

54-4868

I-6911/2024



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

RS. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL

2207822/2024

L 163279

Handwritten signature

Parthasarathi Sen

Sharmista Deb

Japan Kumar Sen

Nibedita Sen

Pratayudh Sen

Arind Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janusree Bhadra

DIRECTOR

**DEED OF AGREEMENT FOR
DEVELOPMENT OF MULTISTORIED
BUILDING**

THIS DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING IS MADE THIS THE 9th DAY OF SEPTEMBER, 2024. **BETWEEN**



We, **Sri Parthasarathi Sen, PAN- AWMPPS9399E, S/O.Late Indu Bhusan Sen, by occupation- Retired Service, residing at 20 Guhapark, Liluah, City Liluah, Howrah, P.O.&P.S. Liluah, Dist. Howrah, Pin-711204, 2. Smt. Sharmista Deb, D/O. Late Indu Bhusan Sen, PAN-BMZPPD8200M, W/O. Sri**

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

Handwritten signature

District Sub-Registrar
Cooch Behar

90 CCN/1992

IN WITNESS WHEREOF I HAVE SIGNED AND REGISTERED THIS DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING ON THIS 20th DAY OF SEPTEMBER 2024. Executed by the Sadar Joint Sub-Registrar, Cooch Behar.

Serial No. 140 Date 10/09/2024
Name of Vendor K. NATHA
Address of Vendor Kanchan Sen B. Othras
Name of Property/Shop/land/Other Property Corcha
Date of Publication 10/09/2024

Amras
Sub-Registrar
Cooch Behar Sadar
10/09/2024



[Handwritten signature]

District Sub-Registrar
Cooch Behar

09 SEP 2024

Parthasarathi Sen
Sharmistha Sen
Tapan Kumar Sen
Nibedita Sen
Pushpayudh Sen
Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Tanushree Bhadra.
DIRECTOR

Nikhil Ranjan Deb, by Occupation-House Wife, residing at P. V. N. N. Road Bye Lane, Natun Bazaar, Back Side of L.I.C. Office, P.S. Kotwali, P.O.&Dist.Cooch Behar, 3.**Sri Tapan Kumar Sen, PAN-EUGPSS8120H, S/O. Late Bidhu Bhushan Sen, by Occupation-Service, 4. Smt. Nibedita Sen, PAN-PMSPSS7533D, W/O. Late Bijali Bhushan Sen @ Bijali Sen, by occupation-House Wife, 5. Sri Pushpayudh Sen, PAN-BEWPPS9845E, S/O. Late Bijali Bhushan Sen @ Bijali Sen, by Occupation-Business, 6. Sri Rigved Sen, PAN-ARVPPS8458E, S/O. Late Benoy Bhushan Sen @ Benoy Bhushan Sen, by occupation-Service, S.L. No.3 to 5 are residing at Biswa Singha Road, Sahar Cooch Behar, P.S. Kotwali, P.O.& Dist. Cooch Behar, S.L.No.06, presently residing at Flat No.6159, Sector- B, Pocket -8, Vasant Kunj, New Delhi-110070, hereinafter referred to as the OWNERS/ LANDLORDS/ VENDORS(which terms and expression unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators and assign) the **FIRST PART.****

AND

Ideal Infrastructures Solutions Pvt. Ltd., PAN- AACCC10399D, being represented by its **Director Smt. Tanushree Bhadra, W/o Sri Ujjwal Bhadra,** having its registered office at 6 Eastern Park, 3rd Road, Santoshpur, Kolkata - 700075, and local Branch Office at C/o.Techno, M.J.N.Road, Near Madammohon Bari Chowpathi, P.S. Kotwali, P.O.&Dist. Cooch Behar, Pin- 736101, hereinafter referred to as the **SECOND PART/CONFIRMING PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns).

WHEREAS one of the party of the **1st part** Sri Parthasarathi Sen & Smt. Sharmistha Deb herein (LANDLORD/VENDOR) are Of SL.No.1 & 2 the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 0.075 Acres locally 4 (Four) Katha 10 (Ten) Dhurs of land be the same a little more or less appertaining to Thak No.914,J.L.No.130,Mouja-Sahar Cooch Behar, Touji No.435,Annual Rental of which Rs.12/-,Total Land recorded in Sabek Khatian being No.1340 Hal. Khatian being No.1332, R.S. Dag No.7671, 7672 & 7673 Corresponding to L.R. Plot No.10407,10408 & 10411, P.S.Kotwali, Dist.Cooch Behar was owned and possessed by Indu Bhushan Sen who have acquired 4 Katha 10 Dhurs of land through a registered Partition Deed being Book No.1, Deed No. 8517,Vol.No.95,Page No.292 to 296 dated 20.09.1976. Executed by the Sadar Joint Sub-Registrar,Cooch Behar.



[Handwritten signature]

District Sub-Registrar
Cooch Behar

09 SEP 2024

P-3

Parthasarathi Sen
Sharmistha Deb.
Tapan Kumar Sen
Nivedita Sen
Pushpayudh Sen
Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhadra,
DIRECTOR

WHEREAS while owning and possessing as such said Indu Bhusan Sen expired on 02.06.1989. and after his demised his legal heirs viz. Sabita Sen (Wife), Gayetri Sen (Daughter), Sandhya Sen (Daughter), Gouri Sen (Daughter), Sharmistha Deb (Daughter), Parthasarathi Sen (Son), Ashoke Kumar Sen (Son) & Arunabha Sen (Son) who have acquired the said land as inheritance.

WHEREAS while owning and possessing as such Wife of Late Indu Bhusan Sen namely Sabita Sen, Unmarried sons of said late Indu Bhusan Sen namely Ashoke Kumar Sen and Arunabha Sen and one unmarried daughter namely Gayetri Sen have also been expired.

WHEREAS while owning and possessing as such daughter of Late Indu Bhusan Sen namely Gouri Sen expired and after her demised her only one legal heirs viz. namely Deabrata Chattopadhyay (Husband) who has acquired Gouri Sen's share of land as inheritance.

WHEREAS while owning and possessing as such Deabrata Chattopadhyay who has sold out his share 1 Katha 2.42 Dhurs of land infavour of Parthasarathi Sen & Sharmistha Deb through a registered Sale Deed being No.I-3200 dated 03.03.2022., Executed before District Sub Registrar, Cooch Behar.

WHEREAS while owning and possessing as such Sandhya Sen has gifted away her share 0.0185 Acres, Locally 1 Katha 2.42 Dhurs of land infavour of Parthasarathi Sen & Sharmistha Deb through a registered Gift Deed being No.I-3344 dated 09.03.2022., Executed before District Sub Registrar, Cooch Behar.

