

82-1312/25

8-1312/2025

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

0-2-212244/25

L 167126



IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

DIRECTOR

Janushree Bhadua

TECHNO

Janushree Bhadua
Proprietor

DEVELOPMENT AGREEMENT

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

District Sub-Registrar
Cooch Behar

1 8 FEB 2025

24 JAN 2025

Stamp No. 373 Date

Name of Vendee Malina Bhatta Chatterjee

Address of Vendee

Stamp Purchased from Cooch Behar Treasury - I

Date of Purchased from Treasury

Utpal Kumar Chakrabarty

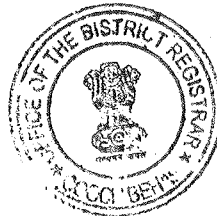
Stamp Vendor, Cooch Behar Sadar

Licence No - 11 of 2002 - 2003.

Date

20 JAN 2025

24 JAN 2025



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District Sub-Registrar
Cooch Behar

18 FEB 2025

Malina Bhattacharjee

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra
DIRECTOR

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TECHNO

Tanushree Bhadra
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DISTRICT	Cooch Behar
POLICE STATION	Pundibari
MOUZA	Khagrabari
THAK NO.	963
J. L. NO.	089
NAME OF THE BUILDING	"IDEAL MATASHREE " at Burirpat, Khagrabari under Khagrabari Gram Panchayat, Dist. Cooch Behar, West Bengal.

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 18th day of FEBRUARY, 2025.

BETWEEN

1. SMT. MALINA BHATTACHARJEE, PAN AWHPB9714F, Aadhaar No. 9928 7984 1494, W/O Sri Amalendu Krishna Bhattacharjee, by Faith Hindu, by Occupation House Wife, Nationality Indian, now residing at Flat No. 3B, Rajeswari Apartment, Biswa Singha Road, P.S. Kotwali, P.O. & Dist. Cooch Behar, PIN- 736101, West Bengal,

2. IDEAL INFRASTRUCTURE SOLUTIONS PVT.LTD., PAN AACCI0399D, 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 Temple, P.S. Kotwali, P.O. & Dist. Cooch Behar, PIN- 736101, West Bengal, hereinafter shall be referred to as the **"LAND OWNERS"** (which expression shall



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mean and include unless excluded by or repugnant to the context their heirs, executors, representatives, administrators and assigns) of the **FIRST PART**

AND

TECHNO, (Sole Proprietorship), having its office at M.J.N. Road, Near Madan Mohan Temple, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal, Represented by its Proprietor, **SMT. TANUSHREE BHADRA, PAN-AIXPB0320M**, W/O Sri Ujjwal Bhadra, by Faith Hindu, by Occupation Business, Nationality Indian, residing at Khagrabari, P.O. Khagrabari, P.S. Kotwali, Dist. Cooch Behar, Pin- 736179, West Bengal, hereinafter shall be referred to as the "DEVELOPER/ CONFIRMING PARTY", (which expression shall mean and include unless excluded by or repugnant to the context its legal representative, heirs, executors, representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS Smt. Malina Bhattacharjee, W/O Sri Amalendu Krishna Bhattacharjee is the owner and possessor of land measuring **0.04 Acres** situated within District Cooch Behar, Mouza Khagrabari, Thak No. 963, J.L. No. 89 appertaining to **R.S. Khatian No. 1959** falling in **R.S. Plot No. 3214**, by way of purchase from Parul Prova Saha, W/O Probodh Kumar Saha through the **Regd. Deed of Sale being No. I 340 for the year 1993 dated 15/01/1993** of Book I, Volume No. 03, Page from 207 to 211, registered at the office of the A.D.S.R., Sadar, Cooch Behar as per description of the said deed. Thereafter since the date of purchase said Smt. Malina Bhattacharjee, W/O Sri Amalendu Krishna Bhattacharjee (**the Land Owner No. 01 herein**) is exclusively owning and possessing the said land being the absolute owner and possessor of said land measuring **0.04 Acres**. That said land measuring **0.04 Acres** has been mutated and recorded in her name in



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Madina Bhattacharjee.

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L.R. Khatian No. 1745/1 falling in **L.R. Plot No. 3778**, Classified as Bastu, situated under Mouza Khagrabari, Dist. Cooch Behar.

