

SL. 2309

2-2317/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 826776



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

District Sub-Registrar  
Cooch Behar

19 MAR 2024

**DEED OF SALE**

Debnath @ (North)  
Debnath @ (North)  
Bhowmik @ (North)  
Bhowmik @ (North)

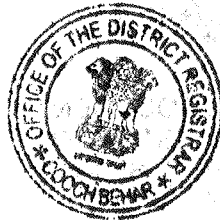


Serial No. ....310.....Date.....18 MAR 2024  
Name of Vendee.....Ideal Infrastructure Solutions Pvt L  
Address of Vendee.....Cooch Behar  
Stamp Purchased from Cooch Behar Treasury-I  
Date of Purchased from Treasury.....

*Asim Das*  
ASIM DAS  
Stamp Vendor, Cooch Behar Sadar  
Licence No.- 01 / 2022 - 2023  
Date.....

12 MAR 2024

18 MAR 2024



District Sub-Registrar  
Cooch Behar

19 MAR 2024



@  
 DIPA DEBNATH (NATH)  
 DIPA DEBNATH (NATH)  
 @  
 MITRA BHOWMIK (NATH)  
 MITRA BHOWMIK (NATH)

|                                      |   |
|--------------------------------------|---|
| <b>DISTRICT</b>                      | <b>: Cooch Behar</b>  |
| <b>POLICE STATION</b>                | <b>: Pundibari</b>  |
| <b>MOUZA</b>                         | <b>: Khagrabari</b>   |
| <b>AREA OF LAND<br/>SOLD HERE IN</b> | <b>: 0.09 Acres (09 Decimals)</b>                           |
| <b>CONSIDERATION<br/>OF THE LAND</b> | <b>: Rs. 60,00,000.00 Only (Rupees Sixty<br/>Lakh Only)</b> |

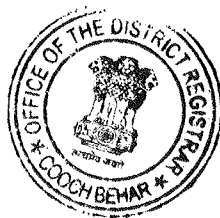
**THIS DEED OF SALE IS MADE THIS THE 19<sup>TH</sup> DAY OF MARCH, 2024**

**BETWEEN**

**1. SMT. DIPA DEBNATH @ DIPA DEBNATH (NATH), PAN-BOJPD8296M, Aadhaar No. 7875 0242 6316, W/O Sri Amal Debnath, by Faith Hindu, by Occupation House Wife, Nationality Indian, present address at Shreya Apartment, First Floor, N.J.P. Main Road, Opp. of Tarai School Ground, Deshbandhu Para, Ward No. 30, Siliguri, P.O. Deshbandhu Para, P.S. Siliguri, PIN- 734004, Dist. Darjeeling, West Bengal,**

**2. SMT. MITRA BHOWMIK @ MITRA BHOWMIK (NATH), PAN-AJWPB3371L, Aadhaar No. 9604 4002 3616, W/O Sri Anirban Bhowmik, by Faith Hindu, by Occupation House Wife, Nationality Indian, present address at 1-B, Somravi Comforts, 3 Saraswati Society, behind Taksh Complex, Vasna Road, Vadodara, P.O. Racecourse P.S. Juna Padara Road, Dist. Vadodara, PIN- 393337, Gujrat, hereinafter shall be referred to**





10

District Sub-Registrar  
Cooch Behar

19 MAR 2024



Dipa Beharathi @

Dipa Beharathi (Nath)

Mitra Bhoomik @

Mitra Bhoomik (Nath)

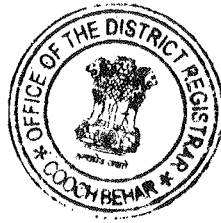
as the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, representatives, substitutes, assignees, constituted Attorney and/or any person or persons claiming under them in any legal and valid capacity whatsoever) of the **FIRST PART**


**AND**

**IDEAL INFRASTRUCTURE SOLUTIONS PVT.LTD., PAN AACCIO399D**, having its registered office at 6, Eastern Park, 3rd Road, Santoshpur, P.S. Sonarpur, Dist. South 24- Parganas, Kolkata- 700075, West Bengal 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 represented by its Director, **SMT. TANUSHREE BHADRA**, W/O Sri Ujjwal Bhadra, residing at Vill.+P.O. Khagrabari, P.S. Pundibari, Dist. Cooch Behar, PIN-736179, West Bengal, hereinafter shall be referred to as the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its legal representatives, substitutes, assignees, constituted Attorney and/or any person or persons claiming under it in any legal and valid capacity whatsoever) of the **SECOND PART**.

