

SL 5875

N/C - 306/2021

I- 5842/21

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 330870

क्र. नं. S/1241300/2021



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

*Amrita*  
District Sub-Registrar  
Cooch Behar

28 JUL 2021

*Kaberi Saha*  
*Siddhartha Saha*  
*Anamika Brahma*  
*Chandan Saha*  
*Tilak Saha*

## DEVELOPER'S POWER OF ATTORNEY

KNOW ALL MEN by these presents We, 1. Smt. Kaberi 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 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, Guriahati Road, Sahar Cooch Behar, P.S.Kotwali, P.O.&Dist. Cooch Behar, do hereby nominate constitute and appoint, Director Smt. Tanushree Bhadra, IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. W/O. Sri Ujjwal Bhadra, having its registered office at 6 Eastern Park, 3<sup>rd</sup> Road, Santoshpur, Kolkata-700075, and local Branch Office at C/O. Techno, M.J.N.

Sl. No. 3058 Date 27 JUL 2021  
Name of Vender.....  
Address of Vender.....  
Stamp Purchased from Cooch Behar Treasury-I  
Date of Purchase from Treasury.....

Kaberi Saha, Jorhat  
Cooch Behar.

28 JUN 2021

(Nimai Roy Karmekar)  
Stamp Vendor, Cooch Behar Sadar  
Licence No-72/4 of 1991-92  
Date.. 27 JUL 2021

Kaberi Saha



L.T.I. - 866  
27-07-2021

Kaberi Saha



L.T.I. - 867

Siddhartha Saha



L.T.I. - 868



Anamika Brahma



L.T.I. - 869

Chandan Seba

District Sub-Registrar  
Cooch Behar

27 JUL 2021

Kaberi Saha  
Siddhartha Saha  
Anamika Brahma  
Chandan Saha  
Tilak Saha

Road, Near Madan Mohon Bari, P.S. Kotwali, PO. & Dist. Cooch Behar, Pin - 736101, our true and lawful Attorney for us, in our names and on our behalf in respect of the land property described in the schedule below to do and to execute all or any of the acts, deeds and things as mentioned here-in-below.

1. That We Sri Chandan Saha and Sri Tilak Saha acquired the below schedule 1 Katha 13 Dhurs of land through a registered Gift Deed being No. I-4979 dated 18.06.2021. & 22.06.2021., Executed before District Sub Registry Office, Cooch Behar and after acquiring the said land through Gift Deed We have also mutated and recorded the said land in the settlement records and also got separate L.R. Khatian being No. 18334 & 18335 and also recorded 0.014 + 0.014 Acres of land in L.R. Plot No. 11617 and more particularly described in the schedule given herein under.
2. That We Smt. Kaberi Saha, Sri Sidhartha Saha and Smt. Anamika Brahma (Saha) acquired the below schedule land measuring 8 Katha of land through a registered Partition Deed being No. I-4980 dated 18.06.2021. & 22.06.2021., Executed before District Sub Registry Office, Cooch Behar and after acquiring the said land through Partition Deed. We have also mutated and recorded the said land in the settlement records and also got separate L.R. Khatian being 24612, 24613 & 24614 and they have also recorded 0.044 + 0.044 + 0.044 Acres of land in L.R. Plot No. 11617 and more particularly described in the schedule given herein under.
3. That we have entered in to registered Development agreement and we have also Executed one registered Development Agreement being Book No. I, Deed No. 5577, Volume No. 0801-2021, Page No. 95678 to 95713 dated 09.07.2021. & 17.07.2021., Executed before the District Sub-Registrar, Cooch Behar for Development/ Construction of Multistoried building on our below scheduled land as per aforesaid agreement with the said company, for Development/Construction of Multistoried building with the said company.

NOW THIS INDENTURE WITNESSTH AS FOLLOWS

1. Two Work, manage, control and supervise the management of all and administer the properties now belong to me and co develop the same being the developer of the property as per the said Regd. Development Agreement made between us.

