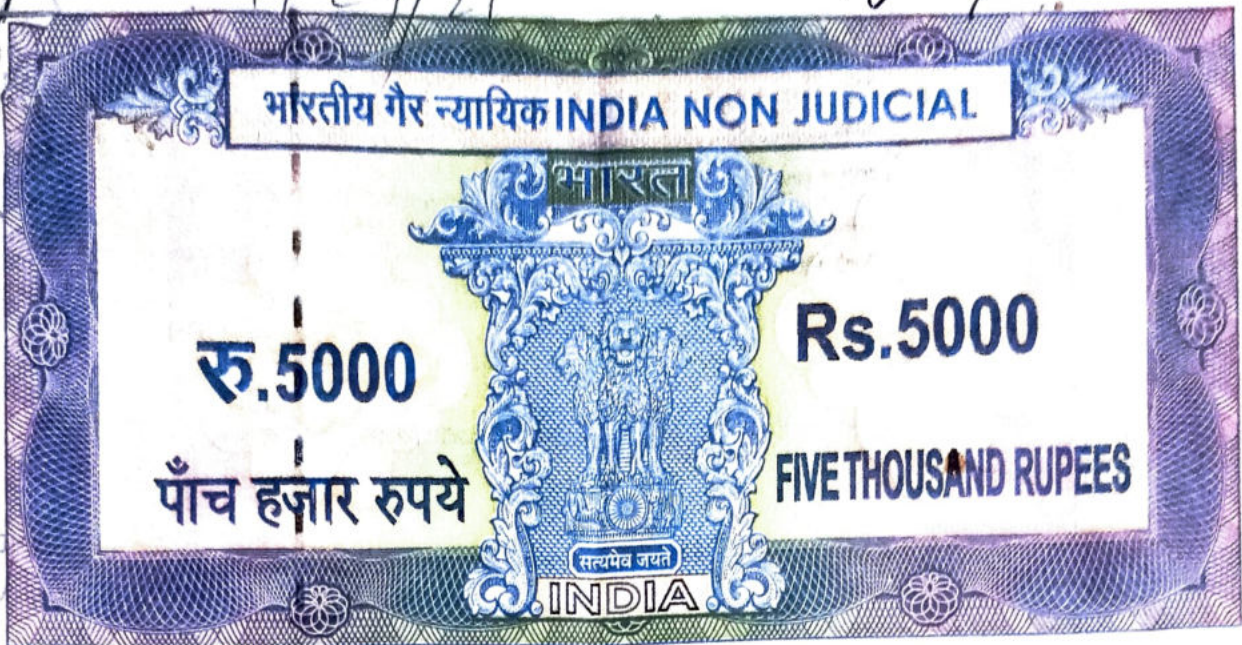


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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

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Certified that the document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

Addl. District Sub-Registrar  
Asansol, Dist - Paschim Bardhaman

23 OCT 2021

- Rina sarkar  
 Rajesh sarkar  
 S. Mohan Sankar  
 Shyamaal Sarkar  
 © Copyright Reserved  
 ZAFRO INDUSTRIES, PVT. LTD.  
 Director

20

GRN No. 19 - 2021220097554171 - 2

QUERY No. 2001906781 for the year 2021,

A. D. S. R., Asansol,

35

AGREEMENT FOR DEVELOPMENT  
AND CONSTRUCTION OF PROPERTY

Contd.p/2...

:- 2 :-

Rina Sadhu

Rajesh Sadhu

Shyamal Sadhu

Shyamal Kumar Sadhu

Sudhir Sadhu

ZAFRO INDUSTRIES PVT. LTD.  
Old Rajghat  
DIRECTOR

This Agreement for Development and Construction of Property is made

BY AND BETWEEN :-

(1) SMT. RINA SADHU wife of Late Rabindranath Sadhu,

(PAN No. CSIPS 4511 E) & (Aadhar No. 8922 6693 4050)

(2) SRI. RAJESH SADHU son of Late Rabindranath Sadhu,

(PAN No. ALXPS 9308 P) & (Aadhar No. 5287 2169 8636)

(3) SRI. SUBHAS SADHU

(PAN No. DYGPS 8594 K) & (Aadhar No. 2727 4427 6801) and

(4) SRI. SHYAMAL KUMAR SADHU alias SHYAMAL SADHU

both are sons of Late Sudhir Sadhu,

(PAN No. ATWPS 2585 B) & (Aadhar No. 5606 5078 2816)

All are citizens of india, by faith Hindu, by occupation No. 1 is a Housewife and No. 2, 3 and 4 are Business, residents of Bijay Bhawan, No. 66, G. T. Road (East), Asansol, Post Office Ushagram 713303, Police Station Asansol (South), District Paschim Bardhaman, hereinafter jointly called the FIRST PARTY/ OWNERS (which expression unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, assigns, successors and legal representatives) of ONE PART.

AND

ZAFRO INDUSTRIES PRIVATE LIMITED (PAN No. AABCZ 6464 F) a Company, having its Registered Office at 1<sup>st</sup> Floor, Usha Apartment, No. 1/45, Dr. M. N. Saha Road, Asansol, Post Office Asansol 713301, Police Station Asansol (South), District Paschim Bardhaman, represented by its Director, namely,

Contd.p/3...

Rina Sadhu  
Rajesh Sadhu

∴ 3:5 we have Sadhu  
Sugam Saha  
Ch. Sugam Kumar Saha

ZAFRO INDUSTRIES PVT. LTD.  
Md. Rafique Ansari  
DIRECTOR

MD. RAFIQUE ANSARI (PAN No. ACMPA 3650 J) & (Aadhar No. 6944 2921 5005)  
son of Late Abdul Jalil Ansari, citizen of india, by faith Muslim, by occupation  
Business, resident of 4<sup>th</sup> Floor, Usha Apartment, No. 1/45, Dr. M. N. Saha Road,  
Asansol, Post Office Asansol 713301, Police Station Asansol (South), District  
Paschim Bardhaman, hereinafter called the SECOND PARTY / DEVELOPER (which  
expression unless excluded by or repugnant to the subject or context shall  
include its/his heirs, successors-in-office, legal representatives and assigns)  
of the OTHER PART.

WHEREAS the lands, measuring an area of 4 (Four) Cottahs, situated  
upon C. S. Plot No. 9717 under C. S. Khatian No. 1090 corresponding to R. S.  
Plot No. 20546 (Twenty Thousand Five Hundred Forty Six) within Mouza  
Asansol Municipality, J. L. No. 20, Police Station Asansol, District Burdwan and  
the land, measuring an area of 16 (Sixteen) decimals or about 9.68 Cottahs,  
situated upon R. S. Plot No. 763 (Seven Hundred Sixty Three) under R. S. Khatian  
No. 1596 corresponding to L. R. Plot No. 945 (Nine Hundred Forty Five)  
under L. R. Khatian Nos. 5224, 5225, 5226 and 5227 of Mouza Asansol, J. L.  
No. 35 belonged to Sudhir Chandra Sadhu son of Bijay Krishna Sadhu, by  
virtue of purchase vide two Deeds of Sale (*Bengali Kobala Dalil*), one bearing  
Deed or Being No. 1144 for the year 1956 and the other bearing Being or  
Deed No. 956 for the year 1957 both of the Sub Registry Office, Asansol.