**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





  
District Sub-Registrar  
Cooch Behar

19 MAR 2024



Dipa Deboraht @  
 Dipa Deboraht (Nath)  
 Milta Bhowmik @  
 Milta Bhowmik (Nath)

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 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 appertaining to R.S. Khatian No. 1526 to the VENDOR No. 01 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 appertaining to R.S. Khatian No. 1526 to the VENDOR No. 02 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.

**AND WHEREAS** thereafter said purchased land of the VENDORS herein 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.

The Vendors herein are owning and possessing specifically demarcated above mentioned entire purchased land measuring 09 Decimals having their absolute right, title, interest and possession upon said entire land which is free from all encumbrances in all respect situated under Mouza Khagrabari, Dist. Cooch Behar.

**AND WHERE AS** due to urgent need of money the VENDORS herein announced for sale of the mentioned below land and offered to sale the





  
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District Sub-Registrar  
Cooch Behar

19 MAR 2024




15. Blowrick (North)

From this day, the PURCHASER will continue to possess the said land having its absolute right, title and interest having full right of inheritance by generations and to sale, gift, mortgage, hypothecate, alienate and dispose of and part with possession in any manner the PURCHASER likes and neither the VENDORS nor any person claiming under them in any manner or in any capacity whatsoever shall have any right to claim any interest





  
District Sub-Registrar  
Cooch Behar

19 MAR 2024



Dipa Debora @  
Dipa Debora (Nath)

Mitra Bhownik @  
Mitra Bhownik (Nath)

including possession whatsoever upon the said land as described in the Schedule A herein below.

3. That the PURCHASER will pay all sorts of taxes to Govt., Semi-Govt., Quasi Govt., Local Bodies, Local Authorities or to any other Authority concern, establishment having right to impose such taxes for occupation of the land as owner from the date of purchase of said land.

4. That in case of any hindrance of enjoyment and possession of the land or any portion thereof by the PURCHASER then the VENDORS bind themselves and shall remain liable to refund the entire amount along with stamp value, registration cost and all incidental charges with statutory interest.

5. That after execution of this DEED and if necessary in future, the VENDORS also shall be bound to make Rectification Deed, Supplementary Deed or the like in favour of the PURCHASER in connection with the land herein.

6. That the PURCHASER will mutate the property at the B.L. & L.R.O. Office, Cooch Behar-II and any other department of Government, Local Authority or any other Authority and will enjoy the land mentioned in the Schedule 'A' of this Deed on payment of land revenue, rents, taxes etc.

7. That on and from this day the VENDORS lose their right, title, interest and possession of the land as mentioned in the Schedule 'A' herein below which absolutely devolves upon the PURCHASER.

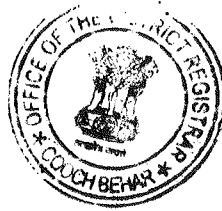




*ve*

District Sub-Registrar  
Cooch Behar  
19 MAR 2024





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District Sub-Registrar  
Cooch Behar  
19 MAR 2024



DIPA Debnath @  
 DIPA Debnath (North)  
 Niltra Bhownik @  
 Niltra Bhownik (North)

### SCHEDULE "A"

#### (Description of the Vacant Land sold herein)

In the District Cooch Behar, P.S. Pundiabari, Mouza Khagrabari, Thak No. 963, J.L. No. 89, Touzi No. 115, appertaining to **R.S. Khatian No. 1526** falling in **R.S. Plot No. 3213** now recorded in the L.R. Settlement in **L.R. Khatian No. 10123** falling in **L.R. Plot No. 3782** area measuring **0.04 Acres** and in **L.R. Khatian No. 10122** falling in **L.R. Plot No. 3782** area measuring **0.05 Acres** i.e. total land measuring **0.09 Acres (09 Decimals)**, land revenue of the said land has been assessed and payable as per present L.R. Settlement Department, Classified as Bastu, situated under Khagrabari Gram Panchayat, Khagrabari, Dist. Cooch Behar.

