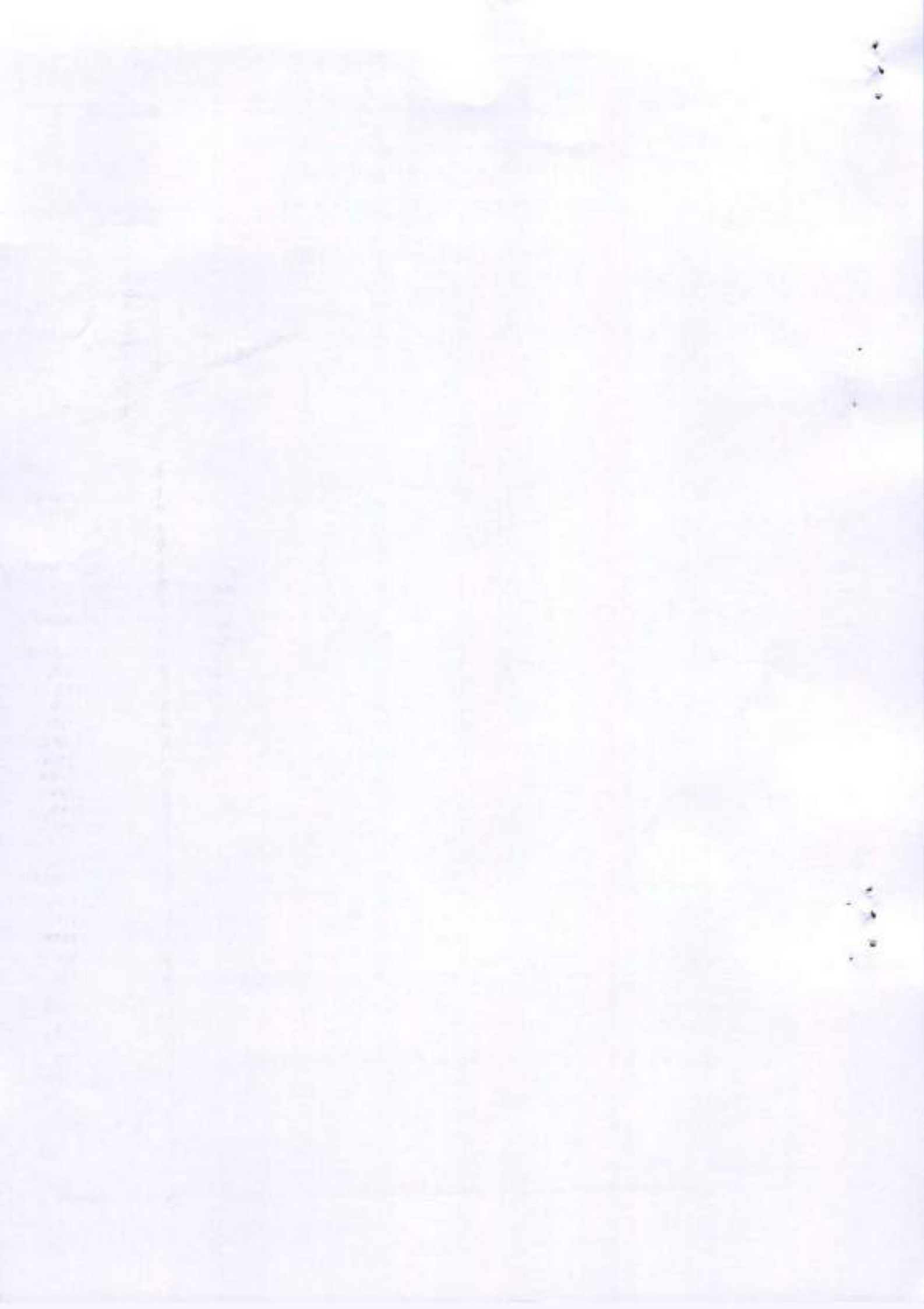


L2	LR Plot No:- 471, LR Khatian No:- 3284	Owner:সাইফুল এনজেল প্রা: পি:, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 471, LR Khatian No:- 3285	Owner:অরিজিনাল মিলেনটি প্রা: পি:, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 471, LR Khatian No:- 3286	Owner:লিঙ্করোস রেসিডেন্সি প্রা: পি:, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 471, LR Khatian No:- 3282	Owner:লিঙ্করোস হাউসিং প্রা: পি:, Gurdian:ডিরেক্টর , Address:111 পার্ক স্ট্রীট, কোল-16 , Classification:বাগান, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 481, LR Khatian No:- 2828	Owner:শিবামল সেলস, Gurdian:প্রা: পি:, Address: পার্ক স্ট্রীট কোল , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 481, LR Khatian No:- 2827	Owner:স্বাইলিক মার্চেন্টস, Gurdian:প্রা: পি:, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 481, LR Khatian No:- 5027	Owner:প্রমসাগর অ্যাডভাইসরি মার্ভিসেস, Gurdian:প্রা পি, Address:কোলকাতা , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 481, LR Khatian No:- 2829	Owner:সওন এডভাইসরি মার্ভিসেস, Gurdian:প্রা: পি:, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 481, LR Khatian No:- 5028	Owner:সুখজিত ব্যাণার, Gurdian:প্রা পি, Address:কোলকাতা , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 481, LR Khatian No:- 2825	Owner:সুরধনী এডভাইসরি, Gurdian:প্রা: পি:, Address:111,পার্ক স্ট্রীট,কোল-16 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 528, LR Khatian No:- 3235	Owner:খনসগা হাইরাইজ প্রা: পি:, Gurdian:ডিরেক্টর , Address:1স্ট ফোর, 111, পার্ক স্ট্রীট, কোলকাতা:-16 , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.





L13	LR Plot No:- 529, LR Khatian No:- 831	Owner: সুবোধবাবা নাথ, Gurdian: সতীশ নাথ, Address: নিজ , Classification: শালি, Area: 0.23000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 529, LR Khatian No:- 2820	Owner: আলিখান সান্নাই গ্রা: পি:, Gurdian: ডিরেক্টর , Address: 111, লার্কফীট, কোল-16 , Classification: শালি, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 530, LR Khatian No:- 546	Owner: মাখন গোপাল মুখোপাধ্যায়, Gurdian: গুরুপদ , Address: নিজ , Classification: শালি, Area: 0.04000000 Acre,	Owner Name not selected by applicant.



On 23-05-2022

**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. 2,50,51,934/-

702

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

On 25-05-2022

**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 15:01 hrs on 25-05-2022, at the Office of the A.R.A. - II KOLKATA by Rajesh Kumar Agarwal .

