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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 854352

Reg. No. 2/1457915/2020



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

[Signature]
District Registrar
West Bengal

23 NOV 2020

Arun Kumar Bhowal
Tapan Kumar Bhowal

Mousumi Datta (Bhowal)

REGISTRATION SOLUTIONS PVT. LTD.
Tanushree Bhadra
DIRECTOR

DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING

THIS DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING IS MADE THIS THE 10th DAY OF NOVEMBER, 2020

BETWEEN

We, 1. Sri Arun Kumar Bhowal, PAN-ADXPE5107B, S/O. Late Khagendra Chandra Bhowal, by Occupation-Business, residing at Ashram Road, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, 2. Sri Tapan Kumar Bhowal, PAN-AEMPB2082D, S/O. Late Khagendra Chandra Bhowal, by Occupation -Business, residing at Ashram Road, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, 3. Smt. Mousumi Datta (Bhowal), PAN-AURPD5418J, W/O. Sri Surajit Datta, by Occupation-Business, residing at Mahish Bathan, P.S. Pundibari, P.O. Mahish Bathan, Dist. Cooch Behar AND

04 NOV 2020

Name of Vendor
Address
Stamp
Date

12001
12001
Coach-behar.

(Nimai Roy Ka)
Stamp Vendor, Coach-behar
Licence No. 224 of 12/11/20
Date: 04 NOV 2020

14 OCT 2020

Arjun Kumar Bhowal



1449
10/11/2020

Arjun Kumar Bhowal



1450

Tapan Kumar Bhowal



1451

Mousumi Datta (Bhowal)



1452

12001
Coach Behar

04 NOV 2020

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jayashree Bhadka
DIRECTOR

Arun Kumar Bhowal

Tapan Kumar Bhowal

Mousumi Datta (Bhowal)

Tanushree Bhadra
DIRECTOR

4. 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 Madan Mohan Bari Chowpathi, 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 assign) 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 Madan Mohan 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 one of the party of the 1st part Sri Arun Kumar Bhowal and Sri Tapan Kumar Bhowal here (LANDLORD/VENDOR) are Of SL.No.1 & 2 the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 0.11387 Acres locally 6 (Six) Katha 18 (Eighteen) Dhurs of land be the same a little more or less appertaining to Thak No. 914, J.L.No.130, Mouja-Sahar Cooch Behar, Touji No.2, Annual Rental of which Rs.6.69, Total Land recorded in L.R. Khatian No.1220 & L.R.Khatian No.3091, R.S.Dag No.366 & 367 Corresponding to L.R. Plot No.678 & 679, P.S.Kotwali, Dist.Cooch Behar was owned and possessed by Khagendra Chandra Bhowal & Abinash Chandra Bhowal who have acquired 16 Katha 7 Dhurs of land through a registered Sale Deed being Book No.1, Deed No. 4943, Vol.No.38, Page No.227 to 229 dated 01.07.1953. & also acquired another 1 Katha 12 Dhurs of land through a registered Sale Deed being Book No.1, Deed No.7307, Vol.No.66, Page No. 74 to 75 dated 18.11.1964. Executed by the District Sub-Registrarer, Cooch Behar.

WHEREAS while owing and possessing as such said Abinash Chandra Bhowal during his life time sold out his 7 Katha 9.5 Dhurs of land to Khagendra Chandra Bhowal through registered Sale Deed being Book No.1, Deed No. 5473, Vol.No.54, Page No.56 to 61 dated 02.05.1983. Executed by the Sadar Joint Sub-Registrarer, Cooch Behar.

Arun Kumar Bhowal
Tapan Kumar Bhowal

Mousumi Datta (Bhowal)

Jayashree Bhowal
DIRECTOR

WHEREAS while owing and possessing as such said Khagendra Chandra Bhowal expired and after his demise his legal heirs wife and five sons viz. Smt. Amiya Sudha Bhowal, Sri Arun Kumar Bhowal, Sri Barun Kumar Bhowal, Sri Tarun Kumar Bhowal, Sri Tapan Kumar Bhowal and Sri Asim Kumar Bhowal have acquired the said total land measuring 0.2992 Acres locally 17 Katha 19 Dhurs of land through inheritance.

WHEREAS while owing and possessing as such said inherited land said legal heirs viz. Sri Arun Kumar Bhowal, Sri Barun Kumar Bhowal, Sri Tarun Kumar Bhowal, Sri Tapan Kumar Bhowal and Sri Asim Kumar Bhowal gifted away their 15 Katha of land to Smt. Amiya Sudha Bhowal through a registered Gift Deed being Book No. I, Deed No. 3187, Vol. No. 66, Page No. 254 to 264 dated 03.10.2007. Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing and accepting as such said gifted land Smt. Amiya Sudha Bhowal also gifted away her 0.05446 Acres locally 3 Katha 6 Dhurs of land out of her total land to Sri Arun Kumar Bhowal through a registered Gift Deed being Book No. I, Deed No. 5415, C.D. Vol. No. 1, Page No. 77 to 98 dated 04.10.2007. Executed before the Additional District Sub-Registrar, Sadar, Cooch Behar.

WHEREAS while owing and possessing and accepting as such said gifted land Smt. Amiya Sudha Bhowal also gifted away her 0.05941 Acres locally 3 Katha 12 Dhurs of land out of her total land to Sri Tapan Kumar Bhowal through a registered Gift Deed being Book No. I, Deed No. 3215, Vol. No. 67, Page No. 178 to 190 dated 04.10.2007. Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing and accepting as such said gifted land Smt. Amiya Sudha Bhowal also gifted away her 0.06540 Acres locally 3 Katha 19 Dhurs of land out of her total land to Sri Ashim Kumar Bhowal through a registered Gift Deed being Book No. I, Deed No. 5413 dated 04.10.2007. Executed before the Additional District Sub-Registrar, Cooch Behar.