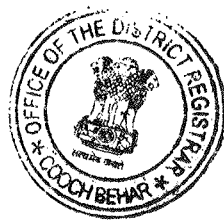
#### ABOVE VACANT LAND SOLD HEREIN IS BUTTED AND BOUNDED AS FOLLOWS:

To the North: Sikshak Pally Road,  
 To the South: Amalendu Bhattacharjee,  
 To the East: Burirpat Road By-Lane (Pacca Road),  
 To the West: Biman Saha.

One sketch map showing the above land in Light Green colour attached herewith be form part of this deed.

This Deed is prepared upon Non Judicial stamp of Rs. 5,000.00 (Rupees Five Thousand) Only and the balance Stamp value, Registration fee are deposited through the e-Challan.





*[Handwritten signature]*

District Sub-Registrar  
Cooch Behar

19 MAR 2024



DIPA Debnath  
 DIPA Debnath Nath  
 Mitra Bhoomik  
 Mitra Bhoomik Nath

**:- MEMO OF CONSIDERATION:-**

**(The VENDORS do hereby acknowledge towards receiving of the total consideration from the PURCHASER)**

| SL. NO.                                     | DATE       | MODE OF PAYMENT  | AMOUNT  |
|---|------------|--|---|
| 01  | 18/03/2024 | Through RTGS from Bank of Baroda, Cooch Behar Branch, Cooch Behar      | Rs. 15,00,000.00 Only                                     |
| 02  | 18/03/2024 | Through RTGS from Bank of Baroda, Cooch Behar Branch, Cooch Behar      | Rs. 15,00,000.00 Only                                     |
| 03  | 19/03/2024 | Through RTGS from Bank of Baroda, Cooch Behar Branch, Cooch Behar      | Rs. 15,00,000.00 Only                                     |
| 04  | 19/03/2024 | Through RTGS from Bank of Baroda, Cooch Behar Branch, Cooch Behar      | Rs. 5,00,000.00 Only                                      |
| 05  | 19/03/2024 | Through RTGS from State Bank of India, Cooch Behar Branch, Cooch Behar | Rs. 10,00,000.00 Only                                     |
| <b><u>TOTAL AMOUNT OF CONSIDERATION</u></b> |            |  | <b>Rs. 60,00,000.00 Only<br/>(Rupees Sixty Lakh Only)</b> |

DIPA Debnath  
 DIPA Debnath Nath

Mitra Bhoomik  
 Mitra Bhoomik Nath

**Signature of the VENDORS**





*W*

District Sub-Registrar  
Cooch Behar

19 MAR 2024



9  
 Dipa Debnath @  
 Dipa Debnath (Nath)

Mitra Bhownik @  
 Mitra Bhownik (Nath)

The impression of ten fingers of the VENDORS and the PURCHASER with their respective photographs and signatures are attached herewith in different sheets shall also form Part of this Deed.

IN WITNESSES WHEREOF, THE VENDORS HEREOF DO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

**WITNESSES :-**

1. Kishor Kr. Roy  
 S/O - Anil Ch. Roy  
 Vill + P.O - Pushnadanga  
 Dist - Cooch Behar

2. Anil Debnath  
 S/O - Rajani Kanta Debnath  
 St. Desh Bandhupara  
 Oppo. Tarai School, Shreeya  
 Apartment, 4th floor  
 W/O - 30, R-26/10/16

Dipa Debnath @  
 Dipa Debnath (Nath)

Mitra Bhownik @  
 Mitra Bhownik (Nath)


Signature of the **VENDORS**

II. AL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra  
 DIRECTOR

Signature of the **PURCHASER**

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

  
 Advocate, Cooch Behar  
**SATADRU ROY**  
 Advocate, Cooch Behar  
 E.N.- F592/ 08  
 Dt.....19.03.2024....





