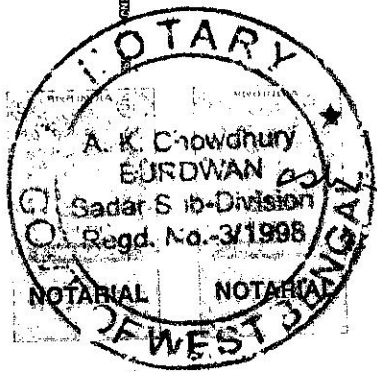




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

19AB 049441



SRI BHASKAR GHOSH
Bhaskar Ghosh

AGREEMENT FOR SALE -

THIS AGREEMENT is made on this the **16 FEB 2018**.....
 Two Thousand 20 ...

BETWEEN

- (1) SMT. BELA RANI AICH, wife of Late Amulya Kumar Aich, by faith - Hindu, by occupation - Housewife, resident of 337, Baranilpur Santipara, Ambagan, St. Xaviers Road, P.O. - Sripally, P.S. & District - Burdwan, PIN - 713103 hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns) of the FIRST PART being represented by his Constituted Attorney SRI BHASKAR GHOSH, son

A.K.C.
 A. K. CHOWDHURY, NOTARY
 Burdwan Sadar Sub-Division.

NIRMAN INFRASTRUCTURES
SRI BHASKAR GHOSH

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of Bhawani Ghosh, by faith - Hindu, by occupation - Business, residing at Chotonilpur, P.O., P.S. & District - Burdwan, appointed by dint of a registered POWER OF ATTORNEY of in the office of the Additional District Sub-Registrar Burdwan.

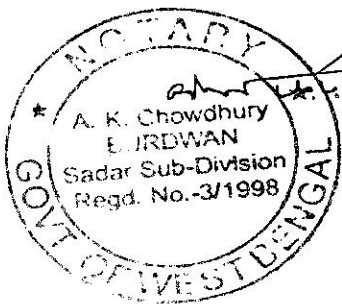
AND

NAME : Jagadish Chandra Dey
father's/husband's/son/daughter of It Jotinda Mahasay
....., by faith - Hindu, by
occupation - Business, residing at Chotonilpur
Burdwan - 3
hereinafter called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns) of the SECOND PART.

AND

NIRMAN INFRASTRUCTURES, a sole Proprietorship Concern having its place of business at 63 R.N. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, represented by its sole proprietor SRI BHASKAR GHOSH, son of Bhawani Ghosh, by faith - Hindu, by occupation - Business, residing at Chotonilpur, P.O., P.S. & District - Burdwan, hereinafter called the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representative and assigns) of the THIRD PART

WHEREAS ALL THAT piece and parcel of Bastu Land measuring 11 decimal more or less among other lands lying and situated in Mouza - Balidanga, J.L. NO. 35, R.S. Plot No. 48, Hal L.R. Plot No. 3637 & 3636, L.R. Khatian No. 1455/1, in P.S. & District Burdwan within the Local Limits of Burdwan Municipality Ward No. 12, Holding No. 337, Santipara, was originally belonging to Bankim Chandra Sai, who sold the aforesaid property to Bela Rani Aich, the predecessor of the OWNERS herein by virtue of Registered Deed of Conveyance being No. 2732/1961, dated 28.04.1961 of A.D.S.R. Burdwan Office, Recorded in Book No. 1, Volume No. 38, Page No. 84 to 86.



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NIRMAN INFRASTRUCTURES
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AND WHEREAS the LANDOWNERS absolutely seized and posses and absolutely entitled 11 decimal a Bastu land morefully and particularly described in schedule below which is free from encumbrances and wanted to construct a multistoried building on the aforesaid property by appointing a promoter on Joint Venture basis.