AND WHEREAS one of the party of the 1st part Sl. No. 3. Smt. Mousumi Datta (Bhowal) herein (LANDLORD/VENDOR) are Of SL.No.3 is the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 3 (Three) Katha 19 (Nineteen) Dhurs of land be the same a little more or less appertaining to Thak No. 914, J.L.No.130, Mouja - Sahar Cooch Behar, Touji No.2, Annual Rental of which Rs.6.69, Total Land recorded in L.R.Khatian No.23027, R.S.Dag No.366, 367, 371 & 3205 Corresponding to L.R. Plot No.678, 679, 688 & 4214, P.S. Kotwali, Dist. Cooch Behar was owned and possessed by Smt. Gita Datta and Smt. Surajit Datta. That Smt. Gita Datta acquired the said land through a registered Sale

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Arun Kumar Bhowal
Tapan Kumar Bhowal

Mousumi Datta (Bhowal)

Tanushree Bhowal
DIRECTOR

Deed being No.1-865 dated 04.02.2015., Executed before the District Sub Registrar, Cooch Behar and registered Sale Deed being No.1-866 dated 04.12.2015., Executed before the District Sub Registrar, Cooch Behar and Surajit Datta acquired the said land through a registered Sale Deed being No.1-7464 dated 28.10.2014., Executed before the District Sub Registrar, Cooch Behar & registered Gift Deed being No.1-7517 dated 30.10.2014., Executed before the District Sub Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Ashim Kumar Bhowal has also sold out his 1 Katha 7.5 Dhurs of land out of his total land to Abhijit Datta through a registered Sale Deed being Book No.1, Deed No.7498, C.D. Vol.No.20, Page No.802 to 821, dated 29.10.2014., Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Ashim Kumar Bhowal has also sold out his 12 Dhurs of land out of his total land to Sri Surajit Datta through a registered Sale Deed being Book No.1, Deed No.7464, C.D. Vol.No.20, Page No.554 to 571, dated 29.10.2014., Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Ashim Kumar Bhowal has also sold out his 19.75 Dhurs of land out of his total land to Smt.Gita Datta through a registered Sale Deed being Book No.1, Deed No.866, C.D. Vol.No.02, Page No.562 to 574, dated 04.02.2015., Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Ashim Kumar Bhowal has also sold out his 19.75 Dhurs of land out of his total land to Smt.Gitta Datta through a registered Sale Deed being Book No.1, Deed No.865, C.D. Vol.No.02, Page No.551 to 561, dated 04.02.2015., Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Abhijit Datta has also gifted away his 1 Katha 7.5 Dhurs of land to Sri Surajit Datta through a registered Gift Deed being Book No.1, Deed No.7517, C.D. Vol.No.20, Page No.1153 to 1170, dated 30.10.2014., Executed before the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Smt.Gitta Datta has become owner of land measuring 1 Katha 19.50 Dhurs and Sri Surajit became owner of land measuring 1 Katha 19.50 Dhurs.

Arjun Kumar Bhowal
Tapan Kumar Bhowal

Mousumi Datta (Bhowal)

WHEREAS while owing and possessing said land Sri Surajit Datta has also gifted away his 1 Katha 19.50 Dhurs of land to Smt.Mousumi Datta (Bhowal) through a registered Gift Deed being Book No.I,Deed No.3263,Vol.No.0802-2019,Page No. 46942 to 46957,dated 11.07.2019. & 12.07.2019.,Executed before the Additional District Sub-Registrarer,Cooch Behar.

WHEREAS while owing and possessing said land Smt.Gita Datta has also gifted away her 19.75 Dhurs of land to Smt.Mousumi Datta (Bhowal) through a registered Gift Deed being Book No.I,Deed No.3271,Vol.No.0802-2019,Page No.46958 to 46974,dated 12.07.2019.,Executed before the Additional District Sub-Registrarer, Cooch Behar.

WHEREAS while owing and possessing said land Smt.Gita Datta has also gifted away her 19.75 Dhurs of land to Smt.Mousumi Datta (Bhowal) through a registered Gift Deed being Book No.I,Deed No.3280,Vol.No.0802-2019,Page No. 46975 to 46991,dated 12.07.2019.,Executed before the Additional District Sub-Registrarer, Cooch Behar.

WHEREAS while owing, possessing and accepting the said land Smt.Mousumi Datta (Bhowal) has become owner of land measuring 3(Three) Katha 19 (Nineteen) Dhurs.

AND WHEREAS by virtue of the said aforesaid Registered Gift Deeds the VENDOR/LAND LORD Smt.Mousumi Datta (Bhowal) after acquiring and possessing and accepting her demarcated 0.066 Acres of land locally 3 (Three) Katha 19 (Nineteen) Dhurs of land in Mouja- Sahar Cooch Behar under the Cooch Behar Municipality Ward No:7 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.23027 and recorded total 0.066 Acres locally 3 (Three) Katha 19 (Nineteen) Dhurs of land in L.R. Plot No.678, 679, 688 & 4214 which is described in schedule below.