60

District Sub-Registrar  
Cooch Behar

19 MAR 2024



Dip



Dipa Debnath (Name)

@

Right Hand Left Hand

| Thumb | Four Finger | Middle Finger | Ring Finger | Little Finger |
|-------|-------------|---------------|-------------|---------------|
|       |             |               |             |               |
|       |             |               |             |               |

Sign..... Dipa Debnath @  
Dipa Debnath (Name)

Mit



Mitra Bhownik (Name)

@

Right Hand Left Hand

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

Sign..... Mitra Bhownik @  
Mitra Bhownik (Name)

Jannashree Bhadra



Right Hand Left Hand

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

Sign..... Jannashree Bhadra @  
Jannashree Bhadra (Name)  
DIRECTOR

II ALINFRASTRUCTURE SOLUTIONS PVT. LTD.

Jannashree Bhadra  
DIRECTOR





AL

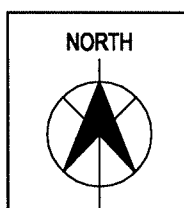
District Sub-Registrar  
Cooch Behar

19 MAR 2024



MOUZA-KHAGRABARI,STNO-2  
THAKNO-963,J.LNO-89,  
P.S-PUNDIBARI,  
P.O-KHAGRABARI,  
DIST-COOCHBEHAR.

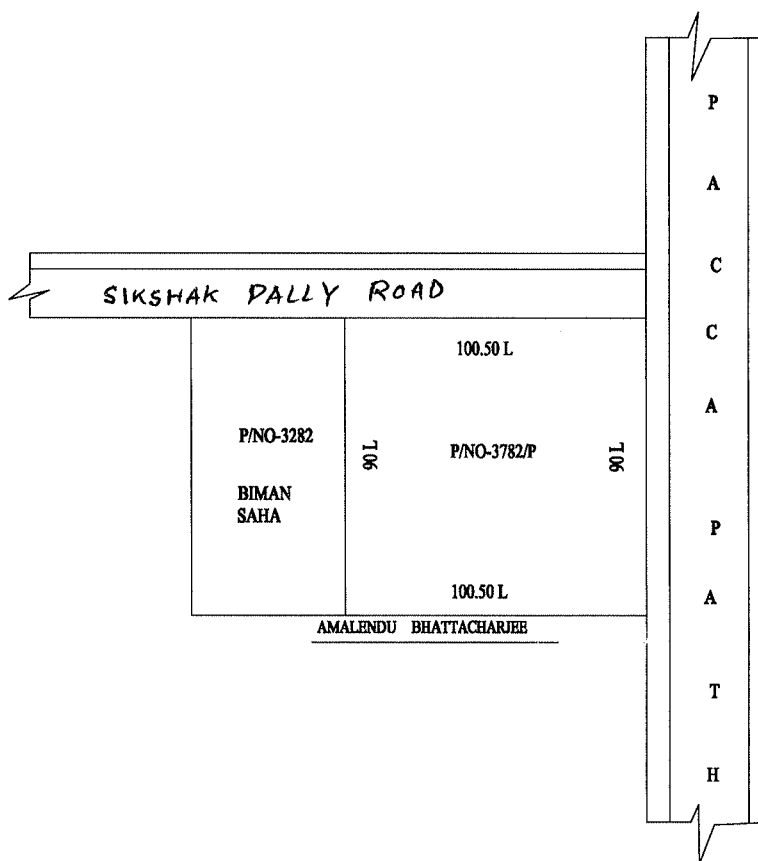
LAND SOLD TO  
IDEAL INFRASTRUCTURE SILUTIONS PVT.LTD.  
6TH EASTERN PARK,3RD ROAD,SANTOSH PUR,  
KOL-700075.



