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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Add. District Sub-Registrar
Assensol, Dist-Peschim Bardhaman

GRN - 19-202425-024641829-8

13 NOV 2024

Query No. 2002653701/2024

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT OR CONSTRUCTION AGREEMENT is made on this the 13th day of November 2024, BY & BETWEEN :-

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Handwritten text at the top of the page, including a date "2024.10.03" and a signature. The text is partially obscured by a watermark and other markings.

Certified that the documents is
admitted to registration. The
document sheet attached
with this document was the part
of this document.

Additional District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

13 NOV 2024



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

13 NOV 2024

CASTRON PROJECTS PRIVATE LIMITED, (CIN U70109WB2010PTC155715), PAN AAEC2199K, A Company incorporated under The Companies Act, 1956 and having its registered office at Ujjivan Bank Building, BNR More Opposite Ranjit Petrol Pump, Asansol, P.O. Asansol, P.S. Asansol(South), Dist. Paschim Bardhaman, Pin-713304, State-West Bengal, represented by its Managing Director, MRS. JYOTI AGARWAL, PAN AFWPA4115R, Daughter of Mr. Ramjeet Singh, by faith Hindu, citizenship - Indian, by occupation Business, resident of : 1 No. Mahishila Colony, S.F. Road, Asansol, P.O.- Asansol, P.S.- Asansol (South), Dist- Paschim Bardhaman (West Bengal), Pin- 713303, hereinafter called and described as the "FIRST PARTY/ LAND OWNER" (which expression shall unless excluded by or repugnant to the context include its legal heirs, successors, legal representatives and assigns) of the ONE PART;

AND

MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PVT. LTD., (PAN AADCM6408N) being a company incorporated under The Companies Act, 1956, represented by its Managing Director, MR. HARI NARAYAN MISRA, (PAN AEZPM1426P), son of Late Gouri Shankar Misra, by faith Hindu, citizenship - Indian, by occupation Business, resident of: 186/1, G.T. Road, Ushagram, Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, having its registered office at 186/1, G. T. Road (East), Ushagram, P.O. Ushagram, P.S. Asansol (South), Dist. -Paschim Bardhaman, Pin 713303; hereinafter called and described as 'SECOND PARTY/DEVELOPER' (which

expression shall include its legal heirs, successors, and legal representatives, nominee/nominees) of the OTHER PART;

WHEREAS the property described in the schedule written hereunder and hereinafter referred to as the said property are owned and possessed by the Land Owner.

AND WHEREAS one Rajendra Singh Chaudhuri was the owner of land measuring 1.774 decimal bearing R.S. Plot No. 315, 5.671 decimal bearing R.S. Plot No. 316, and 2.5 decimal bearing R.S. Plot No. 317 under R.S. Khatian No. 436 within Mouza : Asansol Municipality, Jl No. 20, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan), which he purchased by executing Registered Deed of Sale being no. I-01065 for the year 2008 and Registered Deed of Sale being no. I-12801 for the year 2013 of A.D.S.R. Office Asansol from Sri Kaloo Khan, Son of late Bhudeb Khan whose name had been duly published and recorded as Rayat in the R.S. Record of Rights for valuable consideration and obtained possession for the said properties.

AND WHEREAS while owning and possessing the said property aforesaid Rajendra Singh Chaudhuri sold and transferred the same unto and in favour of the First Party namely Castron Projects Private Limited for valuable consideration by executing Registered Deed of Sale being no. I-020503256 for the year 2016 and Registered Deed of Sale being no. I-020509172 for the year 2016 of A.D.S.R. Office Asansol and delivered peaceful khas possession unto the First Party.


A.S.V.