WHEREAS while owning and possessing as such Parthasarathi Sen & Sharmistha Deb after acquiring the said land as inheritance and also after accepting the said land through Gift Deed they have also mutated and recorded the said land in the settlement records and they have also separate L.R.Khatian being No.5216 & 8475.

WHEREAS while owning, possessing, and accepting the said land Parthasarathi Sen and Sharmistha Deb have become owner of land measuring 4(Four) Katha 10 (Ten) Dhurs of land in L.R. Plot No.10407,10408 & 10411through above mentioned Gift Deed and inheritance.

WHEREAS one of the party of the 1st part Sri Tapan Kumar Sen, Nivedita Sen, Pushpayudh Sen & Rigved Sen herein (LANDLORD/VENDOR) are of SL.No.3,4,5&6 are the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 0.075 Acres locally 4 (Four) Katha 10 (Ten) Dhur of land be the

Parthasarathi Sen
Sharmistha Deb
Tapan Kumar Sen
Nibedita Sen
Pushpayudh Sen
Rigved Sen

P-4

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

DIRECTOR

same a little more or less appertaining to Thak No. 914, J.L.No.130,Mouja-Sahar Cooch Behar,Touji No.435,Annual Rental of which Rs.12/-, Total Land recorded in Sabek Khatian being No.1340 Hal. Khatian being No.1332, R.S.Dag No.7671, 7672 & 7673 Corresponding to L.R. Plot No.10406, 10408 &10410 P.S.Kotwali, Dist.Cooch Behar was owned and possessed by Bidhu Bhusan Sen who have acquired 4 Katha 10 Dhurs of land through a registered Partition Deed being Book No.I, Deed No. 8517, Vol.No.95,Page No.292 to 296 dated 20.09.1976. Executed by the Sadar Joint Sub-Registrar, Cooch Behar.

WHEREAS while owning and possessing as such said Bidhu Bhusan Sen expired and after his demised his legal heirs viz. Benoy Bhusan Sen@ Benoy Bhusan Sen (Son), Bijali Bhusan Sen@ Bijali Sen (Son) & Tapan Kumar Sen (Son) who have acquired the said land as inheritance.

WHEREAS while owning and possessing as such said Son of Bidhu Bhusan Sen namely Benoy Bhusan Sen @ Benoy Bhusan Sen expired on 26 January 2021 but during his lifetime his wife Arati Sen expired on 18 December 2012. That after demised of Benoy Bhusan Sen @ Benoy Bhusan Sen his only legal heirs viz. Rigved Sen (Son) who has acquired Benoy Bhusan Sen's share of land as inheritance.

WHEREAS while owning and possessing as such said Son of Bidhu Bhusan Sen namely Bijali Bhusan Sen@ Bijali Sen has expired and after his demised his legal heirs viz. Nibedita Sen (Wife) and Pushpayudh Sen (Son) who have acquired Bijali Bhusan Sen's share of land as inheritance.

WHEREAS while owing and possessing as such said Tapan Kumar Sen, Nibedita Sen, Pushpayudh Sen & Rigved Sen have also mutated and recorded the said land in the settlement records and they have also got separate L.R.Khhatian being No. 3078, 20152, 20153 & 26029.

WHEREAS while owing, possessing & acquiring the said land Tapan Kumar Sen, Nibedita Sen, Pushpayudh Sen and Rigved Sen have become owner of land measuring 4 (Four) Katha 10 (Ten) Dhurs of land in L.R. Plot No.10406, 10408 &10410 through inheritance.

AND WHEREAS thereafter the FIRST PART Jointly and mutually agreed to amalgamate the total land and after amalgamation the FIRST PART intend to construct a multi storied building with the joint collaboration with IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Partha Sarathi Sen
Sharmistha Deb
Jepan Kumar Sen
Nivedita Sen
Pushpayankh Sen
Rigved Sen

P-5

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra
DIRECTOR

AND WHEREAS all the parties of the first part in this way have become the absolute/joint owners and possessors of the piece of lands as per schedule below at Ward No.18, Holding No.85/13018 of B.S. Road, Sahar Cooch Behar, P.S. Kotwali, P.O.& Dist. Cooch Behar, more particularly mentioned in the schedule 'A' below.

AND WHEREAS the party of the second part was seeking a suitable vacant land for Development and Construction of multistoried building consisting of number of Parking, Flat for Residential purpose for Flats for sale in ownership basis and for this purpose the party of the second part approached to the party of the first part for theirs below schedule land.

NOW THIS AGREEMENT is made and executed by and between the parties of the First Part and Second Part under the following terms and conditions: -

1. That the parties of the first part/owners of land will be handed over free vacant land clear of old structures and rubbishes to the Developer/ second part by 31.10.2024 and or 45 days from the date of execution of registration of development agreement which every is later, mentioned herein below to the party of the Second part with all rights for the Development of land and building and do necessary acts related to development and construction of multistoried building on the said premises and to represent all offices on behalf of the land lords except sell and mortgage of any portion of land allocation without the consent of the land lord. Failure to handover the vacant land within the stipulated time, the developer/ second part will have the right to seize rent for a period of next 11 months.
2. The Owner/ First Part and the Developer/ Second Part 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.
3. That the 2nd part shall deliver finished Flat to the 1st part landlords as per enclosed allocation details mentioned in Schedule-D also as per detailed specifications mentioned in Schedule -C. The 1st Part/ landlords will be the sole and absolute owners of the subject flats and free from any and all type of encumbrances.
4. The Landlords/First Part shall be entitled to the provision of six (6) parking spaces on the ground floor or in anywhere of the vacant land. However, in the event that the actual parking arrangement makes it impracticable to

accommodate the full number of parking spaces as per the 33% share of the Landlords or exceeds the required six (6) parking spaces, the Second Part/Confirming Party shall be obligated to either sell or purchase the deficit/surplus parking space(s) from the Second Part/Confirming Party /Builder.

5. The Developer /Second Part shall complete the construction of the building within 24 months from the date of handed over of free vacant position of land by the First Part to the Second Part except force majeure conditions. The Second Party shall be entitled to an extension of up to 6 months beyond the original completion period. if required. In the event that the Second Part fails to complete the construction within the specified timeframe of 30 months, the Second Part shall be liable to pay the Landlords/First Party a penalty of ₹10,000 per month for each month of delay beyond the agreed completion date.

6. That the building will be constructed as per approved plan of appropriate authority and the Ground Floor is for Parking & residential purpose and First Floor to Fourth Floor shall be use for residential purpose only and the balance vacant area if any shall be used as parking, common toilet, security room and storage.

