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CONSTITUTED
POWER OF ATTORNEY
AND CONFIRMING PARTY

NIRMAN INFRASTRUCTURES

Blank Kanjibek

PROMOTOR

Ms/por deenath Sarker

Kalpene Samkar

AGREEMENT FOR SALE

THIS AGREEMENT is made on this the *22/01/07* ^{PS}.....TWO
Thousand 2020

BETWEEN

1. SRI BISWAJIT DAS, PAN: AKVPD2280N, son of Kali Pada Das, Nationality- Indian, by faith Hindu, by occupation Business, resident of 5 No. ichlabad, Burdwan Municipality Ward No. 11, P.O. Sripally. P.S. - Burdwan Sadar, District - Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.),

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Bhaskar Sarkar

PROPRIETOR

Nripendra Nath Sarkar

Kalpana Sarkar

(2)

2. SRI ARABINDA DAS, PAN - CMFPD0711G , son of Kali Pada Das, Nationality Indian, by faith Hindu, by occupation Business, resident of 5 No. ichlabad, Burdwan Municipality Ward No. 11, P.O. Sripally. P.S. -Burdwan Sadar, District - Burdwan (Presently Purba Bardhaman)

3. SMT BASANTIDAS (BANIK), PAN - BZPPB8675P, daughter of Kali Pada Das & Divorced wife of Haradhan Banik, Nationality Indian, by faith Hindu, by occupation Household works, resident of 5 No. ichlabad, Burdwan Municipality Ward No. 11, P.O. Sripally, P.S. - Burdwan Sadar, District - Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

NAME: *Nripendra Nath Sarkar & Late Dhirendra Nath Sarkar*
w/o Nripendra Nath Sarkar.

.....Father's/husband's/son/
daughter of..... by faith..... by

Occupation..... *Service & Home wife*residing

at. *vill & P.O. Khorsi, Khorsie, Dt Bankura. PIN-722201*

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, PO. & P.S - Dum Dum, Kolkata 700028. represented by its sole proprietor **SRI BHASKAR**

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B. Lakshmi Devi

PROPRIETOR

No. 1 Per deonath Saha

Kalpana Devi

(3)

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** the landed property (defined & demarcated) classified as "**Bastu**", appertaining to **C.S. Plot No. 831**, corresponding to **R.S. Plot No. 831/2619**, also corresponding to the **L.R. Plot No. 2291 under L.R. Khatian Nos. 1845, 9375, 9658, measuring an area of 4835 Sft. (more or less) as per field measurement**, also bearing LOP No. 255 of Ichhlabad G.S. colony, at **Mouza - Ichhlabad**. J.L. No. 75, P.S. Burdwan Sadar. District Burdwan (Presently Purba Bardhaman), within the area of **Ward No. 11** of the Burdwan Municipality, also bearing Burdwan Municipality **Holding No. 291**, of Ichhlabazar Mahalla, is lawfully and exclusively owned and possessed by the OWNERS, herein, whose names too stand recorded in the present L.R.R.O.R. under **L.R. Khatian Not 1845, 9375 & 9658** respectively and also in the records of the Burdwan Municipality, in respect of the same.

AND WHEREAS the LANDOWNERS absolutely seized and posses and absolutely entitled 04 cotthas 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 multi storied building on the schedule property by sanctioned plan from Burdwan Municipality.

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

AND WHEREAS according to said Development Agreement developer

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PROPRIETOR

Nai pur devdath Sakkur

Kalpama Sankaran

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which is more fully described in the Schedule hereunder written more fully and particularly described in the schedule hereunder.

2) That the PURCHASERS has paid on or before of the execution here of to the VENDOR a sum of Rs. 450000/- (Rupees) Four Lakh Fifty thousand only only (i.e., 30% of consideration money) as part payment out of total consideration amount of Rs. 1600000/- (Rupees) Sixteen Lakh only only and

The Vendor herein has acknowledged the receipt there of

3) That the Purchaser will pay the balance amount of Rs. only to the VENDOR AND DEVELOPER in the following manner:-

- a) 25% after root casting
- b) 25% after brick work
- c) 20% after flooring
- d) 20% after sanatory work
- e) 10% before Me time at registration

4) That if the VENDOR AND DEVELOPER fail and neglected to execute and register the aforesaid FLAT after receiving the full consideration amount within the stipulated date to be fixed by the PURCHASERS herein. The PURCHASERS shall be entitled to file a suit for Specific Performance of Contract Act against the Vendor.

5) That if the PURCHASERS fail to pay the rest of the consideration money in aforesaid time the VENDOR AND DEVELOPER will be at liberty to sale the property to any other person after repaying the booking money received by VENDOR AND DEVELOPER as hereunder written.

6) That the purchaser undertakes that the construction work of the said flat will be completed through the Developers within 2 years from the date of signing this agreement on behalf of the purchaser and under no circumstances. The purchaser shall be allowed to depute any new contractor/person for completion.

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Bhaskar Singh

PROPRIETOR

Mrs. J. P. Datta

Kaul Parna Senapati (10)

& 9658 respectively and also in the records of the Burdwan Municipality, in respect of the same.

SECOND SCHEDULE REFERRED TO AS ABOVE

[Description of the said Fiat]

ALL THAT one self-contained Flat bearing no... A.....measuring =out sq.ft. more or less super built up area on the **FLOOR** side along with proportionate share Of land of the said premises which are moiety and particularly described in the **FIRST SCHEDULE** written above together with proportionate undivided and impartible share of including of the said premises together 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 1 premises for beneficial use and enjoyment of the said Flat and liable to pay all common expenses along with other Flat owners and the said flat consist of bed room, one dining cum drawing room, one kitchen, toilets and a balcony.

SPECIFICATION

1 STRUCTURE :

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

2 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".

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

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PROPRIETOR

Shankar Singh
Neeraj Singh - 922 0203 502322
Kalpna Singh Kano (11)

(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. Aquaguard 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 at required did 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.

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 mode. 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

1.

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2.

NIRMAN INFRASTRUCTURES

B. Lakshmi Devi
PROPRIETOR

PART

Signature of the parties of the FIRST

Amjani Devi Nath Sankar

Kalyani Sankar

SECOND PART

Signature of the parties of the

Signature of the parties of the THIRD PART

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASERS** the
within mentioned sum

Rs. *450000/-*

(Rupees ... *Four Lakh Fifty Thousand only* ...)

only by way of part payment of consideration money of Rs.
 1600000/- (Rupees.
 Sixteen Lakh only)
 only of the schedule mentioned flat as per Memo below:-

Payment made by Cheque / Cash being no.

Rs. 200000.00

Payment made by Cheque / Cash being no.

Rs. 250000.00

Payment made by Cheque / Cash being no.

Rs. 450,000.00

(Rupees..... Four Lakh fifty thousand only) only
 Total Rs.

Witnesses:

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NIRMAN INFRASTRUCTURES
 Bhankar Singh
 PROPRIETOR

**Signature of the
 Developer**

(THIRD PART)