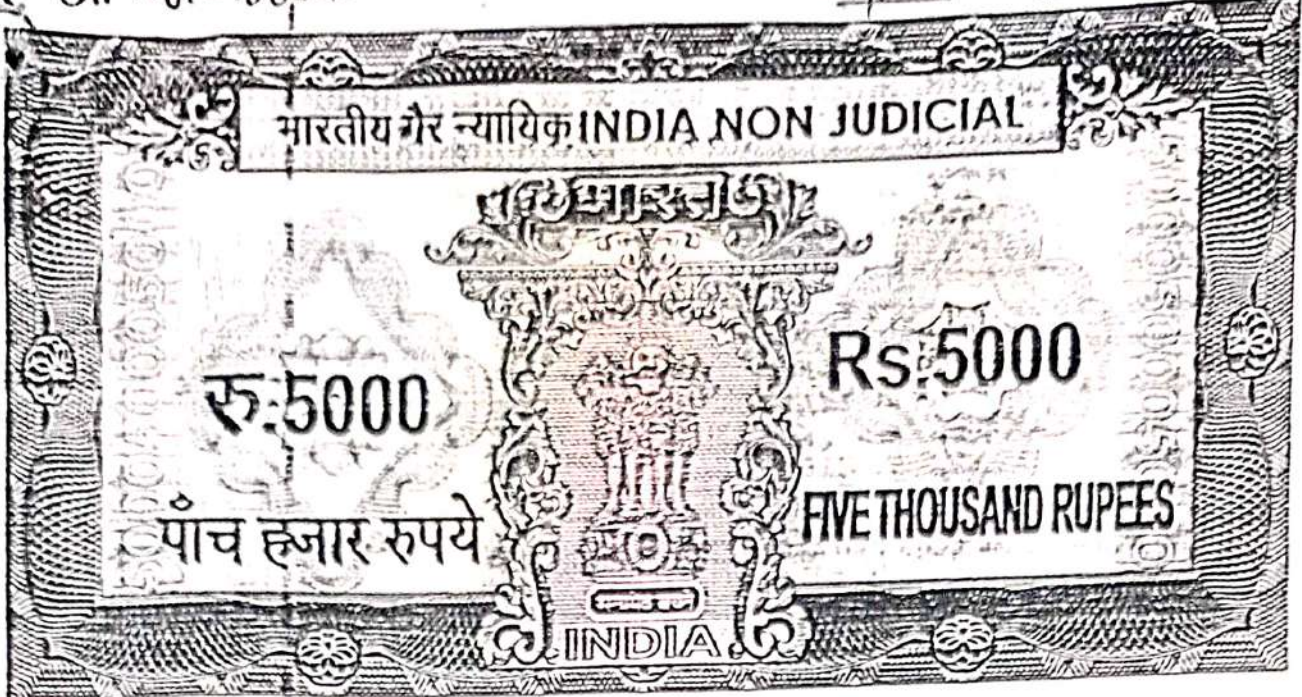


Sl. No. - 16611

820/4

I-5577/21



पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

F 178502

क्र. नं. 2/1081180/2021



CERTIFIED THAT THE DOCUMENT IS ADMITTED INTO REGISTRATION THE SIGNATURE SHEETS AND THE ENCLOSURE SHEETS ATTACHED WITH THIS DOCUMENT ARE PART OF THIS DOCUMENT

(Signature)
District Sub-Registrar
Cochin Behar

9 JUL 2021

(Signature) Kalberi Saha
(Signature) Sidhartha Saha
(Signature) Anamika Brahma
(Signature) Subhamay Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
(Signature) Samir Shree Bhadra
 DIRECTOR

DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING

THIS DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING IS MADE THIS THE 9th DAY OF JULY, 2021

BETWEEN

We, 1. Smt. Kalberi Saha, PAN-NGQPS1051C, W/O Late Ashok Kumar Saha, by Occupation - House Wife, 2. Sri Sidhartha Saha, PAN-FESPS6868R, S/O Late Ashok Kumar Saha, by Occupation - Business, 3. Smt. Anamika Brahma, PAN-FKFPB3615G, W/O. Sri Subhamay Brahma, D/O. Late Ashok Kumar Saha, by

25 JUN 2021

No. 1217 Date
 Name of Vendor Kaberi Saha & others.
 Address of Vendor Cooch Behar
 Stamp Purchased from Cooch Behar Treasury
 Date of Purchase from Treasury
 (Nimal Roy Karmachari)
 Stamp Vendor, Cooch Behar Sadar
 License No-72/4 of 1991-92
 Date

73 MAY 2021

25 JUN 2021

Kaberi Saha



L.T.I.-847
09-07-2021

Kaberi Saha



L.T.I.-848

Siddhartha Saha



L.T.I.-849



Anamika Basarma



L.T.I.-850

Chandran Saha

District Sub Registrar
Cooch Behar

09 JUL 2021

1/2

Kalverá Saha

Siddhartha Saha

Anamika Bhattacharya

Shimen Saha

Tilak Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra
DIRECTOR

Occupation-House Wife, 4. Sri Chandan Saha, PAN-BUCPS0856F, S/O.Late Rabindra Nath Saha, 5. Sri Tilak Saha, PAN- BUCPS1248F, S/O.Late Rabindra Nath Saha, all are residing at Ward No.16, Guriahatl Road, Sahar Cooch Behar, P.S.Kotwali, P.O.&Dist. Cooch Behar, Pin-736101, hereinafter referred to as the hereinafter referred to as OWNERS/ LANDLORDS/VENDORS (which terms and expression unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and assigns) the FIRST PART.