7. That the Developer intend to develop/construct G+4 floor Building at the cost of developer/confirming party and as per approved or post fact approved building plan of Cooch Behar Municipality.

8. That the Confirming Party /Second Part shall undertake the registration of the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).

9. That the developer/the party of the second part has liable to construct the building as per approved/post fact approved plan by the Cooch Behar Municipal Authority. Any diversion needed on the approved plan except reorientation of internal partition later shall have to be approved by the appropriate authority and the 1st part and 2nd part or theirs constituted attorney jointly signed in the building plan before submission in Cooch Behar Municipality or appropriate authority for post fact approval.

P-6

Sarveshwarini Sen

Sharmistha Deb

Jyoti Kumar Sen

Nibedita Sen

Pratimodh Sen

Rajiv Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushee Bhadra
DIRECTOR

Pandurangathi Sen

Sharmista Deb

Jagan Kumar Sen

Nivedita Sen

Prasanna Sen

Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Jayushree Bhadra

DIRECTOR

P-7

10. That the floors of the proposed multistoried building shall be used as follows:

A) Ground floor will be used for Parking (with proportionate share of The Landlords/ First Part and The Developer /Second Part) and residential purpose only and the free vacant land will be used for covered parking, common toilet, security room and operation of stores.

B) Part of GF and First floor to fourth Floor will be used for Residential purpose only.

11. That after completion of construction in the presentation form the party of the second part/the developer shall hand over the possession to the parties of the 1st part as described in schedule "D" within the stipulated time.

12. That after handing over of the possession of the landlord's portion/share, by the party of the 2nd part/developer, the rest portion of the completed building shall be treated as share of developer/the party of the 2nd part.

13. That the party of the 2nd part shall have every right to enter into the agreement with any prospective buyers for sale/rent of residential Flat, parking spaces etc. of the said building, excluding share of 1st part.

14. That the party of the 1st part shall have every right to enter into the agreements with any prospective buyers for sale/rent of residential Flat, parking spaces etc. of the said building or any rent to any third party excluding share of 2nd part, without any liability or payment to the Developer/Second part.

15. That the party of the Second part or his lawful constituted attorney shall remain liable to sign on the agreements to be prepared for sale of residential Flats, Parking space etc. owned by the landlords/ 1st Part for the proposed purchasers etc. and the developer/Second part shall be available to sign the Sales Deed in favour of the purchaser with a notice of 48 hours.

16. That the party of the First part or his lawful constituted attorney shall remain liable to sign on the agreements to be prepared for sale of residential Flats, parking etc. by the developer/the party of the 2nd part for the proposed purchasers etc., if required.



91

District Sub-Registrar
Cooch Behar

09 SEP 2024

Parthasarathi Sen
Sharonisha Deb
Jagan Kumar Sen
Nibedita Sen
Pratyaadit Sen
Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhadra
DIRECTOR

P-8

17. That all sorts of liabilities regarding any agreements related to the said proposed building shall lie on the party of the 2nd part despite tripartite Agreement on any Agreement proposed to be made by the developer for sale of Flats, Parking etc. excluding the portions/shares of the Landlords/ 1st Part.
18. That the party of the 2nd part shall have the right to accept advance or any sorts of payments including the final payments from any prospective buyers or tenants of residential Flats parking space etc. at their own discretion.
19. That in case of any advance or any sorts of amount received/to be received by the party of the 2nd part from any proposed buyers etc. the parties of the 1st part shall never be liable in any manner for such amounts received/to be received by the party of the 2nd part.
20. That the party of the 2nd part is at liberty to take financial assistance from any bank, financial institution etc. the parties of the 1st part shall never be liable in any manner for such amounts received/to be received by the party of the 2nd part.
21. That the Building name must Be **"IDEAL'S SEN RESIDENCY"**.
22. That the registration process of **"IDEAL'S SEN RESIDENCY"** i.e. the total building of residential Flat including Parking area of the building under the name & style **"IDEAL'S SEN RESIDENCY"**.
23. That the following facilities shall be provided by the developer on the said Multistoried Building for all the Flat owners etc. including the Landlords/ the parties of the 1st part.
- a) Arrangement of deep tube well & water tanks on the roof of the building for supply of water to each flat owners and the developer shall install Lift in the said building.
24. That the 2nd Part/developer shall bear all expenses relating to building plan and all other related expenses regarding construction/development of the said Multistoried Building.

Parthasarathi Sen
Sharmistha Sen
Tapan Kumar Sen
Nibedita Sen
Pushpayudh Sen
Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhada,
DIRECTOR

P-9

25. That the Landlords shall not be liable in any manner from the date of hand over of the free vacant land clear from all old structures and residual rubbishes for Development/construction of the building.
26. That the 1st part is not liable for any advance taken by the Developer/ Confirming Party from any third party or proposed purchaser.
27. That the 1st part is not liable for any disputes regarding construction of building nor any liability regarding the construction.
28. That the parties of the 2nd part/Developer shall bear all expenses for the construction/development of the Multistoried Building out of their own source or through financial assistance from any organization including bank etc. as per their convenient without mortgage the below schedule Land Deed.
29. That the parties of the 1st part shall also not be liable for any loan taken by the party of the 2nd part.
30. That the said below mentioned common areas & facilities shall be enjoyed by all the Flat owners including Landlords 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.
31. That the Second Part/Confirming Party agrees to pay a monthly rent of INR 6,000/- (Rupees Six Thousand Only) through cheque or online transfer to each to the First part/ Landlords, namely Rigved Sen, Pushpayudh Sen, Tapan Kumar Sen, and Parthasarathi Sen, on or before the 5th calendar day of each month. This payment obligation shall continue until the Second Part/Confirming Party delivers physical possession of the property to the First Part/Landlords.

P-10

Rama, Anathi Sen
Sharmista Deb
Japon Kumar Sen
Nibedita Sen
Pradyumn Sen
Ajay Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

DIRECTOR

32. That the owner shall hold the owner's 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 charges and other outgoings in respect of the owners at the same rate and the same manner as purchasers of the Flats of Developer's allocation.

33. The original papers of the property shall remain under the custody of the Developer during the promotion work for the interest of the project. After completion of the project the Developer in presence of the Owners shall hand over such original papers etc, to the Flat Owner's Association.

34. That the landlord 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'S SEN RESIDENCY WELFARE SOCIETY of the building.

35. That during continuation of this project, if any party expire and after their demise theirs legal heirs shall be bound to execute any Deed for continuation of this project smoothly within 60 days from the date of demise.