Contd.p/4...

Rina Sadhu  
Rajesh Sadhu

Subhas Sadhu

Shyamal Sadhu

Signature of Subhas Sadhu

ZAFRO INDUSTRIES PVT. LTD

Signature of Director

:- 4 :-

That after his such purchase above named Sudhir Kumar Sadhu subsequently died intestate leaving behind him three sons, namely, Rabindra Nath Sadhu, Shyamal Sadhu (above named Owner No. 4) and Subhas Sadhu (above named Owner No. 3) as his only legal heirs and successors to inherit the aforesaid lands, all three of them having had inherited 1/3<sup>rd</sup> (One Third) share in the aforesaid property belonging to their said father - Late Sudhir Kumar Sadhu.

That further subsequently above named Rabindra Nath Sadhu also died intestate on 24.06.1981, leaving behind his wife, namely Smt. Rina Sadhu (above named Owner No. 1) along with a son, namely, Rajesh Sadhu (above named Owner No. 2), as his only legal heirs and successors, both of whom absolutely and equally came to own and possess the 1/3<sup>rd</sup> (One-Third) share belonging to Late Rabindra Nath Sadhu in the aforesaid property.

That the names of above named Smt. Rina Sadhu and Rajesh Sadhu (First Party/Owner No. 1 and 2) collectively as owners of 1/3<sup>rd</sup> (One-Third) share belonging to Late Rabindra Nath Sadhu and the names of Subhas Sadhu and Shyamal Sadhu (First Party/Owner No. 3 and 4) each as 1/3<sup>rd</sup> (One-Third) share owners belonging to their father Late Sudhir Chandra Sadhu stands recorded and mutated in the R. S. Record of Rights in respect of the aforesaid lands, standing upon part of R. S. Plot No. 20546 (Twenty Thousand Five Hundred Forty Six) under Mutation Certificate Case No. 426/1/2018, 426/2/2018, 426/3/2018 and 426/4/2018 in the Office of the S. D. L. & L. R. O., EP-1, Asansol, wherein above named Smt. Rina Sadhu has 1/2 (Half) of 1/3<sup>rd</sup> (One-Third) share of land share and Rajesh Sadhu has 1/2 (Half) of 1/3<sup>rd</sup> (One-Third) share of land share

Contd.p/5...

Rina Sadhu

Rajesh Sadhu

Subhas Sadhu

Shyamal Sadhu

Shyamal Sadhu

AFRO INDUSTRIES PVT. LTD.  
D. Sadhu  
DIRECTOR

both collectively as owners of 1/3<sup>rd</sup> (One-Third) share belonging to Late Rabindra Nath Sadhu and Subhas Sadhu and Shyamal Sadhu each have 1/3<sup>rd</sup> (One-Third) of land share belonging to their father Late Sudhir Chandra Sadhu.

That further the names of Smt. Rina Sadhu, Rajesh Sadhu, Subhas Sadhu and Shyamal Sadhu (the above named First Party/Owners) in the same ratio, as above described, stands recorded and mutated in the L. R. Record of Rights in respect of the land standing upon part of R. S. Plot No. 763 corresponding to L. R. Plot No. 945 (Nine Hundred Forty Five) under L. R. Khatian Nos. 5224, 5225, 5226 and 5227 of Mouza Asansol, J. L. No. 35.

That since their such inheritance in the manner as aforesaid, above named FIRST PARTY/OWNERS Nos. 1 and 2, namely, Smt. Rina Sadhu and Rajesh Sadhu, jointly as heirs of Late Rabindra Nath Sadhu and above named FIRST PARTY/OWNERS Nos. 3 and 4 Subhas Sadhu and Shyamal Sadhu, as heirs of Late Sudhir Chandra Sadhu are jointly and absolutely owning and possessing the aforesaid property, each according to their inherited share as also recorded share upon the aforesaid lands situated upon R. S. Plot No. 20546 (Twenty Thousand Five Hundred Forty Six) of Mouza Asansol Municipality, J. L. No. 20 and the land situated upon R. S. Plot No. 763 corresponding L. R. Plot No. 945 (Nine Hundred Forty Five) of Mouza Asansol, J. L. No. 35, measuring in total an area of 13.68 (Thirteen Point Six Eight) Cottahs, situated upon the aforesaid two plot numbers comprised in two Mouza as, without any manner of interruption, free from all liens, mortgages and/or any encumbrances.

Rina Sadhu  
Rajesh Sadhu

Subhas Sadhu

Shyamal Sadhu  
(a) Shyamal Sadhu

ZAFRO INDUSTRIES PVT. LTD.  
DIRECTOR

∴ 6 ∴

That therefore, after their such acquisitions, all as above described, the above named FIRST PARTY/OWNERS - Smt. Rina Sadhu, Rajesh Sadhu, Subhas Sadhu and Shyamal Sadhu are lawful and joint owners of the lands, measuring in total an area of 13.68 (Thirteen Point Six Eight) Cottahs, situated and comprised upon part and portion of R. S. Plot No. 20546 within Mouza Asansol Municipality, J. L. No. 20 and upon part of R. S. Plot No. 763 corresponding to L. R. Plot No. 945 of Mouza Asansol, J. L. No. 35, all in the manner as above described and more fully mentioned in schedule below.

That after their such acquisitions, all as above described, the above named FIRST PARTY/OWNERS have absolutely come to own and possess the entire property mentioned in schedule below upon which they intend to raise and construct a commercial multi-storied building but owing to their being engaged in their other pre-occupations and other personal problems, the above named First Party/ Owners have not been able to undertake development of their said property, fully mention in Schedule hereunder written and in consequence thereto have invited offers from prospective Developer/s who are financially sound, having the necessary capability, infrastructure and competence to undertake construction of a residential cum commercial multistoried building and the above named Second Party/ Developer, namely M/s. ZEFRO INDUSTRIES Pvt. Ltd. Construction have/had agreed to their said proposal and offered to undertake the proposed construction of a multi-storied building to be constructed and erected all at the cost of the said Developer and in this regard, there being no written instruction, the parties, named above, do hereby enter into this Development Agreement, consisting of the terms and conditions of such transaction and further specifying therein the owners allocation to be provided by the said Developer, that are, more fully described below :-

Contd p/7..