AND WHEREAS one of the party of the 2nd part **INFRASTRUCTURE SOLUTIONS PVT. LTD.** herein **CONFIRMING PARTY/DEVELOPER** 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 0.06023 Acres locally 3 (Three) Katha 13 (Thirteen) Dhurs of land be the same a little more or less appertaining to Thak No.914,J.L.No.130, Mouja - Sahar Cooch Behar, Touji No.2,Annual Rental of which Rs.6.69,Total Land recorded in L.R.Khatian No.3163,R.S.Dag No.366 Corresponding to L.R. Plot No.678,P.S.Kotwali, Dist.

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Annu Kumar Bhowal
Tapan Kumar Bhowal

Mounurmi Datta (Bhowal)

Tanushree Bhadra
DIRECTOR

Cooch Behar was owned and possessed by Sri Tarun Kumar Bhowal who has acquired the said land through registered Gift Deed being Book No.I, Deed No.3216, Vol.No.67, Page No.191 to 203 dated 04.10.2007. Executed by the District Sub-Registrar, Cooch Behar.

WHEREAS while owing and possessing said land Tarun Kumar Bhowal has also sold out his 3(Three) Katha 13(Thirteen) Dhurs of land to **Ideal Infrastructures Solutions Pvt. Ltd.** through a registered Sale Deed being Book No.I, Deed No. 3702, Vol. No. 0802-2019, Page No. 54681 to 54698, dated 13.08.2019. & 14.08.2019. Executed before the Additional District Sub-Registrar, Sadar, Cooch Behar.

AND WHEREAS by virtue of the said aforesaid Registered Sale Deed the **DEVELOPER/ CONFIRMING PARTY Ideal Infrastructures Solutions Pvt. Ltd.** Represented by its Director Smt. **Tanushree Bhadra** after acquiring and possessing 3 (Three) Katha 13 (Thirteen) Dhurs of land in Mouja- Sahar Cooch Behar under the Cooch Behar Municipality Ward No.7 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.23161 and recorded total 0.060 Acres locally 3 (Three) Katha 13 (Thirteen) Dhurs of land in L.R. Plot No. 678 which is described in schedule below and also mutated the said land in the Cooch Behar Municipality being Holding No.156/3971/4 of Ward No.07.

AND WHEREAS thereafter the **FIRST PART** Jointly and mutually agreed to amalgamate the total land with the land of the **IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.** 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.7, Keshab Road, Near Cooch Behar Polytechnic, 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.

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Arjun Kumar Pokharel
Tapan Kumar Bhawal

Mourum's Datta (Bhowal)

DEPARTMENT OF LAND ACQUISITION & REVENUE
D. 1. 1.

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 Parking & Ground Floor & First Floor for Commercial purpose use and the others Floor 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 Development agreement on 28.02.2020 with extension of 6(Six) month grace period, subject to force measure circumstances and reasons beyond the control of the Developer.
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.
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 Developer/Confirming party must be liable for sale out the allocation of the Land Lord as per market rate after handed over theirs Own 35% Share of Flat (Super Built Area) and also liable for arrangement for rent/sale of the Parking area at Basement and also the commercial area which has been situated at Ground Floor and 1st Floor with the consent of the Land Lord.

Arun Kumar Bhowal
Tapan Kumar Bhowal

Moumuni Satta (Bhowal)

Tanusree Bhadra
DIRECTOR

8. That the Commercial area, which has been located at Ground Floor and 1st Floor, there must be a common passage for entrance and Exit into the commercial area of the landlord without any disturbance of others co-sharer or land lords or Developer/Confirming Party.
9. That the floors of the proposed multistoried building shall be used as follows:
 - A) Basement floor will be use for Parking Only ;
 - B) Ground Floor & First Floor will be use for Commercial purpose/ Purposes.
 - C) Flat situated at 2nd Floor to 5th Floor for residential use as to be decided by the party of the 2nd part/developer with due approval from Municipal Authority if required.
10. That after completion of construction in the presentation form as per sanctioned plan by appropriate authority 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.
11. 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.
12. That after handing over of the possession of the land lords' 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.
13. 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.
14. 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.

Arvind Kumar Bhowmik
Sri Surajit Datta

Moumuni Datta (Bhowmik)

Janusree Bhowmik
DIRECTOR

15. 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.
16. 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 etc excluding the portions/shares of the Land Lords.
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.
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. in that case the parties of the 1st part or their undivided shares of land including the Flats and parking spaces to be allotted to them on to the said proposed building shall not be charged by the financier etc. in any manner for realization of debts from the parties of the 2nd part.
20. That the Building name must Be "IDEAL'S DB Tower".
21. That the registration process of DB Tower i.e. the total building of residential Flat including Commercial and Parking area of the building under the name & style "IDEAL'S DB Tower" must be done under the Law Firm S.Datta & Associates Prop. Sri Surajit Datta, Advocate, Cooch Behar.
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 **Two Lift** in the said building.

Arjun Kumar Shrivastava
Tapan Kumar Shrivastava

Moumuni Datta (Shrivastava)

Secretary, National Institute of Public Administration

Tanushree Shrivastava
DIRECTOR

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 DB Tower nor any liability regarding the construction.
27. That the 2nd part could not sale the flat to any proposed purchaser except Hindu family.
28. 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.
29. That the parties of the 1st part shall also not be liable for any loan taken by the party of the 2nd part.
30. That First Part and Second Part could not sale, rent, lease, independently, of the Ground Floor and First Floor of the building, to any third party without consent of the First Part and Second Part.
31. That the 1st part will be bound to registered the Developers allocation as per Development agreement infavour of the 2nd part or any person or proposed buyers of the 2nd part after completion or handed over the Land Lords Share as per Development Agreement.
32. 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 ~~things~~ 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.