AND WHEREAS one Ajay Gupta who is a lawful owner by virtue of inheritance has been owning and possessing the land measuring an area of 1.65 decimal bearing R.S. Plot No. 318 under R.S. Khatian No. 446 within Mouza : Asansol Municipality, Jl No. 20, P.S. Asansol (South), Dist. Paschim Bardhaman, sold and transferred the same unto and in favour of the First Party namely Castron Projects Private Limited for valuable consideration by executing Registered Deed of Sale being no. I-230507004 for the year 2021 of A.D.S.R. Office Asansol and delivered peaceful khas possession unto the First Party.

AND WHEREAS one Anuradha Karan while owning and possessing the land measuring an area of 10 decimal bearing R.S. and L.R. Plot No. 340/384 under R.S. and L.R. Khatian No. 527 within Mouza : Kumarpur, Jl No. 019, P.S. Asansol (South), Dist. Paschim Bardhaman, sold and transferred the same unto and in favour of the First Party namely Castron Projects Private Limited for valuable consideration by executing Registered Deed of Sale being no. I-020502990 for the year 2019 of A.D.S.R. Office Asansol and delivered peaceful khas possession unto the First Party.

AND WHEREAS the First Party while owning and possessing the aforesaid property have been duly and correctly recorded their names in the finally published L.R. Record of Rights under L.R. Khatian No. 33054 and 33055 bearing L.R. Plot Nos. 474, 475, 476, 477 within Mouza : Asansol Municipality, Jl No. 20, P.S. Asansol (South), Dist. Paschim Bardhaman, measuring an area of 10.1(Ten


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point one) decimal and under L.R. Khatian No. 1874 bearing L.R. Plot No. 340/384 within Mouza : Kumarpur, JI No. 019, P.S. Asansol (South), Dist. Paschim Bardhaman measuring an area of 10 (Ten) decimal, total measuring an area of 20.1(Twenty point one) decimals of land. And subsequently the First Party converted the land into Commercial Bastu vide Conversion Case No. CN/2023/2305/456, Dated 16/05/2023 and CN/2023/2305/1088, Dated 07/09/2023 and CN/2023/2305/457, Dated 29/05/2023.

AND WHEREAS the First Party since acquired the said properties have been enjoying and possessing the said properties by exercising various overt act of possession within the knowledge of all without any objection and obstruction from any quarters what so ever.

AND WHEREAS the First Party is lawful owner and has been owning & possessing the said land peacefully and uninterruptedly and the said land is free from all encumbrances, charges, disputes and/or mortgages.

AND WHEREAS the First Party/Land Owner is desirous of developing his land with specific demarcation and boundaries measuring an area of 20.1(Twenty point one) decimal on above noted plot, which is morefully mentioned in the schedule 'A' given below and more specifically shown in a sketch Map hereto annexed thereon shown in RED border line which shall form a part of this Deed, and the said land to be developed by plotting, construction or developing


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and by erecting residential-cum-commercial complex having several multi-storied building/s, apartment, independent self contained building/ buildings, duplex, Row-houses, parking space, garage, shop, office rooms etc, possess independently on ownership basis.

AND WHEREAS the Developer having necessary experience expertise and infrastructure in the development of real estates approached the First Party/Land Owner with an offer for development of the said property as residential-cum-commercial, which the First Party/Land Owner accepted and voluntarily agreed on the terms and conditions mutually agreed upon by and between them.

AND WHEREAS the parties hereto entered into a Development Agreement or Construction Agreement dated 02/03/2022 duly registered in Book-I, Volume number 2305-2022, Page from 48781 to 48834, being No. 230502238 for the year 2022 of A.D.S.R. Office, Asansol upon the terms and conditions more fully averred in the said Development Agreement or Construction Agreement and also executed a Development Power of Attorney dated 04/03/2022 duly registered in Book-I, Volume number 2305-2022, Page from 51274 to 51323, being No. 230502350 for the year 2022 of A.D.S.R. Office, Asansol.