Rini Sathu  
Ravish Sathu

S. Mohan Sathu  
:7:

Shyam Sathu  
S. Mohan Sathu

ZAFRO INDUSTRIES PVT. LTD.  
Dd. P. Sathu  
DIRECTOR

NOW THEREFORE THIS DEED WITNESSETH :-

(1) That the FIRST PARTY/OWNERS do hereby admit and accept the SECOND PARTY as a Developer/Promoter in respect of their aforesaid property, fully mentioned in Schedule hereunder written, requiring it to erect and construct a (B+G+4) Basement Plus Ground Plus Four Storied Residential Cum Commercial Building/Apartment or as that may be sanctioned by the Authority of Asansol Municipal Corporation by engaging its/his own technical and non-technical persons, skilled or un-skilled workers by obtaining and acquiring the following approvals, deeds, document and things, as are mentioned below, all at its/his entire costs and expenses :

- (a) Preparation of Site Plan, Structural Building Plan through a competent and reputed Architect/Engineer.
- (b) Sanction of the Site Plan and Building Plan from the Authority of Asansol Municipal Corporation on payment of required fees etc.
- (c) To obtain Municipal water connection, if made available by the supplying authority or Bore Water Well of sufficient depth for supply of water for the proposed building at its/his own costs.

Pink Sarker

Rajesh Sarker

Sukanta Sarker

Shyama Sarker

Shyama Sarker

ZAFRO INDUSTRIES PVT. LTD.

Mr. Rajesh Sarker  
DIRECTOR

- 8 -

(2) That immediately after sanction of the Building Plan from the authority of Asansol Municipal Corporation including clearance and NOC from the concerned authorities, the FIRST PARTY/OWNERS shall deliver free from all charges, liens, mortgages or any encumbrances, the vacant possession of the property mentioned in schedule below unto the SECOND PARTY/DEVELOPER for undertaking the demolition of the existing structures and thereafter commence the proposed construction in terms of the sanctioned Building Plan and the relevant specifications provided herein and complete the same within a period of 3 (THREE) years or 36 (Thirty Six) months from the date of sanction of building plan. The materials, recovered from demolition of the existing building shall be taken away by the DEVELOPER.

a) However, if the period of construction is delayed over and above the said period of 3 (THREE) years or 36 (Thirty Six) months by the DEVELOPERS, from the date of sanction of building plan, except due to reasons of unavailability of building materials or due to unavailability of masons or due to any litigations concerning the property mentioned in schedule below or collectively due to *Force Marjure* the period of completion of the construction shall be extended as required by the developers.

Contd.p/9...



Pine Sathu  
Ramen Sathu

-: 9 :-

Suhars Sathu

Sby... Sathu  
@Sby... Sathu

ZAFRO INDUSTRIES PVT. LTD.

Mr. Rajagundran  
DIRECTOR

- b) The Developer thereafter shall commence construction of the proposed multi-storied R. C. C. Brick Built masonry building, consisting of commercial and residential spaces on different Floors along with required necessary and basic common facilities and amenities that are mandatory and common for the said Commercial Spaces or the Residential Unit/Flats to be done and executed in best workmanship manner, as per specifications and structural designs mentioned and shown in the Building Plan sanctioned by the Asansol Municipal Corporation and shall further provide, use and utilize best makes and brands of building materials thereupon.
- c) That the quality, character, nature, brand or the standard of the materials to be used towards the construction for the multi-storied residentialcum commercial Apartment/Building in and upon the scheduled mentioned property shall be decided exclusively by the SECOND PARTY/DEVELOPER.

(3) **OWNERS' ALLOCATION** :-

- a) That the FIRST PARTY/OWNERS shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the Residential Flats and the Shop Rooms so allocated in their favour in the proposed Building along with proportionate share of land, that falls under the Owners Allocation.

Prima Sachin  
Rajesh Sahu

Sushant Sachin

Skyemal Sachin  
© Skyemal Kuma Sachin

ZAFRO INDUSTRIES PVT. LTD.

Old. Rajesh Sahu  
DIRECTOR

:- 10 :-

- b) That the SECOND PARTY/DEVELOPER will provide, assign and allocate unto the FIRST PARTY/OWNERS, free of any costs, 33% (THIRTY THREE PERCENT) of the Constructed BuiltUp on Each Floor of the proposed (B + G + 4) Multi-Storied Building, built in accordance to the sanctioned Building Plan, which they Owners may retain and keep for themselves or either sale the same at market rate.
- c) That the said Constructed Built Area so allocated in accordance to the aforesaidpercentage unto the OWNERS shall consist of Parking Space/Garages, Commercial Spaces, if so constructed, on the Ground Floor and Self Contained Residential Units/Flats on the Upper Floors, complete in all manners.
- d) That the DEVELOPER, as has been mutually settled, besides the above mentioned "Owners Allocation', shall further pay a total sum of Rs. 18,00,000/- (Rupees Eighteen Lacs) only unto the FIRST PARTY/OWNERS as share of expected profits from the proposed project, which shall be payable or has been paid by the DEVELOPER in the following manner :-
- (i) That the SECOND PARTY/DEVELOPER shall further pay unto the FIRST PARTY/OWNERS a total sum of Rs. 18,00,000/- (Rupees Eighteen Lacs) only as security deposit, which shall be refunded without any interests unto the SECOND PARTY/DEVELOPER by the above named Owners.

Bank Cheque  
Bank Cheque

Security Money

Security Money

AFRO INDUSTRIES PVT. LTD.  
Mr. Rajagopal  
Director

: 11 :

(ii) That out of the aforesaid security sum of Rs. 18,00,000/- (Rupees Eighteen Lacs) only, the SECOND PARTY/DEVELOPER have paid a sum of Rs. 6,00,000/- (Rupees Six Lacs) only vide four Bank Cheque, unto the FIRST PARTY/OWNERS as are more fully described below on the day of execution of this Development Agreement.

(iii) That the balance of the aforesaid Security Money of a sum of Rs. 12,00,000/- (Rupees Twelve Lacs) only shall be paid by the SECOND PARTY/DEVELOPER unto the FIRST PARTY/OWNERS after conversion of the lands from agricultural "Bahal" into "Commercial Bastu" or homestead Class of land and further after erection and construction of boundary walls surrounding the lands mentioned in schedule below and further soon after sanction of the Building Plan for the proposed multi-storied building upon the scheduled land.

(iv) That the above named FIRST PARTY/OWNERS shall refund and return the aforesaid full security money of Rs. 18,00,000/- (Rupees Eighteen Lacs) only unto the SECOND PARTY/DEVELOPER before delivery of the Owners Allocation, consisting of the 33% (Thirty Three Percent) of the constructed Built Up Areas, as are further described below.

**(4) DEVELOPER'S ALLOCATION :-**

(i) That the SECOND PARTY/DEVELOPER shall get the remaining 67% (SIXTY SEVEN PERCENT) of the Constructed Built Up Area as Developers Allocation upon the proposed multi-storied building.

Praveen Sathar  
Ravish Sathar

Suresh Sathar

Shyama Sathar  
S. Sathar

ZAFRO INDUSTRIES PVT. LTD.  
D. P. Sathar  
DIRECTOR

-: 12 :-

(ii) That the Developer shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in an any manner whatsoever, the rest of the portions of the proposed Building along with proportionate share of land, that falls under the Developer's Allocation.