Kalbari Saha  
Siddhartha Saha  
Anamika Beahmi  
Chandra Saha  
Tulsi Saha

2. To enter into our property with hired labour(s), worker(s), manager or the like and tot take control of same with a view to develop the properties as per the aforesaid development agreement made between us.
3. To sign on our behalf before any authority towards any procedural matter/formalities in the matter of construction of the building, to pay, deposit rents, taxes and other amount to the Govt. Semi Govt. or quasi Govt. or Authorities and to receive any security money or any amount due to me from any person or persons, private individual, court, Govt. offices, semi Govt., quasi Govt., offices or any local authority or from any local body whatsoever related with the property as mentioned in the Regd. Development Agreement.
4. To negotiate on terms for and to enter into any agreement of sale of any portion of the developers allocation as described in the agreement made between the Land Owners and the developer to be erected upon the mentioned below properties with any purchaser(s) at such price which my said attorney cum developer thinks proper and /or to cancel and /or repudiate the same.
5. To take loan from any financial institution including bank either private or Government or Government undertaking or corporate sector or in person whatsoever by mortgage lease plan, estimate out of the said landed properties/ construction whatsoever our said attorney may deems fit and proper with respect to developer's allocation only.
6. That the developer/attorney shall enter into agreement for sale and shall represent and finalize all agreement with respect to Developer's allocation with the intended purchaser's as per developer's discretion.
7. That the Constituted attorney shall be entitled to receive advance money, part payment and final payments directly from the proposed purchaser(s) or from any financial institution as the case may be with respect to Developer's allocation against the purchased value of the propertied to be sold out of Developer's allocation.

Kalveri Saha  
Siddhartha Saha  
Anamika Brahma  
Chandana Saha  
Tarak Saha

8. That the constituted attorney shall have the right to sign agreement for sale with the intending purchasers and any other agreement with respect to developer's allocation.
9. That the constituted attorney shall have the right to sign on the final deed of conveyances on our behalf being the vendor and also being the confirming party of the deeds of conveyance and will execute all the deeds, instrument and assurances with respect to the allocations of the developers as specified in the registered development agreement as also herein below.
10. That the constituted attorney shall have the right to sign on the final deed of conveyances on our behalf being the vendors and also being the developer confirming party of the deeds of conveyances and the developer has every right to sell, gift, and/or in any way transfer any part of the property out of the developer's allocation and to deliver vacant possession of the property, on our behalf being the vendors also as we could do our self if personally present.
11. That the constituted attorney shall have the right to present deeds of conveyances, Deeds of Gift or any Deed(s) for registration, to admit execution and receipts of consideration at the office of the D.S.R. Cooch Behar or at the Office of the A.D.S.R. Sadar, Cooch Behar Or R.A. Kolkata as the status of the vendors and also being the confirming party with respect to the allocations of the developers and/or any other office or offices and to do all acts, deeds and things which may said attorney shall consider necessary for conveying the property to anybody(s) as fully and effectually in all respect as we could do the same.
12. That the constituted attorney shall have the right to appear as vendors before any office, bank, financial institute related with the allocations of the developer and to do all necessary acts and deeds when will be necessary with respect to same.
13. To appoint lawyer(s), Advocates(s), legal practitioner(s) on our behalf and to do all related matters to file all types of cases/suits in both civil and criminal in nature relating to the allocations of the developer.

Kalberi Saha  
Siddhartha Saha  
Anamika Dasgupta  
Chandana Saha  
Tishak Saha

14. To sign and execute all the deeds, instrument and assurances which the developer will consider necessary with respect to the allocations of the developer.

That as per agreement we have decided and are liable to handed over our below schedule lands along with all original documents related to our land to develop, IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. for Development/Construction of Multistoried building on our said land.

That We have also empowered them to sale/mortgage etc. they will prepared flats, Parking spaces, stalls etc. to the intending buyers as per their desire and absolute decision.

That We have also agreed to sign in all papers relating to construction of proposed multistoried building as per approved plan of appropriate authority.

