

6467

v/a-502/2020

I-6332/2020



পশ্চিমবঙ্গ পহিলম বংগাল WEST BENGAL

AC 795296

স.নং ৯/১৭৭৭০৭৪/২০২০



CERTIFIED THAT THE DOCUMENT
IS ADMITTED FOR REGISTRATION
AND THE NECESSARY FEES AND
THE OTHER CHARGES IMPOSED
BY THE REVENUE DEPARTMENT
HAVE BEEN PAID.

[Signature]
District Registrar
West Bengal
24 NOV 2020

Arun Kumar Bhowal
Tapan Kumar Bhowal
Mousumi Datta (Bhowal)

Tanushree Bhadra
DIRECTOR

DEVELOPER'S POWER OF ATTORNEY

KNOW ALL MEN by these presents We, 1.Sri Arun Kumar Bhowal, PAN-ADXPB5187B,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-AEM232982D, S/O. Lt. 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 Strajit Datta, by Occupation-Business, residing at Mahish Bathan,P.S.Pundibari, P.O.Mahish Bathan, Dist. Cooch Behar, 4. Ideal Infrastructures Solutions Pvt. Ltd., PAN-AACCI0399D, being represented by its Director Smt. Tanushree Bhadra, W/O. Sri Ujjwal

Sl No. 389 Date 05/11/20
Name of Vender Anun Bhowal 6th
Address of Vender Cooch
Stamp Purchase from Cooch Behar Treasury-I
Date of Purchase from Treasury
Soumendra Nath Datta
Stamp Vendor, Cooch Behar Sadar
Licence No-72/67 of 1985-86
Date 05/11/20

29 SEP 2020

Anun Kumar Bhowal

  1469
11/11/2020

Anun Kumar Bhowal

  1470

Anun Kumar Bhowal

  1471

Louisevi Datta (Bhowal)

District Sub-Registrar
Cooch Behar
11 NOV 2020



Arun Kumar Bhowal
Tapan Kumar Bhowal
Mousumi Datta (Bhowal)

Tanushree Bhadra
DIRECTOR

Mohan Bari Chowpathi, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin-736101, 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, 3rd Road, Santoshpur, Kolkata-700075, and local Branch Office at C/O. Techno, M.J. N. Road, Near Madan Mohon Bari, P.S. Kotwali, P.O. & 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 I Sri Arun Kumar Bhowal acquired the below schedule 3 Katha 6 Dhurs of land through a registered Gift Deed being Book No. 1, Deed No. 5415, CD, Vol. No. 01, Page No. 77 to 98 dated 04.10.2007., Executed before the Additional District Sub-Registrar, Sadar, Cooch Behar and after acquiring the said land through Gift Deed I have also mutated and recorded the said land in the settlement records and also got a L.R. Khatian being No. 1220 dated 29.09.2015. and also recorded 0.055+0.017+0.094 Acres of land in L.R. Plot No. 678, 6474 & 14210 and more particularly described in the schedule given herein under.
2. That I Sri Tapan Kumar Bhowal acquired the below schedule land schedule 3 Katha 12 Dhurs of land through a registered Gift Deed being Book No. 1, 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 and after acquiring the said land through Gift Deed I have also mutated and recorded the said land in the settlement records and also got a L.R. Khatian being No. 3091 dated 04.03.2009. and also recorded 0.038+ 0.022+ 0.066+ 0.021 Acres of land in L.R. Plot No. 678, 679, 14210 & 14214 and more particularly described in the schedule given herein under.
3. That I Smt. Mousumi Datta (Bhowal) the owners and possessors of a piece and parcel of land measuring 0.066 Acre at Ward No. 7, Keshab Road, Sahar Cooch Behar under Cooch Behar Municipal Holding No. 156A/3971/5, Ward No. 07, recorded in L.R. Khatian No. 23027, by virtue of three Gift Deed being No. I- 3262 Dated 11.07.2019., I-3271 dated 12.07.2019. & I-3280 dated 12.07.2019., registered in the Office of Additional District Sub Registrar, Sadar, Cooch Behar after acquiring the said land through Gift Deed I have also mutated and

Arjun Kumar Bhowal
Tapan Kumar Bhowal
Moumuni Datta (Bhowal)

IDEAL INFRASTRUCTURES SOLUTIONS PVT. LTD.
Tanushree Bhadra
DIRECTOR

recorded the said land in the settlement records and also got a L.R.Khatian being No.23027 dated 24.07.2019.and also recorded 0.015+0.032+0.008+0.011 Acres of land in L.R.Plot No. 4214, 678,679 & 688 and more particularly described in the schedule given herein under.

