

6267/20

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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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16 OCT 2020

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

*Blankam Saha*

*Anupam Saha*

*Bina Parai Saha*

Certified that the Endorsement  
Sheet's and the Signatures Sheet's  
attached to this document  
are part of the Document.

**DEED OF SALE**

Within P.S. Burdwan & Dist. Purba Burdwan  
 Within Burdwan Municipality, Mouza - Balidanga  
 Flat Area : 741 sq. ft. (Super Built - Up Area)  
 Consideration Amount : Rs. 20,75,000/-  
 Government Assessment Value : Rs. 20,75,800/-

*Dipankar Roy*

THIS DEED OF SALE is made on this 15th day of October'

2020

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

*Bhaskar Ghosh*  
PROXY HOLDER

*Anupam Saha*  
*Bina Pami Saha*

(Page : 2)

**BETWEEN**

- (1) **SMT. KANAK DUTTA** wife of Late Shyamal Kumar Dutta (**PAN : CGOPD9097E**), by faith - Hindu, by occupation - House wife, resident of Chotonilpur, Balidanga, Ward No. 14 of Burdwan Municipality, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, PIN - 713103, W.B.
- (2) **SRI SUBHENDU DUTTA** son of Late Shyamal Kumar Dutta (**PAN : AMSPD1013G**), by faith - Hindu, by occupation - Business, resident of Chotonilpur, Balidanga, Ward No. 14 of Burdwan Municipality, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, PIN - 713103, W.B.
- (3) **SMT. SUMITA MONDAL @ INDRANI MONDAL** daughter of Late Shyamal Kumar Dutta and wife of Tapas Mondal (**PAN : CWRPM2563H**), by faith - Hindu, by occupation - Household work, resident of Chotonilpur, Balidanga, Ward No. 14 of Burdwan Municipality, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, PIN - 713103, presently residing at Debinagar Bagpota Road, Sursuna, Kolkata - 700061, W.B.
- (4) **SRI NABENDU DUTTA** son of Late Shyamal Kumar Dutta (**PAN : ALNPD0672K**), by faith - Hindu, by occupation - Business, resident of Chotonilpur, Balidanga, Ward No. 14 of Burdwan Municipality, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, PIN - 713103, W.B.

All are hereinafter called the "**LAND OWNER / VENDORS**" all are represented through their Constituted Power of Attorney Holder **SRI BHASKAR GHOSH**, son of Bhawani Ghosh (**PAN No. AHWPG6681J**), by faith - Hindu, by occupation - Business,

*Duy*  
*mtw*

*[Signature]*  
AUTHORISED

*[Signature]*  
Bina Pami Saha

(Page : 3)

residing at Chotonilpur, P.O., P.S. & District - Burdwan, vide Registered Development Power of Attorney, Execution dated 17-08-2018, being No. 6122 for the year 2018 at A.D.S.R., Burdwan (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.**

**AND**

**"NIRMAN INFRASTRUCTURES"**, a sole proprietorship concern, having its registered business office at 63 R.N. Guha Road, P.O. & P.S. - Dum Dum, District - North 24 Parganas, 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 (**PAN No. AHWPG6681J**), hereinafter referred to and known as the **"DEVELOPER/CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

**AND**

1. **MR. ANUPAM SAHA**, son of Ajay Kumar Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Student, **PAN : EFJPS3978P,**
2. **MRS. BINAPANI SAHA**, wife of Ajay Kumar Saha, by faith - Hindu, by Nationality - Indian, by Occupation - House wife, **PAN : EKAPS2614Q,**

**Both** are resident of 35 M.K. Chatterjee Lane, Tetultala Bazar, P.O. & P.S. - Burdwan, District - Purba Burdwan, Pin - 713101, W.B., both

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*Dny*  
*JW.*

*Bhaskar Singh*  
PROPRIETOR

*Anubam Saha*

*Bina Pami Saha*

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herein after referred to as the "PURCHASER/S" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** the First Schedule mentioned property situated at **Mouza - Balidanga**, J.L. No. 35, R.S. Khatian No. 629, L.R. Khatian No. 7422, 7807, 7808 & 7809 comprised in **R.S. Plot No. 601 & L.R. Plot No. 1108**, Area of land - 2880 sq. ft. within the limits of **Burdwan Municipalities**, Ward No. 14, Holding No. 250 at Chotobalidanga Mohalla, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, in the State of West Bengal, said landed property presently owned and possessed by Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta.