That We have also agreed to sign in all tripartite sale agreements among the land lords, intending purchasers sale deed of conveyance infavour of the purchasers.

That due to all those acts and whereas we shall not be available all the time as and when required and for this reason We nominated and appointed Director Smt. Tanushree Bhadra, W/o Sri Ujjwal Bhadra, having its registered office at 6 Eastern Park, 3<sup>rd</sup> Road, Santoshpur, Kolkata - 700075, and local Branch Office at C/o. Techno, M.J. N. Road, Near Madan Bari, P.S. Kotwali, PO. & Dist. Cooch Behar, Pin-736101, to represent us to all authority through this General Power of Attorney and to do all or any of the following acts on behalf of us.

1. That the constituted Attorney Director Smt. Tanushree Bhadra, W/o Sri Ujjwal Bhadra, having its registered office at 6 Eastern Park, 3<sup>rd</sup> Road, Santoshpur, Kolkata-700075, and local Branch Office at C/o. Techno, M.J.N. Road, Near Madan Bari, P.S. Kotwali, PO. & Dist. Cooch Behar, Pin-736101, shall sign in all papers/documents on behalf of the land owners as and when required by the Developers, IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. represented by its directors.

Kaberi Saha  
Siddhartha Saha  
Anamika Brahma  
Chandan Saha  
Tridib Saha

2. That the constituted Attorney shall sign in all tripartite sale agreements, as and when required.
3. That the constituted Attorney shall sign on the title deed of conveyance in favour of the purchaser of Flats, Parking-Spaces, stalls etc. after final payment of consideration money by the purchasers to the developer and as and when required.
4. That the constituted Attorney shall appear and represent on behalf of ourselves as land lord before all authority and sign in all papers/documents and required by the developer relating to construction of multistoried building and for sale of flats, Parking space , stall etc. of the proposed building "IDEAL'S HIRAN" except land lords allocations as detailed in the registered development agreement.
5. That the constituted Attorney shall also supply of any papers required by the developer relating to the construction of the proposed building "IDEAL'S HIRAN" AND GENERALLY to do execute and perform any other acts and things whatsoever which are in the opinion of our said Attorney ought to have done or execute or performed in respect of our said Attorney as Lawfully and effectually as we, ourselves do the same.

AND WE do hereby rectify and agree to ratify and confirm all the acts and deeds performed may be performed by our said Attorney in pursuance of these presents, as if the same were done by us personally.

#### 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- 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.

District Sub-Registrar  
Cooch Behar

Kuberi Saha  
Siddhartha Saha  
Anamika Brahma  
Chandran Saha  
Tulok Saha

IN WITNESS WHEREOF we all the land lord extended our hands of co - operation and sign this Developer Power of Attorney infavour of Director Smt. Tanushree Bhadra of IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. this the 27<sup>th</sup> day of July, 2021.

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra.

DIRECTOR

Signature of Constituted Attorney

The above signature attested by us :

Kuberi Saha  
Siddhartha Saha  
Anamika Brahma  
Chandran Saha  
Tulok Saha

Kuberi Saha  
Siddhartha Saha  
Anamika Brahma  
Chandran Saha  
Tulok Saha

Witness :

1. Goutam Kar,  
s/o - Sri Gobinda Kar,  
vill - Charaker Kuthi  
Dewanboshi, P.O. Tapurhat,  
P.S - Kotwali, Dist - Cooch Behar.

2. Sukhmay Brahma.  
s/o - Late Chanchal Kumar Brahma,  
New Patavua, Near Old Kalibari,  
Po + Dist : Cooch Behar,  
Pin - 736101.

Signature Identified by me

Advocate, Cooch Behar.

Enrollment NO. F 1003/1104 of 2002

Signature of the Executors

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra.

DIRECTOR

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

DIRECTOR

Signature of Attorney

Director  
Cooch Behar  
27 July 2021





Kaberi Saha

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Sign. Kaberi Saha.....



Siddhartha Saha

Right Hand Left Hand


Sign. Siddhartha Saha.....