AND WHEREAS owing to unavoidable circumstances the allocations of the First Party / Landowner is required to be re-shuffled and furthermore there was change in the plan which was attached with the registered Development or Construction Agreement and Registered Development Power of Attorney as


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mentioned above and the share of the allocations of the First Party and Second Party has been changed after alteration of the plan and there is not created any third party interest according to the Development Agreement or Construction Agreement mentioned herein above, for which necessary amendments are required in the said Development Agreement and under the aforesaid circumstances a new Development Agreement is being executed herein by and between the parties hereto incorporating the freshly allocated portions of the First Party/Land Owner and the Second Party/Developer which are more specifically detailed in the 'B' & 'C' schedule hereunder written and also shown and demarcated in the sketch maps annexed herewith.

The parties hereto have agreed to develop the said land by several plotting, constructing several multi-storied building/s, independent self-contained building/ buildings, apartment, duplex, Row houses, parking space, garage, shops, office rooms, etc. thereon with the object of exploiting the same for commercially for residential-cum commercial purpose in accordance with The Building Permit No. SWS-OBPAS/1101/2024/0518 dated 08/07/2024 duly sanctioned by the Authority of Asansol Municipal Corporation which are to be sanctioned in the name of the First Party/Land Owner, at the cost and expenses of the Second Party/developer.


Adv.

NOW THIS DEED OF WITNESSETH AS FOLLOWS:-

ARTICLE 'T' DEFINITION

THE LAND OWNER:- CASTRON PROJECTS PRIVATE LIMITED, (CIN U70109WB2010PTC155715), PAN AAEC2199K, A Company incorporated under The Companies Act, 1956 and having its registered office at Ujjivan Bank Building, BNR More Opposite Ranjit Petrol Pump, Asansol, P.O. Asansol, P.S. Asansol(South), Dist. Paschim Bardhaman, Pin-713304, State-West Bengal, represented by its Managing Director, MRS. JYOTI AGARWAL, PAN AFWPA4115R, Daughter of Mr. Ramjeet Singh, by faith Hindu, citizenship - Indian, by occupation Business, resident of : 1 No. Mahishila Colony, S.F. Road, Asansol, P.O.- Asansol, P.S.- Asansol (South), Dist- Paschim Bardhaman, State - West Bengal, Pin- 713303, hereinafter called and described as the "FIRST PARTY/ LAND OWNER" (which expression shall unless excluded by or repugnant to the context include its legal heirs, successors, legal representatives and assigns);

THE DEVELOPER:- MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PVT. LTD., (PAN AADCM6408N) being a company incorporated under The Companies Act, 1956, represented by its Managing Director, MR. HARI NARAYAN MISRA, (PAN AEZPM1426P), son of Late Gouri Shankar Misra, by faith Hindu, citizenship - Indian, by occupation Business, resident of: 186/1, G.T. Road, Ushagram, Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, having its registered office at 186/1, G. T. Road (East), Ushagram, P.O. Ushagram, P.S. Asansol (South), Dist. - Paschim Bardhaman, Pin 713303; hereinafter called and described as 'SECOND PARTY/DEVELOPER' (which



expression shall include its legal heirs, successors, and legal representatives, nominee/nominees).

THE PROPERTY:- The property shall mean lands measuring total area 20.1 (Twenty point one) decimal which is morefully described in the schedule 'A' hereunder written.

THE BUILDING:- The building shall mean the buildings to be constructed on the said land.

THE ARCHITECT:- The Architect shall mean such person, firm or company as may be appointed by the developer for designing and planning of the building.

BUILDING PLAN:- Building plan/s would mean such plan or plans to be prepared by the Architect / Engineer and to be sanctioned from Asansol Municipal Corporation for the construction of the building/ buildings and/or any other plans addition or revised to be sanctioned by the Asansol Municipal Corporation at the cost of the Second Party/developer in the name of the First party for the construction of the propose building/s.

TRANSFER:- Transfer with its grammatical variation shall include a transfer by delivery of possession and by other means adopted for affecting a transfer of space under the law.


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TRANSFeree:-Transferee shall mean a person or persons to whom any portions of the portion of the propose building/Apartment can be transferred.