AND WHEREAS Prodyut Kumar Nath, S/O Binod Behari Nath was the owner and possessor of land measuring **12 decimals** appertaining to **R.S. Khatian No. 1524** falling within **R.S. Plots No. 3212 and 3213** and the owner and possessor of land measuring **13 decimals** appertaining to **R.S. Khatian No. 1526** falling within **R.S. Plots No. 3212 and 3213** i.e. total land measuring **25 Decimals** of Mouza Khagrabari, P.S. Kotwali (Now Pundibari), Dist. Cooch Behar by way of purchase from Satyabrata Bhattacharya and two others through the Regd. Sale Deed being No. I 8201 for the year 1979 dated 08/11/1979 of the office of the Sadar Joint Sub Registrar, Cooch Behar.

AND WHEREAS thereafter said Prodyut Kumar Nath, S/O Binod Behari Nath sold land measuring **4.5 decimals** falling in **L.R. Plot No. 3782 arose out of R.S. Plot No. 3213** to Smt. Dipa Debnath @ Dipa Debnath (Nath), W/O Sri Amal Debnath through the Regd. Sale Deed being No. I 865 for the year 2015 dated 05/02/2015 of the office of the A.D.S.R, Sadar, Cooch Behar. That said Prodyut Kumar Nath, S/O Binod Behari Nath sold land measuring **4.5 decimals** falling in **L.R. Plot No. 3782 arose out of R.S. Plot No. 3213** to Smt. Mira Bhowmik @ Mira Bhowmik (Nath), W/O Sri Anirban Bhowmik through the Regd. Sale Deed being No. I 864 for the year 2015 dated 05/02/2015 of the office of the A.D.S.R, Sadar, Cooch Behar. Thereafter said entire purchased land measuring **09 Decimals** have been mutated and recorded in their respective names in L.R. Khatians No. 10123 and 10122 falling in **L.R. plot No. 3782**, classified as Bastu of Mouza Khagrabari, Dist. Cooch Behar.



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Mahima Bhattacharjee.

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AND WHEREAS thereafter said Smt. Dipa Debnath @ Dipa Debnath (Nath) and Smt. Mitra Bhowmik @ Mitra Bhowmik (Nath) have jointly sold their said entire purchased land measuring **09 Decimals** appertaining to **R.S. Khatian No. 1526** falling in **R.S. Plot No. 3213** of Mouza Khagrabari, Dist. Cooch Behar in favour of **Ideal Infrastructure Solutions Pvt. Ltd. (the Land Owner No. 02 herein)** through the **Regd. Sale Deed being No. 080102317 for the year 2024 dated 19/03/2024 of Book I, Volume No. 0801-2024, Page from 36049 to 36065, registered at the office of the A.D.S.R., Sadar, Cooch Behar.**

Thereafter since the date of purchase said Ideal Infrastructure Solutions Pvt. Ltd. **(the Land Owner No. 02 herein)** is exclusively owning and possessing the said land being the absolute owner and possessor of said land measuring **0.09 Acres**. That said land measuring **0.09 Acres** has been mutated and recorded in the name of Ideal Infrastructure Solutions Pvt. Ltd. **(the Land Owner No. 02 herein)** in **L.R. Khatian No. 16336** falling in **L.R. Plot No. 3782**, area of land measuring **0.09 Acres**, Classified as Bastu of Mouza Khagrabari, Dist. Cooch Behar.

AND WHEREAS by way of above purchase both the Land owners are the joint owners and possessors of land measuring **0.04 Acres plus** land measuring **0.09 Acres** i.e. total **0.13 Acres** of land as described in the Schedule A herein below.

AND WHEREAS the Developer of the Second Part was seeking a suitable vacant land for Development and Construction of **Ground+ Four Storied building** consisting of number of Parking, Flat for Residential purpose and some portion of floors of the building for sale in ownership basis and for this purpose the party of



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the Second Part approached to the party of the First Part herein for constructions of the said multistoried building upon the total **0.13 Acres** of land as described in the Schedule A herein below.

AND WHEREAS both the Land owners also jointly desired to construct the multistoried building and ultimately decided to construct **Ground+ Four Storied building** upon said total land measuring **0.13 Acres** as mentioned in the Schedule A herein below accordingly as per joint discussion between the parts of this deed both parties decided to construct the said multistoried building through the Developer herein as per terms and conditions of this Development Agreement as per specifications of the building plan to be sanctioned by the Cooch Behar Zilla Parishad/Appropriate Authority herein after called the "said Building" through the DEVELOPER of the SECOND PART herein upon said entire land measuring **0.13 Acres** as described in **Schedule A** herein below under certain terms and conditions as mentioned herein below.