SCHEDULE OF LAND-A

Arun Kumar Bhowal
Tapan Kumar Bhowal
Mousumi Datta (Bhowal).

District:Cooch Behar,P.S.Kotwali,Mouza-Sadar Cooch Behar,Thak No.914,J.L. No.130,R.S.Khatian being No.455 &2 Corresponding to L.R.Khatian being No. 1220,3091,23027 & 23161, R.S.Plot No.366,367,371, & 3205 Corresponding to L.R.Dag No.678,679,688 & 4214,Total Land- 0.23987 Acres Locally 14 Katha 7 Dhurs.

TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:

To the North : Land and House Of Motilal Lakhotia ;

To the South : Land and House Of Debasish Roy & Anothers ;

To the East : Land and House Of Utpalendu Saha & Others ;

To the West : Keshab Road & Land Of Barun Kumar Bhowal.

Sl. No	Detail of land Lord.	TITLE DEED NO.	DATED	KHA-TIAN NO.	R.S. PLOT NO	L.R. PLOT NO.	AREA OF LAND
1.	Sri Arun Kumar Bhowal.	Gift Deed being No.I-3216	04.10.2007.	1220	366	678	0.05446 Acres Locally 3 Katha 6 Dhur
2.	Sri Tapan Kumar Bhowal.	Gift Deed being No.I-3215	04.10.2007.	3091	366 & 367	678 & 679	0.05941 Acres Locally 3 Katha 12 Dhur.
3.	Smt. Mousumi Datta Bhowal.	Gift Deed Being No.I-3263.	11.07.2019.	23027	366, 367, 371	678, 679 & 688,	0.03259 Acres Locally 1 Katha 19.75 Dhur

Tapan Kumar Bhowal.

Arise Kumar Shrivastava
Typan Kumar Bhowal

Mousumi Datta (Bhowal)

Tanushree Shrivastava
 DIRECTOR

4.	Smt. Mousumi Datta Bhowal.	Gift Deed Being No.I-3271.	12.07.2019.	23027	3205 & 366	4214 & 678	0.01644 Acres Locally 19.75 Dhur
5.	Smt. Mousumi Datta Bhowal.	Gift Deed Being No.I-3280.	12.07.2019.	23027	366	678	0.01644 Acres Locally 19.75 Dhur
6.	Ideal Infrastructure Solutions Pvt.Ltd.	Sale Deed Being No.I-3702.	13.08.2019.	23027	366	678	0.06023 Acres Locally 3 Katha 13 Dhur

Total Land - 0.23957 Acres (through Gift Deed and Sale Deed) Locally 14 Katha 7 Dhurs.

SCHEDULE "C" (Specification)

SL. No.	Item	Residential	Commercial
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	125 mm	125 mm
4	Internal Brick wall	125/75 mm	125/75 mm
5	Toilet Brick Wall	125/75 mm	125/75 mm

Arav Kumar Bhandari
Tqm Karmachari

Mousumi Ratta (In-charge)

Director

T. Anusree Bhandari
DIRECTOR

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	P.O.P./ Putty Punning on cement plastering on wall and ceiling including priming	P.O.P./ Putty Punning on cement plastering on wall and ceiling including priming
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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 : 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 (One European another is Indian)	ISI market vitreous chine with low level plastic cistern, Colour white
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Anur Kumar Bhowal
Tapan Kumar Bhowal

Mourumi Datta (Bhowal).

Tanushree Bhowal
DIRECTOR

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

K. Finishing : Drinking Water

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

L. Fire Safety :

1	Installation	Yes	YES
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Arun Kumar Bhawal
Tapan Kumar Bhawal
Mousumi Datta (Bhowal).

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushee Bhakta
DIRECTOR

DIRECTOR

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

SCHEDULE - D						
FLOOR WISE DETAILS OF ALLOCATION FOR LAND LORDS AND DEVELOPER						
FLOOR MARK	PROPERTY TYPE	ALLOTTED TO	STATUS OF ALLOTTEE	No	BUILT UP AREA IN SQFT.	SUPER BUILT UP AREA IN SQFT.
BASE MENT	OPEN PARKING	Sri Arun kumar Bhawal	As Land Lord	2		
BASE MENT	OPEN PARKING	Sri Tapan kumar Bhawal	As Land Lord	2		
BASE MENT	OPEN PARKING	Smt.Mousumi Datta (Bhowal)	As Land Lord	3		
BASE MENT	OPEN PARKING	Ideal infrastructure Solutions Pvt Ltd.	As Land Lord	2		
BASE MENT	OPEN PARKING	Ideal Infrastructure Solutions Pvt Ltd.	As developer	Available Balance parking space		
Gr. Floor	Commercial Space	Sri. Arun kumar Bhawal	As Land Lord	1	Total 35% of of the developed area divided equally within the four land lords	
Gr. Floor	Commercial Space	Sri. Tapan kumar Bhawal	As Land Lord	1		
Gr. Floor	Commercial Space	Smt.Mousumi Datta (Bhowal)	As Land Lord	1		
Gr. Floor	Commercial Space	Ideal Infrastructure Solutions Pvt Ltd.	As Land Lord	1		
Gr. Floor	Commercial Space	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	Total 65% of the total developed area	
First Floor	Commercial Space	Sri. Arun kumar Bhawal	As Land Lord	1	Total 35% of of the developed area divided equally within the four land lords	
First Floor	Commercial Space	Sri. Tapan kumar Bhawal	As Land Lord	1		
First Floor	Commercial Space	Smt.Mousumi Datta (Bhowal)	As Land Lord	1		
First Floor	Commercial Space	Ideal Infrastructure Solutions Pvt Ltd.	As Land Lord	1		

P-17

Arun Kumar Bhawal

Tapan Kumar Bhawal

Mousumi Datta (Bhowal).