LAND BELONGS TO

1.SMT.DIPA DEBNATH@ DIPA  
DEBNATH(NATH),W/O-AMAL DEBNATH,PRESENT  
ADDRESS AT SHREYA APARTMENT,FIRST  
FLOOR,N.J.P.MAIN ROAD,OPP. OF TARAI SCHOOL  
GROUND ,DESHBANDHU PARA ,  
WARD NO-30,SILIGURI,P.O-DESHBANDHU PARA,  
P.S-SILIGURI,PIN-734004,  
DIST-DARJEELING(WEST BENGAL).


2.SMT.MITRA BHOWMIK@MITRA  
BHOWMIK(NATH),W/O-SRI.ANIRBAN  
BHOWMIK,PRESENT ADDRESS AT 1-B,SOMRAVI  
COMFORTS,3 SARASWTI SOCIETY,BEHIND TAKSH  
COMPLEX,VASNA ROAD,VADODARA,  
P.O-RACECOURSE,P.S-JUNA-PADARA  
ROAD,DIST-VADODARA,PIN-393337 GUJRAT.



| TOUZI NO | R.S<br>KH/NO | L.R<br>KH/NO | R.S PLOT<br>NO | L.R PLOT<br>NO | AREA    | TOTAL<br>AREA | COLOUR |
|----------|--------------|--------------|----------------|----------------|---------|---------------|--------|
|          |              |              |                |                | IN/ACRS |               |        |
| 115      | 1526         | 10123        | 3213           | 3782           | 0.04    | 0.09          | GREEN  |
| 115      | 1526         | 10122        | 3213           | 3782           | 0.05    |               |        |





  
District Sub-Registrar  
Cooch Behar

19 MAR 2024



### Major Information of the Deed



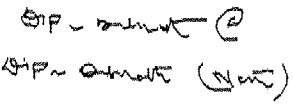
|   |   |   |            |
|---|---|---|------------|
| Deed No :                               | I-0801-02317/2024   | Date of Registration                    | 19/03/2024 |
| Query No / Year                         | 0801-2000709898/2024  | Office where deed is registered         |            |
| Query Date                              | 13/03/2024 11:51:46 PM  | D.S.R. COOCHBEHAR, District: Coochbehar |            |
| Applicant Name, Address & Other Details | KISHOR KUMAR ROY<br>Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 7908676040, Status :Solicitor firm |   |            |
| Transaction                             |   | Additional Transaction                  |            |
| [0101] Sale, Sale Document              |   |   |            |
| Set Forth value                         |   | Market Value                            |            |
| Rs. 60,00,000/-                         |   | Rs. 60,00,000/-                         |            |
| Stampduty Paid(SD)                      |   | Registration Fee Paid                   |            |
| Rs. 1,80,000/- (Article:23)             |   | Rs. 60,032/- (Article:A(1))             |            |
| Remarks                                 |   |   |            |

### Land Details :

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



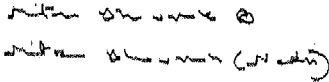
| Sch No | Plot Number          | Khatian Number       | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|--------|----------------------|----------------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1     | LR-3782 (RS :-3213 ) | LR-10123             | Bastu         | Bastu   | 4 Dec        | 28,00,000/-             | 28,00,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L2     | LR-3782 (RS :-3213 ) | LR-10122             | Bastu         | Bastu   | 5 Dec        | 32,00,000/-             | 32,00,000/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b>       |               |         | <b>9Dec</b>  | <b>60,00,000 /-</b>     | <b>60,00,000 /-</b>   |   |
|        |                      | <b>Grand Total :</b> |               |         | <b>9Dec</b>  | <b>60,00,000 /-</b>     | <b>60,00,000 /-</b>   |   |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |   |   |  |
|-------|---|---|---|--|
| 1     | Name  | Photo   | Finger Print  | Signature  |
|       | Mrs DIPA DEBNATH,<br>(Alias: Mrs DIPA DEBNATH NATH)<br>(Presentant )<br>Wife of Mr AMAL DEBNATH<br>Executed by: Self, Date of Execution: 19/03/2024<br>, Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office |  | <br>Captured |  |
|       |   | 19/03/2024  | LTI<br>19/03/2024   | 19/03/2024   |