(5) **OWNERS LIABILITIES :-**

- a) That during the stage of proposed construction being made upon the property mentioned in schedule below, if any litigation arises over the title and ownership or possession of the First Party/Owners, the same shall be cleared and solved by the First Party/Owners at their own initiatives and costs.
  
- b) That it be specifically mentioned that after execution and registration of this development agreement, the FIRST PARTY/OWNERS shall simultaneously execute and grant a General Power of Attorney both of which shall be compulsorily registered in the office of the Additional District Sub Registrar at Asansol in favour of the SECOND PARTY/ DEVELOPER, giving unto the said DEVELOPER all-purpose powers for successful completion of the proposed multi storied building, including power to represent the FIRST PARTY/OWNERS in all matters connected therewith before all authorities concerned and including powers to enter into Sale Agreements with its intending Purchaser/s as also powers to sale and transfer all the residential units and the commercial and semi-commercial units, excepting the units specified under Owners Allocation and execute and get registered Deeds of Sale on behalf of the FIRST PARTY/OWNERS in respect of the units falling under the DEVELOPER'S ALLOCATION.

Contd.p/13...

- c) That during the *continuance of this agreement*, the FIRST PARTY/ OWNERS shall keep their Title Deeds along with related documents in safe custody and shall not create any manner of encumbrances upon the property in schedule below and shall further be liable to produce the same, in originals, for inspection of the same by the Second Party/Developer or their assignee for all or any official purposes.
- d) That the above named FIRST PARTY/OWNERS shall clear and pay all arrears or current rents, taxes, revenues *khajna* etc., that are payable in respect of the property mentioned in schedule below upto the date of sanction of Municipal Building Plan.
- e) It shall be the responsibility and liability of the FIRST PARTY/OWNERS to deliver in originals the title/ownership papers, link or previous deeds, along with other documents in respect of the property in schedule, unto the SECOND PARTY/DEVELOPER whenever the need for the same so arises and after completion of the entire construction/project the said title/ownership deeds and documents will be handed over to the authority of the Association/ Society of the Building/Apartment for future reference.

Ravi Sahu  
Ravi Sahu

Sunil Sahu

Skycon Pvt. Ltd.

(S) Skycon Pvt. Ltd.

ZAFRO INDUSTRIES PVT. LTD.

Mr. Ravi Sahu  
DIRECTOR

-: 14 :-

- f) That in the event of stoppage of the proposed construction work of the proposed building, except for the reasons of the defect in title or ownership of the owner or local litigation concerning the property or in the event of or due to any natural calamity or for reasons of force majeure, if, the above named SECOND PARTY/DEVELOPER fail to complete the construction of the proposed building/apartment within the period mentioned above then the said period shall be reasonably extended.

**(6) DEVELOPER'S LIABILITIES :-**

- a. That the SECOND PARTY/DEVELOPER on entering this agreement accepts its responsibility for successful and timely completion by it of the multi-storied structure in best workmanship manner in accordance to terms and specifications provided in the sanctioned Building Plan and therefore, any negligence and disregard of such responsibilities, subject to reasonable and accidental causes, shall be its accountability.

**(7) GENERAL TERMS :-**

- (a) That the selling rate per square feet in favour of the intending purchaser/s, in respect of the proposed Residential Units/Shop Rooms/Flats, commercial or semi-commercial units or any other spaces, falling under the Developer's Allocation shall be decided and settled by the SECOND PARTY/DEVELOPER only as he may consider fit and proper.

Ravi Saini

Ravish Saini

-: 15 :-

Sudhanshu Saini

Sudhanshu Saini

Sudhanshu Saini

7 AFRO INDUSTRIES PVT. LTD.

Signature

- (b) That the FIRST PARTY/OWNERS shall always remain bound to sign and execute all papers and documents found necessary or for any other purpose by the Developers in connection with any matter/matters, required to be done or whenever asked to do so in respect of matters covered by this agreement.
- (c) That the SECOND PARTY/DEVELOPER shall bear all the cost and expenditure towards the payment of private security agency for adequately securing the building materials, things and goods lying upon the scheduled property and belonging to the Developers from commencement till the completion of the entire project.
- (d) That the cost and expenditure in respect of the building security and for regular maintenance of septic tanks, underground water reservoir, overhead tank, sewerage, drain pipe and water-pipes or other plumbing's shall be borne by the SECOND PARTY/DEVELOPER till the completion of the entire project and thereafter such recurring costs and expenditure shall be proportionately shared by all the owners, occupiers of the building or the Association/Society of the building, whensoever formed, including the Owners and the Developer, in respect of the portions of the building they will occupy.
- (e) That all common space, passages, pathways, stair-case, underground water reservoir, overhead tank, shall be jointly used by the FIRST PARTY/OWNERS and the SECOND PARTY/DEVELOPER and/or by the people lawfully occupying and possessing the residential cum commercial Apartment/Building.

Pin Sathu

Ramesh Sathu

S. Subhans Sathu

S. Subhans Sathu

S. Subhans Sathu

TAFRO INDUSTRIES PVT. LTD.

Old. P. S. Office  
Dhule

∴ 16 ∴

- (f) That the FIRST PARTY/OWNERS shall render and extend all sorts of co-operation and assistance to the SECOND PARTY/DEVELOPER in the matter or in course of commencement, progress of the construction of residential cum commercial Apartment/building in and upon the scheduled mentioned property.
- (g) That the SECOND PARTY/DEVELOPER shall be entitled to raise or receive loan or advance money from any person/institution/banking or non-banking institution by mortgaging any part or whole of the scheduled property below free from any objection for the purpose of successful completion of the project.
- (h) That the FIRST PARTY/OWNERS shall not interfere with the construction work being executed by the SECOND PARTY/DEVELOPER.
- (i) That the SECOND PARTY/DEVELOPER shall be entitled to enter into agreement/s for sale with his prospective purchaser/s in respect of any unit or Residential Flat and commercial or semi-commercial units of the proposed Multi-Storied building (excepting that under owners allocation) and accept all the advance/earnest money towards the consideration price and shall give effectual discharge for the same unto its intending purchaser/s.
- (j) That the FIRST PARTY/OWNERS declare that they are the absolute owners of the scheduled property and the same is free from all manners of defects or encumbrances.



Rinu Saha

Ramesh

Suhas Saha

Syama Saha

Syama Saha

7AFRO INDUSTRIES PVT. LTD.

*Syama Saha*  
DIRECTOR

-: 17 :-

- (k) That this agreement shall remain in full force unless it is rescinded, altered modified or extended by mutual deliberation of both the parties, however if any modification or addition or alteration is made the same shall be valid only when it is in written form and signed by both parties to this deed.
- (l) That each of the party to this deed shall be entitled to specific performance of act in accordance to the terms, conditions or stipulations made or that has been recorded in conformity to the recital made herein above and both of the parties shall be civilly liable, in terms of this agreement, within the jurisdiction of the Courts at Asansol, District Paschim Bardhaman.
- (m) That this deed constitutes legal, valid and binding obligations on the part of both the parties and their respective heirs, successors or survivors and it further constitutes the entire agreement between the parties named above and it revokes and cancels all previous discussions etc., between the parties, if any, concerning the matters contained herein, whether written, oral or implied AND this agreement shall be equally binding upon the legal heirs and successors or assigns of both the parties to this Deed.