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janabhee Shukla
DIRECTOR

First Floor	Commercial Space	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	Total 65% of the total developed area	
2nd Floor	Flat type- A	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	1149	1379
2nd Floor	Flat type- B	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	962	1154
2nd Floor	Flat type- C	Smt. Mousumi Datta (Bhowal)	As Land Lord	1	955	1146
2nd Floor	Flat type- D	Smt. Mousumi Datta (Bhowal)	As Land Lord	1	1036	1243
2nd Floor	Flat type- E	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	800	960
2nd Floor	Flat type- F	Sri Tapan kumar Bhawal	As Land Lord	1	667	800
2nd Floor	Flat type- G	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	951	1141
2nd Floor	Flat type- H	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	923	1108
2nd Floor	Flat type- I	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	832	998
3rd Floor	Flat type- A	Sri Tapan kumar Bhawal	As Land Lord	1	1149	1379
3rd Floor	Flat type- B	Sri Tapan kumar Bhawal	As Land Lord	1	962	1154
3rd Floor	Flat type- C	Sri. Arun kumar Bhawal	As Land Lord	1	955	1146
3rd Floor	Flat type- D	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	1036	1243
3rd Floor	Flat type- E	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	800	960
3rd Floor	Flat type- F	Sri. Arun kumar Bhawal	As Land Lord	1	667	800
3rd Floor	Flat type- G	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	951	1141
3rd Floor	Flat type- H	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	923	1108
3rd Floor	Flat type- I	Sri. Arun kumar Bhawal	As Land Lord	1	832	998
4th Floor	Flat type- A	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	1149	1379
4th Floor	Flat type- B	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	962	1154
4th Floor	Flat type- C	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	955	1146
4th Floor	Flat type- D	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	1036	1243
4th Floor	Flat type- E	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	800	960

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Arunkumar Bhowal
Tapan Kumar Bhowal
Mousumi Datta (Bhowal)

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janshree Bhadua
DIRECTOR

4th Floor	Flat type- F	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	667	800
4th Floor	Flat type- G	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	951	1141
4th Floor	Flat type- H	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	923	1108
4th Floor	Flat type- I	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	832	998
5th Floor	Flat type- A	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	1149	1379
5th Floor	Flat type- B	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	962	1154
5th Floor	Flat type- C	Ideal Infrastructure Solutions Pvt Ltd.	As Land Lord	1	955	1146
5th Floor	Flat type- D	Ideal Infrastructure Solutions Pvt Ltd.	As Land Lord	1	1036	1243
5th Floor	Flat type- E	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	800	960
5th Floor	Flat type- F	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	667	800
5th Floor	Flat type- G	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	951	1141
5th Floor	Flat type- H	Ideal Infrastructure Solutions Pvt Ltd.	As developer	1	923	1108
5th Floor	Flat type- I	Ideal Infrastructure Solutions Pvt Ltd.	As Land Lord	1	832	998

Besides the area allotment among the land lords, the PARTY OF THE FIRST PART & DEVELOPER the PARTY OF THE SECOND PART as stated above, one of the land lord out of four land lords Smt. Mousumi Datta (Bhowal) received Rs.20,00,000/- (Rupees Twenty Lakh) Only through cheque being no.613768 of SBI DATED-15/07/2020, Rs.10,00,000/- (Rupees Ten Lakh) Only being cheque no.001933 of Bank Of Baroda DATED-15/07/2020, Rs.4,00,000/- (Rupees Four Lakh) Only being cheque no. 613769 of SBI DATED-17/07/2020 and Rs.6,00,000/- (Rupees Six Lakh) Only being cheque no. 002055 of Bank of Baroda DATED-09/11/2020. i.e. total Rs. 40,00,000/- (Rupees Forty Lakh) only from Ideal Infrastructure Solutions Pvt.Ltd. as land lord share.

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Arun Kumar Phadnis
Tapan Kumar School

Mousumi Batta (Bhawal),
Tanushree Bhadra

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

Witness :

1. Chinnoy Chakraborty
S/o-Late. Karuna Charan Chakraborty
Ward No-5, Dakshin Para
P.O. & P.S. Matlabhanga
Dist. - Cooch Behar
Pin. - 736146

2. Manpi Saha
W/O- Priya Manjan Das
Po-Dhumsur Balashi,
VII-Parimara Kuthi,
Dist - Cooch Behar,
Pin - 736134.

Arun Kumar Phadnis
Tapan Kumar School

Mousumi Batta (Bhawal),
DEVA INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanushree Bhadra
DIRECTOR

Signature of Land Lord.

DEVA INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanushree Bhadra
DIRECTOR

Signature of Developer.



Drafted & Prepared in my Office

Satish
E. N. F 59248
Advocate, Cooch Behar.
02.10.11.2020

Small, faint text or stamp at the bottom center of the page.