Anamika Brahma

Right Hand Left Hand


Sign. Anamika Brahma.....



Chandan Saha

Right Hand Left Hand


Sign. Chandan Saha.....



Tulsika Sehra

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger



Janushree Bhadra

Right Hand Left Hand


IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

DIRECTOR

Attach recent Photo here

Right Hand Left Hand


Attach recent Photo here

Right Hand Left Hand


IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Sign. .... Sign. ....

Sign. Janushree Bhadra Sign Tulsika Sehra







Government of West Bengal

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

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



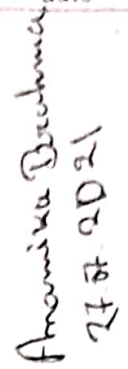


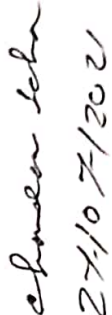


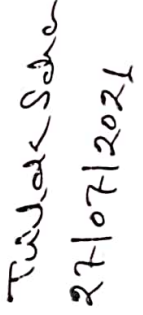
Signature / LTI Sheet of Query No/Year 08018001241300/2021

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

SI 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	Principal			Kaberi Saha 27/07/2021
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	Principal			Siddhartha Saha 27/07/2021





Director of Registration and Stamp Revenue  
Cooch Behar  
27/07/2021

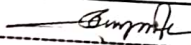
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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	Principal			 27.07.2021
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	Principal			 27/07/2021
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	Principal			 27/07/2021

Digitally signed by  
[Signature]  
[Date]

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

SI 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 Attorney [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED]			IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD Tanushree Bhadra 27/7/2021 DIRECTOR
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GOUTAM KAR Son of Mr GOBINDA KAR CHARAKERKUTHI DEWANBASH, City:- , P.O:- TAPURHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736170	Smt KABERI SAHA, Shri SIDDHARTHA SAHA, Smt ANAMIKA BRAHMA, Shri CHANDAN SAHA, Shri TILAK SAHA, Smt TANUSHREE BHADRA			Goutam kar 27-07-2021

  
27/7/2021  
(Subodh Kumar Majumdar)  
DISTRICT SUB-  
District Sub Registrar  
Cooch Behar  
OFFICE OF THE D.S.R.  
COOCHBEHAR  
Coochbehar, West Bengal



Name/Name: **Kuberi Saha**  
 Name in Hindi/नाम : **कुबेरी साहा**  
 Date of Birth/Age : **63**  
 Date of Birth : **14-01-2021**  
 Address : **Sahar Conch Sahar Conch, Bhubaneswar, 751011**  
**Address : Sahar Conch Sahar Conch, Bhubaneswar, 751011**  
 Date : **14-01-2021** **राज्य निर्वाचन आयोग**  
**State Election Commission**  
**राज्य निर्वाचन आयोग**  
**Assembly Constituency No. and Name : 4-Coach Sahar Conch, Bhubaneswar (GENERAL)**  
**Assembly Constituency No. and Name : 202-Suniti Academy**  
**Part No. and Name : 202-Suniti Academy**  
 Note / टिप्पणी  
 1. Possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.  
 2. This card is valid only for the purpose of registration in electoral roll.  
 Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.  
 Old EPIC No. - **WB/61004/474254**

Kuberi Saha

भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
निर्वाचन आयोग भारत के लिए एलेक्टोरल फोटो पहचान कार्ड  
TSX1132711



नाम: सिद्धार्थ साहा  
Name: Siddhartha Saha  
पिता का नाम: अशोक कुमार साहा  
Father's Name: Ashok Kumar Saha

लिंग / Gender: पुरुष / Male  
जन्म तिथि / DOB: 33  
पिता का नाम: लखन  
पता: साहा कोठली, कोटवाली, कुशीनगर, 730101  
Address: Sahas Cooch Behar, Cooch Behar, KOTWALI, COOCHBEHAR, 730101