ARTICLE 'II', LAND OWNER'S REPRESENTATION

1. That the Land owner is absolutely seized and possessed of land otherwise well and sufficiently entitled to the said lands morefully mentioned in the schedule 'A' below.
2. That none other than Land owner has any right, title, interest claim and/ or demand whatever and in respect of the said lands and/ or any portion thereof.
3. The said land is free from all mortgages, encumbrances, charges, liens, lispens, attachments, trusts and acquisitions whatsoever.
4. The schedule mentioned land at present lying vacant and with the execution of this agreement the First Party/Land owner handing over vacant possession of the 'A' schedule mentioned land in favour of the Second Party/ Developer.
5. The Land owner hereby gives license and permission to the developer to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the duplex/multi - storied building in accordance with sanction building plan and or plotting the entire land or part of the land for selling to intending purchaser/s and is hereby bound to solve if any kind


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of dispute arising at the time of development work by the Developer.

6. The Land owner agrees to sign and execute from time to time modification of plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer, as and when required.
7. The Land owner /First party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over original copy of all papers and documents which are related to under mentioned schedule property unto the second party.

ARTICLE 'III', DEVELOPER'S REPRESENTATION

1. The land owner/first party hereby grants exclusive right to the developer to plotting, to be build upon and exploit commercially the said land by constructing several multi-storied building/s, independent self-contained building/buildings, duplex, apartment, Row houses, parking space, garage, shops, office rooms, etc. according to the terms and conditions and considerations herein contained as a residential-cum-commercial complex.

2. The Developer/Second party shall be at liberty to prepare site plan/s, floor plan, elevation showing road, boundary walls entry to buildings gate along with elevation and perspective views of land according to its convenience as permissible under law relevant there from.


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3. That it is covenant by the parties herein that the Second Party shall have right to receive loan from any Govt, Semi Govt, Financial Institution, Bank Invest Company, Public Limited Company etc, and also to mortgage said land and building as security only and to sign, execute any deed of mortgage on behalf of the First Parties, also if and when require any signature of the first party, he must be signed in the said documents.

4. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the lands, flats in the said premises to be constructed without in any way prejudicing the interest of the owner.

5. The developer shall be at liberty to sell plot of land, and or allot flats/garage/shop/ space etc. or units on the said building to be constructed on the said land at its own choice and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as developer might think fit and proper.

6. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchaser/s of the flats at its own costs and expenses.


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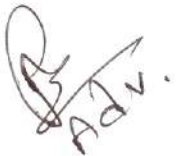
7. The developer will be at liberty to enter into separate contracts in their name with a building contractor, architect and others including the prospective purchaser/s.

8. That after handover the possession, the developer shall paid and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality/ Gram Panchayat or Public Body or any authority in relation.

9. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

10. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

11. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power of attorney or any such deeds of document.


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ARTICLE- 'IV'- CONSIDERATION

In terms of agreement the First Party/ Land owner having agreed to grant to the Developer an exclusive right to commercially develop and exploit the said land as provided in schedule 'A' herein and the owner in-lieu of consideration had already get Rs. 35,00,000/- (Rupees Thirty Five Lakh) only as part of expected future profit as per memo of consideration mentioned in the said Development Agreement or Construction Agreement dated 02/03/2022 duly registered in Book-I, Volume number 2305-2022, Page from 48781 to 48834, being No. 230502238 for the year 2022 of A.D.S.R. Office, Asansol and will get Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh) only as part of expected future profit as per memo of consideration given below and 40% of built up area in Ground floor with 02 (Two) open car parking space measuring an area of 260 (Two hundred sixty) sft., out side of the building in Ground floor and one car parking space being no. 07 (Seven) measuring an area of 130 (One Hundred Thirty) sft. in Basement floor mentioned in schedule 'B' as future share of expected profit in lieu of their land details mentioned in schedule 'B' given below as owner allocation and developer will get 100% of built up area from First floor to Fifth floor and 60% of built up area in Ground floor and 100% of built up area in Basement floor except the car parking space being no. 07 (Seven) measuring an area of 130 (One hundred thirty) sft. in Basement floor, details mentioned in schedule 'C' given below.