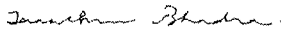




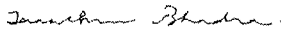




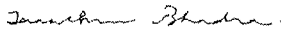


Shreya Apt.first Floor , Njp Main Road,oppo. Tarai School Ground, City:- Siliguri Mc, P.O:- Deshbondhu Para, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BOxxxxxx6M, Aadhaar No: 78xxxxxxxx6316, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024  
 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

| 2   | Name  | Photo   | Finger Print   | Signature  |
|---|---|---|--|--|
|   | <b>Mrs MITRA BHOWMIK,</b><br><b>(Alias: Mrs MITRA BHOWMIK NATH)</b><br>Wife of Mr ANIRBAN BHOWMIK<br>Executed by: Self, Date of Execution: 19/03/2024<br>, Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office | <br>19/03/2024 | <br>LTI<br>19/03/2024 | <br>19/03/2024 |
| 1-b Somravi Comforts, 3 Saraswati Socity, Behind Taksh Complex, Vasna Road, City:- , P.O:- Racecourse, P.S:-JUNA PADARA ROAD, District:-Vadodara, Gujarat, India, PIN:- 393337 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx1L, Aadhaar No: 96xxxxxxxx3616, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024<br>, Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office |   |   |  |  |

#### Buyer Details :



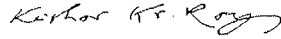
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED</b><br>6 Eastern Park , 3 Rd Road, Santoshpur, Kolkata, City:- Kolkata, P.O:- Kolkata, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| SI No  | Name,Address,Photo,Finger print and Signature   |   |   |                    |                   |   |   |   |   |                    |                   |  |  |  |
|--|---|---|---|--------------------|-------------------|---|---|---|---|--------------------|-------------------|--|--|--|
| 1  | <table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><p><b>Mrs Tanushree Bhadra</b><br/>Wife of Mr Ujjwal Bhadra<br/>Date of Execution -<br/>19/03/2024, , Admitted by:<br/>Self, Date of Admission:<br/>19/03/2024, Place of<br/>Admission of Execution: Office</p></td><td><table><tr><td></td><td></td></tr><tr><td>Mar 19 2024 5:07PM</td><td>LTI<br/>19/03/2024</td></tr></table></td><td></td><td></td></tr></table> | Name  | Photo   | Finger Print       | Signature         | <p><b>Mrs Tanushree Bhadra</b><br/>Wife of Mr Ujjwal Bhadra<br/>Date of Execution -<br/>19/03/2024, , Admitted by:<br/>Self, Date of Admission:<br/>19/03/2024, Place of<br/>Admission of Execution: Office</p> | <table><tr><td></td><td></td></tr><tr><td>Mar 19 2024 5:07PM</td><td>LTI<br/>19/03/2024</td></tr></table> |  |  | Mar 19 2024 5:07PM | LTI<br>19/03/2024 |  |  |  |
| Name   | Photo   | Finger Print  | Signature   |                    |                   |   |   |   |   |                    |                   |  |  |  |
| <p><b>Mrs Tanushree Bhadra</b><br/>Wife of Mr Ujjwal Bhadra<br/>Date of Execution -<br/>19/03/2024, , Admitted by:<br/>Self, Date of Admission:<br/>19/03/2024, Place of<br/>Admission of Execution: Office</p>  | <table><tr><td></td><td></td></tr><tr><td>Mar 19 2024 5:07PM</td><td>LTI<br/>19/03/2024</td></tr></table>   |  |  | Mar 19 2024 5:07PM | LTI<br>19/03/2024 |   |   |   |   |                    |                   |  |  |  |
|   |    |   |   |                    |                   |   |   |   |   |                    |                   |  |  |  |
| Mar 19 2024 5:07PM   | LTI<br>19/03/2024   |   |   |                    |                   |   |   |   |   |                    |                   |  |  |  |
| <p>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 : IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED (as DIRECTOR)</p> |   |   |   |                    |                   |   |   |   |   |                    |                   |  |  |  |