दिनांक: 14-01-2024  
निर्वाचक निकाश अधिकारी  
Electoral Registration Officer

विधानसभा निर्वाचन क्षेत्र का नाम: 4-कुशीनगर (सामान्य)  
Assembly Constituency No. and Name: 4-Cooch Behar Dakshin (GENERAL)  
खण्ड नं. और नाम: 202-सुनंदी एकादमी कक्षा-8  
Part No. and Name: 202-Sund Academy

नोट / Note  
1. यह कार्ड केवल एक प्रमाण है कि आप निर्वाचक हैं। इसे मतदान के लिए प्रमाण के रूप में नहीं माना जाएगा।  
More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.  
2. इस कार्ड में उल्लिखित जन्म तिथि को मतदान के लिए प्रमाण के रूप में नहीं माना जाएगा।  
Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Siddhartha Saha.

भारत के निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 भारतीय निर्वाचन आयोग का पहला चरण ELECTION PHOTO IDENTITY CARD

TSX1722894



नाम : अनमिका ब्रह्मा  
 Name : Anamika Brahma  
 पिता का नाम : अशोक कुमार साहा  
 Father's Name : Ashok Kumar Saha

भारतीय निर्वाचन आयोग

लिंग / Gender : ♀ / Female  
 जन्म तिथि / Date of Birth : 01.03.1986  
 पता / Address : Sahar Cooch Behar Cooch Behar KOTWALI COOCHBEHAR 781001

तारीख / Date : 14.04.2019  
 जिला निर्वाचन अधिकारी / District Registration Officer

विधानसभा निर्वाचन क्षेत्र नं. 9 मंडल - 4 कुशीमंडल मंडल (सामान्य)  
 Assembly Constituency No. and Name - 1-Cooch Behar Dakshin (GENERAL)  
 भाग नं. 9 मंडल - 202 दूनिया अकादमी कक्षा-9  
 Part No. and Name - 202-Sunila Academy

ध्यान दें / Note  
 1. आपका यह कार्ड केवल वर्तमान निर्वाचन क्षेत्र में ही प्रयुक्त होगा। निर्वाचन आयोग द्वारा जारी की गई निर्वाचन सूची में आपका नाम जांचें।  
 2. इस कार्ड की तारीख का उपयोग केवल निर्वाचन क्षेत्र में ही किया जा सकता है।  
 Date of birth mentioned in this card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll.

Anamika Brahma





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/01/004/474182



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

Tilak 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** L712077483  
 পরিচয় পত্র

Voter's Name: **Janushree Bhada**  
 নির্বাচক নাম: **জানুশ্রী ভদা**  
 Husband's Name: **Ujal Bhada**  
 স্বামীর নাম: **উজল ভদা**  
 Sex: **M**  
 লিঙ্গ: **পুরুষ**  
 Ages on 1.1.2002: **31**  
 ১.১.২০০২-এ বয়স: **৩১**

Address: **Kalyanpur, Kalyanpur North Constituency, Jharkhand**  
 ঠিকানা: **কল্যাণপুর, কল্যাণপুর উত্তর কেন্দ্র, জহাঙ্গাড়া**

  
 of Facsimile Signature  
 Electoral Registration Officer  
 Kalyanpur North

Assembly Constituency: **4-Cooch Behar North**  
 নির্বাচনী কেন্দ্র: **৪-কুচবিহার উত্তর**  
 District: **Cooch Behar**  
 জেলা: **কুচবিহার**  
 Date: **1.1.2002**  
 তারিখ: **১.১.২০০২**

*Janushree Bhada*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

IDEAL INFRASTRUCTURE  
SOLUTIONS PRIVATE LIMITED

09/02/2009

Permanent Account Number

AACC10399D

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.  
*Janushree Khadua*  
DIRECTOR

आयकर विभाग, आयकर सेवाएँ/सहायता केंद्र, कोटा।  
आयकर सेवाएँ/सहायता केंद्र, कोटा।  
आयकर सेवाएँ/सहायता केंद्र, कोटा।  
आयकर सेवाएँ/सहायता केंद्र, कोटा।  
फोन - 411 016

