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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 169023

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Certified that the digitally signed endorsement sheet and signature sheet enclosed in this document are part of the document

[Signature]
District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

[Signature]
Tanushree Bhadra
Proprietor

Ideal Geotech

[Signature]
Partner

Ideal Geotech

[Signature]
Partner

DEVELOPMENT AGREEMENT

08 APR 2025

Serial No 245 Date

Name of Vendee Techno

Address of Vendee

Stamp Purchased from Cooch Behar Treasury -

Date of Purchase from Treasury

C.B.
24 MAR 2025



Kamal Prasad Bar

Starro Vendor Cooch Behar Sadar

Licence No 7273 o 1491-92

Date

08 APR 2025



District Sub-Registrar
Alipurduar

09 APR 2025

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TECHNO

Tanushree Bhadra
Proprietor

2

Ideal Geotech

Sri Subhrajyoti Datta
Partner

Ideal Geotech

Himan Dey
Partner

DISTRICT	Alipurduar
POLICE STATION	Alipurduar
MOUZA	Damanpur
J. L. NO.	51
NAME OF THE BUILDING	" IDEAL KARUNAMOYEE " at Ward No. VI (06), Alipurduar Municipality, Post and Dist. Alipurduar, West Bengal.

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 09th day of APRIL, 2025.

BETWEEN

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. Pundibari (earlier Kotwali), Dist. Cooch Behar, PIN- 736179, West Bengal, hereinafter shall be referred to as the "**LAND OWNER**" (which expression shall mean and include unless excluded by or repugnant to the context its/her legal representatives/legal heirs, executors, administrators, assigns and Attorneys) of the **FIRST PART**

AND

IDEAL GEOTECH, a partnership Firm, **PAN AAJFI3664D**, having its registered office at Girish Giri Bhaban, Vill & P.O. Khagrabari, P.S. Pundibari, Dist. Cooch Behar, PIN- 736179, West Bengal, represented by its Partners namely (i) **SRI SUBHRAJYOTI DATTA**, S/O Sri Sankar Chandra Datta, by Faith Hindu, by Occupation Business, Nationality Indian, residing at Girish Giri Bhaban, Near Lalji Sawmill, Khagrabari, P.O. Khagrabari, P.S. Pundibari,



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

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3

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Subhrajit Datta
Partner

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Himan Dey
Partner

Dist. Cooch Behar, PIN- 736118, West Bengal and (ii) SRI HIMAN DEY, S/O Sri Bipul Chandra Dey, by Faith Hindu, by Occupation Business, Nationality Indian, residing at Guriahati Road, P.S. Kotwali, P.O. & Dist. Cooch Behar, PIN- 736101, 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, administrators, assigns and Attorneys) of the SECOND PART.

WHEREAS Bijoy Dey Sarkar @ Bijoy Kumar Sarkar was the owner and possessor of land measuring 17 Decimals having 100% ownership upon the entire land of L.R. Plot No. 3217 arose out of R.S. plot no. 1436, classified as Bastu, situated within Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar (earlier Jalpaiguri). That said land has been recorded in the L.R. Settlement in the name of Bijoy Dey Sarkar in L.R. Khatian no. 927 falling in L.R. plot no. 3217, classified as Bastu, situated within Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar (earlier Jalpaiguri). Be it noted here that earlier he used to write his name as Bijoy Lal Dey, S/O Srinath Dey. That while said Bijoy Dey Sarkar @ Bijoy Kumar Sarkar owned and possessed his land after L.R. Settlement operation having his right title interest and possession upon said land, he died in the year 1988. On the death of said Bijoy Dey Sarkar @ Bijoy Kumar Sarkar, his wife Surabala Dey Sarkar, and three sons namely Narayan Sarkar, Subal Sarkar and Binay Kumar Sarkar became his sole legal heirs. Thereafter said Surabala Dey Sarkar sold land measuring 03 decimals falling in said L.R. plot no. 3217 along with other land in different plot in favour of Gouranga Chandra Dey, S/O Radhika Jiban Dey through the Regd. Sale Deed being no. 4348 for the year 2002 of A.D.S.R., Alipurduar having specific boundary of said landed properties. Subsequently