4. That Ideal Infrastructures Solutions Pvt. Ltd.,being represented by its Director Smt. Tanushree Bhadra the owners and possessors of a piece and parcel of land measuring 3 Katha 13 Dhurs of land at Ward No.7,Keshab Road, Sahar Cooch Behar under Cooch Behar Municipal, recorded in L.R. Khatian No. 23161, by virtue of 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-Registrarer,Sadar,Cooch Behar and after acquiring the said land through Sale Deed Ideal Infrastructures Solutions Pvt. Ltd. have also mutated and recorded the said land in the settlement records and also got a L.R.Khatian being No.23161 and also recorded 0.660 Acres of land in L.R.Plot No. 678 and more particularly described in the schedule given herein under.
5. That we have entered in to registered Development agreement and we have also Executed one registered Development Agreement being Book No. I, Deed No.6012, Volume No. 0801-2020, dated 11.11.2020., Executed before the District Sub-Registrarer, 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.

Arjun Kumar Bhowal

Tapan Kumar Bhowal

Moumuni Satta (Bhowal)

2. To enter into our property with hired labour(s), worker(s), manager or the like and to 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 deem 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 properties to be sold out of Developer's allocation.

Director, Land Acquisition, Development & Construction

Tanushree Bhowal
DIRECTOR

Arul Kumar Bhawal

Tapan Kumar Bhawal

Mousumi Ratta (Shawd).

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 my 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 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.

OFFICE OF THE DIRECTOR, COOCH BEHAR

Tanushree Bhunia
DIRECTOR

Arul Kumar Bhadral

Tapan Kumar Bhadral

Moumuni Datta (Bhadral)

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra

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, 3rd 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, 3rd 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.

Arjun Kumar Bhowal

Tapan Kumar Bhowal

Moumuni Datta (Blood)

STATE OF ASSAM

Janushee Bhadra
DIRECTOR

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 DB Tower" 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 DB Tower," 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

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.

Arun Kumar Bhowal
Tapan Kumar Bhowal
Mouruni Datta (Bhowal)

Tanushree Bhadra
DIRECTOR

IN WITNESS WHEREOF we all the land lord extended our hands of co-operation and sign this General Power of Attorney infavour of Smt. Tanushree Bhadra, this the 11th day of November, 2020.

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanushree Bhadra -
DIRECTOR

Signature of Constituted Attorney

Arun Kumar Bhowal
Tapan Kumar Bhowal
Mouruni Datta (Bhowal)

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanushree Bhadra -
DIRECTOR

Signature of the Executor

The above signature attested by us :

Arun Kumar Bhowal

Tapan Kumar Bhowal
Mouruni Datta (Bhowal)

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanushree Bhadra -
DIRECTOR

Witness :

1. Chimmoy Chakraborty
S/O Late Karuna Chandra Chakraborty
Ward No-5, Dakshin Para
P.O. & P.S. Matthabanga
Dist- Cooch Behar
Pm - 736146
2. Abikramjit Datta
S/O Late Nirmalendu Datta
Vill+P.O. Khagrabari
Dist. Cooch Behar

Drafted & Prepared by me

Satish
Advocate, Cooch Behar.

E.O.F 392/18

02. 11. 2020



Arun Kumar Shrivastava

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger



Tapas Kumar Shrivastava

Right Hand Left Hand



Mouzumi Datta (Shrivastava)

Right Hand Left Hand



Right Hand Left Hand

Sign Arun Kumar Shrivastava

Sign Tapas Kumar Shrivastava

Sign Mouzumi Datta (Shrivastava)

Sign Janushree Bhadua
DIRECTOR



Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

IT & BUSINESS STRUCTURE SOLUTIONS PVT. LTD.