AND

Ideal Infrastructures Solutions Pvt. Ltd. PAN- AACCI0399D, being represented by its Director Smt. Tanushree Bhadra, W/o Sri Ujjwal Bhadra, having its registered office at 6 Eastern Park, 3rd Road, Santoshpur, Kolkata-700075, and local Branch Office at C/O. Techno, M. J. N. Road, Near Madanmohon Bari Chowpathi, P.S. Kotwali, P.O.&Dist.Cooch Behar, Pin-736101, hereinafter referred to as the SECOND PART/CONFIRMING PARTY (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns).

WHEREAS Late Surendra Nath Saha were the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 0.08 Acres of land be the same a little more or less appertaining to Thak No. 914, J.L. No. 130, Mouja-Sahar Cooch Behar, Annual Rental of which Rs.18/-, Total Land was 0.08 Acres recorded in R.S.Khatian being No.4172, in R.S.Dag No.9001 and thereafter recorded the said land in L.R. Khatian No.10381 in L.R.Plot No.11617 of P.S.Kotwali, Dist.Cooch Behar.

WHEREAS Late Hiranbala Saha were the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece, and parcel of land measuring 0.08 Acres of land be the same a little more or less appertaining to Thak No. 914, J.L. No. 130, Mouja-Sahar Cooch Behar, Annual Rental of which Rs.18/-, Total Land was 0.08 Acres recorded in R.S.Khatian being No.4173, in R.S.Dag No.9001 and thereafter recorded the said land in L.R. Khatian No.10632 in L.R.Plot No.11617 of P.S.Kotwali, Dist.Cooch Behar.

WHEREAS while owing and possessing as such said Surendra Nath Saha and Hiranbala Saha expired and after their demised their legal heirs viz. Sadhan Chandra Saha, Sushil Kumar Saha, Ashoke Kumar Saha and Swapna Saha acquired the said land as inheritance and after acquiring the said land as inheritance Sadhan Chandra Saha, Sushil Kumar Saha, Ashok Kumar Saha and Swapna Saha during their lifetime jointly gifted away their 1 Katha 13 Dhurs of land to Chandan Saha and Tilak Saha through a registered Gift Deed being No.I-3342 dated 22.04.2004., Executed before District Sub Registry Office, Cooch Behar.

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Kaberi Saha

Sidhartha Saha

Anamika Brahma

Chandan Saha

Tilak Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jitendra Prasad
DIRECTOR

WHEREAS Sri Chandan Saha and Sri Tilak Saha herein (LANDLORD/VENDOR) are the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 1(One) Katha 13 (Thirteen) Dhur of land be the same a little more or less appertaining to Thak No. 914, J.L. No. 130, Mouja-Sahaar Cooch Behar, Annual Rental of which Rs.18/-, mutated and recorded in L.R.Khatian No.18334, and 18335 in R.S.Dag No.9001 Corresponding to L.R.Plot No.11617, P.S. Kotwali, Dist.Cooch Behar.

WHEREAS while owing and possessing said inherited land Sushil Kumar Saha expired and after his demised his legal heirs viz. Shanti Rani Saha, Pradip Kumar Saha, Asit Kumar Saha, Champa Saha and Anita Saha acquired Sushil Kumar Saha's share of land as inheritance.

WHEREAS while owing and possessing said land Shanti Rani Saha, Pradip Kumar Saha, Asit Kumar Saha, Champa Saha, Anita Saha, Swapna Saha and Sadhan Saha jointly gifted away their inherited 1/3 rd share of land measuring 6 Katha of land out of total land measuring 8(Eight) Katha to Ashok Kumar Saha through a registered Gift Deed being No.1-660 dated 31.01.2018. and Ashok Kumar Saha has also owner of land measuring 2 Katha of land through inheritance. In this way Ashok Kumar Saha became owner of land measuring 6(Six) Katha plus inherited 1/4 th share of land measuring 2(Two) Katha out of total land measuring 8(Eight) Katha i.e. total 8(Eight) Katha. :

WHEREAS while owing and possessing said land Ashok Kumar Saha also expired and after his demised his legal heirs viz. Kaberi Saha(Wife), Sidhartha Saha(Son) and Anamika Brahma (Married daughter) acquired the said total 8(Eight) Katha of land as inheritance.

WHEREAS while owing and possessing as such said Sri Chandan Saha and Sri Tilak Saha have also gifted away their 1(One) Katha 13(Thirteen) Dhurs of land to Kaberi Saha, Sidhartha Saha and Anamika Brahma through a registered Gift Deed being No.I- 4978 dated 18.06.2021. & 22.06.2021., Executed before District Sub Registry Office, Cooch Behar.

WHEREAS while owing and possessing as such said Kaberi Saha, Sidhartha Saha and Anamika Brahma returned the said gifted land on the same day to Sri Chandan Saha and Sri Tilak Saha through a registered Gift Deed being No. I- 4979 dated 18.06.2021. & 22.06.2021., Executed before the District Sub Registry Office, Cooch Behar.

AND WHEREAS one of the party of the 1st part Sl. No.1, 2 & 3 Smt.Kaberi Saha, Sri Sidhartha Saha & Smt. Anamika Brahma herein (LANDLORD/

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Kaberi Saha

Siddhartha Saha

Anamika Brahma

Chandan Saha

Tilak Saha

IDEAL INFRASTRUCTURE SOLUTIONS

Janushee Saha
DIR

VENDOR) are absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 8 (Eight) Katha of land be the same a little more or less appertaining to Thak No. 914, J.L.No.130, Mouja - Sahar Cooch Behar, Annual Rental of which Rs.18/-, Total Land recorded in R.S.Khatian No.4172 and 4173, in R.S.Dag No.9001 Corresponding to L.R. Plot No.11617, P.S. Kotwali, Dist.Cooch Behar was owned and possessed by Ashoke Kumar Saha.