District Sub-Registrar
Alipurduar

09 APR 2025

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4

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Himan Dey
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his wife Surabala Dey Sarkar also died in the year 2007. Thereafter while all the aforesaid three sons were owning and possessing land measuring 14 decimals jointly having their right, title and interest therein out of them said Binay Kumar Sarkar died on 25.12.2015 leaving behind his wife Sumita Sarkar and only son Sandip Sarkar @ Sandip Binay Sarkar as his sole legal heirs. Thereafter said Subal Sarkar also died on 25.11.2016 leaving behind his wife Aparna Sarkar @ Aparna Das and only daughter Sainy Sarkar as his sole legal heirs. That thereafter the Settlement department also mutated and recorded the said landed properties according to their shares after enquiry by the settlement department. Thereafter their said total land measuring 14 decimals land has been mutated and recorded in their names in L.R. Khatians no. 8652, 8763, 8764, 8765 and 8766 of Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar.

AND WHEREAS out of said land Sri Narayan Sarkar, S/O Late Bijoy Kumar Sarkar, Smt. Aparna Sarkar Alias Aparna Das, W/O Late Subal Sarkar, Sri Sandip Sarkar alias Sandip Binay Sarkar, S/O Late Binay Kumar Sarkar are owning and possessing total land measuring 12 Decimals (0.12 Acres) appertaining to R.S. Plot No. 1436 corresponding to L.R. Plot No. 3217 recorded in their names in L.R. Khatian No. 8652 (area 0.05 acres), L.R. Khatian No. 8763 (area 0.03 acres), L.R. Khatian No. 8765 (area 0.02 acres) & L.R. Khatian No. 8766 (area 0.02 acres) of Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar. Thereafter said Sri Narayan Sarkar, S/O Late Bijoy Kumar Sarkar, Smt. Aparna Sarkar Alias Aparna Das, W/O Late Subal Sarkar, Sri Sandip Sarkar alias Sandip Binay Sarkar, S/O Late Binay Kumar Sarkar jointly sold their entire above mentioned land measuring 12 Decimals (0.12 Acres) to the LAND OWNER of the FIRST PART herein through the Regd. Deed of Sale being No. 200304672 for the year 2019 dated



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Janshree Bhadaa
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5

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Subhrajit Dey
Partner

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Himan Dey
Partner

25/09/2019 of Book -I, Volume number 2003-2019, page from 74762 to 74796, registered at the office of the A.D.S.R., Alipurduar.

That out of aforesaid total 14 decimals of land said Sainy Sarkar, D/O Late Subal Sarkar is owning and possessing land measuring 02 Decimals (0.02 Acres) appertaining to R.S. Plot No. 1436 corresponding to L.R. Plot No. 3217 recorded in her name in L.R. Khatian No. 8764 of Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar. Thereafter said Sainy Sarkar, D/O Late Subal Sarkar sold her above mentioned land measuring 02 Decimals (0.02 Acres) to the LAND OWNER of the FIRST PART herein through the Regd. Deed of Sale being No. 200300623 for the year 2020 dated 07/02/2020 of Book -I, Volume number 2003-2020, page from 8832 to 8855, registered at the office of the A.D.S.R., Alipurduar.

AND WHEREAS by way of purchase the LAND OWNER of the FIRST PART herein is exclusively owning and possessing the said total land measuring **14 decimals (0.14 Acres)** being the absolute owner and possessor of said land appertaining to R.S. Plot No. 1436 corresponding to **L.R. Plot No. 3217** of Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar. Thereafter said land measuring **14 decimals (0.14 Acres)** has been mutated and recorded in the name of LAND OWNER of the FIRST PART herein in **L.R. Khatian No. 9756** falling in **L.R. Plot No. 3217**, area of land measuring **14 decimals (0.14 Acres)**, Classified as Bastu of of Mouza Damanpur, J.L. No. 51, P.S. Alipurduar, Dist. Alipurduar 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 numbers of Residential Flat, open Parking and for this purpose the DEVELOPER/ CONFIRMING PARTY of the SECOND PART herein



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Janshree Bhadra
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6

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Partner

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Himan Dey
Partner

approached to the LAND OWNER of the FIRST PART herein for the purpose of constructions of said multistoried building upon said land measuring **14 decimals (0.14 Acres)** as described in the Schedule A herein below.