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ARTICLE- 'V', COMMENCEMENT

1. The agreement shall be deemed to have commenced on and from 13th day of November, 2024.

2. The developer shall bear all expenses whatsoever to obtain sanction, permission and/ or clearance of the building plan/s including the cost of preparation of the same, sanction fees and all other expenses as may be necessary with the right to get refund, if any and the owner shall /is no way be liable for the same.

3. The first party/land owner shall render to the developer all reasonable assistance and cooperation necessary to apply for and/ or clearances and hereby agrees and assures the developer to sign and execute such plans, applications and other papers as may be required by the developer from time to time but the first party/ land owner shall have no financial obligation whatsoever for the said purpose.

ARTICLE- 'VI', BUILDING

1. The developer shall develop the land at its own costs and to be construct/erect and complete in all respect several plotting, multi-storied building/s, independent self-contained building/ buildings, duplex, row houses, parking space, garage, shops, office rooms, etc, to be sanctioned and/ or approved by the Asansol Municipal Corporation the said land.


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2. The design and the nature of the buildings to be used shall be according to the specifications to be specified by the Architect/ Engineer to be appointed by the Developer.

3. The Developer shall also at its own cost install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the appropriate authorities.

4. The Developer shall be authorised and empowered by the first party/land owner to apply for and to obtain temporary and/ or permanent water connections, electric connections, Telephone, Gas connections and/or other input facilities as may be necessary for such construction.

5. All costs, charges and expenses for construction of the buildings including architects fees, Engineer's fees, Sanction fees etc, Shall be paid and discharged by the developer and the first party/land owner shall have no responsibility whatsoever in this respect.

ARTICLE- 'VII', ALLOCATION

1. The Second Party/Developer shall be entitled to sell, transfer, lease, exchange, mortgage, and/ or otherwise deal with or dispose of the schedule mentioned land or part thereof either by constructing several multi-storied building/s, flats, self-contained building/ buildings, duplex, apartment, Row houses, parking space, garage, shops, office rooms, etc. or vacant land as developer may deem fit


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and proper as developer allocation mentioned in schedule 'C' and the Second party/Developer shall have exclusive right to enjoy the sale proceeds in which the First Party/Land Owner shall have no right to claim any share or amount accrued from such sale.

2. That the Second Party/Developer shall have full right to enter into any or all agreement with any third party or parties for selling and transferring the schedule mentioned land or part thereof either vacant land or by constructing several multi-storied building/s, Flats, self-contained building/ buildings, duplex, Row houses, parking space, garage, shops, office rooms, etc. as mentioned earlier shall have every right to receive the entire advance money from the intending transferees and the consideration amount received from such sale as developer's allocation mentioned in schedule 'C'.

ARTICLE- 'VIII', OWNER'S OBLIGATIONS

1. The First Party/Land Owner hereby agreed and covenants with the Second Party/Developer not to cause any interference or hindrance in the construction of the building/s at the said land by the Developer if the terms of the agreement are strictly complied with by the developer.

2. The First Party/Land Owner hereby agrees and covenants with the Second Party/Developer not to do any of deed or things whereby the developer may be prevented from selling, assigning and/ or disposing the schedule mentioned land or part thereof either vacant or by constructing several multi-storied building/s, Flats, self-


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contained building/ buildings, duplex, Row houses, parking space, garage, shops, office rooms, etc. from developer own allocation.

SPECIFICATIONS.