NOW THIS DEVELOPMENT AGREEMENT OF MULTISTORIED BUILDING WITNESSETH AS FOLLOWS: -

1. That the DEVELOPER of the SECOND PART shall have all right for development of land and construction of Building and to do necessary measures as per Acts regarding development and constructions of Multistoried Building which will be **Ground+ Four storied building** as per specifications of the building plan to be sanctioned by the Cooch Behar Zilla Parishad/Appropriate Authority for constructions of the building upon the land as mentioned in the Schedule A herein below and to represent all office on behalf of all the Land Owners.
2. That the DEVELOPER of the SECOND PART shall develop/construct the said Multistoried Building by its own fund as per its decision and as per building



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- plan to be approved and sanctioned by Cooch Behar Zilla Parishad/Appropriate Authority.
3. That all the Land owners shall remain liable to sign in all required documents in case of necessity for modification/sanction of Building plan and other allied matters regarding constructions of the building and to sale the separate units of the building to the intending purchasers.
 4. That the DEVELOPER of the SECOND PART shall bear all expenses regarding the Sanction/modification of the Building plan including other expenses for construction of the said building.
 5. That the DEVELOPER of the SECOND PART shall hand over entire allocation as per specifications. The Second Part shall deliver finished flats and Car Parking places to the First Part Land Owners as per allocation details described herein below.
 6. That the multistoried building will be constructed as per building plan to be sanctioned by the Cooch Behar Zilla Parishad/Appropriate Authority. That the Ground Floor will be for Car Parking and for some common purposes & others Floors will be for residential flats excluding the common areas and amenities of the building.
 7. That party of the FIRST PART shall also execute Regd. Development Power of Attorney in favour of the party of the DEVELOPER of the SECOND PART.
 8. That the Developer of the Second Part shall complete the said building within **30 (Thirty)** months from the date of the execution of Development Agreement with extension of 06 (Six) Months grace period if so required by the Developer (Save and except force majeure).
 9. That the Developer intend to construct **Ground+ Four Storied building** at the cost of developer/confirming party and as per approved or post facto approved building plan of Cooch Behar Zilla Parishad/Appropriate Authority.



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10. That the Developer of the Second Part is liable to construct the building as per building plan to be sanctioned by the Cooch Behar Zilla Parishad/ Appropriate Authority. Any diversion if needed later on after sanction of the building plan said matter shall have to be approved from the said Authority and the First Part and Second Part or their constituted attorney will jointly sign in the building plan before submission in Cooch Behar Zila Parishad or Appropriate Authority for post facto approval. It is the sole responsibility of the Second Part to develop/construct the building as per Govt. Rules regarding constructions and the Developer will complete the construction within stipulated period of time **30 (Thirty) month** from the date of the execution of Development agreement with extension of 06 (Six) Months grace period if so required by the developer (Save and except force majeure).
11. **That the floors of the proposed multistoried building shall be used as follows:**
- A) Ground floor will be used for Garage/Car Parking and other common purposes;
 - B) Flats will be situated from First Floor to Fourth Floor to be used for residential purposes.
12. That after completion of construction in the presentation form as per building plan to be sanctioned by Cooch Behar Zilla Parishad/ Appropriate Authority, the party of the Second Part/the Developer shall hand over the possession of the specific allocations to the parties of the First Part as described in **Schedule "C"** herein below within the stipulated time.
13. That except the entire allocations of the Land Owners of the First Part, the Developer shall have the absolute right on the remaining construction area having separate units of the proposed building to be constructed upon the mentioned below A Schedule land as per descriptions of the **Schedule "C"** herein below. The Land Owners of the First Part after receipt of their shares as mentioned earlier



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shall have no right to claim or object for other units of the proposed building in any manner whatsoever.

14. That the party of the Second Part shall have every right to enter into the agreements with any prospective buyers for sale/rent of Flat, Car Parking Spaces etc. of the said building or shall have the right to enter into any agreement for rent to any third party with respect to the proposed building, excluding the share of First Part.

15. That the party of the First Part shall have every right to enter into the agreements with any prospective buyers for sale/rent of Flats, Car Parking space etc. of the said building or shall have the right to enter into any agreement for rent to any third party with respect to the proposed building, excluding the share of Second Part.