SCHEDULE OF LAND - A

District: Cooch Behar, P.S. Kotwali, Mouza- Sahar Cooch Behar, Thak No.914,J.L. No.130, Sabek Khatian being No.1340 Hal. Khatian being No.1332 Corresponding to L.R.Khatian being No.5216,8475,3078,20152,20153 & 26029,R.S. Dag No.7671, 7672 & 7673 Corresponding to L.R. Plot No. 10406,10407,10408,10410 &10411, Total Land - 09 Katha, Ward No.18, Holding No.85/13018.

TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:

To the North : House of Pulak Dhar & Common Path ;
To the South : House of Late Swapan Guha & Sunirmal Routh ;
To the East : B.S. Road, House of Ashutosh Mitra & Others ;
To the West : Land of Dr. T.K. Sen.

Road-Biswa Singha Road.

Road Zone- Natun Bazar Sagar Hotel More to Madan Mohan Chowpathy.



OFFICE OF THE
ASSISTANT
COMMISSIONER
COOCH BEHAR

P-11
 Parthasarathi Sen
 Sharmistha Deb
 Tapan Kumar Sen
 Nibedita Sen
 Pushpayudh Sen
 Rigved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
 Janushree Bhedra,
 DIRECTOR

SCHEDULE-B

Sl. No	Detail of land Lord.	TITLE DEED NO.	DATED	KHAT IAN NO.	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF LAND
1.	Parthasarathi Sen & Sharmistha Deb	Gift Deed being No.I-3344/22	09.03.2022.	5216 & 8475	7671, 7672 &7673	10407, 10408 & 10411	1 Katha 2.42 Dhur
2.	Parthasarathi Sen & Sharmistha Deb	Gift Deed being No.I-3200/22	03.03.2022.	5216 & 8475	7671, 7672 &7673	10407, 10408 & 10411	1 Katha 2.42 Dhur
3.	Parthasarathi Sen & Sharmistha Deb	Partition Deed being No.I-8517.	20.09.1976.	5216 & 8475	7671, 7672 &7673	10407, 10408 & 10411	2 Katha 5.16 Dhur
4.	Tapan Kumar Sen, Nibedita Sen, Pushpayudh Sen & Rigved Sen	Partition Deed being No.I-8517.	20.09.1976.	3078, 20152, 20153 & 26029	7671, 7672 & 7673	10406, 10408 & 10410	04 Katha 10 Dhurs

Total Land - 09 Katha (through Gift Deed and inheritance).

P-12

Partha Sarathi Sen
 Sharmistha Sen
 Japan Kumar Sen
 Nibedita Sen
 Pratyaksh Sen
 Arvind Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janusree Bhadra
 DIRECTOR

SCHEDULE "C" (Specification)

IDEAL'S SEN RESIDENCY

Sl. No.	Item	Residential
---------	------	-------------

A. Structural

1	RCC Frame structure as per Geo Technical Report IS CODE MAINTAINED EARTHQUAKE ZONE-(V) Protective Design.	Yes
2	Floor & Roof Slab Thickness	125/100mm
3	External Brick Wall	125mm/250mm
4	Internal Brick wall	125/75mm
5	Toilet Brick Wall	125/75mm

B. Finishing: Flooring

1	Room	Floor Tile 32mm * 32 mm (Verified)(Jonson/Kajaria OR Approved by IISPL)
2	Kitchen	Floor Tile 32mm * 32 mm (Verified)(Jonson/Kajaria OR Approved by IISPL)
3	Toilet	Floor Tiles(2*2)
4	Stair	Kota/Marble
5	Cooking Platform	Black Granite

C. Finishing: Door

1	Main Door	TATA or IIS approved steel Door
2	Other Doors	Flush Door Shutter with both side commercial synthetic enamel paint finish / Moulded flush door century OR Approved by IISPL
3	Door Frame	CPVC/UPVC

D. Finishing: Window

1	Windows	Anodised Aluminium frame with sliding Glass Panel/UPVC Yashpolly /OR Approved by IISPL
---	---------	--

Parthasarathi Sen
 Sharmistha Sen
 Tapas Kumar Sen
 Nibedita Sen
 Pradyumn Sen
 Digved Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
 Janushree Bhadra,
 DIRECTOR

E.Finishing:Misc

P-13

1	Stair Railing	Steel / MS
2	Roof Treatment	Water Proofing with Chemical
3	Rain Water Pipe	PVC, ISI Marked
4	Lift	Sized for 5/4 Persons with Auto door operation ,Make: (Otis/Kone/Schindler OR Approved by IISPL)
5	Lift Fascia	Ceramic Tiles
6	Parapet Wall	Brick work ,RCC& MS Fabrication

F.Finishing:External Wall

1	External Wall	Weather coat painting with priming coat over cement plastering on wall including RCC members
---	---------------	--

G.Finishing:Internal Wall

1	Internal wall	P.O.P./Putty Punning on cement plastering on wall and ceiling including priming.
---	---------------	--

H.Finishing:PH & E

1	Soil waste & Vent Pipe Fittings	UPVC Pipe & Fittings Conforming to IS:13592-1992
2	Water Supply Pipes & Fitting	CPVC Pipes conforming to IS:1239(Part-1) and PVC pipes as applicable
3	Gate Valves & Cocks	GM/CP single Gate Valves & Cocks
4	Sewer	Manhole with yard gully near each toilet block for effecting soil & waste pipe connection with septic tank

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janusshree Bhedra
 DIRECTOR

Partha Anathi Sen
 Sharmistha Deb.
Japan Kumar Sen
 Nibedita Sen
Rupalpaul Sen
 Digvijay Sen

8-14

I. Finishing :Sanitary Fixture

1	EPWC/IPWC and Wash Hand Basin	ISI marked Vitreous Chine with low level plastic cistern, Colour white (one European another is Indian) and White Coloured. (Hindwire/Escco Make OR Approved by ISPL) with CP Pillar cock (Jaquar ESSCO make)
2	Bathroom Fittings	Jaquar Florentine / Continental / ESSCO make OR Approved by ISPL)

J. Finishing:Electrical

1	Generator backup	Available up to certain limit.(500watts)
2	Common area wiring/ cabling (Havells / L&T make)	Yes
3	Room Wiring	Concealed wiring, terminated up to certain no. of points
4	Wiring for AC(Havells / L&T make)	On all bed Room
5	Electrical Fittings & Fixtures	NA
6	Telephone intercom wiring	NO
7	TV distribution cabling	yes
8	Lightning Protection	Yes

K. Finishing:Drinking Water

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

L. Fire Safety:

1	Installation	Yes	Yes
---	--------------	-----	-----

All the aforesaid specification may be changed keeping in view of the quality of the substituted goods.

NOTE:-

- 1) Electric connection from West Bengal State Electricity Distribution Company Limited to be arranged by the PURCHASERS 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 PURCHASER.
- 3) Total payment to be fixed finally on final measurement, to be done on or before the handing over of the possession.