Dr. - Sadhu  
Rama Sadhu

Smt. Rina Sadhu

Shyamal Sadhu  
Rajesh Sadhu

ZAFRO INDUSTRIES PVT. LTD.  
Dd. R. Sadhu  
DIRECTOR

: 18 :

### MEMO OF PAYMENT

Paid by the Developer unto FIRST PARTY No. 1 – Smt. Rina Sadhu vide Bank Cheque No. 030926 dated drawn upon the Bank of Maharashtra, Asansol Branch, for a sum of	Rs. 1,00,000=00
Paid by the Developer unto FIRST PARTY No. 2 – Rajesh Sadhu vide Bank Cheque No. 030927 dated drawn upon the Bank of Maharashtra, Asansol Branch, for a sum of	Rs. 1,00,000=00
Paid by the Developer unto FIRST PARTY No. 3 – Subhas Sadhu vide Bank Cheque No. 030928 dated drawn upon the Bank of Maharashtra Asansol Branch, for a sum of	Rs. 2,00,000=00
Paid by the Developer unto FIRST PARTY No. 4 – Shyamal Sadhu vide Bank Cheque No. 030929 dated drawn upon the Bank of Maharashtra, Asansol Branch, for a sum of	Rs. 2,00,000=00
Total Paid	Rs. <u>6,00,000=00</u>

Contd.p/19...

P. C. S. S. S. S.

P. C. S. S. S. S.

Shyama Sati

Shyama Sati

Sulhan Sadhu

ZAFRO INDUSTRIES PVT. LTD.  
Old. P. C. S. S. S. S.  
DIRECTOR

-: 19 :-

SCHEDULE

(Description of the Property which is subject matter of this deed)

In the District of Paschim Bardhaman, Post Office Asansol 713303, Sub division and Additional District Sub Registration Office Asansol, Police Station Asansol (South) ALL THAT Landed Property, measuring in total a land area of 13.68 (Thirteen Point Six Eight) Cottahs, comprised both in Mouza Asansol Municipality, J. L. No. 20 and within Mouza Asansol, J. L. No. 35, which are situated in the said Mouzas with the following areas in the manner as described below :

- (a) 4 (Four) Cottahs of land, standing upon R. S. Plot No. 20546 (Twenty Thousand Five Hundred Forty Six) classified agricultural 'Bahal' under R. S. Khatian No. 16758 ija 16756 of Mouza Asansol Municipality, J. L. No. 20.
- (b) 16 (Sixteen) decimals equivalent to 9.68 (Nine Point Six Eight) Cottahs, situated upon R. S. Plot No. 763 (Seven Hundred Sixty Three) classified agricultural 'Bahal' under R. S. Khatian No. 1596 corresponding to L. R. Plot No. 945 under L. R. Khatian Nos. 5224, 5225, 5226 and 5227 of Mouza ASANSOL, J. L. No. 35.

A Sketch Plan showing the aforesaid Land, that are fully mentioned in Schedule have been shown and delineated in colour RED in annexed with this deed forming part of this deed.

Total lands described above, measuring an area of 13.68 (Thirteen Point Six Eight) Cottahs, standing within the limits of New Ward No. 41 of Asansol Municipal Corporation.

-: 20 :-

IN WITNESS WHEREOF the parties sign and execute this agreement/ understanding after fully understanding the contents thereof on this the <sup>2<sup>nd</sup></sup> day of SEPTEMBER 2021 (TWO THOUSAND TWENTY ONE), in presence of the following witnesses.

WITNESSES :-

1. Md. ~~Salat~~ Kalam Khan.  
S/O L.T. Md. Salim Khan,  
Basti Bazar Asansol,  
713301.

Rina Saha  
Ravindra Saha

S. Uday Saha  
Shyama Saha  
© Shyama Kumar Saha

2. Vivek Kr Burmwal  
S/O Sri R. P. Burmwal  
N. S. Road  
Asansol - 713301

SIGNATURE OF THE FIRST PARTY/OWNERS

ZAFRO INDUSTRIES PVT. LTD.  
Old. Rajmangal  
DIRECTOR

SIGNATURE OF THE SECOND PARTY/DEVELOPER

Drafted by :  
Shibdas Dawn  
Deed Writer  
A. D. S. R. Office, Asansol.  
Licence No. 42  
Vivek Kr Burmwal  
Types & Printed by me :

N.B. : Two A-4 paper sheets containing finger impressions of both the hands along with the colour photographs of both the Executants and the Developer is annexed with this deed. This deed consists of 1 No. stamp paper and 22 sheets of A - 4 size papers including the finger impression & photograph pasted paper sheet and a Sketch Sheet.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Rini Saha