16. That the party of the First Part or their lawful constituted attorney shall remain liable to sign on the agreements to be prepared for sale of Flats, Car Parking space etc. by the developer/the party of the Second Part for the proposed purchasers etc. and also in the Sale Deed if required in the matter of sale of any unit within the allocations of the Developer of the Second Part herein.

17. That the party of the Second Part or their lawful constituted attorney also shall remain liable to sign on the agreements to be prepared for sale of Flats, Car Parking space etc. by the First Part for the proposed purchasers etc. and also in the Sale Deed if required in the matter of sale of any unit within the allocations of the Land Owners of the First Part herein.

18. That all sorts of liabilities regarding any agreements related to the separate units of said proposed building with respect to the Developer's allocations shall lie on the party of the Developer of the Second part in spite of tripartite Agreement or any Agreement proposed to be made by the developer for sale of Flats, Car Parking space etc. excluding the portions/shares of the Land Owners.

19. That all sorts of liabilities regarding any agreements related to the separate units of said proposed building with respect to the land Owners' allocations shall lie on the party of the Land Owners of the First part in spite of tripartite Agreement or any Agreement proposed to be made by the Land Owners for sale of Flats, Car Parking space etc. excluding the portions/shares of the Developer.



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Proprietor

20. That the Land Owners must be handed over the entire land as described in the Schedule A herein below to the Developer herein for developing the land and the developer has every right to use and utilize the land for lawful construction of building as per specifications of the building plan and after development of the A Schedule land, the Land Owners shall have no right to raise any objection in future.

21. That the party of the Second Part shall have the right to accept advance or any sorts of payments including the final payments from any prospective buyers or tenants of Flats, Car Parking space etc., at their own discretion with respect to developer share/allocations only

22. That in case of any advance or any sorts of amount received /to be received by the party of the Second Part from any proposed buyers, Bank etc., the parties of the First Part shall never be liable in any manner for such amounts received/to be received by the party of the Second Part.

23. That the party of the Second Part is at liberty to take financial assistance from any bank, financial institution etc. for which property of the First Part shall not be hold responsible.

24. That the Building name must be as "IDEAL MATASHREE" .

25. That registration process of "IDEAL MATASHREE" i.e. the total building of residential Flats including parking area of the building will be under name and style "IDEAL MATASHREE".

26. That the Developer will make 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 install Lift in the said Multistoried Building for all the Flat owners of the said building.

27. That the Second Part /Developer shall bear all expenses relating to building plan and all other related expenses regarding construction/development of the said Multistoried Building.



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28. That the Land Owners shall not be liable in any manner from the date of execution of this Deed of Agreement regarding any matter of Development/construction of the Building.

29. That the First Part is not liable for any advance loan if be taken by the Developer/ Confirming Party from any third party or from proposed purchasers.

30. That the First Part is not liable for any disputes regarding construction of "IDEAL MATASHREE" nor any liability regarding the construction.

31. That the parties of the Second 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.

32. That the parties of the First Part shall also not be liable for any loan taken by the party of the Second Part.

33. That the said below mentioned common areas & facilities shall be enjoyed by all the Flat owners including Land Lords of the said proposed building to be constructed on the lands mentioned in the scheduled hereinafter.

- a) Corridors, Stairways, Common toilets, pump rooms, roof, water pump and motor and all other common things and lift.
- b) All other facilities as mutually be agreed and be settled by all the Flat owners as joint owners of the said building including their nominees or legal heirs.

34. The land owners shall hold the owners' allocation on same terms and conditions as regards the users and maintenance of the building as the purchasers or other occupiers of the Flats of the Developer's area would hold and shall pay maintenance changes and other outgoings in respect of the owner's at the same rate and the same manner as purchasers of the Flats of Developer's allocation.

35. The original papers of the property shall remain under the custody of the Developer during the promotion of work for the interest of the project. After completion of the project the Developer in presence of the Owners shall hand over



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Madina Bhattacharya

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such original papers etc. to the flat/commercial owner's Association. Certified copies of original documents related to agreement, plan of building etc. to be handed over to the First Party.

36. The Owner and the Developer have entered into this agreement purely on the principal to principal basis and shall be deemed or construed as joint venture between the Owners and Developer

37. That the landlords shall pay the corpus fund and maintenance charges as per super built up area of flat as per rate fixed by the second part or by the IDEAL MATASHREE WLEFARE SOCIETY of the building.

38. That the developer Second Part shall complete the said building by **30 (Thirty)** months from the date of the execution of this Development agreement with extension of 06 (six) months grace period if so required by the developer (Save and except force majeure).