**AND WHEREAS** that above mentioned Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & now deceased Shyamal Kumar Dutta jointly purchased the said 4.00 cotta land (1 cotta by each) in **R.S. Plot No. 601 & L.R. Plot No. 1108** from Mayarani Konar by virtue of four separate Registered Deed of Sale being Nos. 349, 351, 350 & 348 in the year 1981 at Joint S.R., Burdwan, Execution dated 28/01/1981.

**AND WHEREAS** that after the death of said Shyamal Kumar Dutta, his 1 (one) cotta land devolved upon his legal heirs namely Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta. That being the land owner said Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta mutated their names in the L.R. Parcha being Khatian Nos. 7422, 7807, 7808 & 7809 of Mouza - Balidanga by paying Govt. Revenue to the Govt of West Bengal and after mutated their names in the Burdwan

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

*Bina Parai Soha*  
PROPRIETOR

*Anubam Soha*

*Bina Parai Soha*

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Municipality, they also paid taxes to the Burdwan Municipality in their names.

**AND WHEREAS** the LAND OWNERS are absolutely seized and posses and absolutely entitled the 2880 sq. ft. Bastu land morefully and particularly described in First schedule below which is free from encumbrances and they wanted to construct a multistoried building on the aforesaid property by appointing a promoter / Developer on Joint Venture basis.

**AND WHEREAS** accordingly Land Owners offered the **DEVELOPER** to develop the said land by raising a new multi - storied building on the "First" Schedule land.

**AND WHEREAS** being offered so the Developer enquired about the **VENDORS** title and possession in respect of the said land and on searching and inspection of documents 'of title the **DEVELOPER** being satisfied regarding the title of the said land, accepted the offer and agreed to develop the said land on joint venture basis and the **VENDORS** and the **DEVELOPER** have come to a consensus with regard to Development of the said land on joint venture basis.

**AND WHEREAS** the owners of the land i.e. Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta entered into a Registered Development Agreement being No. 6047 in the year 2017, Execution dated 16/08/2017 at A.D.S.R., Burdwan, with the Developer "**NIRMAN INFRASTRUCTURES**" and thereafter the Said Land Owners i.e. Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta also executed a Registered Development Power of Attorney being No. 6122 in the year 2017, Execution dated 17/08/2018 at A.D.S.R., Burdwan, by which they appointed Developer - SRI BHASKAR GHOSH as constituted attorney on their behalf of do all such acts and things as stipulated therein the

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Sri*

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CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

SIGNATURES

*Bhaskar Singh*  
PROPRIETOR

*Anupam Saha*  
*Bina Parmita Saha*

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Power of Attorney and they entered into a Development Agreement. According terms of agreement in between them as also the POA (Power of Attorney) granted in favour of Developer, the Developer got sanctioned building plan vide. sanctioned Plan No. 1634, dated 12/10/2018 for construction but in the name of Kanak Dutta, Subhendu Dutta, Sumita Mondal @ Indrani Mondal & Nabendu Dutta, being sanctioned residential cum commercial building for construction of G + IV building with car parking space upon the property as mentioned above.

**AND WHEREAS** by virtue of the said Agreement and as constituted attorney the **DEVELOPER/ SECOND PARTY** intended to sell and dispose of the **FLATS, CAR PARKING SPACE, COMMERCIAL SHOPS, OFFICE** and other spaces with undivided proportionate share in land in the newly constructed building.

**AND WHEREAS** the Purchaser i.e. the party of the **OTHER PART** decided to purchase **one residential Flat being No. "2B"** on the **2nd Floor, Measuring - 741 sq. ft. (Super Built - Up Area)** of the West side **TOGETHER WITH** undivided proportionate share in land, Purchasers approached to developer and the developer agree to sell the said flat with undivided proportionate share in land and common benefits for a total consideration of **Rs. 20,75,000/- (Rupees Twenty Lakhs seventy five thousand)** only.

**AND WHEREAS** the Purchasers has collected all the copies of title deeds, agreement, power of attorney and other related documents and confirms to have inspected and examined the title of the premises referred to in the First Schedule and fully satisfied with the marketable title of the land owners and the Purchasers has also inspected the various Agreements, power of attorney herein before referred and also the building plan duly sanctioned by the Burdwan Municipality and

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

*Bhambhani Sahu*  
PROPRIETOR

*Bhambhani Sahu*

*Bina Parimi Saha*

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also satisfied and convinced with the right of the Developer to enter into agreements for sale of the flats and parking space together with proportionate share in land and agrees not to raise any objection thereto in future and accordingly entered into an agreement to purchase the said Flat.