- 1) Building to be constructed by RCC framed structure.
- 2) All external walls will be made by 10" brickwork with 1:6 proportion cement, sand, mortar and all internal walls to be provided 3" & 5" thickness as required proportion of 1: 3 and 1: 4.
- 3) All flooring will be covered by floor tile & kitchen to be covered by small size marble.
- 4) White marble floor in toilet only and wall of toilets to be covered with glazed tiles up to 6'-0" height.
- 5) Granite Slab to be provided in kitchen top slab with one steel sink in kitchen.
- 6) Glazed tiles to be provided in wall of cooking side up to 2'-6" height over cooking platform.
- 7) Door RCC frame to be provided having section 3"x4" for all doors. The panel will be provided by any reputed companies board, windows by aluminum frame and glass panels sliding system only.
- 8) Syntax door will be provided in toilet & kitchen
- 9) One grill gate or collapsible gate to be provided in front of the main gate of the flat.


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- 10) 2 coat distemper over a coat of cement primer to be provided in all walls and ceiling over plaster of parish in internal portion.
- 11) Verandah will be covered by grill only.
Concealed wiring will be provided in each flat.
- 12) 2 coats painting over doors, windows, grills, gates, etc., will be provided over a coat of primer.
- 13) Weather coat exterior paint will be provided in external walls of the entire Apartment
- 14) 2 or 3 nos. basin will be provided in every flat.
- 15) 2 water taps, one shower, one cistern, one towel rail will be provided in each toilet.
- 16) One commode and one pan or two commodes to be provided in every flat.

SCHEDULE 'A' OF THE PROPERTY' (ABOVE REFERRED TO)

1. In the Dist. of Paschim Bardhaman, P.S. Asansol (South), Chowki & Additional District Sub-Registry Office - Asansol, within Mouza Asansol Municipality, J.L. No. 20 under the limits of Asansol Municipal Corporation, all that land situated on
 - a) R.S. Plot No. 315 corresponding to L.R. Plot No. 474 under R.S. Khatian No. 436 corresponding to L.R. Khatian No. 33054 all that Baid class of land measuring an area of 1(One) decimal,


A.D.V.

- b) R.S. Plot No. 316 corresponding to L.R. Plot No. 475 under R.S. Khatian No. 436 corresponding to L.R. Khatian No. 33054 all that Danga class of land measuring an area of 5(Five) decimal,
- c) R.S. Plot No. 317 corresponding to L.R. Plot No. 476 under R.S. Khatian No. 436 corresponding to L.R. Khatian No. 33054 all that Baid class of land measuring an area of 2.5(Two point five) decimal,
- d) R.S. Plot No. 318 corresponding to L.R. Plot No. 477 under R.S. Khatian No. 446 corresponding to L.R. Khatian No. 33055 all that Danga class of land measuring an area of 1.6(One point six) decimal,
2. In the Dist. of Paschim Bardhaman, P.S. Asansol (South), Chowki & Additional District Sub-Registry Office - Asansol, within Mouza Kumarpur, J.L. No. 19 under the limits of Asansol Municipal Corporation, all that land situated on
- a) R.S. and L.R. Plot No. 340/384 under R.S. Khatian No. 527 corresponding to L.R. Khatian No. 1874 all that Danga/Bastu class of land measuring an area of 10(Ten) decimal,

Total measuring an area of 20.1(Twenty point one) decimal of land; along with all easement rights etc.


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Butted and bounded by :-

On the North	:	Land of Others
On the South	:	15'ft. wide Road
On the East	:	Building of PNP Traders Pvt. Ltd.
On the West	:	Property of Ganshyam Bhagat

ABOVE REFERRED TO "B" SCHEDULE OF THE PROPERTY

(owner allocation in lieu of his schedule 'A' land)

In the above District, Mouza, P.S. etc owner had already get Rs. 35,00,000/- (Rupees Thirty Five Lakh) only as part of expected future profit as per memo of consideration mentioned in the said Development Agreement or Construction Agreement dated 02/03/2022 duly registered in Book-I, Volume number 2305-2022, Page from 48781 to 48834, being No. 230502238 for the year 2022 of A.D.S.R. Office, Asansol, and will get Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh) only as part of expected future profit as per memo of consideration given below and 40% of built up area in Ground floor with 02 (Two) open car parking space measuring an area of 260 (Two hundred sixty) sft., out side of the building in Ground floor and one car parking space being no. 07 (Seven) measuring an area of 130 (One Hundred Thirty) sft. in Basement floor with proportionate share of "A" schedule land covered by the building and all easement rights attached there to.