WHEREAS while owing and possessing said land Kaberi Saha, Sidhartha Saha and Anamika Brahma jointly partitioned the said 8(Eight) Katha of land to each other through a registered Partition Deed being No.I - 4980 dated 18.06.2021. & 22.06.2021., Executed before the District Sub Registry Office, Cooch Behar and in this way said Kaberi Saha became owner of land measuring 1920 Sq. Ft.; Sidhartha Saha became owner of land measuring 1920 Sq.ft. and Anamika Brahma became owner of land measuring 1920 Sq. Ft. i.e total 5760 Sq.Ft. Locally 8 (Eight) Katha.

WHEREAS by virtue of the said aforesaid Registered Partition Deed the First Part Sl.No.1,2 &3 herein acquired a piece and parcel of land measuring 0.132 Acres locally 8 (Eight) Katha of land in Mouja Sahar Cooch Behar and the said First Part Sl.No.1,2 &3 after acquiring and possessing the said land their name have been duly mutated in the present settlement record in finally published L.R.R.O.R. in L.R. Khatian No.24612,24613 and 24614 and recorded 0.132 acres of land in L.R. plot No.11617 as well as in the Municipal Records being Holding No.410/11943 of Ward No.16 described in schedule below.

AND WHEREAS by virtue of the said aforesaid Registered Gift Deed and Partition Deed the VENDOR/LAND LORD Smt.Kaberi Saha, Sri Sidhartha Saha, Smt.Anamika Brahma, Sri Chandan Saha and Sri Tilak Saha after acquiring and possessing and accepting their demarcated 8(Eight) Katha and 1 (One) Katha 13(Thirteen) Dhurs of land i.e. total 9(Nine) Katha 13 (Thirteen) Dhurs of land in Mouja- Sahar Cooch Behar under the Cooch Behar Municipality Ward No.16 of Holding No.410/11943, and the said Vendor/ Landlord after acquiring and possessing the said land her name has been duly mutated in the present settlement records in finally published L.R.R.O.R. in L.R.Khatian being No.24612,24613,24614,18334 and 18335 and recorded total 0.044 +0.044 + 0.044 + 0.014 + 0.014 i.e. Total 0.16 Acres in L.R. Plot No.11617 which is described in schedule below.

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Kaberi Saha
Siddhanta Saha
Anamika Brahma
Shantanu Saha
Tulsi Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushee Bhalla
DIRECTOR

AND WHEREAS thereafter the FIRST PART Jointly and mutually agreed to amalgamate the total land and after amalgamation the FIRST PART intend to construct a multi storied building with the joint collaboration with IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. having its Registered office at 6 Eastern Park, 3rd Road, Santoshpur, Kolkata-700075.

AND WHEREAS all the parties of the first part in this way have become the absolute/Joint owners and possessors of the piece of lands as per schedule below at Ward No.16, Holding No.410/11943 of Guriahati Road, Sahar Cooch Behar P.S. Kotwali, P.O.& Dist. Cooch Behar, more particularly mentioned in the schedule 'A' below.

AND WHEREAS the party of the second part was seeking a suitable vacant land for Development and Construction of multistoried building consisting of number of Parking, Flat for Residential and Commercial purpose and some portion of floor for Flats for sale in ownership basis and for this purpose the party of the second part approached to the party of the first part for theirs below schedule land.

NOW THIS AGREEMENT is made and executed by and between the parties of the First Part and Second Part under the following terms and conditions :-

1. That the parties of the first part/owners of land has already handed over the landed property, mentioned here-in-below to the party of the Second part with all rights for the Development of land and building and do necessary acts related to development and construction of multistoried building on the said premises and to represent all offices on behalf of the land lords except sell and mortgage of any portion of land allocation without the consent of the land lord.
2. That the 2nd part shall delivered finished Flat to the 1st part landlords as per enclosed allocation details.
3. That the building constructed as per approved plan of appropriate authority and the Basement Floor is for Single/double layer Parking & Part of Ground Floor & Part of First Floor for Commercial purpose use and the others Floor and area shall be residential.
4. That the developer 2nd part shall complete the said building by 30 (Thirty) month from the date of the execution of this Development agreement with extension of 6 (six) months grace period if so required by the developer (Save and except force majeure).

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Kalveri Saha

Siddhanta Saha

Anamika Brahmam

Chandra Saha

Taluk Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT.

Jayashree Shah
DIRECTOR

5. That the Developer intend to develop/construct B+G+5 floor Building at the cost of developer/confirming party and as per approved or post fact approved building plan of Cooch Behar Municipality.
6. That the developer/the party of the second part has liable to construct the building as per approved/post fact approved plan by the Cooch Behar Municipal Authority. Any diversion needed on the approved plan later on shall have to be approved by the appropriate authority and the 1st part and 2nd part or theirs constituted attorney jointly signed in the building plan before submission in Cooch Behar Municipality or appropriate authority for post fact approval.
7. That the Commercial area, which has been located at part of ground Floor and part of First Floor, there must be a common passage for entrance and Exit into the commercial area without any disturbance of others co-sharer or land lords or Developer/Confirming Party.
8. That the floors of the proposed multistoried building shall be used as follows:
 - A) Basement floor will be used for single / double layer Parking Only ;
 - B) Part of GF and part of FF will be used for Commercial purpose.
 - C) Flat situated at balance part of Ground and First floor to Fifth Floor for residential use as to be decided by the party of the 2nd part/developer with due approval from Municipal Authority if required.
9. That after completion of construction in the presentation form the party of the second part/the developer shall hand over the possession to the parties of the 1st part as described in schedule "D" within the stipulated time.
10. That after hand over of the aforesaid constructed spaces as mentioned earlier as land lord allocation to the land lords/the parties of the 1st part, the Developer Shall have the absolute right on all the remaining construction proposed to be made at present or in future on the said below schedule lands. The land lords/ the parties of the first part after receipt of their shares as mentioned earlier shall have no right to claim or object for such present or future construction.