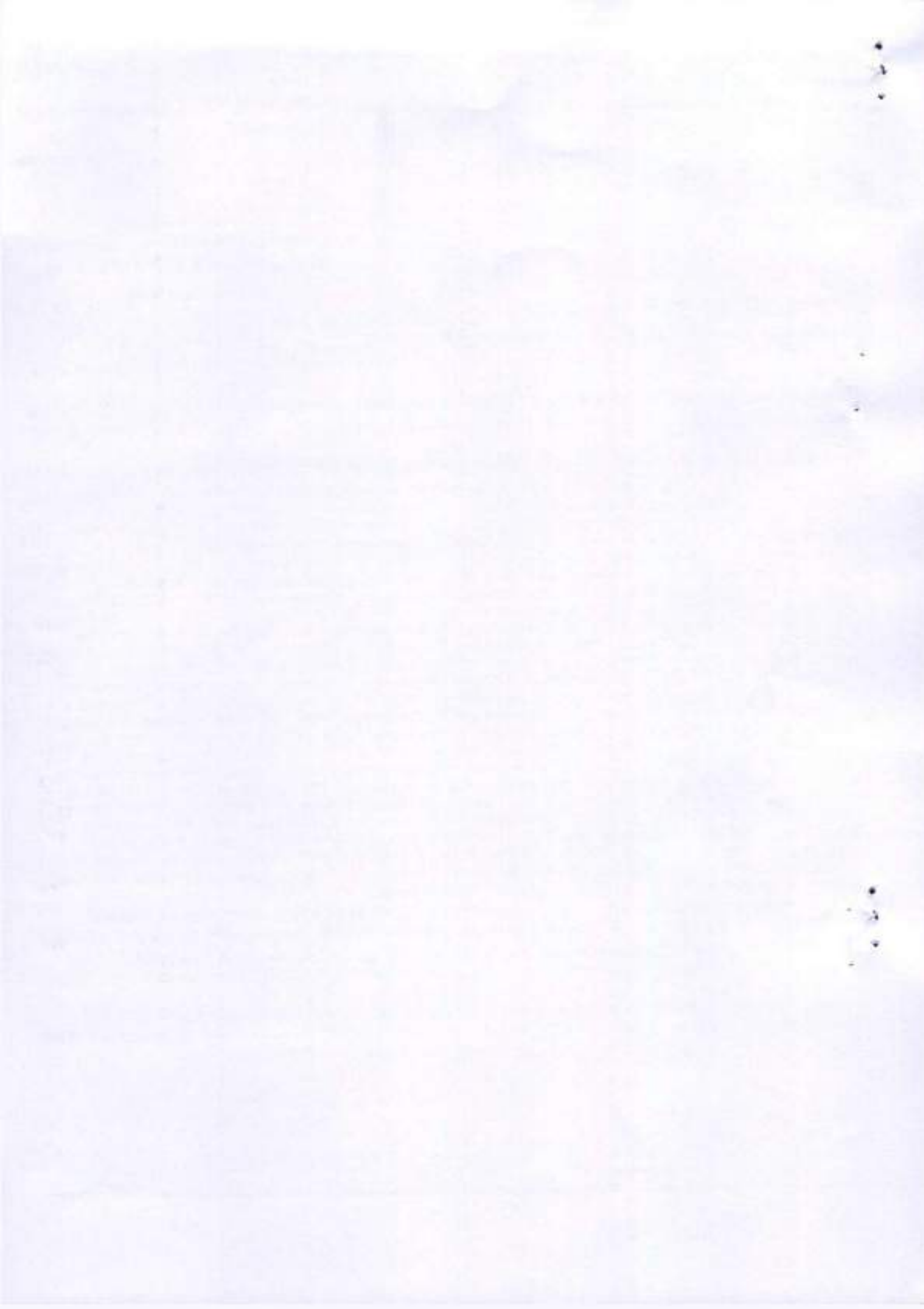
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 25-05-2022 by Dipankar Chandra Dey, authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, Premsagar 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; authorized signatory, 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; authorized signatory, 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; authorized signatory, 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

Indetified by Mr SUBRATA SARDAR, . . Son of Mr 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 25-05-2022 by Rajesh Kumar Agarwal, authorized signatory, 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

Indetified by Mr SUBRATA SARDAR, . . Son of Mr 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 73/- ( E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 32125, Amount: Rs.50/-, Date of Purchase: 31/01/2022, Vendor name: M GHOSH

*Handwritten signature*

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

Faint vertical text on the right margin, possibly a stamp or reference number, including the name "M GHOSH" and the word "FACE".





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 234336 to 234369  
being No 190205695 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.06.09 14:59:19 -07:00  
Reason: Digital Signing of Deed.