**AND WHEREAS** the said Flat has since completed in habitable condition and Purchasers has paid the full contractual amount of **Rs. 20,75,000/- (Rupees Twenty Lakhs seventy five thousand)** only through cheques and cash being the total sale proceed which includes the cost of land share and cost of the Flat to the Developer/ Confirming Party and has got delivery of possession of the Flat to the satisfaction and have now requested the Vendors and Developer/Confirming Party to transfer the said Flat in his favour by a registered deed of conveyance.

**AND WHEREAS** the Developer/ Confirming Party has paid full contractual consideration money to the Vendors towards cost of the land and there is no reciprocal financial liabilities between the Vendors and Developer/ Confirming Party.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said Agreement and by virtue of power of attorney and in consideration of **Rs. 20,75,000/- (Rupees Twenty Lakhs seventy five thousand)** only paid through Cash / Cheque by the Purchasers to the Developer / Confirming Party which includes the cost of the proportionate share in land and as well as the cost of the Flat in concurrence and consent of the Vendors, the receipt where of the Developer / Confirming party doth for self and as attorney of the Vendors hereunder admit and acknowledge as per memo below and of and from the payment of the same forever release, discharge and acquit the Purchasers and the said undivided share of land at the premises referred

*By  
Date*

COPY OF ATTORNEY  
POWER OF CONFIRMING PARTY  
AND CONFIRMING PARTY

*Bhaskar Saha*

*Anubam Saha*

Bina Pami Saha.

(Page : 8)

to in the First Schedule herein and the said Flat is referred to in the Second Schedule with rights in common areas and benefits attributable to the said Flat and all appurtenances thereto and the Vendors doth hereby grant, sell, convey, transfer, assign and assure **ALL THAT** Flat together with undivided proportionate share in land attributable to the Flat fully described in the Second Schedule hereunder written together with all common rights and facilities attributable thereto referred to in Third Schedule in favour of the Purchaser/s and the Developer / Confirming Party doth hereby concur and confirm the sale and hereunder release discharge and acquit and transfer the Purchaser/s all that the said Flat together and common benefits fully described in the Schedule hereunder written in the newly constructed building lying and situate at the premises referred to in the First Schedule hereinafter and the Vendors and Developer/ Confirming doth hereby jointly grant, sell convey, transfer, assign, and assure unto the Purchasers **TO HAVE AND TO HOLD ALL THAT** all that undivided proportionate share in land and the said Flat and the reversion or reversions, remainder or remainders and the rents, issues and profits and all the estate, rights title, interest, property, claim and demand whatsoever of the Vendors and Developer/Confirming unto or upon the Purchasers and the said Flat and all other benefits hereby granted, sold, conveyed transferred assigned and assured or expressed so to be **TOGETHER FURTHER WITH** and subject to the easements or quasi-easements and other stipulations and provisions in connections with the beneficial common use and enjoyment of the said Flat and all other benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressly so **AND ALSO SUBJECT** to the Purchasers paying and discharging all proportionate taxes, impositions and other common expenses, service charges and maintenance charges relating to the premises referred to in the Fourth Schedule herein.

*By*  
*TAN*

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CONSISTENT  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NEW DELHI

*Bhaskar Singh*  
PROPRIETOR

*Chunban Saha*

*Bina Pami Saha*

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**THE VENDORS AND THE DEVELOPER/CONFIRMING PARTY DO TH  
HEREBY CONVENANT WITH THE PURCHASERS as follows :-**

1. That the interest which each of the Vendor and the Developer Confirming Party profess to transfer subsist and he has respective right, absolute authority and full power to grant, convey, transfer and assure the undivided impartibly share in land and the said Flat including common areas and facilities respectively. Be it mentioned here that all the term/word of Masculine Gender shall include feminine gender and vice versa AND Singular Number shall include plural number and vice versa.
2. The Purchasers shall have absolute and unfettered proprietary right to the said Flat such as of the Vendor and the Developer Confirming Party derive from their respective right, title and interest save and except demolishing and committing waster in respect of the property.
3. The Purchasers being absolute owner shall have the rights to sell, transfer, mortgage lease or otherwise alienate and encumber the property hereby conveyed without interference of any person or persons.
4. The Vendor and Developer/Confirming Party shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make do acknowledge, exercise, execute and register and cause to be made, done and registered all such further deed/ deeds as shall be reasonable required to perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the right , title and interest of the conveyed property

*Am  
J.W.*

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INER  
STRUCTURES

PROFESSIONAL

*Abhishek Kumar Sahas*

*Abhishek Kumar Sahas*

Bina Parri Sahas

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and the right of use and enjoyment of common user facilities attributable thereto.