The land owner's share allocations are shown in the sketch maps with RED WASH colour, which are part of this deed.

A handwritten signature and the initials 'A.N.' are present in the bottom left corner of the page.

ABOVE REFERRED TO "C" SCHEDULE OF THE PROPERTY

(Developer allocation in developing land/proposed building)

In the above District, Mouza, P.S. etc developer will get 100% of built up area from First floor to Fifth floor and 60% of built up area in Ground floor and 100% of built up area in Basement floor except the car parking space being no. 07 (Seven) measuring an area of 130 (One hundred thirty) sft. in Basement floor with proportionate share of "A" schedule land covered by the building and all easement rights attached there to.

The Developer's share allocations are shown in the sketch maps with GREEN WASH colour, which are part of this deed.

A Sketch Map showing the position and location of the property in Green Border is attached with this Deed which will be treated as a part of this Deed.

PAYMENT DETAILS:-

The Second Party had already paid the said total amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only to the First Party/Land Owner in the following manner :-

- i) Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand) only Paid by cheque being No. 002130 dated 07/03/2022 of Bank of Baroda, Asansol Branch.
- ii) Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand) only Paid by cheque being No. 002131 dated 10/03/2022 of Bank of Baroda, Asansol Branch.


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Total amount of TDS under section 194(IC) of Income Tax Act, 1961 is Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand) only and the same had deducted @ 10% at the time of each payment made and the deducted TDS amount already paid to the Income Tax Department.

The Second Party shall paid an amount of Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh) only to the First Party/Land Owner in the following manner :-

- i) Rs. 30,00,000/- (Rupees Thirty Lakh) only Paid by cheque being No. 004443 dated 13/11/2024 of Bank of Baroda, Asansol Branch.
- ii) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/04/2025.
- iii) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/07/2025.
- iv) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/10/2025.
- v) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/01/2026.


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- vi) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/04/2026.
- vii) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 10/07/2026.
- viii) Rs. 25,71,500/- (Rupees Twenty Five Lakh Seventy One Thousand Five Hundred) only will be paid on dated 16/10/2026.

TDS under section 194(IC) of Income Tax Act, 1961 will be deducted at the time of each payment made.

A sheet containing both hands finger prints of both the parties with coloured photographs of the parties duly attested by the parties attached herewith and shall be part of this deed.


Adv.