Finger Print attested by me

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

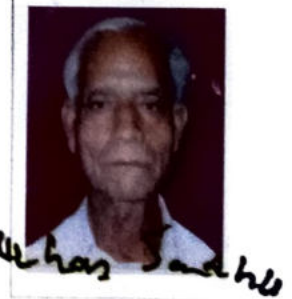


	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Rajesh Saha

Finger Print attested by me






	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					






Sudhas Saha

Finger Print attested by me

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

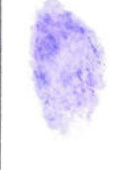


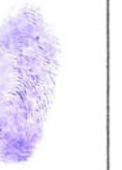



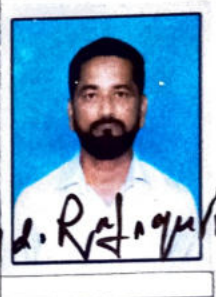
*Signature*  
*© Skyeemal Kumar Saith*

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

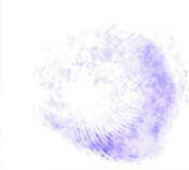


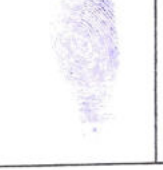

*Skyeemal Saith*  
 © Skyeemal Kumar Saith

Finger Print attested by me

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					



*Signature*

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Signature*

Finger Print attested by me

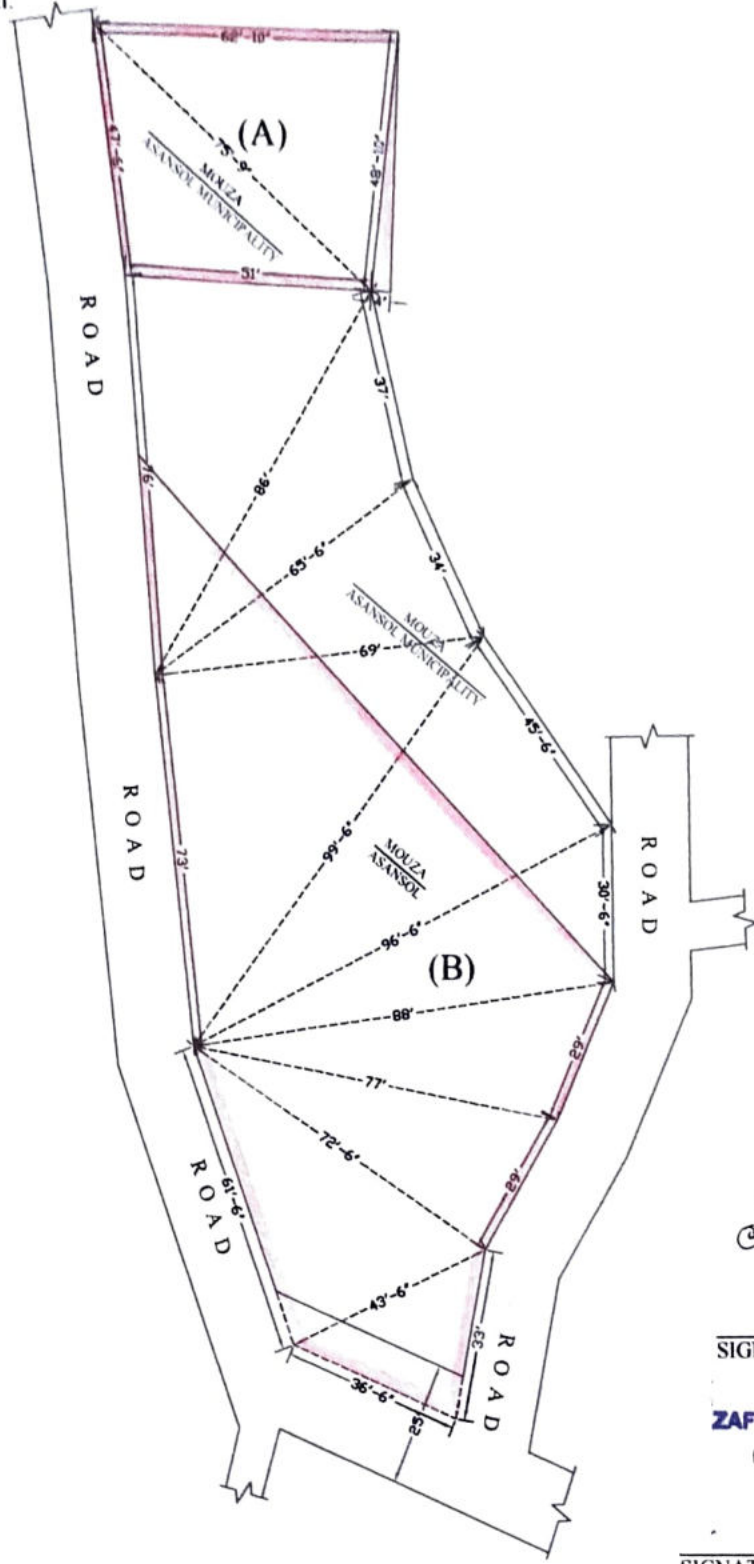
IN SHOWING IN RED COLOUR THE LAND (A) MEASURING AN AREA OF 4 (FOUR) COTTAS STANDING UPON R. S. K.H. NO. 16758 UJA 16756 CORRESPONDING TO L. R. PLOT NO. 27194 WITHIN MOUZA - ASANSOL MUNICIPALITY, J. L. NO. 20, AND THE LAND (B) MEASURING AN AREA OF 16 DECIMALS EQUIVALENT TO 9.68 COTTAS STANDING UPON R. S. PLOT NO. 763 UNDER R. S. K.H. NO. 1596 CORRESPONDING TO L. R. PLOT NO. 945 UNDER L. R. K.H. NOS. 525, 526 & 527 WITHIN MOUZA ASANSOL, J. L. NO. 15, POLICE STATION ASANSOL (SOUTH), DISTRICT PASHCHIM BANGALAM (W. B.), POLICE STATION ASANSOL (SOUTH), WITHIN WARD NO. 41 (NEW) OF ASANSOL MUNICIPAL CORPORATION.

OWNERS - (1) SMT. RINA SADHU WIFE OF LATE RAHINDRANATH SADHU, (2) SRI RAJESH SADHU SON OF LATE RAHINDRANATH SADHU, (3) SRI SUBHAS SADHU & (4) SRI SHYAMAL KUMARSADHU @ SHYAMAL SADHU BOTH ARE SONS OF LATE SUDHIR SADHU.

DEVELOPER - ZAFRO INDUSTRIES PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR MD. RAFIQUE ANSARI SON OF LATE ABDUL JALIL ANSARI.



SKETCH PLAN  
NOT TO SCALE



*Rajesh Sadhu*

*Shyamal Sadhu*  
© *Shyamal Sadhu*

DRAWN BY ME AS  
PER INSTRUCTION OF  
PARTIES CONCERN

*(Signature)*

VIVEK KUMAR BURNWAL  
LICENCE NO 157  
A M C

SIGNATURE OF THE OWNERS

ZAFRO INDUSTRIES PVT. LTD  
*Old Rafique Ansari*  
DIRECTOR

SIGNATURE OF THE DEVELOPER









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue




OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052001906781/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

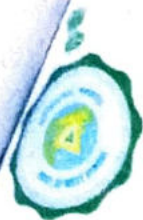
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RINA SADHU BIJAY BHAWAN, NO 66, G T ROAD EAST, ASANSOL, City - Asansol, P O - USHAGRAM, P S - Asansol, District - Paschim Bardhaman, West Bengal, India, PIN - 713303	Land Lord			
2	Shri SUBHAS SADHU BIJAY BHAWAN, NO 66, G T ROAD EAST, ASANSOL, City - Asansol, P O - USHAGRAM, P S - Asansol, District - Paschim Bardhaman, West Bengal, India, PIN - 713303	Land Lord			



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	MD ZAFAR KALIM KHAN Son of Late MD SALIM KHAN BASTIN BAZAR ASANSOL, City - Asansol, P O - ASANSOL P S - Asansol, District - Paschim Bardhaman, West Bengal, India. PIN - 713301	Smt RINA SADHU, Shri RAJESH SADHU, Shri SUBHAS SADHU, Shri SHYAMAL KUMAR SADHU, MD RAFIQUE ANSARI			

(Hilol Ghosh)

ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 ASANSOL  
 Paschim Bardhaman, West  
 Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220097554171 Payment Mode: Online Payment  
GRN Date: 17/10/2021 13:42:04 Bank/Gateway: AXIS Bank  
BRN : 320442748 BRN Date: 17/10/2021 13:10:36  
Payment Status: Successful Payment Ref. No: 2001906781/2/2021  
[Query No\* Query Year]