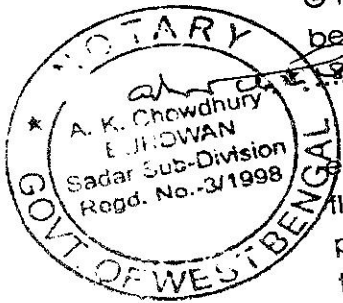
AND WHEREAS accordingly they offered the DEVELOPER to develop the said land by raising a new building on the said land and the Developer accordingly constructed a multistoried building on the schedule property by sanctioned plan from Burdwan Municipality.

AND WHEREAS the VENDOR herein granted a registered Power of Attorney in favour of SRI BHASKAR GHOSH, son of Bhawani Ghosh, by faith - Hindu, by occupation - Business, residing at Chotonilpur, P.O., P.S. & District - Burdwan, the sole proprietor of NIRMAN INFRASTRUCTURES, a sole Proprietorship Concern having its place of business at 63 R.N. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, the Developer / Confirming Party therein for doing various acts and things in contemplation of the said Development Agreement.

AND WHEREAS according to said Development Agreement developer herein got a sanctioned planed from Burdwan Municipality for G+4 building being plan no., dated and have been constructing building according to sanctioned plan being named

AND WHEREAS according to the said Development Agreement entitled the Developer / Confirming Party herein to sell and transfer the flats / apartments in the new building constructed on the land of the said premises together with undivided share of land and the common right in the common areas and facilities of the said building / premises as detailed in the said Development Agreement to the various intending Purchasers.

AND WHEREAS the PURCHASERS herein approached the Developer / Confirming Party with a proposal to purchase ALL THAT one self-contained Flat bearing no. 4C measuring about 505 sq.ft. super built up area more or less on the 4th FLOOR 5 side along with proportionate share of land benith the building more particularly described in the first schedule hereunder.



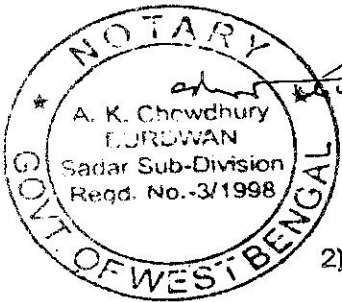
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NOTARIAL INSTITUTE
Burdwan
Proprietor

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AND WHEREAS the purchasers after inspecting the relevant papers of ALL THAT one self-contained Flat bearing no. measuring about sq.ft. more or less super built up area on the FLOOR side along with proportionate share of land benith the building, approached the VENDOR/DEVELOPER for purchasing the same at a price of Rs., (Rupees) only i.e. per sq.ft. and the VENDOR AND DEVELOPER accepted the proposal of the purchaser. NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

- 1) The Vendor has agreed to sell and the Purchaser has agreed to purchase ALL THAT one self-contained Flat bearing no. 42 measuring about 565 sq.ft. more or less super built up area on the 4th FLOOR South side along with proportionate share of land benith the building, approached the VENDOR/DEVELOPER for purchasing the same at a price of Rs. 10,00,000/- (Rupees Ten Lacs only) only i.e. 2000/- per sq.ft. which is morefully described in the Schedule hereunder written morefully and particularly described in the schedule hereunder.
- 2) That the PURCHASERS has paid on or before of the execution hereof to the VENDOR a sum of Rs. 7,00,000/- (Rupees Seven Lacs only) only (i.e., 30% of consideration money) as part payment out of total consideration amount of Rs. (Rupees) only only and the Vendor herein has acknowledged the receipt thereof.
- 3) That the Purchaser will pay the balance amount of Rs. (Rupees) only only to the VENDOR AND DEVELOPER in the following manner:-
 - a) 25% after roof casting of 3rd floor
 - b) 25% after brick work of 3rd floor
 - c) 20% after flooring of 3rd floor
 - d) 20% after sanitary work of 3rd floor
 - d) 10% before the time of registration



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NIRMAN INFRASTRUKTUR JAWA
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FIRST SCHEDULE REFERRED TO AS ABOVE