39. That after hand over of the aforesaid constructed spaces as mentioned earlier as land lord allocation to the land lords/the parties of the First Part, the Developer Shall have the absolute right on all the remaining construction proposed to be made at present 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.

40. That after handing over of the possession of the land lord's portion/share, by the party of the Second Part/developer, to the parties of the First Part, the rest portion of the complete building shall be treated as share of developer/the party of the Second Part, together with undivided proportionate shares of land of the said premises as mentioned in the schedule below.

41. That the First Part are not liable for any disputes regarding construction of the proposed building nor assistance received by the second part.

42. That the DEVELOPER of the SECOND PART shall have the right to receive advance from the proposed purchaser or purchasers towards allocation of the DEVELOPER of the SECOND PART and will issue money receipt etc. execute final deed of conveyance with respect to the allocations of the DEVELOPER of the SECOND PART.



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Mahima Bhattacharjee.

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Proprietor

43. That the party of the SECOND PART shall also the right to receive final consideration money against proper money receipt, from the purchasers against the allocation of the SECOND PART.

44. That any sorts of litigation regarding the sale mortgage of property shall have to be faced by the SECOND PART and the FIRST PART shall have no liability for the same in any manner whatsoever.

45. That the party of the SECOND PART is at liberty to enter into agreement with Bank/Financial institution for its finance or sale of proposed flats/commercials etc. with respect to its allocation only.

46. That this agreement may be amended and/or rectified except the agreed allocation of the parties herein.

47. Engineer & Architect shall mean person or persons to be appointed by the Developer for drawing and preparing the Building plan and supervision of the construction work of the building to be constructed upon the A Schedule land and act as per the Building plan to be sanctioned by the by Cooch Behar Zilla Parishad/ Appropriate Authority.

48. Force Majeure shall mean flood, earthquake, tempest or the like. The parties hereto shall be considered to be liable for any obligations hereunder written by the existence of "Force Majeure" and shall be suspended from the obligations during the duration of the Force Majeure.

SCHEDULE "A"

(Description of the Landed Property upon which Ground +Four storied multistoried building under name and style " IDEAL MATASHREE" will be constructed)

In the District - Cooch Behar, P.S. Pundibari, Mouza - Khagrabari, Thak No. 963, J.L. No. 89, Touzi No. 115, land measuring **0.04 acres (04 decimals)** appertaining to **R.S. Khatian No. 1959** falling in **R.S. Plot No. 3214**

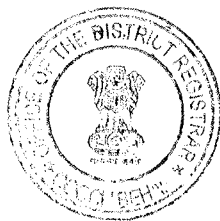


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corresponding to L.R. Plot No. 3778 presently recorded in L.R. Khatian No. 1745/1 AND land measuring 0.09 acres (09 decimals) appertaining to R.S. Khatian No. 1526 falling in R.S. Plot No. 3213 corresponding to L.R. Plot No. 3782 presently recorded in L.R. Khatian No. 16336. So, total land measuring 0.13 Acres (13 decimals), classified as Bastu situated under Khagrabari Gram Panchayat, Khagrabari, Cooch Behar.



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Molina Bhaksharjee.

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Khagrabari Gram Panchayat, Khagrabari, Cooch Behar.

ENTIRE LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

To the North:- Sikshak Pally Road,

To the South:- Sri Hemanta Barma,

To the East:- Burirpat Road By-Lane (20 ft. wide Pucca Road),

To the West:- Biman Saha & others.

SCHEDULE "B" (Specification)

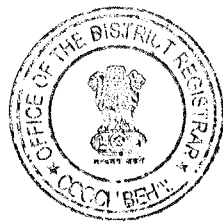
SL. No.	Item	Residential	Commercial
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A. Structural

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

B. Finishing : Flooring

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



A

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Cooch Behar

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Melina Bhattacharjee,

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

DIRECTOR

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Proprietor

5	Cooking Platform	Black Granite	NA
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C. Finishing : Door

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

D. Finishing Window

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

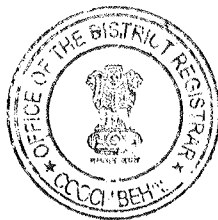
1	Stair Railing	MS/ Aluminium	MS/ Aluminium
2	Roof Treatment	Water Proofing with Chemical	NA
3	Rain Water Pipe	PVC, ISI Marked	PVC, ISI Marked
4	Lift	Sized for 5/4 persons with Automatic Door operation, make (Otis/Kone/Sindelar).	
5	Lift Fascia	Ceramic Tiles	NA
6	Parapet Wall	Brick Work, RCC & MS Febrication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

F. Finishing External Wall

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

1	Internal Wall	Putty Punning on cement plastering on wall and ceiling including priming	NA
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[Handwritten signature]

District Sub-Registrar
Cooch Behar

18 FEB 2025

Mahina Bhattacharjee.