If this card is lost / someone's lost and is found,  
please inform / return to  
Income Tax PAN Services Unit, ITO,  
Janushree Khadua, Kota.  
Pho No. 411 016, Survey No. 597/1,  
Model Colony, Near Deep Bungalow Chowk,  
Pore - 411 016

Tel: 91-20-2721 8380, Fax: 91-20-2721 8381  
e-mail: timinfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TILAK SAHA

RABINDRA NATH SAHA

22/12/1976

Permanent Account Number

BUCPS1248E

*Tilak Saha*  
Signature



80055002

*Tilak Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDAN SAHA

RABINDRA HATH SAHA

02/01/1974

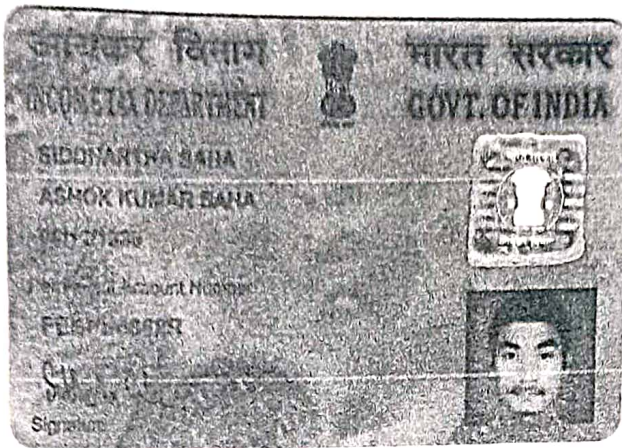
Permanent Account Number

BUCPS0850F

*Chandan Saha*  
Signature



*Chandan Saha*



Siddhartha Saha



Kaberi Saha



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**FKFPB3616G**



**ANAMIKA BRAHMA**  
 पिता का नाम / Father's Name  
**SUBHAMAY BRAHMA**

जन्म तिथि / Date of Birth  
**03/03/1986**

हस्ताक्षर / Signature  
 10427

In case this card is lost / found, kindly inform / return to :  
 Income Tax PAN Services Unit, UTHISL,  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने या कृपया सूचित करें/सीटारण :  
 आयकर पैन सेवा यूनिट, UTHISL,  
 प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,  
 नवी मुंबई-400 614.

आयकर कंप्यूटर केंद्रों के लिए  
 For Income Tax Related  
 Queries call Toll Free No. 1921  
 1800-301999

Anamika Brahma

## Major Information of the Deed

Deed No :	I-0801-05842/2021	Date of Registration	28/07/2021
Query No / Year	0801-8001241300/2021	Office where deed is registered	
Applicant Date	26/07/2021 12:24:35 PM	0801-8001241300/2021	
Applicant Name, Address & Other Details	Surajit Datta Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 9434201959. Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 40,00,000/-	Rs. 1,74,54,541/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 080105577/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement 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 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	LR-24612	Bastu	Bastu	4.4 Dec	11,00,000/-	47,99,999/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-11617	LR-24613	Bastu	Bastu	4.4 Dec	11,00,000/-	47,99,999/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-11617	LR-24614	Bastu	Bastu	4.4 Dec	11,00,000/-	47,99,999/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-11617	LR-18334	Bastu	Bastu	1.4 Dec	3,50,000/-	15,27,272/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-11617	LR-18335	Bastu	Bastu	1.4 Dec	3,50,000/-	15,27,272/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>16Dec</b>	<b>40,00,000 /-</b>	<b>174,54,541 /-</b>	
<b>Grand Total :</b>					<b>16Dec</b>	<b>40,00,000 /-</b>	<b>174,54,541 /-</b>	