5. The unsold saleable space on the basement, car parking and top roof of the building shall remain property of the Developer / Confirming Party. The Developer shall have full and exclusive right, title and interest of the top floor roof with right to erect further structure thereon and to deal with and further shall have full right and authority to sale, install tower for mobile cell operator on the ultimate top roof with all rights and facilities of common area and benefits now being enjoyed by the Developer and other units holder as the Developer / Confirming Party think fit and proper and the said spaces on the basement and top roof shall not be treated as common portion of the building.

**THE PURCHASERS DO TH HEREBY COVENANT AND AGREE WITH THE VENDOR AND DEVELOPER / CONFIRMING PARTY AS FOLLOWS : -**

1. The Purchaser/s neither have not shall claim from the Vendor or from the Developer / Confirming Party any right, title and interest in any other part or portion of the building save and except the flat hereunder conveyed but shall have common rights and facilities and benefits provided only in third Schedule hereunder written.
2. The Purchasers shall not at any time claim partition of the undivided proportionate share in the land or the common portion and common areas and facilities.
3. The Purchasers shall use the for purpose of Flat only. The Purchasers shall regularly and punctually pay the proportionate

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*JEN.*

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CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INVESTMENT SERVICES

*Blankon Sahu*

PROPRIETOR

*Chandrasekhar*

*Bena Pani Saha*

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share of common expenses from the date of delivery of possession of the for purpose.

4. The Purchasers along with other owners of all other portions of the Building shall form a service organization for management and maintenance of the building and shall abide by the rules and regulation and bye laws of the said Association or Organization as the case may be.
5. The Purchasers shall not keep or throw, dirt, rubbish rags refuse or other articles in the stairs or in common passage in the said buildings and shall not block the common passage in any manner whatsoever.
6. The Purchasers shall not store any inflammable, combustible explosive or offensive and hazardous articles in the building.
7. That the terms, conditions and stipulations made herein contained shall be final and conclusive and shall prevail over any other contrary conditions and stipulations made herein before.
8. That the Purchasers hereby admit that the Vendors along with confirming parties had complied all terms and conditions of agreement for sale and the Purchaser also admitted that he got the photocopy of all property related document and the purchaser also satisfied with construction of the building after verification.
9. That the Purchasers will pay all charges of Municipal tax and revenue and other payable statutory charges in respect of the purchased property and other facilities as described in this indenture.
13. That so long the society or association is not form for the purpose of utilizing common facilities, electricity etc. without arising any

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*Jed.*

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURES

PROPRIETOR

*Amibom Saha*

*Bina Pami Saha*

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objection whatsoever and in default of payment of any one monthly bill for the same the vendors shall have the full and absolute right to disconnect and discontinue any such facilities/electric connection till the amount of bill is not paid AND the Purchasers further agrees and covenant with the vendors that so long the Municipal rate and taxes and other levies are not being assessed separately by the authority concerned in respect of the said land and premises the Purchasers will pay the appropriate rates, taxes, charges and all outgoings as will be fixed by vendors without rising any objection whatsoever and in default of payment of any two monthly bills within seven from the date of the bill the vendor shall have the unfettered right to disconnect or discontinued the facilities which have been agreed to be given by the vendors to the Purchasers without giving any further notice to the Purchasers and the Purchasers covenant and agrees to observe perform and comply with the terms and condition set out and mentioning various clauses of the fourth schedule hereunder written.