P-15

Parthasarathi Sen
Sharmistha Deb
Tapan Kumar Sen
Nibedita Sen
Pushpayudh Sen
Rigved Sen

SCHEDULE - D

FLOOR WISE DETAILS OF ALLOCATION FOR LAND LORD AND DEVELOPER OF IDEAL'S SEN RESIDENCY , MOUZA SAHAR COOCH BEHAR, THAK NO-914, JL NO-130, L.R KHATIAN NO-5216,8475,3078,20152,20153 & 26029, L.R.PLOT NO-10406,10407,10408, 10410& 10411 , DISTRICT COOCH BEHAR

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Janushree Bhadra

DIRECTOR

FLOOR MARK	PROPERTY TYPE	ALLOTTED TO	STATUS OF ALLOTEE	No	BUILT UP AREA IN SQFT.	SUPER BUILT UP AREA IN SQFT.
Gr. Floor	OPEN PARKING	33% for Landlords & 67% for Developer	As Land Lord / Developer	As actual		
Gr. Floor	Flat type- B	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	878.76	1054.512
Gr. Floor	Flat type- C	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	956.26	1147.512
First Floor	Flat type- A	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	744.97	893.964
First Floor	Flat type- B	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	826.45	991.74
First Floor	Flat type- C	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	955.29	1146.348
First Floor	Flat type- D	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	763.26	915.912
2nd Floor	Flat type- A	Parthasarathi Sen	As Land Lord	1	742.92	891.504
2nd Floor	Flat type- B	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	744.97	893.964
2nd Floor	Flat type- C	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	826.45	991.74
2nd Floor	Flat type- D	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	955.29	1146.348
2nd Floor	Flat type- E	Smt. Sharmistha Deb	As Land Lord	1	763.26	915.912
3rd Floor	Flat type- A	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	742.92	891.504
3rd Floor	Flat type- B	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	744.97	893.964
3rd Floor	Flat type- C	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	826.45	991.74
3rd Floor	Flat type- D	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	955.29	1146.348
3rd Floor	Flat type- E	Rigved Sen	As Land Lord	1	763.26	915.912
4th Floor	Flat type- A	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	742.92	891.504
4th Floor	Flat type- B	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	744.97	893.964
4th Floor	Flat type- C	Pushpayudh Sen & Nibedita Sen	As Land Lord	1	974.96	1169.952
4th Floor	Flat type- D	Tapan Kumar Sen	As Land Lord	1	807.43	968.916
4th Floor	Flat type- E	Ideal Infrastructure Solutions Pvt ltd.	As developer	1	948.38	1138.056
					557.15	668.58

Besides the area allotment among the land lords the Party of The First Part & Developer The Party of The Second Part as stated above , one of the Land lord named **RIGVED SEN** will received **Rs.9,44,538.00 (Rupees nine Lakh forty four thousand five hundred thirty eight)** only and another land lords **Sri PUSHPAYUDH SEN & SMT. NIBEDITA SEN** will received jointly **Rs. 715651.00 (Rupees seven Lakh fifteen thousand six hundred fifty one)** only and other land lord **Sri TAPAN KUMAR SEN** will received **Rs.157489.00 (Rupees one Lakh fifty seven thousand four hundred eighty nine)** only as compensation from the Developer The Party of The Second Part . All the amount mentioned above to be paid to the land lords as mentioned by the **Developer The Party of The Second Part** within **30 (thirty)** days from the date of execution of **DEED OF AGREEMENT FOR DEVELOPMENT OF MULTISTORIED BUILDING.**

P-16.

Panthalanathi Sen
Sharmistha Deb
Jagan Kumar Sen
Nibedita sen
Pratapreddh Sen
Anigred Sen

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

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

Witness :

1. Gautam Kar
s/o-sri Gobinda Kar
Wll-charakery Kuthi Dewarbash,
P.O- Tapurhat A.S-kotwali,
Dist- Coach Behar.

Panthalanathi Sen
Sharmistha Deb

2. Seemom Sen
s/o Tarpan Kumar Sen
R/45 Netragi Nagar
Kolkata-700092

Tarpan Kumar Sen
Nibedita sen
Pratapreddh Sen
Anigred Sen

3. Suparna Sen
Pratapreddh Sen
BS Road, ward No 18
P. S Botuwali,
P. O & Dist- Coach Behar.

Signature of Land Lord.
IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.
Tanusree Shaha
DIRECTOR
Signature of Developer.

Drafted & Prepared in my Office
Advocate, Coach Behar.

Enrolment No.F-1003/1014 of 2002.

bedi ditta sen



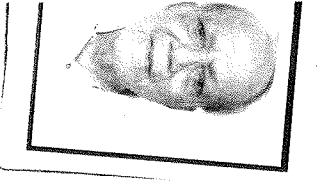
Right Hand

Left Hand

Nibe dita sen

Sign.....

kurur sen



Right Hand

Left Hand

Sign. Kurur Sen

sharmista sen



Right Hand

Left Hand

Sign. Sharmista Sen

parthasarathi sen

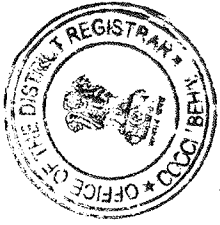


Right Hand

Left Hand

		Thumb
		Four Finger
		Middle Finger
		Ring Finger
		Little Finger

Sign. Parthasarathi Sen



Handwritten signature or initials

District Suo-Registrar
Cooch Behar

09 SEP 2024

Affix recent photo here



Ranjendra Singh

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

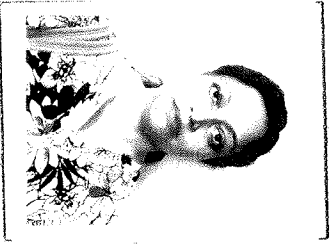
Sign. *Ranjendra Singh*



Rajiv Sen

Right Hand Left Hand

Sign. *Rajiv Sen*



IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Janushree Bhadra

Right Hand Left Hand

IDEAL INFRASTRUCTURE SOLUTIONS PVT. LTD.

Sign. *Janushree Bhadra*
DIRECTOR

Right Hand Left Hand

Sign.