Depositor Details

Depositor's Name: VIVEK KUMAR BURNWAL  
Address: N. S. ROAD, ASANSOL  
Mobile: 9332199336  
Depositor Status: Others  
Query No: 2001906781  
Applicant's Name: Shri Shibdas Dawn  
Identification No: 2001906781/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001906781/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	5001
2	2001906781/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	18007
			<b>Total</b>	<b>23008</b>

IN WORDS: TWENTY THREE THOUSAND EIGHT ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RINA SADHU  
RANAJIT KUMAR DAS  
1001/1949

Permanent Account Number

CSIPS4611E

Rina Sadhu  
Signature




Rina Sadhu

*In case this card is lost / found, kindly inform / return to :*


Income Tax PAN Services Unit, UTITSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीटारु :

आयकर पैन सेवा यूनिट, यूटीआई,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614


 भारत सरकार  
 Government of India



 राजेश साधु  
 Rajesh Sadhu  
 जन्मदिनांक/DOB: 29/11/1973  
 लिंग/MALE



5287 2169 8636

আসানসোল, আসানসোল পল্লিকার

*Rajesh Sadhu*


 भारत सरकार  
 Government of India

Address:  
 S/O Rabindra Nath Sadhu, Bijoy  
 Bhawan, 65, S. T. Road East, Near  
 Veteran Petrol Pump, Asansol,  
 Bardhaman,  
 West Bengal - 713303

ঠিকানা:  
 S/O রবীন্দ্র নাথ সাধু, বিজয় ভবন  
 টি. রোড পূর্ব, ভেটেরান পেট্রোল পাম্পের পাশে,  
 আসানসোল, আসানসোল, বর্ধমান  
 পশ্চিমবঙ্গ - 713303

5287 2169 8636

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ALXPS9308P

नाम /NAME

RAJESH SADHU

पिता का नाम /FATHER'S NAME

RABINDRA NATH SADHU

जन्म तिथि /DATE OF BIRTH

29-11-1973

हस्ताक्षर /SIGNATURE

Rajesh Sadhu

आयकर अधिकारी, प.ब. XI

COMMISSIONER OF INCOME TAX, W.B. XI

Rajesh Sadhu

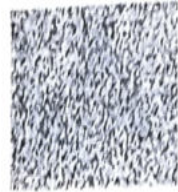


भारत सरकार  
Government of India

आम जनता का पहचान  
Unique Identification Authority of India

आम पहचान संख्या / Enrollment No. 201706042693011

To  
 पुरुष / मर्  
 Subhas Sadhu  
 S/O Sadhu Sadhu,  
 BHOY BHAWAN BHAGOT PARA G T ROAD  
 VTC anantol,  
 PO Ushagram,  
 District Bardhaman,  
 State West Bengal,  
 PIN Code 713303,  
 Mobile 9609512268



आम आधर संख्या / Your Aadhaar No. :

**2727 4427 6801**

आम आधर, आम पहचान

भारत सरकार  
Government of India



पुरुष / मर्  
 Subhas Sadhu  
 जन्म तिथि / DOB 12/03/1949  
 लिंग / MALE

**2727 4427 6801**

आम आधर, आम पहचान

Subhas Sadhu

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBHAS SADHU  
SUDHIR SADHU

01/01/1950

Permanent Account Number

DVGPS8594K

*Subhas Sadhu*

Signature



*Subhas Sadhu*

भारत सरकार  
Government of India

Shyamal Kumar Sadhu  
DOB: 01/11/1981  
MALE

5606 5078 2816

मेरा आधार, मेरी पहचान

Shyamal Kumar Sadhu  
@ Shyamal Kumar Sadhu

भारत सरकार  
Unique Identification Authority of India

**Address:**  
S/O Sudhir Kumar Sadhu,  
RAMBANDHU TALA,  
BARDHAMAN G.T. ROAD,  
Asansol (m Corp), Bardhaman,  
West Bengal - 713303

5606 5078 2816

www.uidai.gov.in



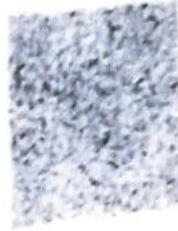
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card


ATWPS2585B



नाम / Name  
SHYAMAL KUMAR SACHU

पिता का नाम / Father's Name  
RUCHIR KUMAR SACHU

जन्म की तारीख  
Date of Birth  
01/11/1981

  
हस्ताक्षर / Signature

Shyamal Sachu  
© Shyamal Kumar Sachu

आयकर विभाग  
INCOME TAX DEPARTMENT



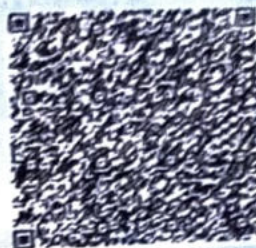
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AABCZ6464F

नाम / Name  
ZAFRO INDUSTRIES PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
04/12/2020




ZAFRO INDUSTRIES PVT. LTD.


*Old. Raj...*

DIRECTOR

भारत सरकार  
Government of India



Md. Rafique Ansari  
Md. Rafique Ansari  
जन्म तिथि/DOB: 22/04/1965  
पुरुष/ MALE

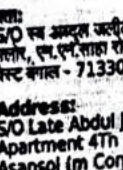


6944 2921 5005


VID: 9104 4549 6745 5208

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India



S/O Late Abdul Jalil Ansari, Usha  
Apartment 4Th Floor, M.N.Saha Road,  
Asansol (m Corp.), Bardhaman,  
West Bengal - 713301




6944 2921 5005

VID: 9104 4549 6745 5208

www.aisa.gov.in

Md. Rafique Ansari

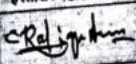
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ACMPA3650J**



नाम / NAME  
**MOHAMMAD RAFIQUE ANSARI**

पिता का नाम / FATHER'S NAME  
**ABDUL JALIL ANSARI**

जन्म तिथि / DATE OF BIRTH  
**22-04-1965**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, प.न.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II

**INDIAN MOTOR LICENSING**

No. **WB-3720090033593** Issue Dt. **26-11-2009**

Name **MD ZAFAR KALIM KHAN**

S/D/W of **MD SALIM KHAN**

Address **BASTIN BAZAR**

**ASL**

**BWN**

**713301** Blood Gr. **A+** D.O.B. **20-01-1986**

Authorization to drive the following vehicle class throughout India

Veh. Class	MCWG		
Issue Dt.	26-11-2009		
Veh. Class			
Issue Dt.			