**THE FIRST SCHEDULE ABOVE REFERRED TO THE PREMISES.**

ALL THAT piece and parcel of bastu land measuring about 2880 Sq. ft. or 6.50 decimals land situated at **Mouza - Balidanga**, J.L. No. 35, R.S. Khatian No. 629, L.R. Khatian No. 7422, 7807, 7808 & 7809 comprised in **R.S. Plot No. 601 & L.R. Plot No. 1108**, Area of land - 2880 sq. ft. within the limits of **Burdwan Municipalities**, Ward No. 14, Holding No. 250 at Chotobalidanga, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, in the State of West Bengal which is butted and bounded as follows:

**On the North** : 14 ft wide Road (UMR 14)  
**On the South** : Pond  
**On the East** : Flat building of Shyamalay

*By*  
*JAN.*

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COURT OF ATTORNEY  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURES

PROPRIETOR

*Shri Ram Saha*

*Bina Pami Saha*

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On the West : House of others.

**SECOND SCHEDULE REFERRED TO AS ABOVE**

**(Description of the said Flat)**

**ALL THAT** one self-contained residential Flat being No. "2B" on the 2nd Floor, Measuring - 741 sq. ft. (Super Built - Up Area) of the West side ~~TOGETHER WITH~~ undivided proportionate impartible share of the land of the G+IV multi storied building, which are more fully and particularly described in the FIRST SCHEDULE written above together with proportionate undivided and impartible share of land of the said premises with common rights in the common area and facility of the said building and the premises along with 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 along with other flat owners of the said G+IV multi storied building under construction in Ward No. 14, bearing Holding No. 250, Sripally, P.S. - Burdwan, District - Purba Burdwan also under A.D.S.R. Office Burdwan within the local limit of the Burdwan Municipality, which is shown Red color in the annexed sketch map.

**THE THIRD SCHEDULE REFERRED TO COMMON AREAS**

- a) The land described in the First Schedule hereinabove.
- b) Stair case, Lift, landings
- c) Overhead water tank, underground water reservoir and distribution pipes to different flats.
- d) Electrical wiring from ground floor to the flats respectively and switches.
- e) Water and sewerage evacuation pipes from the flats to drains, sewer common to the said building.

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CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURES

PROPRIETOR

*Bhakti Saha*  
*Adhishan Saha*  
*Bima Pami Saha*

(Page : 14)

- f) Areas or parts of the buildings to be required for ingress to and egress from the respective flats and staircase.
- g) Meter, meter space, pump, pump roof shall remain common amongst the flat owners/ occupiers of the said premises.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**

- 1) Drains, sewer and pipes from the building to the municipal duties;
- 2) Electrical installations including transformer and sub-station for receiving and distributing electricity;
- 3) Electrical wiring fitting and other accessories for lighting the staircase lobby and other common areas;
- 4) Water sewerage evacuation pipes from the said unit to drains and sewerage common to the building;
- 5) Main gate to the premises and building ;

The Sale Value of the property is **Rs. 20,75,000/- (Rupees Twenty Lakhs seventy five thousand)** only and Government Assessment Value of the property is **Rs. 20,75,000/-** only, hence this deed has been prepared upon the stamp valued at Rs. 5000/- and the deficit the stamp duty & registration fees has been paid by net banking.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

*Dmy*  
*JNV*

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURES  
PROPRIETOR

*Chandran Saha*

*Bina Pami Saha*

(Page: 15)

IN WITNESS WHERE of the Vendors & Developer and the purchaser hereto set and subscribed in their respective hand and seals on the present 15th day of October 2020.

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

SIGNED, SEALED AND DELIVERED

NIRMAN INFRASTRUCTURES

*Chandran Saha*

PROPRIETOR

Witness :

1. Anup Kumar Ghosh  
S/o Ananta Ghosh  
Chofoni Par Burdwan  
511001

SIGNATURE OF THE VENDORS

NIRMAN INFRASTRUCTURES

*Chandran Saha*

PROPRIETOR

2. Soumen Barua  
S/o Sanjoy K. Barua  
Chofoni Par Burdwan

SIGNATURE AND SEAL OF THE  
DEVELOPER

*Chandran Saha*

*Bina Pami Saha*

SIGNATURE OF THE PURCHASER

CONSTITUTED  
POWER OF ATTORNEY  
AND CONFIRMING PARTY

Drafted by me :

*Dipankar Roy*  
(Dipankar Roy)


Advocate

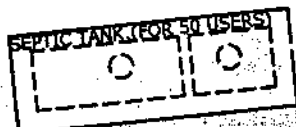
District Judges' Court, Burdwan

Enrolment No. : F 639 / 549 of 2004.