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra.

DIRECTOR

-17-

TECHNO

Janushree Bhadra.
Proprietor

H. Finishing : PH & E

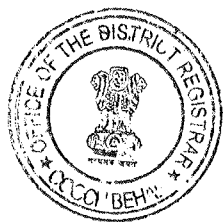
1	Soil waste & Vent Pipe Fittings	UPVC Pipe & Fittings Conforming to IS : 13592-1992	UPVC Pipe & Fittings Conforming to IS : 13592-1992
2	Water Supply Pipe & Fitting	CPVC Pipes conforming to IS : 1239(Part-1) and PVC pipes as applicable.	CPVC Pipes conforming to IS : 1239(Part-1) and PVC pipes as applicable.
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.	ISI market vitreous chine with low level plastic cistern, Colour white
2	Wash Hand Basin	White coloured, with CP Pillar cock .	White coloured, with CP Pillar cock

J. Finishing : Electrical

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



District Sub-Registrar
Cooch Behar

18 FEB 2025

Molina Bhattacharjee.

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

DIRECTOR

-18-

TECHNO

Janushree Bhadra
Proprietor

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

K. Finishing : Drinking Water

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

L. Fire Safety :

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

Note :-

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



District Sub-Registrar
Cooch Behar

18 FEB 2025

Molina Bhattacharjee.

IDEAL INFRASTRUCTURE SOLUTIONS PVT.

LTD.

Janushree Bhattacharjee

DIRECTOR

-19-

TECHNO

Janushree Bhattacharjee
Proprietor

SCHEDULE-C

DETAILS ALLOCATION OF FLAT BETWEEN FIRST AND SECOND PART							
FLOOR WISE DETAILS OF ALLOCATION FOR LAND LORD AND DEVELOPER of IDEAL MATASHREE , MOUZA -KHAGRABARI , JL NO-89,L.R KHATIAN NO-16336 & 1745/1 , L.R.PLOT NO-3782 & 3778 , DISTRICT COOCH BEHAR							
FLOOR MARK	FLAT MARK	FLAT TYPE	ALLOTTED TO	STATUS OF ALLOTTEE	No	AREA of each IN SQFT.	SUPER BUILT UP AREA IN SQFT.
Ground Floor		Parking	MALINA BHATTACHARJEE	As Land Lord	1	120	
Ground Floor		Parking	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	4	120	
Ground Floor		Parking	TECHNO	As developer	8	120	
First Floor	A	2BHK	TECHNO	As developer	1	781.18	937.42
First Floor	B	2BHK	TECHNO	As developer	1	831.10	997.32
First Floor	C	3BHK	TECHNO	As developer	1	963.77	1156.52
First Floor	D	2BHK	TECHNO	As developer	1	680.89	817.07
First Floor	E	3BHK	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	1	924.71	1109.65
2nd Floor	A	2BHK	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	1	781.18	937.42
2nd Floor	B	2BHK	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	1	831.10	997.32
2nd Floor	C	3BHK	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	1	963.77	1156.52
2nd Floor	D	2BHK	Ideal Infrastructure Solutions Pvt. Ltd	As Land Lord	1	680.89	817.07
2nd Floor	E	3BHK	TECHNO	As developer	1	924.71	1109.65
3rd Floor	A	2BHK	MALINA BHATTACHARJEE	As Land Lord	1	781.18	937.42
3rd Floor	B	2BHK	TECHNO	As developer	1	831.10	997.32
3rd Floor	C	3BHK	TECHNO	As developer	1	963.77	1156.52
3rd Floor	D	2BHK	TECHNO	As developer	1	680.89	817.07
3rd Floor	E	3BHK	MALINA BHATTACHARJEE	As Land Lord	1	924.71	1109.65
4th Floor	A	2BHK	TECHNO	As developer	1	781.18	937.42
4th Floor	B	2BHK	TECHNO	As developer	1	831.10	997.32
4th Floor	C	3BHK	TECHNO	As developer	1	963.77	1156.52
4th Floor	D	2BHK	TECHNO	As developer	1	680.89	817.07
4th Floor	E	3BHK	TECHNO	As developer	1	924.71	1109.65



District Sub-Registrar
Cooch Behar

18 FEB 2025

Melina Bhattacharjee

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadua

DIRECTOR

-20-

TECHNO

Janushree Bhadua
Proprietor

The impression of ten fingers of the FIRST PART and SECOND PART with their respective colour passport size photographs and their respective signatures are attached herewith in different sheet shall also form Part of this Deed of agreement.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respected signatures in good and sound health and mind on this the 18th day of FEBRUARY, 2025.