AND WHEREAS the Land owner also desired to construct the multistoried building and ultimately decided to construct **Ground+ Four Storied building** upon said land measuring **14 decimals (0.14 Acres)** as described 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 from Alipurduar Municipality, Alipurduar herein after called the "said Building" through the DEVELOPER of the SECOND PART herein upon said entire land measuring **0.14 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 from Alipurduar Municipality, Alipurduar 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 Owner herein.
2. That the DEVELOPER of the SECOND PART shall develop/construct the said Multistoried Building from its own fund as per its decision and as per building plan to be approved and sanctioned from Alipurduar Municipality, Alipurduar.
3. That the Land owner shall remain liable to sign in all required documents in case of necessity for modification/sanction of Building plan and other



District Sub-Registrar
Alipurduar

09 APR 2015

TECHNO

Janshree Bhadani
Proprietor

7

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Siddhant Datta
Partner

Ideal Geotech

Himan Desai
Partner

- allied matters regarding constructions and also regarding sale of 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 to the First Part and will also complete the constructions of the entire building through its own fund. The Second Part shall deliver finished flats and Car Parking to the Land Owner as per allocation details as described herein below.
 6. That the multistoried building will be constructed as per building plan to be sanctioned from Alipurduar Municipality, Alipurduar.
 7. That party of the FIRST PART shall also execute Regd. Development Power of Attorney in favour of the DEVELOPER/CONFIRMING PARTY of the SECOND PART.
 8. That the DEVELOPER/CONFIRMING PARTY of the SECOND PART will 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 from Alipurduar Municipality, Alipurduar.
 10. That the Developer of the Second Part will be liable to construct the building as per building plan to be sanctioned from Alipurduar Municipality, Alipurduar. 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 or its constituted attorney will sign in the building plan before submission in Alipurduar Municipality, Alipurduar for



District Sub-Registrar
Alipurduar

09 APR 2015

TECHNO

Jayashree Shaha
Proprietor

8

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Sudhoy Das
Partner

Ideal Geotech

Himan Das
Partner

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 multipurpose like open Car Parking, security room, office or flat.
- 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 from Alipurduar Municipality, Alipurduar, 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 Owner 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 Owner of the First Part after receiving its allocations 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.



District Sub-Registrar
Alipurduar

09 APR 2015

TECHNO
Janshree Bhabha,
Proprietor

9

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Sudhanshu D. D. D.
Partner

Ideal Geotech
Aman Dey
Partner

16. That the party of the First Part or its 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 Owner 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 Owner herein.

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

20. That the Land Owner herein 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 Owner 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



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Janusshree Bhabha
Proprietor

10

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Sudhanshu Dey
Partner

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Himan Dey
Partner

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 KARUNAMOYEE" .

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

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.

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 KARUNAMOYEE" 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.



District Sub-Registrar
Alipurduar

09.11.2025

TECHNO
Janshree Bhadra
Proprietor

11

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Partner

Ideal Geotech
Himan Dey
Partner

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 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 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 Owner shall hand over 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 Development and the Developer will maintain the Govt. Rules regarding every aspects herein and this agreement shall be deemed or construed as joint venture between the Owner and Developer herein.

37. That the land Owner herein 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 KARUNAMOYEE WELFARE 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 handing over of the Land Owner's allocations within the said building under name and style "IDEAL KARUNAMOYEE", the Developer herein shall have the absolute right on all the remaining construction proposed to be



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO
Janshree Bhabra
Proprietor

12

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S. Anand
Partner

Ideal Geotech
Himan Dey
Partner

made at present on the said below schedule lands. The land owners of the first part after receipt of their allocations 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 owner's allocations, by the party of the Second Part/developer, the rest portions 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 Land Owner of the First Part is 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 within the allocations 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.