Major Information of the Deed

Deed No :	I-0801-06911/2024	Date of Registration	09/09/2024
Query No / Year	0801-2002207822/2024	Office where deed is registered	
Query Date	17/08/2024 8:33:25 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Surajit Datta COOCH BEHAR, Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736101, Mobile No. : 9434201959, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 40], [4311] Other than Immovable Property, Receipt [Rs : 18,17,678/-]	
Set Forth value		Market Value	
Stampduty Paid(SD)		Rs. 2,27,53,410/-	
Rs. 40,401/- (Article:48(g))		Registration Fee Paid	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		
		Rs. 18,496/- (Article:E, E, B, M(b), H)	

Land Details :

District: Coochbehar, P. S.- Coochbehar, Municipality: COOCHBEHAR, Road: Biswasingha Road, Road Zone : (Notun Bazar Sagar Hotel More -- Madan Mohan Chowpathy) , Mouza: Shahar Coochbehar, JI No: 130, Pin Code : 736101

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-10407 (RS :-7673)	LR-5216	Bastu	Bastu	0.027 Acre	38,86,364/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L2	LR-10408 (RS :-7672)	LR-5216	Bastu	Bastu	0.003 Acre	4,31,818/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L3	LR-10411 (RS :-7671)	LR-5216	Bastu	Bastu	0.008 Acre	11,51,515/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L4	LR-10407 (RS :-7673)	LR-8475	Bastu	Bastu	0.028 Acre	40,30,303/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L5	LR-10408 (RS :-7672)	LR-8475	Bastu	Bastu	0.002 Acre	2,87,879/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L6	LR-10411 (RS :-7671)	LR-8475	Bastu	Bastu	0.007 Acre	10,07,576/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	
L7	LR-10406 (RS :-7673)	LR-26029	Bastu	Bastu	0.018 Acre	25,90,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,	

L8	LR-10408 (RS :-7672)	LR-26029	Bastu	Bastu	0.002 Acre		2,87,879/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L9	LR-10410 (RS :-7671)	LR-26029	Bastu	Bastu	0.005 Acre		7,19,697/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L10	LR-10406 (RS :-7673)	LR-20152	Bastu	Bastu	0.009 Acre		12,95,455/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L11	LR-10408 (RS :-7672)	LR-20152	Bastu	Bastu	0.001 Acre		1,43,939/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L12	LR-10410 (RS :-7671)	LR-20152	Bastu	Bastu	0.003 Acre		4,31,818/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L13	LR-10406 (RS :-7673)	LR-20153	Bastu	Bastu	0.009 Acre		12,95,455/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L14	LR-10408 (RS :-7672)	LR-20153	Bastu	Bastu	0.001 Acre		1,43,939/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L15	LR-10410 (RS :-7671)	LR-20153	Bastu	Bastu	0.002 Acre		2,87,879/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L16	LR-10406 (RS :-7673)	LR-3078	Bastu	Bastu	0.019 Acre		27,34,849/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L17	LR-10408 (RS :-7672)	LR-3078	Bastu	Bastu	0.001 Acre		1,43,939/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L18	LR-10410 (RS :-7671)	LR-3078	Bastu	Bastu	0.005 Acre		7,19,697/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
		TOTAL :			15Dec	0/-	215,90,910/-	
		Grand Total :			15Dec	0/-	215,90,910/-	

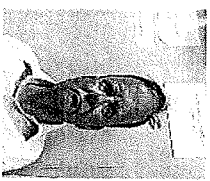
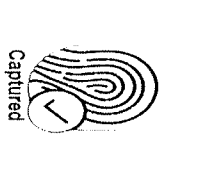
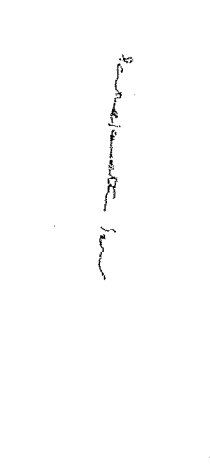

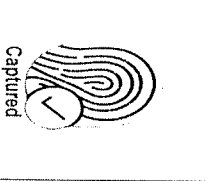
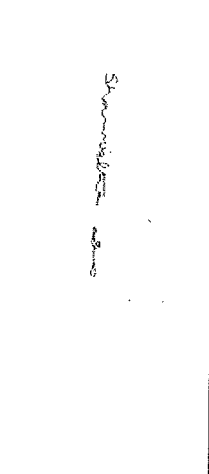

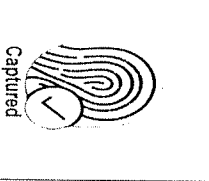
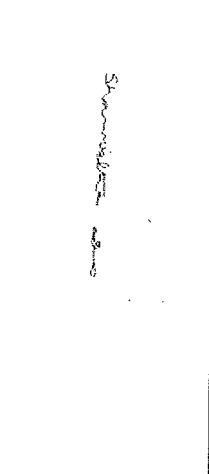

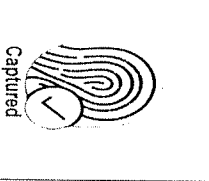
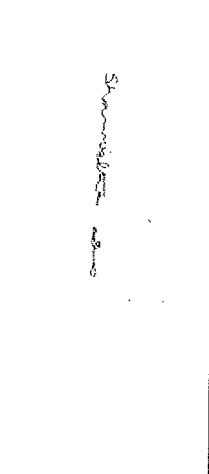
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	2000 Sq Ft.	0/-	11,62,500/-	Structure Type: Structure



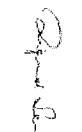
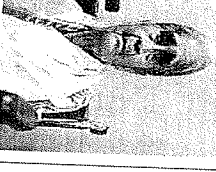

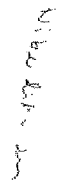



Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete


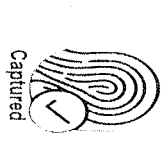

Total : 2000 sq ft 0/- 11,62,500/-

Structure Details :

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature	Name	Photo	Finger Print	Signature
1	<p>Shri Parthasarathi Sen Son of Late Indu Bhusan Sen Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 , Place : Office</p>				
	<p>20 Guha Park, Liluah, City:- Howrah, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.:: AWxxxxxx9E, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 , Place : Office</p>				
2	<p>Mrs Sharmistha Deb Wife of Shri Nikhil Ranjan Deb Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 , Place : Office</p>				
	<p>P.V.N.N Road Bye Lane, Natun Bazaar, Behind Of L.I.C.I Office, Ward No.18, Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: BMxxxxxx0M, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 , Place : Office</p>				

<p>3</p> <p>Name</p> <p>Shri Rigved Sen Son of Late Benoy Bhusan Sen</p> <p>Executed by: Self, Date of Execution: 09/09/2024 Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>4</p> <p>Name</p> <p>Mrs Nibedita Sen (Presentant) Wife of Late Bijali Bhusan Sen</p> <p>Executed by: Self, Date of Execution: 09/09/2024 Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>Biswasingha Road, Ward No.18, Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: PMxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 09/09/2024 Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office</p>			
<p>5</p> <p>Name</p> <p>Shri Pushpayudh Sen Son of Late Bijali Bhusan Sen</p> <p>Executed by: Self, Date of Execution: 09/09/2024 Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>Biswasingha Road, Ward No.18, Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BExxxxxx5E,Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 09/09/2024 Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office</p>			

