

পশ্চিমবঞ্জ पश्चिम बंगाल WEST BENGAL

721150

GRN NO - 19-202122-016867473-2

Certified that the Document admitted to registration. The endorsement sheet attached with this document are the Par dthis document

DEED OF CONVEYANCE

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

Query No- 2000221731/2022

2 7 JAN 2022

Valued at Rs. 43, 00,000/-

Market Value Rs. 45, 78,951/-

Mouza Asansol Municipality, PS Asansol,

RS Plot No 20547, LR Plot No 27195, Khatian No 16756

Measuring .123Acres of Danga land

THIS DEED OF CONVEYANCE is made on this the 27th January 2022

BY AND BETWEEN

King Star Del

KRISHAN DUTT SINGH @ KISHAN DATT SINGH (Pan No-FQTPS2220E) son of Late Kedar Singh by faith Hindu, Citizenship Indian, resident Garhipratappura, Gadhia, Pratapura, Agra, Uttar Pradesh, 283114, presently residing at Kalipahari Colliery, Asansol, PO Asansol-713339, PS Asansol(S) Sub Division & Sub Registry Office Asansol, District Paschim Bardhaman hereinafter called the VENDOR (which expression unless excluded by or repugnant to the context shall deem to include his heirs, executors,

And

successor-in-interest, administrators & assigns) of the One Part.

ZAFRO INDUSTRIES PRIVATE LIMITED (Pan No –AABCZ6464F) a limited Company having its registered office at 'Usha Apartment', Flat No 1/45, 1st Floor, Dr. M. N. Saha Road, Asansol, PO Asansol-713301, PS Asansol (S), Sub-Division & Sub-Registry Office Asansol, District Paschim Bardhaman represented by its Director Md. Rafique Ansari (Pan ACMPA3650J) S/o Late Abdul Jalil Ansari, by faith Muslim, by occupation Business, resident of 4th Floor, Usha Apartment, Dr. M. N. Saha Road, Asansol, PO Asansol-713301, PS Asansol (S), Sub-Division & Sub-Registry Office Asansol, District Paschim Bardhaman hereinafter called the PURCHASER (which expression unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the Other Part

Whereas land measuring 12.4 Decimal more or less lying over RS Plot No 20547 under RS Khatian No 16756, 16759, 16763, 16765 & 16767 within Mouza Asansol Municipality was owned and possessed by Prem Sankar Gupta (Show) son

Control.



fo Late Bihari Lal Gupta (Show) the whose name was duly recorded in the RS Record of Right and while he was in khas possession of the same he sold and transferred the same to the present Vendor by dint of a Regd. Deed of Kobala being No 6292 for the year 1988 of ADSR Asansol on valuable consideration and delivered possession to him and since after getting possession the Vendor herein have been in peacefull possession of the same by various act of possession and his name was duly recorded in the LR Record of Right of LR Khatian No 3854, 3856, 3857, 3876, 3878 of Mouza Asansol Municipality and during LR Operation the RS Plot No 20547 was changed and renumbered as LR Plot No 27195 and the Vendor possessed the same by paying rent to the Govt. of West Bengal through the BL & LRO Asansol peacefully without any obstruction or interruption from any corner till this date and

Whereas by virtue of such purchase the First Party/Vendor are the lawful owner having valid right, title, and interest and/or having right to dispose, transfer convey all that immovable property more fully and particularly stated and described in the schedule below and for the sake clarity and brevity of expression hereinafter called the said property and

Whereas the Vendor being an urgent need of money to meet their legal requirement and expenses & having no other alternative but to procure the same by selling the demise property, declared and expressed their intention to sell the demised property which is more fully mentioned in the schedule below at a price of Rs. 43, 00,000/- (Forty three Lakh) which is considered to be the highest and most reasonable in the market and

Whereas and the Purchaser having come to know of such intention & declaration of the Vendor proposed and offered to purchase the schedule