**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr KISHOR KUMAR ROY</b><br>Son of Mr AMAL CHANRAN ROY<br>PUSHNADANGA, City:- Coochbehar,<br>P.O:- COOCHBEHAR, P.S:-Coochbehar,<br>District:-Coochbehar, West Bengal, India,<br>PIN:- 736134 |  | <br>Captured |  |
|  | 19/03/2024  | 19/03/2024  | 19/03/2024  |
| Identifier Of Mrs DIPA DEBNATH, Mrs MITRA BHOWMIK, Mrs Tanushree Bhadra  |   |   |   |

**Transfer of property for L1**

| Sl.No | From              | To. with area (Name-Area)                            |
|-------|-------------------|--|
| 1     | Mrs DIPA DEBNATH  | IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-2 Dec |
| 2     | Mrs MITRA BHOWMIK | IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-2 Dec |

**Transfer of property for L2**

| Sl.No | From              | To. with area (Name-Area)                            |
|-------|-------------------|--|
| 1     | Mrs MITRA BHOWMIK | IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED-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:- 3782, LR Khatian No:- 10123 | Owner:দীপা দেবনাথ, Gurdian:অমল দেবনাথ, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,            | Mrs DIPA DEBNATH                               |
| L2     | LR Plot No:- 3782, LR Khatian No:- 10122 | Owner:মিত্রা ভৌমিক (নাথ), Gurdian:অনির্বান ভৌমিক, Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre, | Mrs MITRA BHOWMIK                              |



**Endorsement For Deed Number : I - 080102317 / 2024**

**On 19-03-2024**

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:47 hrs on 19-03-2024, at the Office of the D.S.R. COOCHBEHAR by Mrs DIPA DEBNATH Alias Mrs DIPA DEBNATH NATH, 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 60,00,000/-

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

Execution is admitted on 19/03/2024 by 1. Mrs DIPA DEBNATH, Alias Mrs DIPA DEBNATH NATH, Wife of Mr AMAL DEBNATH, Shreya Apt.first Floor , Njp Main Road,oppo. Tarai School Ground, P.O: Deshbondhu Para, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 2. Mrs MITRA BHOWMIK, Alias Mrs MITRA BHOWMIK NATH, Wife of Mr ANIRBAN BHOWMIK, 1-b Somravi Comforts, 3 Saraswati Society, Behind Taksh Complex, Vasna Road, P.O: Racecourse, Thana: JUNA PADARA ROAD, , Vadodara, GUJARAT, India, PIN - 393337, by caste Hindu, by Profession House wife

Indetified by Mr KISHOR KUMAR ROY, , Son of Mr AMAL CHANRAN ROY, PUSHNADANGA, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: 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 19-03-2024 by Mrs Tanushree Bhadra, DIRECTOR, IDEAL INFRASTRUCTURE SOLUTIONS PRIVATE LIMITED, 6 Eastern Park , 3 Rd Road, Santoshpur, Kolkata, City:- Kolkata, P.O:- Kolkata, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr KISHOR KUMAR ROY, , Son of Mr AMAL CHANRAN ROY, PUSHNADANGA, P.O: COOCHBEHAR, Thana: Coochbehar, , City/Town: 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 60,032.00/- ( A(1) = Rs 60,000.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 60,000/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/03/2024 5:53PM with Govt. Ref. No: 192023240429044831 on 18-03-2024, Amount Rs: 60,000/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 328795894 on 18-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,80,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,75,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 310, Amount: Rs.5,000.00/-, Date of Purchase: 18/03/2024, Vendor name: A Das  
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 18/03/2024 5:53PM with Govt. Ref. No: 192023240429044831 on 18-03-2024, Amount Rs: 1,75,000/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 328795894 on 18-03-2024, Head of Account 0030-02-103-003-02

*Chinmoy Mandal*

**CHINMOY MANDAL  
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 0801-2024, Page from 36049 to 36065

being No 080102317 for the year 2024.



*Chinmoy Mandal*

Digitally signed by CHINMOY MANDAL  
Date: 2024.03.20 14:02:59 +05:30  
Reason: Digital Signing of Deed.

(CHINMOY MANDAL) 20/03/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. COOCHBEHAR  
West Bengal.