Sl No	Name	Photo	Finger Print	Signature
6	Shri Tapan Kumar Sen Son of Late Bidhu Bhusan Sen Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 , Place : Office		 Captured LTI 09/09/2024	 09/09/2024
Biswasingh Road, Ward No.18,Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: EUxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ideal Infrastructure Solutions Private Limited C/O TECHNO Near Madan Mohan Bari Chowpathy,M. J.N Road, Ward No.20,Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAXxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Tanushree Bhadra Wife of Shri Ujjwal Bhadra Date of Execution - 09/09/2024 , Admitted by: Self, Date of Admission: 09/09/2024, Place of Admission of Execution: Office Sep 9 2024 3:28PM LTI 09/09/2024 09/09/2024
Khagrabari Village:- Khagrabari, 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: 79xxxxxxxx9517 Status : Representative, Representative of : Ideal Infrastructure Solutions Private Limited (as Director)	

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Goutam Kar Son of Shri Gobinda Kar Charaker Kutni Dewarbosh, Village:- Charaker Kutni Dewarbosh, P.O:- Tapurhat, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736170		 Captured 09/09/2024	 09/09/2024

Identifier Of Shri Parthasarathi Sen, Mrs Sharmistha Deb, Shri Rigved Sen, Mrs Nibedita Sen, Shri Pushpayudh Sen,
 Shri Tapan Kumar Sen, Mrs Tanushree Bhadra

Transfer of property for L1	
SI.No	From
1	Shri Parthasarathi Sen
Transfer of property for L10	
SI.No	From
1	Mrs Nibedita Sen
Transfer of property for L11	
SI.No	From
1	Mrs Nibedita Sen
Transfer of property for L12	
SI.No	From
1	Mrs Nibedita Sen
Transfer of property for L13	
SI.No	From
1	Shri Pushpayudh Sen
Transfer of property for L14	
SI.No	From
1	Shri Pushpayudh Sen
Transfer of property for L15	
SI.No	From
1	Shri Pushpayudh Sen
Transfer of property for L16	
SI.No	From
1	Shri Tapan Kumar Sen
Transfer of property for L17	
SI.No	From
1	Shri Tapan Kumar Sen
Transfer of property for L18	
SI.No	From
1	Shri Tapan Kumar Sen
Transfer of property for L2	
SI.No	From
1	Shri Parthasarathi Sen
Transfer of property for L3	
SI.No	From
1	Shri Parthasarathi Sen
Transfer of property for L4	
SI.No	From
1	Mrs Sharmistha Deb
Transfer of property for L5	
SI.No	From
1	Mrs Sharmistha Deb
To. with area (Name-Area)	
Ideal Infrastructure Solutions Private Limited-0.2 Dec	
To. with area (Name-Area)	
Ideal Infrastructure Solutions Private Limited-0.3 Dec	
To. with area (Name-Area)	
Ideal Infrastructure Solutions Private Limited-0.8 Dec	
To. with area (Name-Area)	
Ideal Infrastructure Solutions Private Limited-2.8 Dec	
To. with area (Name-Area)	
Ideal Infrastructure Solutions Private Limited-0.2 Dec	

10/09/2024 : Query No.-08012002207822 / 2024 Deed No :I-06911/2024.
 Document is digitally signed.

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sharmishta Deb	Ideal Infrastructure Solutions Private Limited-0.7 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Rigved Sen	Ideal Infrastructure Solutions Private Limited-1.8 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Rigved Sen	Ideal Infrastructure Solutions Private Limited-0.2 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri Rigved Sen	Ideal Infrastructure Solutions Private Limited-0.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Parthasarathi Sen	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft
2	Mrs Sharmishta Deb	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft
3	Shri Rigved Sen	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft
4	Mrs Nilpodita Sen	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft
5	Shri Pushpayudh Sen	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft
6	Shri Tapan Kumar Sen	Ideal Infrastructure Solutions Private Limited-333.333333300 Sq Ft

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Biswasingha Road, Road Zone : (Notun Bazar Sagar Hotel More -- Madan Mohan Chowpathy), Mouza: Shahrar Coochbehar, JI No: 130, Pin Code : 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 10407, LR Khatian No:- 5216	Owner: শ্রী শারদী দেবী, Gurdian: শ্রী অক্ষয়, Address: বিহা, Classification: কবি, Area:0.0277000000 Acre,	Shri Parthasarathi Sen
L2	LR Plot No:- 10408, LR Khatian No:- 5216	Owner: শ্রী শারদী দেবী, Gurdian: শ্রী অক্ষয়, Address: বিহা, Classification: কবি, Area:0.003000000 Acre,	Shri Parthasarathi Sen
L3	LR Plot No:- 10411, LR Khatian No:- 5216	Owner: শ্রী শারদী দেবী, Gurdian: শ্রী অক্ষয়, Address: বিহা, Classification: কবি, Area:0.008000000 Acre,	Shri Parthasarathi Sen
L4	LR Plot No:- 10407, LR Khatian No:- 8475	Owner: শ্রীদেবী দেবী, Gurdian: শ্রীদেবী দেবী, Address: বিহা, Classification: কবি, Area:0.028000000 Acre,	Mrs Sharmishta Deb
L5	LR Plot No:- 10408, LR Khatian No:- 8475	Owner: শ্রীদেবী দেবী, Gurdian: শ্রীদেবী দেবী, Address: বিহা, Classification: কবি, Area:0.002000000 Acre,	Mrs Sharmishta Deb
L6	LR Plot No:- 10411, LR Khatian No:- 8475	Owner: শ্রীদেবী দেবী, Gurdian: শ্রীদেবী দেবী, Address: বিহা, Classification: কবি, Area:0.007000000 Acre,	Mrs Sharmishta Deb
L7	LR Plot No:- 10406, LR Khatian No:- 26029	Owner: শ্রীদেবী দেবী, Gurdian: শ্রীদেবী দেবী, Address: বিহা, Classification: কবি, Area:0.018000000 Acre,	Shri Rigved Sen