Ordfrin

mentioned property at a total consideration of Rs. 43, 00,000/- (Forty three Lakh) only and Whereas the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the purchaser and agreed to sell, convey and transfer the schedule mentioned property in favour of the purchaser, at and for the said total consideration of Rs. 43, 00,000/- (Forty three Lakh) and whereas the Purchaser paid the entire consideration money of Rs. 43, 00,000/- (Forty three Lakh) only unto the Vendor towards the full and final payment of the consideration money of the demised property which the Vendor acknowledges to have received the same from the Purchaser before the execution of this Deed of conveyance

Now this Deed of Conveyance witnesseth:-

That in pursuance of the said agreement and in consideration of the said total sum of Rs 43, 00,000/- (Forty three Lakh) only paid by the Purchaser to the Vendor on the date of execution of these present(the receipts whereof the Vendor doth hereby admit and acknowledge the same) and the Vendor doth hereby acquit, release, and discharges the said property in favour of the purchaser forever and the Vendor, as absolute owner being agreed to sale the said premises, do hereby grant, conveys, transfers, gives away, sell, assign and assure unto and to the use of the said Purchaser and delivered possession of ALL THAT piece and parcel of land measuring 12.3 Decimal more or less which was more fully & particularly described in the SCHEDULE hereunder written and hereinafter for the same of brevity referred to as SAID PROPERTY TOGETHER WITH ALL advantages liberties, privileges, easement right and appurtenances whatsoever to the said land or in any way appertaining and usually held on occupied therewith or reputed to belong or be



appurtenant there to and all the rights titles, interest, claim & demand whatsoever of the Vendor both in law or in equity in respect of the said premises/property or any portion thereof free from all encumbrances, attachment, lispendens, TOGETHER WITH all deeds, pattas, documents, writing and other evidence of title and exclusively relating to the said premises or any part thereof which now are or is or at any time hereinafter shall or may in the possession, power, custody or control of the Vendor TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely, and forever free from all encumbrances AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters or things whatsoever by the Vendor done, executed or knowingly suffered to the contrary, the Vendor are absolutely liable to remove/rectify the same or to pay the damages and further declare that the Vendor are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and the Vendor have good right title to grant, convey transfer, sell in the manner as aforesaid AND the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser execute and cause to be executed all such further other deeds and further better and more perfectly granting transferring or assuring the said premise and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonable required, subject to payment of all costs and expenses thereof AND it is hereby further declared by the Vendor that the Purchaser by virtue of this Deed of Conveyance will be competent and entitled to get his name mutated in the records of SDL & LRO Extn. - 1, Asansol under the State of West Bengal or in the Assessment Registers of Asansol Municipal Corporation and the Vendor undertake to render all such help and assistance as will be found essential in this regard AND the Vendor doth hereby declare that the Purchaser shall be at liberty to possesses the said property being the absolute owner





of the same by way of making addition, alteration, reconstruction or building making in accordance with the sanctioned plan at his own choice and without any objection AND neither the said property has been acquired by any authority or Government nor any notice was served upon him for that purpose and the said property is free from all encumbrances till this day of indenture.

SCHEDULE

District Paschim Bardhaman, PS Asansol, Mouza Asansol Municipality, JL No 20, RS Khatian No 16756, 16759, 16763, 16765 & 16767, RS Plot Number 20547 corresponding to LR Plot No 27195 under LR Khatian No 3854, 3856, 3857, 3876, 3878 measuring an area of .123 Acres of Danga Land along with all easement rights. Proposed use of Land Bastu

The said property is Butted and bounded by:

On the North-

10 Ft. wide Road

On the South-

12 Ft. wide Road

On the East-

Part of Plot No 763 of Mouza Asansol

On the West-

Part of Plot No 20546

The proportionate annual rent is payable to the State of West Bengal through the SDL & LRO Extn. 1, Asansol

MEMO OF CONSIDERATION

SL.No.	Bank Name	Cheque Date	Cheque No.	Amount.(Rs)
1	Bank of Maharashtra	27.01.2022	030930	4,00,000/-
2	Bank of Maharashtra	27.01.2022	030931	15,00,000/-
3.	Bank of Maharashtra	25.01.2022	030932	10,00,000/-
4.	Bank of Maharashtra	07.01.2022	030933	5,00,000/-
5.	Bank of Maharashtra	27.01.2022	030934	5,00,000/-
6.	Bank of Maharashtra	27.01.2022	030937	4,00,000/-
	Rs. 43,00,000/-			

m his

IN WITNESS WHEREOF the Vendor execute this Deed of Conveyance in free mind, sound health and on fully knowing the contents thereof being read over & explained to him in vernacular on the date month & year mentioned at the outset.