SIGNED SEALED AND DELIVERED AT COOCHBEHAR IN PRESENCE OF:

WITNESSES:-

Melina Bhattacharjee

1. Keshor K. Roy
S/o - Amal Ch. Roy
Vill + P.O - Pushnadanga
Dist - Cooch Behar

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhadua
DIRECTOR


2. Shouvik Sharma
S/o - Bimal Ch. Sarma
Vill - Barahakamari
P.O - K.K. Bari
Dist - Cooch Behar

Signature of the FIRST PART

TECHNO
Janushree Bhadua
Proprietor

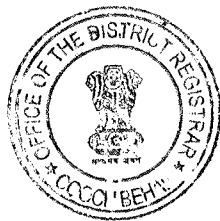
Signature of the SECOND PART

Drafted by me as per instructions of the parties, typed in my office and then read over & explained to both the parts of this deed by me in presence of the witnesses and all the signatures identified by me.


Advocate, Cooch Behar.

SATADRU ROY
Advocate, Cooch Behar
E.N.- F592/ 08

Dt...18.02.2025.....



District Sub-Registrar
Cooch Behar

18 FEB 2025



Malina Bhattacharjee

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Sign Malina Bhattacharjee



Tanushree Bhadani

Right Hand Left Hand

Sign Tanushree Bhadani

DIRECTOR



TECHNO
Tanushree Bhadani
Proprietor

Right Hand Left Hand

Sign Tanushree Bhadani
Proprietor

TECHNO

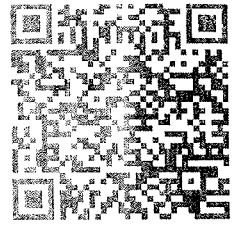


District Sub-Registrar
Cooch Behar

18 FEB 2025



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250408563808

GRN Details

GRN: 192024250408563808 Payment Made: SBI Epay
GRN Date: 18/02/2025 13:07:50 Bank/Gateway: SBIEpay Payment Gateway
BRN: 9660686717619 BRN Date: 18/02/2025 13:08:12
Gateway Ref ID: CHS5676505 Method: State Bank of India NP
GRIPS Payment ID: 180220252040856379 Payment Init. Date: 18/02/2025 13:07:50
Payment Status: Successful Payment Ref. No: 2000212244/7/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Smt MALINI BHATTACHARJEE
Address: COOCH BEHAR
Mobile: 7908676040
Period From (dd/mm/yyyy): 18/02/2025
Period To (dd/mm/yyyy): 18/02/2025
Payment Ref ID: 2000212244/7/2025
Dept Ref ID/DRN: 2000212244/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000212244/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	2000
2	2000212244/7/2025	Property Registration- Registration fees	0030-03-104-001-16	7
Total				2007

IN WORDS: TWO THOUSAND SEVEN ONLY.



M. J. Abdul Latif
18-02-25

Major Information of the Deed



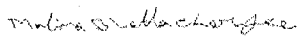
Deed No :	I-0801-01312/2025	Date of Registration	18/02/2025
Query No / Year	0801-2000212244/2025	Office where deed is registered	
Query Date	22/01/2025 8:52:48 AM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	KISHOR KUMAR ROY Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 7908676040, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 58,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks			

Land Details :

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, Pin Code : 736179

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3778 (RS :-3214)	LR-1745/1	Bastu	Bastu	0.04 Acre		18,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-3782 (RS :-3213)	LR-16336	Bastu	Bastu	0.09 Acre		40,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			13Dec	0 /-	58,50,000 /-	
		Grand Total :			13Dec	0 /-	58,50,000 /-	

Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Malina Bhattacharjee Wife of Mr Amalendu Krishna Bhattacharjee Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office		 Captured	
		18/02/2025	LTI 18/02/2025	18/02/2025