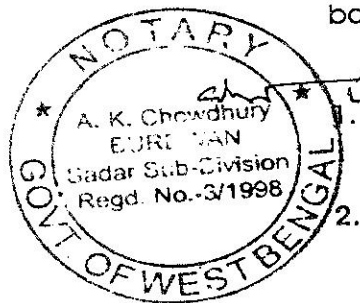
ALL THAT piece and parcel of Bastu Land measuring 11 decimal more or less among other lands lying and situated in Mouza - Balidanga, J.L. NO. 35, R.S. Plot No. 48, Hal L.R. Plot No. 3637 & 3636, L.R. Khatian No. 1455/1, in P.S. & District Burdwan within the Local Limits of Burdwan Municipality Ward No. 12, Holding No. 337, Santipara.

SECOND SCHEDULE REFERRED TO AS ABOVE

(Description of the said Flat)

ALL THAT one self-contained Flat bearing no. 40 measuring about 55 sq.ft. more or less super built up area on the FLOOR South side along with proportionate share of land of the said premises which are morefully and particularly described in the FIRST SCHEDULE written above togetherwith proportionate undivided and impartible share of land of the said premises togetherwith common rights in the common area and facility of the said building and the premises alongwith all other rights and facilities of the building / premises for beneficial use and enjoyment of the said flat and liable to pay all common expenses alongwith other flat owners and the said flat consist of one bed room, one dining cum drawing room, one kitchen, toilets and a balcony.

SPECIFICATION



2. **STRUCTURE :**

R.C.C. framed structure as per municipal approved design.

BRICK WALL :

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick, Partition wall will be 5" or 3" thick as required. All walls of C.B. & Alm. Will be R.C.C. wall.

3. **FLOORING :**

All floors of bedrooms, dining cum drawing, Verandah will be of vitrified tiles / marble. Height of skirting will be 4" from floor of same specification.

Floor of kitchen and toilet will be finished marble. Height of skirting is 6".

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BIRMAN INFRASTRUKTUR
Pranab Kumar Ghosh

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4. TOILET :

- (a) Ceramic tiles will be fitted upto height of 6'-0" or door height from floor level in all toilets.
- (b) One (ISI) graded Indian pan in common toilet and one same graded commode in attached toilet including P.V.C./Procilen lowdown cistern will be provided. All procilen fittings are of white colour.
- (c) Two Nos. bib cocks will be provided in each toilet.
- (d) Plain water concealed line will be provided in one toilet & Kitchen and Hot & Cold concealed line in other Toilet.

5. DINING :

One Vitreous China white wash basin with bathroom sets and ~~mirror~~ will be provided in dining room.

6. KITCHEN :

Kitchen tabletop will be made of 1'-8" wide granite Slab. Ceramic tiles will be fitted on the back side wall upto 2'-0" of table and sink upto a height of 3'-0" from table top level also in view portion. One No. sink and two Nos. bid cock will also provided. Aquagard line will be provided.

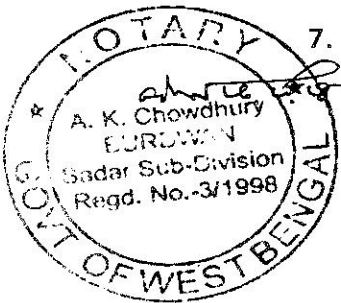
7. DOORS & WINDOWS :

All doors and windows frame will be made of Sal wood. Flash door shutter of hard wood, will be provided with suitable fittings for all doors including one Telescopic pipe-holes and a lock will be provided in main entrance door. Both toilets will have PVC frame and shutter.

Window shutter will be of Glass in Aluminum paneled. M.S. ornamental grill

8. WATER SUPPLY :

All internal water pipeline will be concealed CPVC of required dia of approved brand. Out side water pipe line will be surface deep tube well with pump-motor submersible will be provided for water supply arrangement.



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NIRMAN INFRASTRUCTURES
Private Limited

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9. SANITARY :

All fittings of Indian pans, commode, washbasin etc. will be provided of approved I.S.I. brand. For waste water line, P.V.C. pipe will be provided.