Witnesses:-

1) Rabiodes Coupt 20 Soi Porjoy Bakedon Coupti Chalidragor, for) -Dot - Parchi on Brackers

Knish Dett Sirl

Signature of the Vendor

A sheet containing finger prints of both hands of both the parties along with selfattested Photographs duly been attested by them is kept after this Deed.

This deed consists of one Stamp paper and 6 sheets of A-4 size paper along with the finger impression & Photograph pasted sheet.

D Harwinder Singh O B College Rd Oshagram Asansel 3

Drafted & prepared by me as per instructions of the Vendor and read over and explained the contents of this deed before her in vernacular and typed in my office

Chowdhury Musaraf Hossain)

Advocate

Enrollment No. 1024/1172/2002



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

ctails

ARN:

192021220168674732

GRN Date:

24/01/2022 11:23:04

BRN:

90055767

Payment Status:

Successful

Payment Mode:

Counter Payment

Bank/Gateway:

State Bank of India

BRN Date:

24/01/2022 00:01:00

Payment Ref. No:

2000221731/3/2022

[Query No/*/Query Year]

Depositor Details

Depositor's Name:

Musaraf Chowdhury

Address:

SREE PALLY MORE, S B GORAI ROA ASANSOL

Mobile:

9434253243

EMail:

musa.asn55@gmail.com

Contact No:

09434253243

Depositor Status: Query No:

Advocate 2000221731

Applicant's Name:

Mr Chowdhury Musaraf Hossain

Identification No:

2000221731/3/2022

Remarks:

Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000221731/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	178168
2	2000221731/3/2022	Property Registration-Registration Fees	0030-03-104-001-16	45797
			Total	223965

IN WORDS:

TWO LAKH TWENTY THREE THOUSAND NINE HUNDRED SIXTY FIVE

ONLY.







स्थायी लेखा संख्या कार्ड Permanent Account Number Card

FQTPS2220E

KISHANDATT SINGH

पिता का नाम/ Father's Name KEDAR SINGH

Kishan Dett Soft

जन्म की तारीख/ Date of Birth 04/05/1948

हस्ताक्षर/ Signature



मारत सरकार SOVERNMENT OF INDIA



किशनदत्त सिंह Kishandatt Singh जन्म तिथि/ DOB: 04/05/1948 पुरुष / MALE



3658 2061 8317

. मेरा आधार, मेरी पहचान



मारतीय विशिष्ट पहचान प्राधिकरण

पताः

आत्मज: केदार सिंह, गढीप्रतापपुरा, गह्नुया परतापुरा, आगरा, उत्तर प्रदेश - 283114

Address: S/O: Kedar Singh, GARHIPRATAPPURA, Gadhia Pratapura, Agra, Uttar Pradesh - 283114

3658 2061 8317

MERA AADHAAR, MERI PEHACHAN

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ACMPA3650J





MOHAMMAD RAFIQUE ANSARI

पिता का नान /FATHER'S NAME ABDUL JALIL ANSARI

जन्म तिथि /DATE OF BIRTH 22-04-1965

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX, W.E

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें सहायक आयकर आयुक्त, पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority:

Assistant Commissioner of Income-tax,

Chowringhee Square,

Calcutta- 700 069.