43. That the party of the SECOND PART shall have 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 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



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Tanushree Bhadra
Proprietor

13

Ideal Geotech

Partner

Ideal Geotech

Himan Dey
Partner

and act as per the Building plan to be sanctioned from Alipurduar Municipality, Alipurduar.

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 KARUNAMOYEE" will be constructed)

In the District - Alipurduar, P.S. Alipurduar, Mouza - Damanpur, J.L. No. 51, land measuring **14 decimals (0.14 acres)** appertaining to **R.S. Plot No. 1436 corresponding to L.R. Plot No. 3217 presently recorded in L.R. Khatian No. 9756, Classified as Bastu** situated under Holding No. 304/11 A, Ward No. VI (06) of Alipurduar Municipality, Alipurduar.

Sl. No	LAND OWNER	TITLE DEEDS NO.	PRESENT L.R. KHATIAN NO.	R.S. PLOT NO	L.R. PLOT NO.	AREA OF LAND
1.	TECHNO, (Sole Proprietorship), Represented by its Proprietor, SMT. TANUSHREE BHADRA	Regd. Deed of Sale being No. 200304672 for the year 2019 dated 25/09/2019 of Book -I, Volume number 2003-2019, page from 74762 to 74796, registered at the office of the A.D.S.R., Alipurduar	9756	1436	3217	12 Decimals (0.12 Acres)



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Tanushree Bhadra
Proprietor

14

Ideal Geotech

Subhrajit D
Partner

Ideal Geotech

Himan Dey
Partner

2.	TECHNO, (Sole Proprietorship), Represented by its Proprietor, SMT. TANUSHREE BHADRA	Regd. Deed of Sale being No. 200300623 for the year 2020 dated 07/02/2020 of Book -I, Volume number 2003- 2020, page from 8832 to 8855, registered at the office of the A.D.S.R., Alipurduar.	9756	1436	3217	02 Decimals (0.02 Acres)
So, total Bastu classified Land measuring 12 Decimals (0.12 Acres)						

ENTIRE LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

To the North:- Land of Tarapada Chanda,

To the South:- Municipal Road,

To the East:- House of Narayan Chandra Mandal,

To the West:- Land of Palash Chandra Dey.

SCHEDULE "B" (Specification)

SL. No.	Item	Residential	Commercial
A. Structural			
1	RCC Structure as per Technical Report CODE MAINTANINED EARTHQUAKE ZONE (V)	Yes	Yes



District Sub-Registrar
Alipurduar

09 APR 2025

	protective Design		
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
5	Cooking Platform	Black Granite	NA

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
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District Sub-Registrar
Alipurduar

09 APR 2025

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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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



[Handwritten signature]

District Sub-Registrar
Alipurduar

09 APR 2025

			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
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



District Sub-Registrar
Alipurduar

09 APR 2025

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.

SCHEDULE-C

FLOOR WISE DETAILS OF ALLOCATION FOR LAND LORD AND DEVELOPER OF IDEAL's KARUNAMOYEE, MOUZA-DAMANPUR, JL NO-51, L.R KHATIAN NO-9756, L.R.PLOT NO- 3217, WARD No. 06, HOLDING No. -304/11 A, DISTRICT-ALIPURDUAR UNDER ALIPURDUAR MUNICIPALITY, WEST BENGAL							
	FLOOR MARK	PROPERTY TYPE	ALLOTTED TO	STATUS OF ALLOTEE	No	BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.
1.	Gr. Floor	OPEN PARKIN OR FLAT	30% for Landlords & 70% for Developer	As landlord / Developer	As actual		