10. ELECTRIC :

All Electric line will be concealed of copper made. Two Nos. light points, one No. fan point and one No. plug point will be provided in each bedroom. Three Nos. light points, two Nos. fan points and two Nos. 15 Amp. One No. A.C. Point in Master Bedroom, Plug point will be provided in dining cum drawing room. In each toilet and kitchen, one No. light point and One No. Exhaust point will be provided will be provided. In kitchen - Aqua Guard Point, Chimney Point and One No. 15 Amp. Plug point will also be provided. One No. calling bell point and one No. Light point will also be provided out side the main door, one nos. of electrical meter will be provided in the flats of the purchaser at the cost of the purchaser and by the cooperation of the purchaser & the developer and the cost will be Rs. 30,000/-

11. PAINTING & FINISHING :

Outside wall will be painted with weather shield. All internal wall surfaces will be finished by wall putti (white finish).

LIFT :

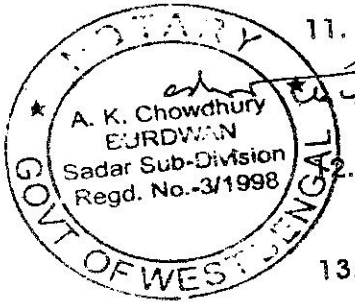
Good lift of reputed company will be provided.

13. ROOF TREATMENT :

Will be provided with standard water proof chemicals as per manufacturer specification.

MISCELLANEOUS :

- (a) One no. Loft may be provided if suitable position.
- (b) Clear height will be more or less 9'-0".
- (c) Standard elevation of building will be provided.
- (d) No extra work other than the specification given above will be provided.



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IN WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the "PARTIES" at Burdwan in presence of Witnesses:

NIRMAN INFRASTRUCTURE
[Handwritten Signature]

Proprietor

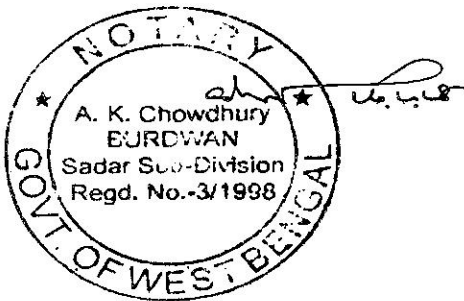
Signature of the VENDOR

Signature of the PURCHASERS

NIRMAN INFRASTRUCTURE
[Handwritten Signature]

Proprietor

Signature of the DEVELOPER

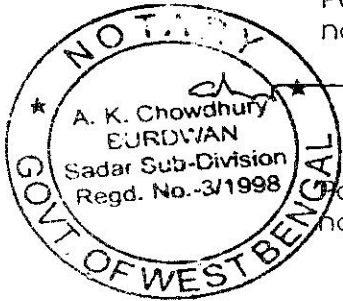


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MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASERS the within mentioned sum of Rs. 70000/- (Rupees Seven Lacs only) only by way of part payment of consideration money of Rs. 10,00,000/- (Rupees) only of the Schedule mentioned flat as per Memo below :-

Payment made by Cheque / Cash being no.



[Handwritten signature]

RTGS

Payment made by Cheque / Cash being no.

Rs. 70000/-

Rs.

Payment made by Cheque / Cash being no.

Rs. 70000/-

Total Rs. Seven Lacs only (Rupees) only

WITNESSES :

1.

NIRMAN INFRASTRUCTURE
[Signature]
Proprietor

Signature of the DEVELOPER

2.

SIGNATURE OF THE EXECUTANT (S)
ATTESTED ON IDENTIFICATION

[Signature]
A. K. CHOWDHURY, NOTARY
Sadar Sub-Division,
Reg. No. 3/1998
Govt. of West Bengal

Signed in my presence and identified by me

[Signature]
Tushar K. Mazra
Advocate