6944 2921 5005

मेरा आधार, मेरी पहचान 🕟

dofte



भारत सरकार GOVERNMENT OF INDIA

ववीन्त श्रम RABINDRA GUPTA জন্মভারিশ/ DOB: 12/01/1978 TIPT / MALE



8238 9356 0169

आमात आधात, आमात पतिहर



भारतीय विशिष्ट पहचान प्राधिकरण ANOUE IDENTIFICATION AUTHORITY OF INCIA

ठिकानाः

STEE SPRISHER TISE UPPER CHELIDANGA MASTAR PARA ASANSOL ASANSOL MC. आमानामान, आमानामान (अस Bardhaman, कर्प), वर्षमान, पन्डिमवज - 713304

West Bengal - 713304

8238 9356 0169

MERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

	Med					
	2225/2022	Date of Registration	27/01/2022			
	1-2305-00835/2022 2305-2000221731/2022	Office where deed is registered				
2305-200022173172022 21/01/2022 11:22:53 AM		2305-2000221731/2022				
ant Name, Address	Warraf Hossain					
(ner De		Additional Transaction				
Transaction [0101] Sale, Sale Documen	t	[4305] Other than Immor Declaration [No of Declar	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]			
		Market Value	The state of the s			
Set Forth value		Rs. 45,78,951/-				
Rs. 43,00,000/-		Registration Fee Paid				
Stampduty Paid(SD)						
Rs. 1,83,168/- (Article:23)		Ks. 45,7577 (Finds	the assement slip.(Urban			
Rs. 1,83,168/- (Article:23) Remarks Received Rs. 50/- (FIFTY only) from the applicant for issuing the assertance)						

Land Details: District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol Municipality, Jl No: 20, Pin Code: 713301

Asan	sol Municipa	ality, JI No:	20, Pin Cod	le: 713301	pailty. ASANGE		Market	Other Details
Sch		Khatian	Land	Use	Area of Land	Value (In Rs.)	Value (In Rs.)	-3.4
No L1	Number LR-27195 (RS :-20547)	Number LR-3854, (RS:- 16756\0)	Proposed Bastu	Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
L2	LR-27195 (RS:-20547)	LR-3856, (RS:- 16756\0)	Bastu	Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
L3	LR-27195 (RS :-20547	LR-3857, (RS:- 16756\0)	Bastu	Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
L4	LR-27195 (RS:-20547)	LR-3876, (RS:- 20547\0)	Bastu	Danga	0.032 Acre	11,00,000/-	11,91,271/-	Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
L5	LR-27195 (RS:-20547	LR-3878, (RS:- 20547\0)	Bastu	Danga	0.031 Acre	11,00,000/-		Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
		TOTAL :		1,1770.0	12.3Dec	43,00,000 /-	45,78,951 /-	
	Grand	Total:			12.3Dec	43,00,000 /-	45,78,951 /-	

were ringer print and Signature

MATTE Wehan Durtt Singh Aline Mr Kishan Datt singh) (Presentant) son of Late Kedar Singh Everated by Self. Date of Execution 27/01/2022 Admitted by Self, Date of Admission 27/01/2022 Place OFFICE





Finger Print

Kn Ehm Det Syl

Signature

Garhipratappura, City: - Not Specified, P.O.: - Pratapura, P.S.:-AGRA FORT, District: Agra, Uttar Pradesh, India, PIN: 283114 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India. PAN No. - FQxxxxxxx0E, Aadhaar No: 36xxxxxxxxxx8317, Status :Individual, Executed by: Self, Date

of Execution: 27/01/2022

, Admitted by: Self, Date of Admission: 27/01/2022 ,Place: Office

Buyer Details

Name, Address, Photo, Finger print and Signature SI No

Zafro Industries Private Limited

Usha Apartment, 1st Floor, Dr M N Saha Road, Asansol, Flat No: 1/45, 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, Status: Not Executed

Representative Details:

Name, Address, Photo, Finger print and Signature SI No

Mr Mohammad Rafique Ansari Son of Mr. Abdul Jalil Ansari Usha Apartment, 1st Floor, Dr M N Saha Road, Asansol, Flat No. 1/45, 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.:: ACxxxxxxx0J, Aadhaar No: 69xxxxxxxx5005 Status: Representative, Representative of: Zafro Industries Private Limited (as director)

Identifier Details:

Identifier Details : Name	Photo	Finger Print	Signature
Mr Rabinder Gupta Son of Mr Bijay Bahadur Gupta Upper Chelidanga, Asansol, City:-, P.O:- Asansol P S -Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	8	(Ca	Rabiodra Geoph.
	27/01/2022	27/01/2022	27/01/2022