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Kalberi Saha

Siddhanta Saha

Anamika Brahma

Chandana Saha

Talata Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jayushree Ghosh
DIRECTOR

11. That after handing over of the possession of the land lord's portion/share, by the party of the 2nd part/developer, to the parties of the 1st part, the rest portion of the complete building shall be treated as share of developer/the party of the 2nd part, together with undivided proportionate shares of land of the said premises as mentioned in the schedule below.
12. That the party of the 2nd part shall have every right to enter into the agreements with any prospective buyers for sale/rent of commercial place, Flat, parking spaces etc. of the said building or any rent to any third party or any future construction, excluding share of 1st part.
13. That the party of the 1st part shall have every right to enter into the agreements with any prospective buyers for sale/rent of commercial place, Flat, parking spaces etc. of the said building or any rent to any third party or any future construction, excluding share of 2nd part.
14. That the party of the 1st part or his lawful constituted attorney shall remain liable to sign on the agreements to be prepared for sale of commercial Place, Flats etc by the developer/the party of the 2nd party for the proposed purchasers etc. if required.
15. That all sorts of liabilities regarding any agreements related to the said proposed building shall lie on the party of the 2nd part in spite of tripartite Agreement on any Agreement proposed to be made by the developer for sale of Flats or commercials etc excluding the portions/shares of the Land Lords.
16. That the Land Lord No.1,2 & 3 must be hand over the L.R.Plot No. 11616 & 11629 land measuring 1100 Sq.Ft.(Approx.) to the Developer IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. for developing the land and the developer has every right to use and enjoy the land except construction of building and after development of the land the landlords could not raise any objection in future.
17. That the party of the 2nd part shall have the right to accept advance or any sorts of payments including the final payments from any prospective buyers or tenants of Commercial place, Flats parking space etc, at their own discretion.

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Kalvaree Saha

Siddhanta Saha

Anamika Brahma

Chandana Saha

Tulsi Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jayashree Bhadra
DIRECTOR

18. That in case of any advance or any sorts of amount received /to be received by the party of the 2nd part from any proposed buyers etc, the parties of the 1st part shall never be liable in any manner for such amounts received/to be received by the party of the 2nd part.
19. That the party of the 2nd part is at liberty to take financial assistance from any bank, financial institution etc.
20. That the Building name must Be "IDEAL'S HIRAN".
21. That the registration process of "IDEAL'S HIRAN" i.e. the total building of residential Flat including Commercial and Parking area of the building under the name & style "IDEAL'S HIRAN".
22. That the following facilities shall be provided by the developer on the said Multistoried Building for all the Commercial place owner or Flat owners etc including the Land lords/the parties of the 1st part.
 - a) Arrangement of deep tube well & water tanks on the roof of the building for supply of water to each flat owners and the developer shall installed Lift in the said building.
23. That the 2nd Part/developer shall bear all expenses relating to building plan and all other related expenses regarding construction/development of the said Multistoried Building.
24. That the Land Lords shall not be liable in any manner from the date of execution of this Deed of Agreement for Development/construction of the Building.
25. That the 1st part is not liable for any advance taken by the Developer/ Confirming Party from any third party or proposed purchaser.
26. That the 1st part is not liable for any disputes regarding construction of building nor any liability regarding the construction.
27. That the parties of the 2nd part/Developer shall bear all expenses for the construction/development of the Multistoried Building out of their own source or through financial assistance from any organization including bank etc. as per their convenient without mortgage the below schedule land Deed.

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Kaberi Saha
Siddhartha Saha
Pranika Brahma
Charan Saha
Tushtak Saha

28. That the parties of the 1st part shall also not be liable for any loan taken by the party of the 2nd part.
29. That the said below mentioned common areas & facilities shall be enjoyed by all the Flat owners including Land Lords of the said proposed building to be constructed on the lands mentioned in the scheduled hereinafter.
- a) Corridors, Stairways, Common toilets, pump rooms, roof, water pump and motor and all other common things and lift.
- b) All other facilities as mutually be agreed and be settled by all the Flat owners as joint owners of the said building including their nominees or legal heirs.
30. The owner shall hold the owner's allocation on same terms and conditions as regards the users and maintenance of the building as the purchasers or other occupiers of the Flats of the Developer's area would hold and shall pay maintenance charges and other outgoings in respect of the owner's at the same rate and the same manner as purchasers of the Flats of Developer's allocation.
31. The original papers of the property shall remain under the custody of the Developer during the promotion work for the interest of the project. After completion of the project the Developer in presence of the Owners shall hand over the such original papers etc, to the flat/ commercial owner's Association.
32. The Owner and the Developer have entered into this agreement purely on the principal to principal basis and shall be deemed or construed as joint venture between the Owners and Developer.

SCHEDULE OF LAND-A

District:Cooch Behar,P.S.Kotwali,Mouza-Sadar Cooch Behar,Thak No.914,J.L. No.130,R.S.Khatian being No.4172 & 4173 Corresponding to L.R.Khatian being No. 24612, 24613,24614,18334 & 18335, , R.S.Plot No.9001 Corresponding to L.R. Dag No. 11617,Total Land- 0.16Acres Locally 9 Katha 13 Dhurs.

TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:

North : House of Mihir Boxi & Others ;

South : Land Of Kaberi Saha & others ;

East : House Of Kalyani Datta & Others ;

West : Guriahati Road.