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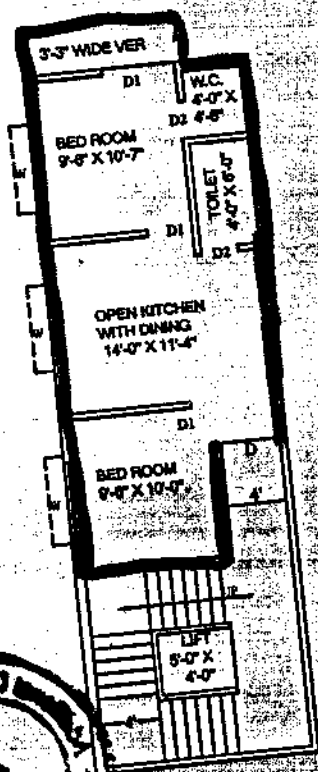
*Sandip Roy*  
"Solutions" Court Compound (South), Burdwan

OWN IN COLOUR RED  FOR RESIDENTIAL FLAT BUILDING AT 2ND.  
 AT MAHALLA :- CHOTOBALIDANGA, WARD NO.:- 14, HOLDING NO.:-  
 BALIDANGA, J.L. NO.:- 35, L.R. PLOT NO.:- 1108, L.R. KH. NO.:- 7422, 7807,  
 PLOT NO.:- 601, R.S. KH. NO.:- 57, UNDER BURDWAN MUNICIPALITY, P.S.-  
 DIST.- PURBA BARDHAMAN.  
 SOLD TO 1) SRI ANUPAM SAHA, S/O AJOY KUMAR SAHA, & 2) BINAPANI SAHA,  
 AJOY KUMAR SAHA, AT TETULTALA BAZAR, M.K. CHATTERJEE LANE, P.O.-  
 WAN, DIST.- PURBA BARDHAMAN, PIN.:- 713101.



Semi under ground  
 water reservoir  
 10'-4" X 5'-10" X 7'-0"  
 capacity=12,000 lit.

REFERENCE  
 COV. AREA OF FLAT = 593.00 SFT.  
 25% SUPER BUILT UP AREA =  
 741.00 SFT.



SCALE:-1"= 10'-0"

CONSTITUTED  
 POWER OF ATTORNEY  
 AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURE

*Binapani Saha*  
 Binapani Saha  
 SIGNATURE



|                       |        |       |        |       |        |
|-----------------------|--------|-------|--------|-------|--------|
| Right Hand Impression | Little | Ring  | Middle | Index | Thumb  |
|                       | Thumb  | Index | Middle | Ring  | Little |



*B. Lunde on 1/1/14*

SIGNATURE

|                      |        |       |        |       |        |
|----------------------|--------|-------|--------|-------|--------|
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*Chiranjit Saha*

SIGNATURE

|                      |        |       |        |       |        |
|----------------------|--------|-------|--------|-------|--------|
| Left Hand Impression | Little | Ring  | Middle | Index | Thumb  |
|                      | Thumb  | Index | Middle | Ring  | Little |

*Bina Pami Saha*

### Major Information of the Deed

|   |  |                       |
|---|--|-----------------------|
| No./Year                                | I-0203-06193/2020  | Date of Registration  |
|   | 0203-2001295466/2020   | 07/10/2020 6:29:33 PM |
| Applicant Name, Address & Other Details | SURAJIT HAZRA<br>BURDWAN DISTRICT JUDGES COURT, BURDWAN, Thana : Bardhaman Sadar,<br>District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 8637840121, Status : Advocate |                       |
| Transaction                             | [4305] Other than Immovable Property, Declaration [No of Declaration : 1]  |                       |
| Set Form value                          | Rs. 20,75,000/-  |                       |
| Stamp duty Paid (SD)                    | Rs. 20,757/- (Article:A(1), E)   |                       |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                       |

### Apartment Details :

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Ward No: 14, Holding No: 451, Road: UMR W14, Pin Code : 713103

| Sch No. | Mouza/Road Zone  | Plot No.                    | Khatian No.                 | Floor Area in Sq. Ft. | Super Built-up Area | Set Form Value | Market Value | Remarks  |
|---------|------------------|-----------------------------|-----------------------------|-----------------------|---------------------|----------------|--------------|--|
| A1      | Mouza: Balidanga | LR - 1108, 1108, 1108, 1108 | LR - 7422, 7807, 7808, 7809 | 741                   | 20,75,000/-         | 20,75,000/-    |              | Flat No: 2B, Floor No: 2, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 3 Year, Approach Road Width: 14 Ft., Other Amenities: Lift Facility, New Flat, Status of Completion : Completed |