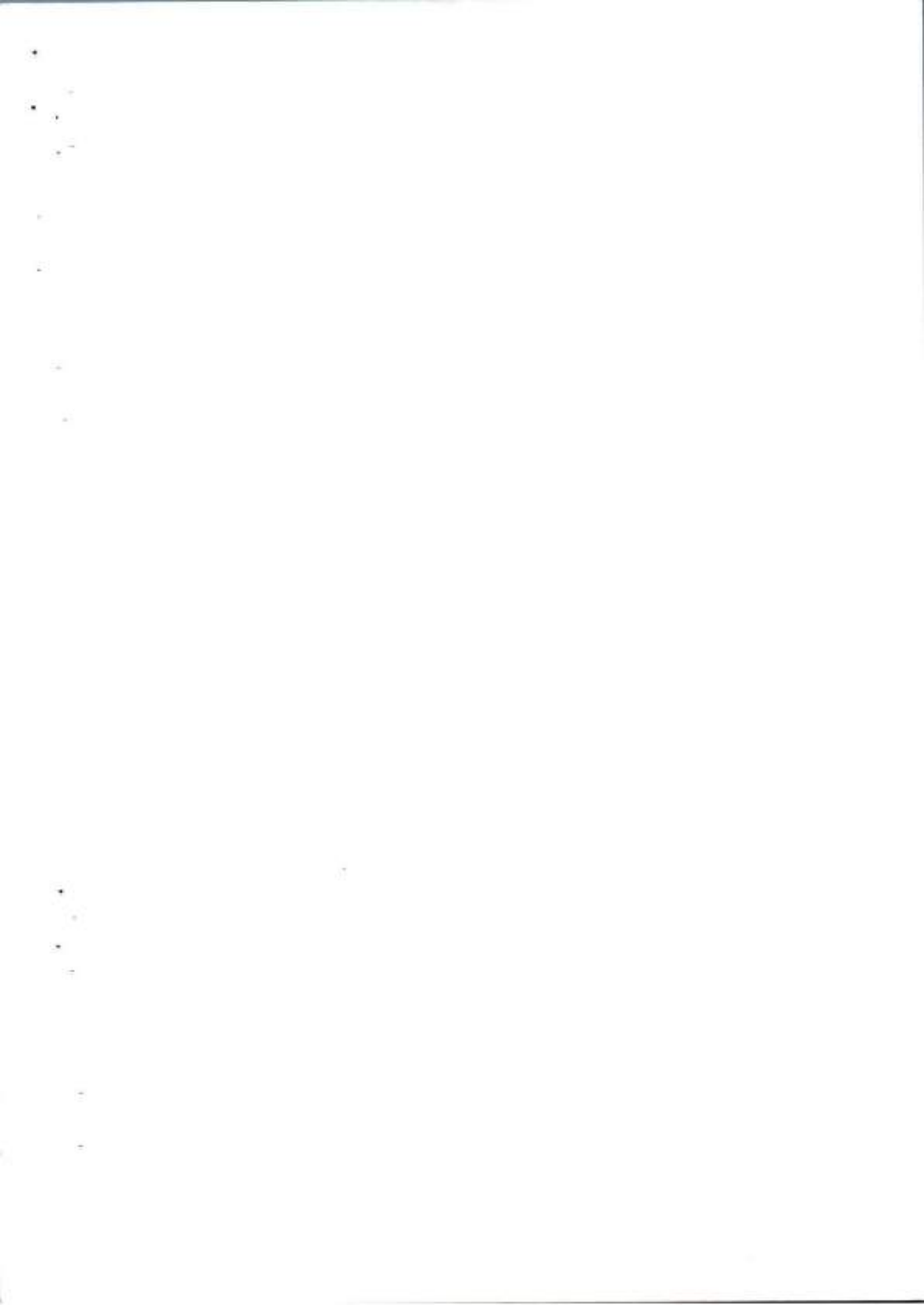
*fm2*

(Satyajit Biswas) 2022/06/09 02:59:19 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

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Dated 17<sup>th</sup> day of May, 2022

Between

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

And

Siddha Happyville LLP  
... Attorney ✓

**POWER OF ATTORNEY**

*Siddha Happyville*  
Mouza Bhatenda  
Police Station Rajarhat  
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