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Kaberi Saha
Siddhartha Saha
Anamika Brahma
Chandan Saha
Tilak Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
DIRECTOR

Sl. No	Detail of land Lord.	TITLE DEED NO.	DATED	KHAT IAN NO.	R.S. PLOT NO	L.R. PLOT NO.	AREA OF LAND
1.	Sri Chandan Saha & Sri Tilak Saha.	Gift Deed being No.I-4979.	18.06.2021. & 22.06.2021.	18334 & 18335	9001	11617	1 Katha 13 Dhurs
2.	Smt.Kaberi Saha.	Partition Deed Being No.I-4980	18.06.2021. & 22.06.2021.	24612	9001	11617	Area of Land- 1920 Sq. Ft. OR 0.044 Acres Locally 2(Two) Katha 13.34 Dhur.
3.	Sri Sidhartha Saha.	Partition Deed Being No.I-4980	18.06.2021. & 22.06.2021.	24613	9001	11617	Area of Land- 1920 Sq. Ft. OR 0.044 Acres Locally 2(Two) Katha 13.33 Dhur.
4.	Smt.Anamika Brahma.	Partition Deed Being No.I-4980	18.06.2021. & 22.06.2021.	24614	9001	11617	Area of Land- 1920 Sq. Ft. OR 0.044 Acres Locally 2(Two) Katha 13.33 Dhur.

Total Land - 9 Katha 13 Dhurs (through Gift Deed and Partition Deed) upon which the building "IDEAL HIRAN" will be constructed and the balance area remain in position of land lord vide plot LR 11616 & 11629 will be used by the developer for other purpose except construction of any building.

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Kalveri Saha
Siddhanta Saha
Anamika Braham
Chandana Saha
Rishika Saha

SCHEDULE "C" (Specification)

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jayashree Shaha
DIRECTOR

SL. No.	Item	Residential	Commercial
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A. Structural

1	RCC Frame Structure as per Geo Technical Report IS CODE MAINTANINED EARTHQUAKE ZONE (V) protective Design	Yes	Yes
2	Floor & Roof Slab Thickness	125/100 mm	125 mm
3	External Brick Wall	250mm/125 mm	250mm/125 mm
4	Internal Brick wall	125/75 mm	125/75 mm
6	Toilet Brick Wall	125/75 mm	125/75 mm

B. Finishing : Flooring

1	Room	Floor Tile 2'x2'(Vetrified Marbo Nite)	NA
2	Kitchen	Floor Tile 2'x2'*Refer Note	NA
3	Toilet	Kota/Marble/Anti Skid Titles	Kota/Marble
4	Stair	Kota/Marble	Kota/Marble
5	Cooking Platform	Black Granite	NA

C. Finishing : Door

1	Main Door	Steel Door/Flush Door Shutter .	MS Rolling Shutter
2	Other Doors	Flush Door shutter with both side commercial synthetic enamel paint finish	NA
3	Door Frame	Sal Wood	NA
4	Bath room	PVC frame with single	NA

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Kaberi Saha
 Siddhanta Saha
 Anurika Baidya
 Chandan Saha
 Tullika Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanusree Bhadra
 DIRECTOR

	door	leave PVC shutter	
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D. Finishing Window

1	Windows and Balcony Door	Anodised Aluminium /UPVC Frame with sliding 4mm plain Glass Panel.	NA
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E. Finishing Misc

1	Stair Railing	MS/ Aluminium	MS/ Aluminium
2	Roof Treatment	Water Proofing with Chemical	NA
3	Rain Water Pipe	PVC, ISI Marked	PVC, ISI Marked
4	Lift	Sized for 5/4 persons with Automatic Door operation, make (Otis/Kone/Sindelar).	
5	Lift Fascia	Ceramic Tiles	NA
6	Parapet Wall	Brick Work, RCC & MS Febrication	NA

F. Finishing External Wall

1	External Wall	Weather coat painting with priming coat over cement plastering on wall including RCC members.	Weather coat painting with priming over-cement plastering on wall including RCC members.
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G. Finishing : Internal Wall

1	Internal Wall	Putty Punning on cement plastering on wall and ceiling including priming	NA
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H. Finishing : PH & E

1	Soil waste & Vent Pipe Fittings	UPVC Pipe & Fittings Conforming to IS : 13592-1992	UPVC Pipe & Fittings Conforming to IS :
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Kalber's Saha
Siddhartha Saha
Anamika Brahma
Chandan Saha
Tulika Saha

IDEAL INFRASTRUCTURE SOLUTIONS

Janusheer Bhadra
DIRECTOR

			13592-1992
2	Water Supply Pipe & Fitting	CPVC Pipes conforming to IS : 1239(Part-1) and PVC pipes as applicable.	CPVC Pipes conforming to IS : 1239(Part-1) and PVC pipes as applicable.
3	Gate Valves & Cocks	GM/CP single Gate Valves & Cocks	GM/CP single Gate Valves & Cocks
4	Sewer	Manhola with yard gully near each toilet block for effecting sol & waste pipe connection with septic tank	Manhola with yard gully near each toilet block for effecting sol & waste pipe connection with septic tank

I. Finishing : Sanitary Fixture

1	EPWC / IPWC	ISI market vitreous chine with low level plastic cistern, Colour white.	ISI market vitreous chine with low level plastic cistern, Colour white.
2	Wash Hand Basin	White coloured, with CP Pillar cock	White coloured, with CP Pillar cock

J. Finishing : Electrical

1.	Generator backup	Available up to certain limit(500 Watts)	Available up to certain limit(500 Watts)
2	Common area wiring/cabling	YES	Yes
3	Room Wiring	Concealed wiring terminated up to certain no. of points	Concealed wiring terminated up to main points