### Seller Details :

| Sl No. | Name                     | Address  | Photo | Finger print | Signature |
|--------|--------------------------|--|-------|--------------|-----------|
| 1      | <b>Smt Kanak Dutta</b>   | Wife of Mr Shyamal Dutta Chotonilpur Balidanga, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |       |              |           |
| 2      | <b>Mr Subhendu Dutta</b> | Son of Mr Shyamal Kumar Dutta Chotonilpur Balidanga, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN -713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AM:xxxxxx3G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |       |              |           |

**Mr. Indrani Mondal, (Alias: Indrani Mondal)**

Mr Taos Mondal Chotonilpur Balidanga, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:- Bardhaman, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Mr Nabendu Dutta**



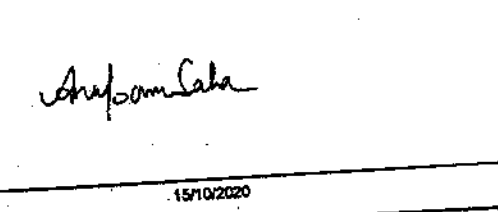

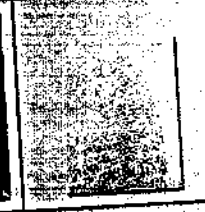
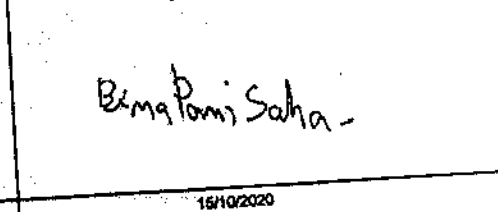
Son of Mr Shyamal Kumar Dutta Chotonilpur Balidanga, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

5



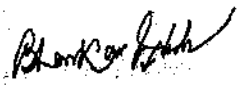
**NIRMAN INFRASTRURES**

63 R N Guha Road, Block/Sector: Sripally, P.O:- Dumdum, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AHxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative



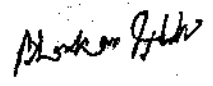
**Buyer Details :**

| Sl No | Name   | Address | Photo   | Fingerprint   | Signature  |
|-------|--|---------|---|---|--|
| 1     | <b>Mr Anupam Saha</b><br>Son of Ajay Kumar Saha<br>Executed by: Self, Date of Execution: 15/10/2020<br>Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office  |         |   |   |   |
|       | Son of Ajay Kumar Saha Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: EFxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office   |         |   |   |  |
| 2     | <b>Binapani Saha</b><br>Wife of Mr Ajay Kumar Saha<br>Executed by: Self, Date of Execution: 15/10/2020<br>Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office   |         |  |  |  |
|       | Wife of Mr Ajay Kumar Saha Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EKxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office |         |   |   |  |



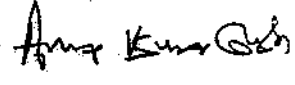
**Details :**

| Name   | Photo   | Finger Print   | Signature   |
|--|---|--|---|
| <b>Mr Bhaskar Ghosh</b><br>(Presentant)<br>Son of Mr Bhabani Ghosh<br>Date of Execution -<br>15/10/2020, , Admitted by:<br>Self, Date of Admission:<br>15/10/2020, Place of<br>Admission of Execution: Office  |  |  |  |
| Chotonilpur, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India.<br>PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:<br>AHxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt Kanak Dutta, Mr<br>Subhendu Dutta, Smt Sumita Mondal, Mr Nabendu Dutta |   |  |   |

**Representative Details :**

| Sl No   | Name  | Photo   | Finger Print   | Signature   |
|---|---|---|--|---|
| 1   | <b>Mr Bhaskar Ghosh</b><br>Son of Mr Bhabani Ghosh<br>Date of Execution -<br>15/10/2020, , Admitted by:<br>Self, Date of Admission:<br>15/10/2020, Place of<br>Admission of Execution: Office |  |  |  |
| Chotonilpur, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India.<br>PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:<br>AHxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NIRMA<br>INFRASTRURES |   |   |  |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr Anup Kumar Ghosh</b><br>Son of Mr Haradhan Ghosh<br>Chotonilpur, P.O:- Sripally, P.S:-<br>Bardhaman Sadar, Burdwan, District:-<br>Burdwan, West Bengal, India, PIN -<br>713103 |  |  |  |
| Identifier Of Mr Anupam Saha, Binapani Saha, Mr Bhaskar Ghosh, Mr Bhaskar Ghosh  |   |   |   |