Identifier Of Mr Krishan Dutt Singh, Mr Mohammad Rafique Ansari

	A CONTRACTOR OF THE PARTY OF TH	To. with area (Name-Area)
	singh	Zafro Industries Private Limited-2 Dec
	rty for L2	
		To. with area (Name-Area)
	, Krishan Dutt Singh	Zafro Industries Private Limited-2 Dec
	sfer of property for L3	the second secon
1.NO	From	To. with area (Name-Area)
1	Mr Krishan Dutt Singh	Zafro Industries Private Limited-2 Dec
Trans	fer of property for L4	
SI.No	From	To. with area (Name-Area)
	Mr Krishan Dutt Singh	Zafro Industries Private Limited-3.2 Dec
rans	fer of property for L5	
SI.No	From	To. with area (Name-Area)
	Mr Krishan Dutt Singh	Zafro Industries Private Limited-3.1 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol Municipality, Jl No: 20, Pin Code: 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 27195, LR Khatian No:- 3854	Owner:কিশান দত সিং, Gurdian:কেদার , Address:নিজ , Classification:ডাঙ্গা, Area:0.01700000 Acre,	Mr Krishan Dutt Singh
L2	LR Plot No:- 27195, LR Khatian No:- 3856	Owner:কিশানদত সিং, Gurdian:কেদার , Address:নিজ , Classification:ডাঙ্গা, Area:0.01800000 Acre,	Mr Krishan Dutt Singh
L3	LR Plot No:- 27195, LR Khatian No:- 3857	Owner:কিশা দত সিং, Address:নিজ , Classification:ডাঙ্গা, Area:0.01700000 Acre,	Mr Krishan Dutt Singh
L4	LR Plot No:- 27195, LR Khatian No:- 3876	Owner:কিষাণ্দত্ত সিং, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Krishan Dutt Singh
L5	LR Plot No:- 27195, LR Khatian No:- 3878	Owner:কীষান দত সিং, Address:নিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mr Krishan Dutt Singh

perment For Deed Number 1 : 230500835 / 2023

MRY(Rule 43.W.B. Registration Rules 1962)

aute 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number 71 at 1988

Mondon Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

the registration at 17.26 hrs. on 27.01-2022, at the Office of the A.D.S.R. ASANSOL by Mr. Krishan Duti

Conflicate of Market Value(WB PUVI rules of 2001)

continue that the market value of this property which is the subject matter of the deed has been assessed at His A.S. 78, 455.11.

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

Execution is admitted on 27/01/2022 by Mr Krishan Dutt Singh. Alias Mr Kishan Datt Singh. Son of Late Kedar Singh Garhipratappura. P.O. Pratapura, Thana: AGRA FORT., Agra, UTTAR PRADESH, India, PIN - 283114, by caste Hinds. by Profession Others.

Indetified by Mr Rabinder Gupta. Son of Mr Bijay Bahadur Gupta, Upper Chelidanga, Asansol, P.O. Asansol, Thana Asiansor Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,797/- (A(1) = Rs 45,790/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,797/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W8 Online on 24/01/2022 12 00AM with Govt. Ref. No. 192021220168674732 on 24-01-2022, Amount Rs. 45,797/.

Bank: State Bank of India (SBIN0000001), Ref. No. 90055767 on 24-01-2022, Head of Account 0030-03-104-001 16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,83,168/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 1,78,168/- Description of Stamp

- Stamp: Type Impressed, Serial no 1420, Amount: Rs.5,000/-, Date of Purchase: 21/01/2022, Vendor name: S Chafferjee
- 2 Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2022 12:00AM with Govt. Ref. No: 192021220168674732 on 24-01-2022, Amount Rs: 1,78,168/-Bank: State Bank of India (SBIN0000001), Ref. No. 90055767 on 24-01-2022, Head of Account 0030-02-103-003-02

other

Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

with unider section 60 and Rule 69.

Sant 2012 Fage from 13981 to 11003

planneds the the prese \$1.22



Digitally signed by HILLOL GHOSH Date: 2022.01.27 17 45:32 +05:30 Reason: Digital Signing of Deed.

ma.

(Hiller Ghosh) 2022/01/27 05:45:32 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL West Bangal.

(This document is digitally signed.)