Anurag Kumar Bhowal

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger



Tapan Kumar Bhowal

Right Hand Left Hand



Moussami Datta (Bhowal)

Right Hand Left Hand



Janushree Bhadra
DIRECTOR

Right Hand Left Hand

Sign Anurag Kumar Bhowal

Sign Tapan Kumar Bhowal
Sign Moussami Datta (Bhowal)

Janushree Bhadra
DIRECTOR



Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Janushree Phadnis



Right Hand Left Hand



Right Hand Left Hand



Right Hand Left Hand

Sign Sign Sign Sign
 Janushree Phadnis







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 08012001437915/2020

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	Shri ARUN KUMAR BHOWAL Ashram-Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Land Lord			Arun Kumar Bhowal 10/11/2020
2	Shri TAPAN KUMAR BHOWAL Ashram Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Land Lord			Tapan Kumar Bhowal 10/11/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with Date
3	Smt MOUSUMI DATTA BHOWAL Mahishbathan, P.O:- Mahishbathan, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736179	Land Lord			Mousumi Datta (Bhowal) 10/11/2020
4	Smt TANUSHREE BHADRA C/oTechno MJN Road Near Madan Mohan Bari Chowpathi, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Representative of Land Lord [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED] [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED]	 		IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. Tanushree Bhadra DIRECTOR 10/11/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri CHINMAY CHAKRABORTY Son of Late Karuna Charan Chakraborty Dakshin Para, Ward No. 05, P.O. - Mathabhanga, P.S. - Mathabhanga, Mathabhanga, District - Coochbehar, West Bengal, India, PIN - 736146	Shri ARUN KUMAR BHOWAL, Shri TAPAN KUMAR BHOWAL, Smt MOUSUMI DATTA BHOWAL, Smt TANUSHREE BHADRA			<i>Chinmay Chakraborty</i> 16/11/2020

Chinmay Chakraborty
16/11/2020
(Subodh Kumar Chakraborty) District Registrar
COOCH BEHAR
REGISTRAR
OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় কার্ড

WB/01/004/489697



Elector's Name : Bhowal Arunkumar
নির্বাচকের নাম : ভাওয়াল অরুণকুমার
Father/Mother/
Husband's Name : Khagendra
পিতা/মাতা/স্বামীর নাম : খগেন্দ্র
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1-1-95 : 45
১-১-৯৫ -এ বয়স : ৪৫

Arun Kumar Bhowal

Address :
Town Coochbehar
Coochbehar Municipality
Coochbehar

ঠিকানা :
শহর কোচবিহার
কোচবিহার মিউনিসিপ্যালিটি
কোচবিহার

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অফিসারিক

For North Coochbehar Assembly Constituency

উত্তর কোচবিহার বিধানসভা নির্বাচন কেন্দ্র

Place : Coochbehar Sadar
স্থান : কোচবিহার সদর
Date : 03.02.95
তারিখ : ০৩.০২.৯৫



ভাৰতৰ নিৰ্বাচন আয়তন

भारत में

ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ3833001



নিৰ্বাচকেৰ নাম : তপন কুমাৰ
ভাওহাল
Elector's Name : Tapan Kumar Bhowal

পিতাৰ নাম : খগেন্দ্ৰ চন্দ্ৰ
ভাওহাল
Father's Name : Khagendra Chandra
Bhowal

লিংগ/সেক্স : পুৰুষ
Date of Birth : XX/XX/1957

Tapan Kumar Bhowal

GLQ3833001

ঠিকানা:
১৫ আক্ৰমণ ৰোড, নিৰ্বাচন আয়তন
কোঠা: প্ৰাধাননগৰ, দাৰ্জিলিং-৭১৪০০১

Address:
TEA AUCTION ROAD, SILEGURI (M
CORP), PRADHANNAGAR, DARJEELING-71
4001



Date: 29/11/2013

১৫-নিৰ্বাচন আয়তনৰ প্ৰধান নিৰ্বাচন আয়তন
আক্ৰমণ ৰোড
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ৱাৰ্ড নং ১৫ৰ বাবে নিৰ্বাচন আয়তনৰ প্ৰধান নিৰ্বাচন আয়তন
আক্ৰমণ ৰোড, দাৰ্জিলিং-৭১৪০০১
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


ELECTION COMMISSION OF INDIA
 ভাৰতের নির্বাচন কমিশন

IDENTITY CARD GLO3854973
 পরিচয় পত্র





Elector's Name Mousumi Bhowal
নির্বাচকের নাম মৌসুমী ভাওওয়াল
Father's Name Tarun Bhowal
পিতার নাম তরুন ভাওওয়াল
Sex F
লিঙ্গ স্ত্রী
Age as on 1.1.2005 23
১.১.২০০৫-এ বয়স ২৩

Mousumi Bhatta (Bhowal)

Address:
 Baghajatin Kaloni, Ward no-45 Maligara Darjeeling
 734403

ঠিকানা:
 বাগহাজতীন কালনী, ওয়ার্ড নং-৪৫ মালিগারা দার্জিলিং- ৭৩৪৪০৩



Facsimile Signature
Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রণ অফিসার

Assembly Constituency: 25-Siliguri
নির্বাচনী বিধান কেন্দ্র : ২৫-সিলিগুরি

District: Darjeeling **জেলা: দার্জিলিং**
Date: 03.04.2005 **তারিখ: ০৩.০৪.২০০৫**

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

IDEAL INFRASTRUCTURE
SOLUTIONS PRIVATE LIMITED

09/02/2009

Permanent Account Number

AACCI0399D

0205020

Jayashree Bhadva
DIRECTOR

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर
आयकर पैन सेवा इकाई, एन एस डी
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in


ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग
 1212097403

IDENTITY CARD
 पहचान कार्ड




Elector's Name: Janushree Bhada
 पति/पत्नी का नाम: श्री/श्रीमती
 Husband's Name: Janushree
 पति का नाम: श्री/श्रीमती

Sex: F
 लिंग: स्त्री
 Age as on 1.1.2001: 31
 1.1.2000-1.1.2001: 30

Janushree Bhada .