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Kalberla Saha

Siddhanta Saha

Anamika Brahma
Chandan Saha

Tulika Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhattacharya
DIRECTOR

4	Wiring for AC	All Bed Room	On chargeable basic
5	Electrical Fittings & Fixtures		On chargeable basic
6	Telephone intercom wiring	NO	NO.
7	TV distribution cabling	YES	No
8	Lightning Protection	YES	YES

K. Finishing : Drinking Water

1	Supply	Pumped up to overhead tank deep tube well with one shallow tube well as back up with iron removal plant.	Pumped up to overhead tank deep tube well with one shallow tube well as back up with iron removal plant.
2	Distribution	Yes	Common point

L. Fire Safety :

1	Installation	Yes	YES
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All the aforesaid specification may be changed keeping in view quantity of the Substituted goods.

Note :-

- 1) Electric connection, from West Bengal State Electricity Distribution Company Limited to be arranged by the PURCHASERS and land lord in his/her own cost.
- 2) In case of any special fittings than the normal fittings to be made by the Owners/ Developer, the extra cost must be borne by the Owner/Purchaser.

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SCHEDULE "D"

Kaberi Saha
Siddhartha Saha
Anamika Brahma
Chandan Saha
Tilak Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Shukla
DIRECTOR

DETAILS OF LAND LORDS AND DEVELOPER ALLOTMENT

SCHEDULE - A					
PROPOSED FLOOR WISE DETAILS OF ALLOCATION FOR LAND LORDS AND DEVELOPER					
FLOOR MARK	PROPERTY TYPE	ALLOTED TO	STATUS OF ALLOTEE	No	SUPER BUILT UP AREA IN SQFT.
BASE MENT	OPEN PARKING	Mr. Siddhartha Saha	As Land Lord share	1	NA
BASE MENT	OPEN PARKING	Mrs Anamika Brahma	As Land Lordshare	1	NA
BASE MENT	BALANCE OPEN PARKING	Ideal Infrastructure Solutions Pvt Ltd.	As developer share	Balance No of Parking	Balance developed super built area except land lord allocation
Second Floor	2 BHK Flat	Mrs. Kaberi Saha	As Land Lord share	1	700
Second Floor	3 BHK Flat	Mr. Siddhartha Saha	As Land Lord share	1	1200
Third Floor	3 BHK Flat	Mrs Anamika Brahma	As Land Lord share	1	1200
Forth Floor	2 BHK Flat	Mr. Chandan Saha	As Land Lord share	1	700
Forth Floor	2 BHK Flat	Mr. Tilak Saha	As Land Lord share	1	700
Any Floor (from GF to Fifth floor)	Flat	Ideal Infrastructure Solutions Pvt Ltd.	As developer Share	Balance No of Flat except land lord allocation	Balance developed superbuilt area in sqft. except land lord allocation
Ground Floor	Stall	Mrs. Kaberi Saha	As Land Lord share	1	150
Ground Floor	Stall	Mrs Anamika Barhma	As Land Lord share	1	240
Any Floor	Stall/Commercial	Ideal Infrastructure Solutions Pvt. Ltd.	As developer share	Balance No of Stall except land lord allocation	Balance developed super built area except land lord allocation

P-16

Kabeeri Saha

Siddhartha Saha

Anamika Brahma

Chandam Saha

Tinku Saha

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra
DIRECTOR

In witness WHERE OF THE LANDLORDS/VENDORS & DEVRELOPER/
CONFIRMING PARTY subscribe theirs hands, seal this the day, month and year
above mentioned.

Witness :

1. Goutam Kar,
s/o -sri Gobinda Kar,
vill-charakar kuthi Dewanbosh
P.O-Tapurhat, P.S-kotwali,
Dist-Cooch Behar.

2. Subhramanyu Brahma
s/o -late Chanchal Kumar Brahma
New Patavana, Near old Kalibani,
P.O+Dist) Cooch Behar
Pin- 736101

Kabeeri Saha

Siddhartha Saha

Anamika Brahma

Chandam Saha

Tinku Saha

Signature of Land Lord.

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra
DIRECTOR

Signature of Developer.

Drafted & Prepared in my Office

Amrita Datta

Advocate, Cooch Behar.

Enrolment NO. F 1003/1014 of 2002



Kaberi Saha

Left Hand

Right Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Sign. Kaberi Saha



Siddhartha Saha

Left Hand

Right Hand

Sign. Siddhartha Saha



Ananta Bora

Left Hand

Right Hand

Sign. Ananta Bora



Chandra Saha

Left Hand

Right Hand

Sign. Chandra Saha



Tinkok Saha

Left Hand

Right Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger



IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

Left Hand

Right Hand

Atix recent Photo here

Left Hand

Right Hand

Atix recent Photo here

Left Hand

Sign. Tinkok Saha







Sign. Janushree Bhadra
DIRECTOR

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.





Sign.

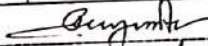
.....