	Rajeswari Apartment , Biswa Singha Road, Flat No: 3 b, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: awxxxxxx4f, Aadhaar No: 99xxxxxxxx1494, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office
2	Ideal Infrastructure Solutions Private Limited Mjn Road , Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Date of Incorporation:XX-XX-2XX9 , PAN No.: aaxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



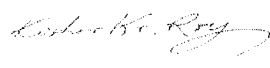
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Techno Mjn Road Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Date of Incorporation:XX-XX-1XX1 , PAN No.: aixxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Tanushree Bhadra (Presentant) Wife of Ujjwal Bhadra Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured Feb 18 2025 3:59PM LTI 18/02/2025	 18/02/2025
	Khagrabari, City:- , P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: Cambodia, Date of Birth:XX-XX-1XX1 , PAN No.: aixxxxxx0m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ideal Infrastructure Solutions Private Limited (as)			
2	Name	Photo	Finger Print	Signature
	Smt Tanushree Bhadra Wife of Ujjwal Bhadra Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured Feb 18 2025 4:00PM LTI 18/02/2025	 18/02/2025
	Khagrabari, City:- , P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Techno (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kishor Kumar Roy Son of Mr Amal Chandra Roy Pushnadanga, City:- , P.O:- Pushnadanga, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736134		 Captured	
	18/02/2025	18/02/2025	18/02/2025

Identifier Of Smt Malina Bhattacharjee, Smt Tanushree Bhadra, Smt Tanushree Bhadra

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Malina Bhattacharjee	Techno-2 Dec
2	Ideal Infrastructure Solutions Private Limited	Techno-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Malina Bhattacharjee	Techno-4.5 Dec
2	Ideal Infrastructure Solutions Private Limited	Techno-4.5 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, Pin Code : 736179

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3778, LR Khatian No:- 1745/1	Owner:মলিনা ভট্টাচার্য, Gurdian:অমলেন্দু কৃষ্ণ, Address:বিজ্ঞ , Classification:বেয়ম, Area:0.04000000 Acre,	Smt Malina Bhattacharjee
L2	LR Plot No:- 3782, LR Khatian No:- 16336	Owner:আইডিএল ইনফ্রাস্ট্রাকচার সলিউশনস প্রাইভেট লিমিটেড, Gurdian:পঙ্কজ ডিবেট্টার, Address:বিজ্ঞ , Classification:বারু, Area:0.09000000 Acre,	Ideal Infrastructure Solutions Private Limited

Endorsement For Deed Number : I - 080101312 / 2025

On 18-02-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:00 hrs on 18-02-2025, at the Office of the D.S.R. COOCHBEHAR by Smt Tanushree Bhadra ,

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 58,50,000/-

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

Execution is admitted on 18/02/2025 by Smt Malina Bhattacharjee, Wife of Mr Amalendu Krishna Bhattacharjee, Rajeswari Apartment , Biswa Singha Road, Flat No: 3 b, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife

Indetified by Mr Kishor Kumar Roy, , Son of Mr Amal Chandra Roy, Pushnadanga, P.O: Pushnadanga, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Others

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

Execution is admitted on 18-02-2025 by Smt Tanushree Bhadra, , Ideal Infrastructure Solutions Private Limited, Mjn Road , Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101; DIRECTOR, Techno (Sole Proprietoship), Mjn Road Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Indetified by Mr Kishor Kumar Roy, , Son of Mr Amal Chandra Roy, Pushnadanga, P.O: Pushnadanga, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Others

Execution is admitted on 18-02-2025 by Smt Tanushree Bhadra, proprietor, Techno (Sole Proprietoship), Mjn Road Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Indetified by Mr Kishor Kumar Roy, , Son of Mr Amal Chandra Roy, Pushnadanga, P.O: Pushnadanga, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2025 1:08PM with Govt. Ref. No: 192024250408563808 on 18-02-2025, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 9660686717619 on 18-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 373, Amount: Rs.5,000.00/-, Date of Purchase: 24/01/2025, Vendor name: U K CHAKRABORTY

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2025 1:08PM with Govt. Ref. No: 192024250408563808 on 18-02-2025, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9660686717619 on 18-02-2025, Head of Account 0030-02-103-003-02


Tulsi Lama
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 0801-2025, Page from 22338 to 22365

being No 080101312 for the year 2025.



Digitally signed by Tulsi Lama
Date: 2025.02.24 12:13:49 +05:30
Reason: Digital Signing of Deed.

(Tulsi Lama) 24/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. COOCHBEHAR

West Bengal.