Jayashree Bhadra



Right Hand Left Hand



Right Hand Left Hand



Right Hand Left Hand

Sign Sign Sign Sign Sign

Sign

Sign

Sign

Jayashree Bhadra
DIRECTOR







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 08018001477078/2020



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	Principal			<i>Arun Kumar Bhowal</i> 11.11.2020
2	Shri TAPAN KUMAR BHOWAL Ashram Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101	Principal			<i>Tapan Kumar Bhowal</i> 11.11.2020



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
3	Smt MOUSUMI DATTA BHOWAL Mahishbathan, P.O - Mahishbathan, P.S.- Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736179	Principal			Mousumi Datta (Ahowal). 11/11/2020
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 Principal [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED] [IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED]			IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD. Tanushree Bhadra. DIRECTOR 11/11/2020.

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Chinmay Chakraborty Son of Late Karuna Charan Chakraborty Ward No 5, Dakshin Para Mathabhanga, 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> 11/11/2020

Subodh Kumar Mallick
11/11/2020
(Subodh Kumar Mallick)
Sub Registrar
DISTRICT S. 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 : ভাওওয়াল অরুঙ্কুমার
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
জিলা : কোচবিহার
শহর কোচবিহার
কোচবিহার মিউনিসিপ্যালিটি
কোচবিহার

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For North Coochbehar Assembly Constituency
উত্তর কোচবিহার বিধানসভা নির্বাচন কেন্দ্র

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


ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD L2L2027483
 पहचान कार्ड




voter's Name **व्यक्तिक नाम**
 निवासेदार नाम सुनील शर्मा
Husband's Name **पति नाम**
 पति नाम प्रमोद शर्मा

Sex **लिंग**
 Male पुरुष
Age as on 1.1.2002 31
 1.1.2002-दिवस 65

Tanushree Bhadua.

Address:
 Kargahat (Talukha) Kargahat, Coimbatore 724001

Area:
 Kargahat, Tal. Kargahat, Dist. Coimbatore


 Tanushree Bhadua

Facsimile Signature:
 Declared Registration Officer
 Kargahat, Coimbatore

Working Constitution: 4-Caste Social Nethi
भारत निर्वाचन आयोग - 4-वर्गीय समाज नेथी
Registration Officer: Kargahat, Coimbatore
Date: 24.02.2002 **दिनांक:** 24.02.2002

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

IDEAL INFRASTRUCTURE
SOLUTIONS PRIVATE LIMITED

09/02/2009

Permanent Account Number

AACCI0399D

इस कार्ड के खाने / खाने पर कृपया सूचित करें / लीडर।
आयकर पैन सेवा इकाई, एन एस डी प्रिवेट
लीमिटेड, नवी इंडिया, प्लॉट नं. 541, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 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, 3rd Main Sterling,
Plot No. 541, 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

IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED
Tanushree Bhadua
DIRECTOR

Major Information of the Deed

Deed No :	I-0801-06332/2020	Date of Registration	24/11/2020
Query No / Year	0801-8001477078/2020	Office where deed is registered	
Query Date	11/11/2020 1:57:34 PM	0801-8001477078/2020	
Applicant Name, Address & Other Details	Surajit Datta Coochbehar, Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736101. Mobile No. : 9434201959, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 3,63,43,951/-		
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] - 080106012/2020 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: Keshab Road, Road Zone : (Rajmata More -- Gunjabari Petrol pump) , Mouza: Shahar Coochbehar, , Ward No: 07 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
1.1	LR-678	LR-1220	Bastu	Bastu	0.05446 Acre	1,00,000/-	82,51,518/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
1.2	LR-678	LR-3091	Bastu	Bastu	0.03741 Acre	1,00,000/-	56,68,184/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
1.3	LR-679	LR-3091	Bastu	Bastu	0.022 Acre	1,00,000/-	33,33,334/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
1.4	LR-678	LR-23027	Bastu	Bastu	0.032 Acre	1,00,000/-	48,48,486/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
1.5	LR-679	LR-23027	Bastu	Bastu	0.008 Acre	1,00,000/-	12,12,122/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