|                   | To. with area (Name-Area)                                     |
|-------------------|---|
| Smt Kanak Dutta   | Mr Anupam Saha-92.625000 Sq Ft, Binapani Saha-92.625000 Sq Ft |
| Mr Subhendu Dutta | Mr Anupam Saha-92.625000 Sq Ft, Binapani Saha-92.625000 Sq Ft |
| Smt Sumita Mondal | Mr Anupam Saha-92.625000 Sq Ft, Binapani Saha-92.625000 Sq Ft |
| Mr Nabendu Dutta  | Mr Anupam Saha-92.625000 Sq Ft, Binapani Saha-92.625000 Sq Ft |

Endorsement For Deed Number:- I - 020306193 / 2020

2020  
ation (Under Section 58, West Bengal Registration Rules, 1962) presented for registration at 16:43 hrs on 15-10-2020, at the Office of the A.D.S.R. BURDWAN by Mr Bhaskar Ghosh  
Certificate of Market Value (Under Rule 61, 2001)  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,75,000/-

Admission of Execution (Under Section 58, West Bengal Registration Rules, 1962)  
Execution is admitted on 15/10/2020 by 1. Mr Anupam Saha, Son of Ajay Kumar Saha, 35 M K Chatterjee Lane Tetultala Bazar, P.O: Burdwan, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. Binapani Saha, Wife of Mr Ajay Kumar Saha, 35 M K Chatterjee Lane Tetultala Bazar, P.O: Burdwan, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife


Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Officer

Admission of Execution (Under Section 58, West Bengal Registration Rules, 1962)  
Execution is admitted on 15-10-2020 by Mr Bhaskar Ghosh, - Proprietor, NIRMAN INFRASTRURES (Sole Proprietorship), 63 R N Guha Road, Block/Sector: Sripally, P.O:- Dumdum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Officer

Executed by Attorney  
Execution by Mr Bhaskar Ghosh, , Son of Mr Bhabani Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business the constituted attorney of 1. Smt Kanak Dutta Chotonilpur Balidanga, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, 2. Mr Subhendu Dutta Chotonilpur Balidanga, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, 3. Smt Sumita Mondal, Indrani Mondal Chotonilpur Balidanga, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, 4. Mr Nabendu Dutta Chotonilpur Balidanga, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103 is admitted by him

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Officer

  
Kaushik Bhattacharya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
Burdwan, West Bengal

2020  
Certificate of Admissibility (Under West Bengal Registration Rules, 1962)  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number of Indian Stamp Act 1899.

Payment of Fees  
Certified that required Registration Fees payable for this document is Rs 20,757/- (A(1) = Rs 20,750/-, E = Rs 7/-)  
Registration Fees paid by Cash Rs 0/-, by online = Rs 20,757/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of West Bengal, Online on 15/10/2020 12:28PM with Govt. Ref. No: 192020210117555751 on 15-10-2020, Amount Rs: 20,757/-  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 314001552 on 15-10-2020, Head of Account 0030-03-104-001-16

**Stamp Duty**

Stamp Duty required for this document is Rs. 1,24,510/- and Stamp Duty paid by Stamp Rs. 1,19,510/-

Stamp Duty paid online = Rs 1,19,510/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs. 10/-

Stamp: Type: Impressed, Serial no 480, Amount: Rs.5,000/-, Date of Purchase: 14/10/2020, Vendor name: L N

makraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/10/2020 12:28PM with Govt. Ref. No: 192020210117555751 on 15-10-2020, Amount Rs: 1,19,510/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No: 314001552 on 15-10-2020, Head of Account 0030-02-103-003-02



**Kaushik Bhattacharya**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN**

**Burdwan, West Bengal**

of Registration under section 60 and Rule 69.  
ed in Book - I  
ame number 0203-2020, Page from 142039 to 142067  
eing No 020306193 for the year 2020.



Digitally signed by KAUSHIK  
BHATTACHARYA  
Date: 2020.11.25 12:56:57 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2020/11/25 12:56:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BURDWAN  
West Bengal.



(This document is digitally signed.)