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt ANAMIKA BRAHMA Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			Anamika Brahma 05/07/2021
4	Shri CHANDAN SAHA Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			Chandan Saha 05/07/2021
5	Shri TILAK SAHA Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			Tilak Saha 05/07/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt TANUSHREE BHADRA C/o Techno, M.J.N. Road, Near Madanmohan Bari, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Representative of Developer [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED]			Signature with date TANUSHREE BHADRA 09/07/2021 IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED DIRECTOR
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Goutam Kar Son of Mr Gobinda Kar Charakerkuthi Dewanbas, City:- P.O:- Tapurhat, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736157	Smt KABERI SAHA, Shri SIDDHARTHA SAHA, Smt ANAMIKA BRAHMA, Shri CHANDAN SAHA, Shri TILAK SAHA, Smt TANUSHREE BHADRA			Signature with date Goutam Kar. 09/07/2021


09/07/2021
(Subodh Kumar Majumdar)
District Sub Registrar
Cooch Behar
OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/01/004/474154



Elector's Name : Saha Chandan
নির্বাচকের নাম : সাহা চন্দন
Father/Mother/
Husband's Name : Rabindranath
পিতা/মাতা/স্বামীর নাম : রবীন্দ্রনাথ
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1-1-95 : 20
১-১-৯৫ -এ বয়স : ২০

Chandan Saha

Address :
Shahar Coochbehar
Coochbehar Municipality
Coochbehar

ঠিকানা :
শহর কোচবিহার
কোচবিহার মিউনিসিপ্যালিটি
কোচবিহার

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For North Coochbehar Assembly Constituency
উত্তর কোচবিহার বিধানসভা নির্বাচন ক্ষেত্র

Place : Coochbehar Sadar
স্থান : কোচবিহার সদর
Date : 3.2.95
তারিখ : ৩.২.৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/01/001/474182



Elector's Name : Saha Tilak
নির্বাচকের নাম : সাহা তিলক

Father/Mother/
Husband's Name : Rabindranath

পিতা/মাতা/স্বামীর নাম : রবীন্দ্রনাথ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1-1-95 : 18

১-১-৯৫ -এ বয়স : ১৮

Tillak Saha

Address :
Shahar Coochbehar
Coochbehar Municipality
Coochbehar

ঠিকানা :
শহর কোচবিহার
কোচবিহার মিউনিসিপ্যালিটি
কোচবিহার

Facsimile Signature of
Electoral Registration Officer
নির্বাচন-নিবন্ধন আধিকারিক
For North Coochbehar Assembly Constituency
উত্তর কোচবিহার বিধানসভা নির্বাচন কেন্দ্র

Place : Coochbehar Sadar
স্থান : কোচবিহার সদর

Date : 3.2.95
তারিখ : ৩.২.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

IDEAL INFRASTRUCTURE
SOLUTIONS PRIVATE LIMITED

09/02/2009

Permanent Account Number

AACGI0399D

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhadva
DIRECTOR

आयकर विभाग (सर्विस टैक्स प्रदाता) / Income Tax Department (Service Tax Provider)
आयकर विभाग, दिल्ली / Income Tax Department, Delhi
एन - 111 016
If this card is lost, someone's lost card is found,
please inform us to
Income Tax PAN Services Unit, NSDI
Sub-Office, Main Building,
110, No. 11, Convent Road,
Model Colony, Near Durgam Chauraha, Chowk,
Pune - 411 016
Tel: 91-20-2721 8880 Fax: 91-20-2721 8081
Email: unit@nsdi.co.in

Major Information of the Deed

Deed No :	I-0801-05577/2021	Date of Registration	14/07/2021
Query No / Year	0801-2001081180/2021	Office where deed is registered	
Query Date	01/07/2021 7:13:39 PM		0801-2001081180/2021
Applicant Name, Address & Other Details	Surajit Datta COOCH BEHAR, Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736101, Mobile No : 9434201959, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs 40,00,000/-	Rs 1,93,93,934/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,000/- (Article:48(g))	Rs 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Guriahati Road, Road Zone : (Tirangi More – Kalyan Sanga More) , Mouza: Shahar Coochbehar, , Ward No: 16 JI No: 130, Pin Code : 736101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11617 (RS :-9001)	LR-24612	Bastu	Bastu	4.4 Dec	11,00,000/-	53,33,332/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-11617 (RS :-9001)	LR-24613	Bastu	Bastu	4.4 Dec	11,00,000/-	53,33,332/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L3	LR-11617 (RS :-9001)	LR-24614	Bastu	Bastu	4.4 Dec	11,00,000/-	53,33,332/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L4	LR-11617 (RS :-9001)	LR-18334	Bastu	Bastu	1.4 Dec	3,50,000/-	16,96,969/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L5	LR-11617 (RS :-9001)	LR-18335	Bastu	Bastu	1.4 Dec	3,50,000/-	16,96,969/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
TOTAL :					16Dec	40,00,000 /-	193,93,934 /-	
Grand Total :					16Dec	40,00,000 /-	193,93,934 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

- 1 **Smt KABERI SAHA (Presentant)**
 Wife of Late Ashok Kumar Saha Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of. India, PAN No.: NGxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence
- 2 **Shri SIDDHARTHA SAHA**
 Son of Late Ashok Kumar Saha Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of. India, PAN No.: FExxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence
- 3 **Smt ANAMIKA BRAHMA**
 Wife of Shri Subhamay Brahma Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of. India, PAN No.: FKxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence
- 4 **Shri CHANDAN SAHA**
 Son of Late Rabindra Nath Saha Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of. India, PAN No.: BUxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence
- 5 **Shri TILAK SAHA**
 Son of Late Rabindra Nath Saha Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of. India, PAN No.: BUxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/07/2021
 , Admitted by: Self, Date of Admission: 09/07/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED C/o Techno, M.J.N. Road, Near Madanmohan Bari, City:- Coochbehar, , P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 , PAN No.: AAxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Smt TANUSHREE BHADRA

Wife of Shri Ujjwal Bhadra C/o Techno, M.J.N. Road, Near Madanmohan Bari, City:- Coochbehar, , P.O:-
Gooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Female,
By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status :
Representative, Representative of : IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED (as
DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Kar Son of Mr Gobinda Kar Charakerkuthi Dewanbas, City:- , P.O:- Tapurhat, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736157			