LR 688	LR-23027	Bastu	Bastu	0.011 Acre	1,00,000/-	16,65,657/-	Width of Approach Road 40 Ft., Adjacent to Metal Road, Project Name
LR 4214	LR-23027	Bastu	Bastu	0.015 Acre	1,00,000/-	22,72,728/-	Width of Approach Road 40 Ft., Adjacent to Metal Road, Project Name
LR 678	LR-23161	Bastu	Bastu	0.06 Acre	1,00,000/-	90,90,912/-	Width of Approach Road 40 Ft., Adjacent to Metal Road, Project Name
TOTAL :				23.987Dec	8,00,000 /-	363,43,951 /-	
Grand Total :				23.987Dec	8,00,000 /-	363,43,951 /-	

Principal 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.: ADxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,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.: AExxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Pvt. Residence</p>
3	<p>Smt MOUSUMI DATTA BHOWAL Wife of Shri 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.: AUxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2020 . Admitted by: Self, Date of Admission: 11/11/2020 ,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.: AAxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt TANUSHREE BHADRA Wife of Shri Ujjwal 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
Mr Chinmay Chakraborty Son of Late Karuna Charan Chakraborty Ward No 5, Dakshin Para Mathabhanga, 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

Sl.No	From	To. with area (Name-Area)
1	Sri ARUN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.05446 Acre

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sri TAPAN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.03741 Acre

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sri TAPAN KUMAR BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.027 Acre

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.032 Acre

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.008 Acre

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.011 Acre

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI DATTA BHOWAL	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.015 Acre

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED	IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-0.06 Acre

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 678, LR Khatian No:- 1220	Owner: অরুন কুমার ভাওয়াল, Gurdian: যশেন্দ চন্দ, Address: নিজ Classification: বসত ভূমি, Area: 0.05500000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No - 678, LR Khatian No - 3091	Owner: ভগ্নন কুমার ভাওয়াল, Gurdian: খগেন্দ চন্দ, Address: নিজ , Classification: বসত ভূমি, Area: 0.03800000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No - 679, LR Khatian No - 3091	Owner: ভগ্নন কুমার ভাওয়াল, Gurdian: খগেন্দ চন্দ, Address: নিজ , Classification: বসত ভূমি, Area: 0.02200000 Acre,	Owner Name not selected by applicant.
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,	Owner Name not selected by applicant.
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,	Owner Name not selected by applicant.
L6	LR Plot No - 688, LR Khatian No - 23027	Owner: মৌসুমী দত্ত ভাওয়াল , Gurdian: সুরজি দত্ত, Address: নিজ , Classification: বসত ভূমি, Area: 0.01100000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No - 4214, LR Khatian No - 23027	Owner: মৌসুমী দত্ত ভাওয়াল , Gurdian: সুরজি দত্ত, Address: নিজ , Classification: বাস, Area: 0.01500000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No - 678, LR Khatian No - 23161	Owner: আইডিয়াল ইনফ্রাস্ট্রাকচার সলিউশনস প্রাইভেট লিমিটেড , Gurdian: পঙ্ক ডাইরেক্ট, Address: নিজ , Classification: বসত ভূমি, Area: 0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 080106332 / 2020

On 11-11-2020

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

Presented for registration at 18 15 hrs on 11-11-2020. at the Private residence by Shri ARUN KUMAR BHOWAL one of the Executants

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 3,83,43,951/-

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

Execution is admitted on 11/11/2020 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 Mr Chinmay Chakraborty, . . Son of Late Karuna Charan Chakraborty, Ward No 5, Dakshin Para Mathabhanga, P O: Mathabhanga, Thana: Mathabhanga, , City/Town: MATHABHANGA, Coochbehar, WEST BENGAL, India, PIN - 736146, by caste Hindu, by profession Service

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

Execution is admitted on 11-11-2020 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 Mr Chinmay Chakraborty, . . Son of Late Karuna Charan Chakraborty, Ward No 5, Dakshin Para Mathabhanga, P O: Mathabhanga, Thana: Mathabhanga, , City/Town: MATHABHANGA, Coochbehar, WEST BENGAL, India, PIN - 736146, by caste Hindu, by profession Service



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

On 24-11-2020

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

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and 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
Stamp Type: Impressed, Serial no 389, Amount: Rs 50/-, Date of Purchase: 06/11/2020, Vendor name: S N Datta

Subodh Kumar Majumdar

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0801-2020, Page from 108733 to 108760
being No 080106332 for the year 2020.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2020.12.04 13:56:43 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2020/12/04 01:56:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)