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Jayashree Bhedra
Proprietor

19

Ideal Geotech

Subhrajyoti Das
Partner

Ideal Geotech

Himan Das
Partner

2.	First Floor	Flat Type -A	TECHNO	As land Lord	1	726.78	908.48
3.	First Floor	Flat Type -B	IDEAL GEOTECH	As Developer	1	894.05	1117.56
4.	First Floor	Flat Type -C	TECHNO	As land Lord	1	793.62	992.03
5.	First Floor	Flat Type -D	TECHNO	As land Lord	1	713.11	891.39
6.	First Floor	Flat Type -E	IDEAL GEOTECH	As Developer	1	1075	1343.75
7.	2 nd Floor	Flat Type -A	IDEAL GEOTECH	As Developer	1	726.78	908.48
8.	2 nd Floor	Flat Type -B	IDEAL GEOTECH	As Developer	1	894.05	1117.56
9.	2 nd Floor	Flat Type -C	IDEAL GEOTECH	As Developer	1	662.30	827.88
10.	2 nd Floor	Flat Type -D	IDEAL GEOTECH	As Developer	1	844.64	1055.80
11.	2 nd Floor	Flat Type -E	TECHNO	As land Lord	1	1075	1343.75
12.	3 rd Floor	Flat Type -A	IDEAL GEOTECH	As Developer	1	726.78	908.48
13.	3 rd Floor	Flat Type -B	IDEAL GEOTECH	As Developer	1	894.05	1117.56
14.	3 rd Floor	Flat Type -C	IDEAL GEOTECH	As Developer	1	662.30	827.88
15.	3 rd Floor	Flat Type -D	TECHNO	As land Lord	1	844.64	1055.80
16.	3 rd Floor	Flat Type -E	IDEAL GEOTECH	As Developer	1	1075	1343.75
17.	4 th Floor	Flat Type -A	IDEAL GEOTECH	As Developer		726.78	908.48
18.	4 th Floor	Flat Type -B	TECHNO	As land Lord	1	894.05	1117.56
19.	4 th Floor	Flat Type -C	IDEAL GEOTECH	As Developer	1	662.30	827.88
20.	4 th Floor	Flat Type -D	IDEAL GEOTECH	As Developer	1	844.64	1055.80
21.	4 th Floor	Flat Type -E	IDEAL GEOTECH	As Developer	1	1075	1343.75

colour passport size photographs and their respective signatures are attached herewith in different sheet shall also form Part of this Deed of agreement.



District Sub-Registrar
Alipurduar

09 APR 2025

TECHNO

Janushree Bhadua
Proprietor

20

Ideal Geotech

Sudheer Das
Partner

Ideal Geotech

Himan Das
Partner

IN WITNESS WHEREOF the parties hereto have set and subscribed their respected signatures in good and sound health and mind on this the 09th day of APRIL, 2025.

SIGNED SEALED AND DELIVERED AT ALIPURDUAR IN PRESENCE OF:

WITNESSES:-

1. Kishor Kr. Roy
S/O - Amal ch. Roy
Vill + P.O - Pusmachanga
Dist - Cooch Behar.
Pin - 736134

2. Palash Sen
S/O Ajit kumar Sen
Vill. + P.O. East Gopalpur
P.S. Pundibani,
Dist. Cooch Behar.

TECHNO

Janushree Bhadua
Proprietor

Signature of the FIRST PART

Ideal Geotech
Sudheer Das
Partner

Ideal Geotech

Himan Das
Partner

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.

Satadru Roy
Advocate, Cooch Behar.

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

t....09/04/2025....



District Sub-Registrar
Alipurduar

09 APR 2023



Proprietor

Right Hand Left Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger

Sign.....
TECHNO
Jaswinder Bhadha
Proprietor



Partner

Right Hand Left Hand

Sign.....
Ideal Geotech
Sudhanshu Dey
Partner



Partner

Right Hand Left Hand

Sign.....
Ideal Geotech
Himan Dey
Partner



District Sub-Registrar
Alipurduar

09 APR 2025

PHOTO WITH FINGER IMPRESSION SHEET FOR IDENTIFIER



LEFT THUMB IMPRESSION

Signature Kishor Mr. Roy

Major Information of the Deed

Deed No :	I-2002-02282/2025	Date of Registration	09/04/2025
Query No / Year	2002-2000741088/2025	Office where deed is registered	
Query Date	12/03/2025 9:13:35 PM	D.S.R. ALIPURDUAR, District: Alipurduar	
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. 59,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks			