**Principal Details :****Name,Address,Photo,Finger print and Signature**

1	<b>Smt KABERI SAHA</b> 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. : NGxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence
2	<b>Shri SIDDHARTHA SAHA</b> 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. : FExxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence
3	<b>Smt ANAMIKA BRAHMA</b> 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. : FKxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence
4	<b>Shri CHANDAN SAHA (Presentant )</b> 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. : BUxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence
5	<b>Shri TILAK SAHA</b> 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. : BUxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2021 . Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED</b> 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. : AAxxxxxx9D,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.-  
Cooch 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
<b>Mr GOUTAM KAR</b> Son of Mr GOBINDA KAR CHARAKERKUTHI DEWANBASH, City:- P O - TAPURHAT, P.S:-Coochbehar, District -Coochbehar, West Bengal, India, PIN- 736170			
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		
Sl.No	From	To. with area (Name-Area)
1	Smt KABERI SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SIDDHARTHA SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt ANAMIKA BRAHMA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-4.4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri CHANDAN SAHA	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-1.4 Dec
Transfer of property for L5		
Sl.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: Guriahati Road, Road Zone : (Tirangi Kalyan Sanga More) , Mouza: Shahar Coochbehar, , Ward No: 16 Pin Code : 736101

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1 LR Plot No:- 11617, LR Khatian No - 24612	Owner: কালব্রী মাসা, Gurdian: অশোক কুমার মাসা Address: নিজ , Classification: বাড়, Area: 0.04400000 Acre,	Owner Name not selected by applicant.
L2 LR Plot No:- 11617, LR Khatian No - 24613	Owner: সিদ্ধার্থ মাসা, Gurdian: অশোক কুমার মাসা Address: নিজ , Classification: বাড়, Area: 0.04400000 Acre,	Owner Name not selected by applicant.
L3 LR Plot No:- 11617, LR Khatian No:- 24614	Owner: অনামিকা ব্রহ্ম, Gurdian: সুভদ্রা ব্রহ্ম, Address: নিজ , Classification: বাড়, Area: 0.04400000 Acre,	Owner Name not selected by applicant.
L4 LR Plot No:- 11617, LR Khatian No:- 18334	Owner: চন্দন মাসা, Gurdian: রবীন্দ্র নাথ মাসা, Address: নিজ , Classification: বাড়, Area: 0.01400000 Acre,	Owner Name not selected by applicant.
L5 LR Plot No:- 11617, LR Khatian No:- 18335	Owner: তিলক মাসা, Gurdian: রবীন্দ্র নাথ মাসা, Address: নিজ , Classification: বাড়, Area: 0.01400000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 080105842 / 2021

26-07-2021

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 1,54,541/-

*Subodh Kumar Majumdar*

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

On 27-07-2021

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

Presented for registration at 19:00 hrs on 27-07-2021, at the Private residence by Shri CHANDAN SAHA , one of the Executants.

**Admission of Execution ( Under Section 53, W.B. Registration Rules, 1962 )**

Execution is admitted on 27/07/2021 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, 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 Business, 3. Smt ANAMIKA BRAHMA, Wife of Shri Subhamay Brahma, 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, 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 DEWANBASH, P.O: TAPURHAT, Thana: Coochbehar, , Coochbehar, WEST BIENGAL, India, PIN - 736170, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 53, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 27-07-2021 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 DEWANBASH, P.O: TAPURHAT, Thana: Coochbehar, , Coochbehar, WEST BIENGAL, India, PIN - 736170, 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 28-07-2021

**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.

**Payment of Fees**  
Certified that required 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 39/-

**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 3058, Amount: Rs.50/-, Date of Purchase: 27/07/2021, Vendor name: Nimai Roy Karmakar

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

Document of Registration under section 60 and Rule 69,  
registered in Book - I  
Volume number 0801-2021, Page from 102143 to 102175  
being No 080105842 for the year 2021.



*Subodh Kumar Majumdar*

Digitally signed by Subodh Kumar  
Majumdar  
Date: 2021.08.03 17:43:19 +05:30  
Reason: Digital Signing of Deed.

(Subodh Kumar Majumdar) 2021/08/03 05:43:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. COOCHBEHAR  
West Bengal.

(This document is digitally signed.)