Valid Till

Non Transport	26-11-2029
Transport	

Duplicate Printed on 21-05-2014

Holder's Signature

Licensing Authority  
Asansol



*MD Zafar Kalim Khan*

## Major Information of the Deed

Deed No :	I-2305-09245/2021	Date of Registration	23/10/2021
Query No / Year	2305-2001906781/2021	Office where deed is registered	
Query Date	24/09/2021 12:47:29 PM		2305-2001906781/2021
Applicant Name, Address & Other Details	Shibdas Dawn Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713301, Mobile No. : 8918646730, Status Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value Rs. 88,13,993/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article 48(g))	Rs. 18,007/- (Article E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol Municipality, JI No: 20, Pin Code : 713303



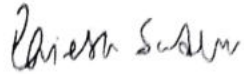


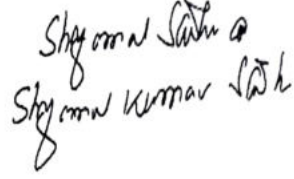
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-27194 (RS :-20546 )	(RS:- 16758\0 )	Bastu	Bahal	4 Katha		25,73,998/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-945 (RS :-763 )	LR-1596, (RS:- 5224\0 )	Bastu	Bahal	16 Dec		62,39,995/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					22.6Dec	0 /-	88,13,993 /-	

### Land Lord Details :




Sj No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RINA SADHU</b> Wife of Late RABINDRANATH SADHU BIJAY BHAWAN, NO.66, G. T. ROAD EAST, ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:-713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CSxxxxxx1E, Aadhaar No: 89xxxxxxxx4050, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Pvt. Residence

Name	Photo	Finger Print	Signature
<b>Shri RAJESH SADHU</b> (Presentant) Son of Late <b>RABINDRANATH SADHU</b> Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			
	22/10/2021	LTI 22/10/2021	22/10/2021
BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8P, Aadhaar No: 52xxxxxxxx8636, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			
<b>3 Shri SUBHAS SADHU</b> Son of Late SUDHIR SADHU BIJAY BHAWAN, NO.66, G. T. ROAD EAST, ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DYxxxxxx4K, Aadhaar No: 27xxxxxxxx6801, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Pvt. Residence			
Name	Photo	Finger Print	Signature
<b>4 Shri SHYAMAL KUMAR SADHU, (Alias: Shri SHYAMAL SADHU)</b> Son of Late SUDHIR SADHU Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			
	22/10/2021	LTI 22/10/2021	22/10/2021
BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx5B, Aadhaar No: 56xxxxxxxx2816, Status :Individual, Executed by: Self, Date of Execution: 22/09/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office			



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ZAFRO INDUSTRIES PRIVATE LIMITED</b> 1ST FLOOR, USHA APARTMENT, NO. 1/45, DR. M. N. SAHA ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**  
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>MD RAFIQUE ANSARI</b> Son of Late ABDUL JALIL ANSARI Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/10/2021, Place of Admission of Execution: Office	 Oct 22 2021 3 17PM	 LTI 22/10/2021	 22/10/2021
4TH FLOOR, USHA APARTMENT, NO. 1/45, DR. M. N. SAHA ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0J, Aadhaar No: 69xxxxxxxx5005 Status : Representative, Representative of : ZAFRO INDUSTRIES PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>MD ZAFAR KALIM KHAN</b> Son of Late MD SALIM KHAN BASTIN BAZAR, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	 22/10/2021	 22/10/2021	 22/10/2021
Identifier Of Smt RINA SADHU, Shri RAJESH SADHU, Shri SUBHAS SADHU, Shri SHYAMAL KUMAR SADHU, MD RAFIQUE ANSARI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-1.65 Dec
2	Shri RAJESH SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-1.65 Dec
3	Shri SUBHAS SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-1.65 Dec
4	Shri SHYAMAL KUMAR SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-1.65 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-4 Dec
2	Shri RAJESH SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-4 Dec
3	Shri SUBHAS SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-4 Dec
4	Shri SHYAMAL KUMAR SADHU	ZAFRO INDUSTRIES PRIVATE LIMITED-4 Dec

## Details as per Land Record

District: Paschim Bardhaman, P S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bys Lane, Mouza Asansol, Municipality, JI No: 20, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 27194		Seller is not the recorded Owner as per Applicant

District: Paschim Bardhaman, P S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bys Lane, Mouza Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 945, LR Khatian No:- 1596		Seller is not the recorded Owner as per Applicant



20-2021

Representation (Under Section 52 &amp; Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 15:14 hrs on 22-10-2021, at the Office of the A.D.S.R. ASANSOL by Shri RAJESH SADHU, one of the Executants.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 88,13,993/-

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

Execution is admitted on 22/10/2021 by 1. Shri RAJESH SADHU, Son of Late RABINDRANATH SADHU, BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri SHYAMAL KUMAR SADHU, Alias Shri SHYAMAL SADHU, Son of Late SUDHIR SADHU, BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by MD ZAFAR KALIM KHAN, , Son of Late MD SALIM KHAN, BASTIN BAZAR, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Business

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

Execution is admitted on 22-10-2021 by MD RAFIQUE ANSARI, DIRECTOR, ZAFRO INDUSTRIES PRIVATE LIMITED (Private Limited Company), 1ST FLOOR, USHA APARTMENT, NO. 1/45, DR. M. N. SAHA ROAD, ASANSOL City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by MD ZAFAR KALIM KHAN, , Son of Late MD SALIM KHAN, BASTIN BAZAR, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Business

**Endorsement by Commissioner after execution of Visit Commission Case No:-001649 of 2021**

1. Having visited the residence of Smt RINA SADHU, , Wife of Late RABINDRANATH SADHU, BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession House wife I have this day examined the said Smt RINA SADHU who has been identified to my satisfaction by MD ZAFAR KALIM KHAN, , Son of Late MD SALIM KHAN, BASTIN BAZAR, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Business AND the said Smt RINA SADHU has admitted the execution of this document

2. Having visited the residence of Shri SUBHAS SADHU, , Son of Late SUDHIR SADHU, BIJAY BHAWAN, NO. 66, G. T. ROAD EAST, ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business I have this day examined the said Shri SUBHAS SADHU who has been identified to my satisfaction by MD ZAFAR KALIM KHAN, , Son of Late MD SALIM KHAN, BASTIN BAZAR, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Business AND the said Shri SUBHAS SADHU has admitted the execution of this document

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,007/- ( B = Rs 18,000/- , E = Rs 7/- ) and Registration Fees paid by by online = Rs 18,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2021 1:47PM with Govt. Ref. No: 192021220097554171 on 17-10-2021, Amount Rs: 18,007/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 320442748 on 17-10-2021, Head of Account 0030-03-104-001-16

that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by online = Rs  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
online on 17/10/2021 1:47PM with Govt. Ref. No: 192021220097554171 on 17-10-2021, Amount Rs: 5,001/-, Bank:  
AXIS Bank ( UTIB0000005), Ref. No. 320442748 on 17-10-2021, Head of Account 0030-02-103-003-02

*Hilol Ghosh*

**Hilol Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Paschim Bardhaman, West Bengal**

**On 23-10-2021**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1015, Amount: Rs. 5,000/-, Date of Purchase: 24/09/2021, Vendor name: K Dawn

*Hilol Ghosh*

**Hilol Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Paschim Bardhaman, West Bengal**

Registration under section 60 and Rule 69.  
Registered in Book - I  
Serial number 2305-2021, Page from 248065 to 248109  
Serial No 230509245 for the year 2021.



Digitally signed by HILLOL GHOSH  
Date: 2021.10.30 13:13:32 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*

(Hilol Ghosh) 2021/10/30 01:13:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

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