Land Details :

District: Alipurduar, P.S:- Alipurduar, Gram Panchayat: CHAPORER PAR-I, Mouza: Damanpur, JI No: 51, Pin Code : 736121

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3217 (RS :-1436)	LR-9756	Bastu	Bastu	14 Dec		59,50,000/-	
Grand Total :					14Dec	0 /-	59,50,000 /-	



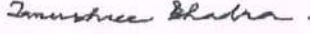





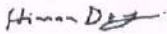
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Techno M J N 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.:: aixxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ideal Geotech GIRISH GIRI BHABAN, Village:- Khagrabari, P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Tanushree Bhadra Wife of Mr Ujjwal Bhadra Date of Execution - 09/04/2025, , Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office	 Apr 9 2025 2:44PM	 Captured LTI 09/04/2025	 09/04/2025
Khagrabari, City:- Coochbehar, P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: aixxxxxx0m, Aadhaar No: 79xxxxxxxx9517 Status : Representative, Representative of : Techno (as REPRESENTATIVE)				
2	Name Mr Subhrajyoti Datta Son of Sankar Chandra Datta Date of Execution - 09/04/2025, , Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office	 Apr 9 2025 2:45PM	 Captured LTI 09/04/2025	 09/04/2025
Girish Gigi Bhavan, Near Lalji Sawmill, Khagrabari, City:- , P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 37xxxxxxxx5324 Status : Representative, Representative of : Ideal Geotech (as REPRESENTATIVE)				
3	Name Mr Himan Dey (Presentant) Son of Mr Bipul Chandra Dey Date of Execution - 09/04/2025, , Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office	 Apr 9 2025 2:46PM	 Captured LTI 09/04/2025	 09/04/2025
Guriahati Road, City:- , P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: gwxxxxxx2l, Aadhaar No: 64xxxxxxxx5942 Status : Representative, Representative of : Ideal Geotech (as REPRESENTATIVE)				

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	 09/04/2025	 Captured 09/04/2025	 09/04/2025
Identifier Of Smt Tanushree Bhadra, Mr Subhrajyoti Datta, Mr Himan Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Techno	Ideal Geotech-14 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Gram Panchayat: CHAPORER PAR-I, Mouza: Damanpur, JI No: 51, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3217, LR Khatian No:- 9756	Owner:টেকনো , Gurdian:পক্ষে প্রোগ্রামার ডনুহী ভদ্র, Address:লিজ , Classification:বান্ড, Area:0.14000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 200202282 / 2025

On 09-04-2025

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 13:50 hrs on 09-04-2025, at the Office of the D.S.R. ALIPURDUAR by Mr Himan Dey .

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 59,50,000/-

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

Execution is admitted on 09-04-2025 by Smt Tanushree Bhadra, REPRESENTATIVE, Techno (Sole Proprietorship), M J N Road, Near Madan Mohan Temple, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Identified 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 09-04-2025 by Mr Subhrajyoti Datta, REPRESENTATIVE, Ideal Geotech, GIRISH GIRI BHABAN, Village:- Khagrabari, P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179

Identified 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 09-04-2025 by Mr Himan Dey, REPRESENTATIVE, Ideal Geotech, GIRISH GIRI BHABAN, Village:- Khagrabari, P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736179

Identified 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 08/04/2025 10:51PM with Govt. Ref. No: 192025260012112858 on 08-04-2025, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 1154412137133 on 08-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

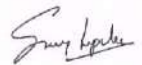
Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 245, Amount: Rs.5,000.00/-, Date of Purchase: 08/04/2025, Vendor name: Kamal Prasad Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2025 10:51PM with Govt. Ref. No: 192025260012112858 on 08-04-2025, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1154412137133 on 08-04-2025, Head of Account 0030-02-103-003-02



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2002-2025, Page from 29604 to 29631

being No 200202282 for the year 2025.



Suraj Lepcha

Digitally signed by Suraj Lepcha
Date: 2025.04.16 18:37:57 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 16/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
West Bengal.