Address:
 Khajurahi Khajurahi Road Cochinor 736001

Date:
 2001/01/01


 Janushree Bhada

Electoral Roll No: 1212097403
 Family Sympathetic
 Electoral Registration Officer
 Khajurahi

Assembly Constituency: 4-Coach Bihar Nadi
 Polling Station: 4-1212097403
 District: Cochinor
 State: M.K.C.2001

Major Information of the Deed

Deed No / Year 1-0801-06012/2020	Date of Registration 11/11/2020	
Date 0801-2001437915/2020	Office where deed is registered 0801-2001437915/2020	
Applicant Name, Address Other Details K Deb Thana Coochbehar, District - Coochbehar, WEST BENGAL, Mobile No: 9593319544 Status Advocate		
Transaction [110] Sale, Development Agreement or Construction Agreement	Additional Transaction [4311] Other than Immovable Property Receipt [Rs 40,00,000/-]	
Set Forth value Rs 9,00,000/-	Market Value Rs 3,63,43,951/-	
Stamp duty Paid (SD) Rs 75,001/- (Article 48(g))	Registration Fee Paid Rs 40,039/- (Article E. B. M(b) H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)	

Land Details :

Locality: Coochbehar P S - Coochbehar Municipality COOCHBEHAR, Road: Keshab Road, Road Zone: (Rajmata Moho - Gunjaban Petrol pump), Mouza: Shahar Coochbehar, Ward No: 07 JI No: 130, Pin Code: 736101

Seri No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-676 (RS -365)	LR-1220	Bastu	Bastu	0.05446 Acre	1,00,000/-	82,51,518/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
12	LR-678 (RS -365)	LR-3091	Bastu	Bastu	0.03741 Acre	1,00,000/-	56,68,184/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
13	LR-679 (RS -367)	LR-3091	Bastu	Bastu	0.022 Acre	1,00,000/-	33,33,334/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
14	LR-678 (RS -366)	LR-23027	Bastu	Bastu	0.032 Acre	1,00,000/-	48,48,486/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
15	LR-679 (RS -367)	LR-23027	Bastu	Bastu	0.008 Acre	1,00,000/-	12,12,122/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
16	LR-588 (RS -371)	LR-23027	Bastu	Bastu	0.011 Acre	1,00,000/-	16,66,667/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,
17	LR-4214 (RS -3205)	LR-23027	Bastu	Bastu	0.015 Acre	1,00,000/-	22,72,728/-	Width of Approach Road: 40 Ft, Adjacent to Metal Road,

IT 23161	Bastu	Bastu	0.05 Acre	1,00,000/-	90.90.912	Width of Approach Road 40 Ft. Adjacent to Metal Road
TOTAL :			23.987Dec	8,00,000 /-	363,43,951 /-	
Grand Total :			23.987Dec	8,00,000 /-	363,43,951 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri ARUN KUMAR BHOWAL (Presentant) Son of Late Khagendra Chandra Bhowal Ashram Road, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ADxxxxxx7B Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence</p>
2	<p>Shri TAPAN KUMAR BHOWAL Son of Late Khagendra Chandra Bhowal Ashram Road, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - AExxxxxx2D Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence</p>
3	<p>Smt MOUSUMI DATTA BHOWAL Wife of Snn Surajit Datta Mahishbathan, P.O - Mahishbathan, P.S - Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736179 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AUxxxxxx8J Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 10/11/2020 Admitted by: Self, Date of Admission: 10/11/2020, Place: Pvt. Residence</p>
4	<p>IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED C/o Techno MJN Road Near Madan Mohan Bari Chowpathi, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736101, PAN No.: AAxxxxxx9D Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED C/o Techno MJN Road Near Madan Mohan Bari Chowpathi, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736101, PAN No.: AAxxxxxx9D Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

Smt TANUSHREE BHADRA

Wife of Smt. Upval Bhadra C/o Techno MJN Road Near Madan Mohan Bari Chowpathi, P.O - Cooch Behar, P.S - Coochbehar 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), IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri CHINMAY CHAKRABORTY Son of Late Karuna Charan Chakraborty Dakshin Para Ward No. 05, P.O - Mathabhanga, P.S - Mathabhanga, - Mathabhanga, District - Coochbehar, West Bengal, India, PIN - 736146			

Identifier Of Shri ARUN KUMAR BHOWAL, Shri TAPAN KUMAR BHOWAL, Smt MOUSUMI DATTA BHOWAL, Smt TANUSHREE BHADRA

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Sri ARUN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.05445 Acre
Transfer of property for L2		
No	From	To. with area (Name-Area)
	Sri TAPAN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.03741 Acre
Transfer of property for L3		
No	From	To. with area (Name-Area)
	Sri TAPAN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.022 Acre
Transfer of property for L4		
No	From	To. with area (Name-Area)
	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.032 Acre
Transfer of property for L5		
No	From	To. with area (Name-Area)
	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.008 Acre
Transfer of property for L6		
No	From	To. with area (Name-Area)
	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.011 Acre
Transfer of property for L7		
No	From	To. with area (Name-Area)
	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.015 Acre
Transfer of property for L8		
No	From	To. with area (Name-Area)
	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.06 Acre

and Details as per Land Record

District: Coochbehar, P.S. - Coochbehar, Municipality: COOCHBEHAR, Road: Keshab Road, Road Zone (Rajmata
 area - Gurusbari Petrol pump), Mouza: Shahar Coochbehar, Ward No: 07 JI No: 130, Pin Code 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
01	LR Plot No - 678, LR Khatian No - 1220	Owner অরুণ কুমার ভাওয়াল, Gurdian খগেন্দ্র চন্দ্র, Address: নিজ Classification: বসতি ভূমি, Area 0.05500000 Acre.	Shri ARUN KUMAR BHOWAL