Identifier Of Smt KABERI SAHA, Shri SIDDHARTHA SAHA, Smt ANAMIKA BRAHMA, Shri CHANDAN SAHA, Shri
TILAK SAHA, Smt TANUSHREE BHADRA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt KABERI SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri SIDDHARTHA SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Smt ANAMIKA BRAHMA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri CHANDAN SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-1.4 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Shri TILAK SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-1.4 Dec

Details as per Land Record

Coochbehar, P.S.- Coochbehar, Municipality: COOCHBEHAR, Road: Gurlahati Road, Road Zone : (Tirangi Kalyan Sanga More) , Mouza: Shahar Coochbehar, , Ward No: 16 JI No: 130, Pin Code : 736101

	Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 11617, LR Khatlan No - 24612	Owner: बरबरी साहा, Gurdian: अमर कृष्ण साहा, Address: बिर, Classification: कल, Area: 0.04400000 Acre,	Smt KABERI SAHA
L2	LR Plot No - 11617, LR Khatlan No - 24613	Owner: सिद्धार्थ साहा, Gurdian: अमर कृष्ण साहा, Address: बिर, Classification: कल, Area: 0.04400000 Acre,	Shri SIDDHARTHA SAHA
L3	LR Plot No - 11617, LR Khatlan No - 24614	Owner: अनमिका ब्रह्म, Gurdian: सुकुमार ब्रह्म, Address: बिर, Classification: कल, Area: 0.04400000 Acre,	Smt ANAMIKA BRAHMA
L4	LR Plot No - 11617, LR Khatlan No - 18334	Owner: चन्दन साहा, Gurdian: रवीन्द्र साहा साहा, Address: बिर, Classification: कल, Area: 0.01400000 Acre,	Shri CHANDAN SAHA
L5	LR Plot No - 11617, LR Khatlan No - 18335	Owner: तिलक साहा, Gurdian: रवीन्द्र साहा साहा, Address: बिर, Classification: कल, Area: 0.01400000 Acre,	Shri TILAK SAHA

09-07-2021
143,93,9341

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

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 09-07-2021

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

Presented for registration at 12 51 hrs on 09-07-2021, at the Private residence by Smt KABERI SAHA , one of the Executants

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

Execution is admitted on 09/07/2021 by 1 Smt KABERI SAHA, Wife of Late Ashok Kumar Saha, Guriahati Road, Ward No. 16, P.O Cooch Behar, Thana Coochbehar, . City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 2. Shri SIDDHARTHA SAHA, Son of Late Ashok Kumar Saha, Gunahati Road, Ward No. 16, P.O: Cooch Behar, Thana: Coochbehar, . City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL India, PIN - 736101, by caste Hindu, by Profession Business, 3. Smt ANAMIKA BRAHMA, Wife of Shri Subhamay Brahma, Gunahati Road, Ward No. 16, P.O: Cooch Behar, Thana: Coochbehar, . City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL India, PIN - 736101, by caste Hindu, by Profession House wife, 4. Shri CHANDAN SAHA, Son of Late Rabindra Nath Saha, Guriahati Road, Ward No. 16, P.O: Cooch Behar, Thana: Coochbehar, . City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL India, PIN - 736101, by caste Hindu, by Profession Others, 5. Shri TILAK SAHA, Son of Late Rabindra Nath Saha, Guriahati Road, Ward No. 16, P.O: Cooch Behar, Thana: Coochbehar, . City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL India, PIN - 736101, by caste Hindu, by Profession Others

Indetified by Mr Goutam Kar, . . . Son of Mr Gobinda Kar, Charakerkuthi Dewanbas, P.O: Tapurhat, Thana: Coochbehar, . Coochbehar, WEST BENGAL India, PIN - 736157, by caste Hindu, by profession Others

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

Execution is admitted on 09-07-2021 by Smt TANUSHREE BHADRA, DIRECTOR, IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED, C/o Techno, M.J.N. Road, Near Madanmohan Bari, City:- Coochbehar, . P.O:- Cooch Behar, P.S -Coochbehar, District-Coochbehar, West Bengal, India, PIN:- 736101

Indetified by Mr Goutam Kar, . . . Son of Mr Gobinda Kar, Charakerkuthi Dewanbas, P.O: Tapurhat, Thana: Coochbehar, . Coochbehar, WEST BENGAL India, PIN - 736157, by caste Hindu, by profession Others

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 14-07-2021

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.

Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-)
Registration Fees paid by Cash Rs 32/-, by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/07/2021 2:05PM with Govt. Ref. No: 192021220027392781 on 08-07-2021, Amount Rs: 7/-, Bank: State
Bank of India (SBIN0000001), Ref. No. IK0BEASYU0 on 08-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 35,000/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs.10/-
2. Stamp Type: Impressed, Serial no 1217, Amount: Rs.5,000/-, Date of Purchase: 25/06/2021, Vendor name: N R Karmakar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/07/2021 2:05PM with Govt. Ref. No: 192021220027392781 on 08-07-2021, Amount Rs: 35,000/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BEASYU0 on 08-07-2021, Head of Account 0030-02-103-003-02

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

Registration under section 60 and Rule 69.

In Book - I

Number 0801-2021, Page from 95678 to 95713

No 080105577 for the year 2021.



Digitally signed by Subodh Kumar
Majumdar
Date: 2021.07.17 14:28:27 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar

(Subodh Kumar Majumdar) 2021/07/17 02:28:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08012001081180/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KABERI SAHA Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			Kaberi Saha 09/07/2021
2	Shri SIDDHARTHA SAHA Guriahati Road, Ward No. 16, City:- Coochbehar, , P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord			Siddhartha Saha 09-07-2021