L13	LR Plot No:- 10408, LR Khatian No:- 26029	Owner:श्रीमान श्रीमान गुरदियान:श्रीमती सुश्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.002200000 Acre,	Shri Rigved Sen
L9	LR Plot No:- 10410, LR Khatian No:- 26029	Owner:श्रीमान श्रीमान गुरदियान:श्रीमती सुश्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.005000000 Acre,	Shri Rigved Sen
L10	LR Plot No:- 10406, LR Khatian No:- 20152	Owner:श्रीमतीश्रीमती श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.009000000 Acre,	Mrs Nibedita Sen
L11	LR Plot No:- 10408, LR Khatian No:- 20152	Owner:श्रीमतीश्रीमती श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.001000000 Acre,	Mrs Nibedita Sen
L12	LR Plot No:- 10410, LR Khatian No:- 20152	Owner:श्रीमतीश्रीमती श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.003000000 Acre,	Mrs Nibedita Sen
L13	LR Plot No:- 10406, LR Khatian No:- 20153	Owner:श्रीमानश्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.009000000 Acre,	Shri Pushpayudh Sen
L14	LR Plot No:- 10408, LR Khatian No:- 20153	Owner:श्रीमानश्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.001000000 Acre,	Shri Pushpayudh Sen
L15	LR Plot No:- 10410, LR Khatian No:- 20153	Owner:श्रीमानश्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.002000000 Acre,	Shri Pushpayudh Sen
L16	LR Plot No:- 10406, LR Khatian No:- 3078	Owner:श्रीमान श्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.019000000 Acre,	Shri Tapan Kumar Sen
L17	LR Plot No:- 10408, LR Khatian No:- 3078	Owner:श्रीमान श्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.001000000 Acre,	Shri Tapan Kumar Sen
L18	LR Plot No:- 10410, LR Khatian No:- 3078	Owner:श्रीमान श्रीमान श्रीमान, Gurdian:श्रीमती सुश्रीमती, Address:श्रीमती, Classification:असह भूमि, Area:0.005000000 Acre,	Shri Tapan Kumar Sen

Endorsement For Deed Number : I - 080106911 / 2024

On 09-09-2024

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 : 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 14:11 hrs on 09-09-2024, at the Office of the D.S.R. COOCHBEHAR by Mrs Nibedita Sen , 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 2,27,53,410/-

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

Execution is admitted on 09/09/2024 by 1. Shri Parthasarathi Sen, Son of Late Indu Bhusan Sen, 20 Guha Park,Liluah, P.O: Liluah, Thana: Liluah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by Profession Retired Person, 2. Mrs Sharmista Deb, Wife of Shri Nikhil Ranjan Deb, P.V.N.N Road Bye Lane, Natun Bazaar,Behind O.L.I.C.I Office,Ward No.18,Sahar Cooch Behar, P.O: Cooch Behar, Thana: Coochbehar, City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 3. Shri Rignyed Sen, Son of Late Benoy Bhusan Sen, Flat No.6159, Sector-B, Pocket-8,Vasant Kurnj, P.O: Vasant Kurnj, Thana: MAHIPALPUR, New Delhi, DELHI, India, PIN - 110070, by caste Hindu, by Profession Service, 4. Mrs Nibedita Sen, Wife of Late Bijali Bhusan Sen, Biswasingha Road,Ward No.18,Sahar Cooch Behar, P.O: Cooch Behar, by Profession House wife, 5. Shri Pushpayudh Sen, Son of Late Bijali Bhusan Sen, Biswasingha Road,Ward No.18,Sahar Cooch Behar, P.O: Cooch Behar, Thana: Coochbehar, City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 6. Shri Tapan Kumar Sen, Son of Late Bidhu Bhusal Sen, Biswasingh Road,Ward No.18,Sahar Cooch Behar, P.O: Cooch Behar, Thana: Coochbehar, City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Service
Indefiied by Shri Goutam Kar, ., Son of Shri Gobinda Kar, Charaker Kuthi Dewanbosh, P.O: Tapurhat, Thana: Coochbehar, Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Private Service

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

Execution is admitted on 09-09-2024 by Mrs Tanushree Bhadra, Director, Ideal Infrastructure Solutions Private Limited (Private Limited Company), C/O TECHNO Near Madan Mohan Bari Chowpathy,M.J.N Road,Ward No.20,Sahar Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Indefiied by Shri Goutam Kar, ., Son of Shri Gobinda Kar, Charaker Kuthi Dewanbosh, P.O: Tapurhat, Thana: Coochbehar, Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Private Service
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,496.00/- (B = Rs 18,177.00/- ,E = Rs 287.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 18,464/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2024 11:54AM with Govt. Ref. No: 192024250198883988 on 09-09-2024, Amount Rs: 18,464/-,
Bank: SBI EPay (SBIEPay), Ref. No. 5907991409725 on 09-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,401/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,401/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 149, Amount: Rs.5,000.00/-, Date of Purchase: 04/09/2024, Vendor name: A Das
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2024 11:54AM with Govt. Ref. No: 192024250198883988 on 09-09-2024, Amount Rs: 35,401/-, Bank: SBI EPay (SBIEPay), Ref. No. 5907991409725 on 09-09-2024, Head of Account 0030-02-103-003-02

[Handwritten Signature]

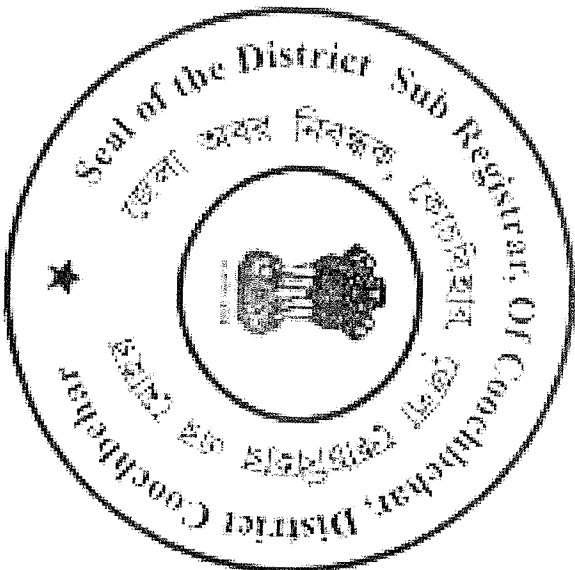
Tulsi Lama

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. COOCHBEHAR

Coochbehar, West Bengal

cate of Registration under section 60 and Rule 69.
/stered in Book - I
olume number 0801-2024, Page from 110376 to 110405
being No 080106911 for the year 2024.



Digitally signed by Tulsi Lama
Date: 2024.09.10 16:58:25 +05:30
Reason: Digital Signing of Deed.

(Tulsi Lama) 10/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

10/09/2024, Query No:-08012002207822 / 2024 Deed No :1-06911/2024.
Document is digitally signed.

নও সচিব/সহ

১০/০৯/২০২৪

8517, Vol.No.95, Page No.292 to 296 dated 20.09.19/6. Executed by me Saur
Joint Sub-Registrar, Cooch Behar.