	LR Plot No - 678, LR Khatian No - 3091	Owner:তপন কুমার ভাওয়াল, Gurdian:শশেন্দ্র চন্দ্র, Address:নিজ, Classification:বসত ভূমি, Area:0.03800000 Acre,	Shri TAPAN KUMAR BHOWAL
	LR Plot No - 679, LR Khatian No - 3091	Owner:তপন কুমার ভাওয়াল, Gurdian:শশেন্দ্র চন্দ্র, Address:নিজ, Classification:বসত ভূমি, Area:0.02200000 Acre,	Shri TAPAN KUMAR BHOWAL
L4	LR Plot No - 678, LR Khatian No - 23027	Owner:মৌসুমী দত্ত ভাওয়াল, Gurdian:সুরজি দত্ত, Address:নিজ, Classification:বসত ভূমি, Area:0.03200000 Acre,	Smt MOUSUMI DATTA BHOWAL
L5	LR Plot No - 679, LR Khatian No - 23027	Owner:মৌসুমী দত্ত ভাওয়াল, Gurdian:সুরজি দত্ত, Address:নিজ, Classification:বসত ভূমি, Area:0.00800000 Acre,	Smt MOUSUMI DATTA BHOWAL
L5	LR Plot No - 688, LR Khatian No - 23027	Owner:মৌসুমী দত্ত ভাওয়াল, Gurdian:সুরজি দত্ত, Address:নিজ, Classification:বসত ভূমি, Area:0.01100000 Acre,	Smt MOUSUMI DATTA BHOWAL
L7	LR Plot No - 4214, LR Khatian No - 23027	Owner:মৌসুমী দত্ত ভাওয়াল, Gurdian:সুরজি দত্ত, Address:নিজ, Classification:বাসত, Area:0.01500000 Acre,	Smt MOUSUMI DATTA BHOWAL
L8	LR Plot No - 678, LR Khatian No - 23161	Owner:আইডিয়াল ইনফ্রাস্ট্রাকচার সলিউশনস প্রাইভেট লিমিটেড, Gurdian:শঙ্ক ডাইরেক্ট, Address:নিজ, Classification:বসত ভূমি, Area:0.06000000 Acre,	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED

09-11-2020

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 16,143,951/-

Subodh Kumar Majumdar

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

On 10-11-2020

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

Presented for registration at 19:00 hrs on 10-11-2020, at the Private residence by Shri ARUN KUMAR BHOWAL, one of the Execulants

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

Execution is admitted on 10/11/2020 by 1. Shri ARUN KUMAR BHOWAL, Son of Late Khagendra Chandra Bhowal, Ashram Road, P.O. Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 2. Shri TAPAN KUMAR BHOWAL, Son of Late Khagendra Chandra Bhowal, Ashram Road, P.O. Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 3. Smt MOUSUMI DATTA BHOWAL, Wife of Shri Surajit Datta, Mahishbathan, P.O: Mahishbathan, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736179, by caste Hindu, by Profession Business

Identified by Shri CHINMAY CHAKRABORTY, , , Son of Late Karuna Charan Chakraborty, Dakshin Para, Ward No. 05, P.O. Mathabhanga, Thana: Mathabhanga, , City/Town: MATHABHANGA, Coochbehar, WEST BENGAL, India, PIN - 736146 by caste Hindu, by profession Private Service

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

Execution is admitted on 10-11-2020 by Smt TANUSHREE BHADRA, Director, IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED, C/oTechno MJN Road Near Madan Mohan Bari Chowpathi, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District-Coochbehar, West Bengal, India, PIN - 736101; Director, IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED, C/oTechno MJN Road Near Madan Mohan Bari Chowpathi, P.O - Cooch Behar, P.S - Coochbehar, Coochbehar, District-Coochbehar, West Bengal, India, PIN - 736101

Identified by Shri CHINMAY CHAKRABORTY, , , Son of Late Karuna Charan Chakraborty, Dakshin Para, Ward No. 05, P.O. Mathabhanga, Thana: Mathabhanga, , City/Town: MATHABHANGA, Coochbehar, WEST BENGAL, India, PIN - 736146 by caste Hindu, by profession Private Service

Subodh Kumar Majumdar

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

On 11-11-2020

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

Not required Registration Fees payable for this document is Rs 40,039/- (B = Rs 40,000/- E = Rs 7/- H = Rs 32/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2020 12:00AM with Govt. Ref. No. 192020210131015452 on 06-11-2020, Amount Rs. 40,007/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90034852 on 09-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 70,001/-

Description of Stamp

Stamp Type: Impressed, Serial no 134, Amount: Rs 5,000/-, Date of Purchase: 04/11/2020, Vendor name: Nimai
Roy Karmakar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2020 12:00AM with Govt. Ref. No. 192020210131015452 on 06-11-2020, Amount Rs. 70,001/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90034852 on 09-11-2020, Head of Account 0030-02-103-003-02



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

of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0801-2020, Page from 109345 to 109383
Deed No 080106012 for the year 2020.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2020.12.07 11:45:57 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2020/12/07 11:45:57 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)