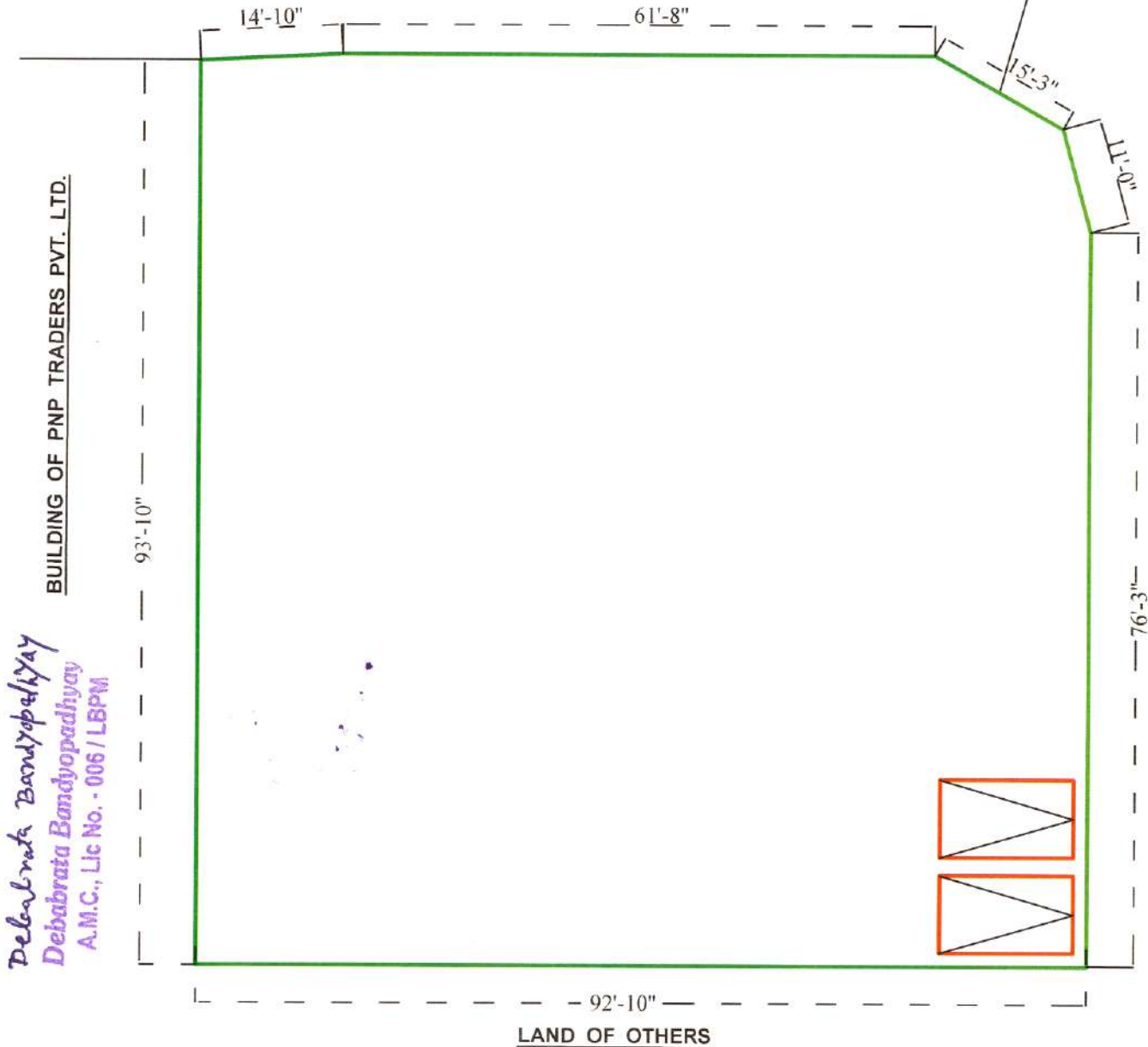
SKETCH PLAN SHOWING THE POSITION OF LAND ON R.S. PLOT NO - 315 , 316 , 317 , 318 , L. R. PLOT NO - 474 , 475 , 476 , 477 , R.S. KHATIAN NO - 436 , 446 , L. R. KHATIAN NO - 33054 , 33055 , MOUZA - ASANSOL MUNICIPALITY , MOUZA - KUMARPUR .

R.S. & L.R. PLOT NO - 340/384 R.S. KHATIAN NO - 527 , L.R. KHATIAN NO - 1874 ,

TOTAL AREA OF LAND - 20.10 DECIMAL .



15'-0" WIDE BACKSIDE ROAD



BUILDING OF PNP TRADERS PVT. LTD.

Debarata Bandyopadhyay
Debabrata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM

PROPERTY OF GHANSHYAM BHAGAT .

LAND OF OTHERS

2 nos. OPEN PARKING SPACE AT GROUND FLOOR , ALLOTTED TO EXECUTOR NAMEDLY "CASTRON PROJECTS PVT. LTD. " SHOWN IN RED COLOUR .

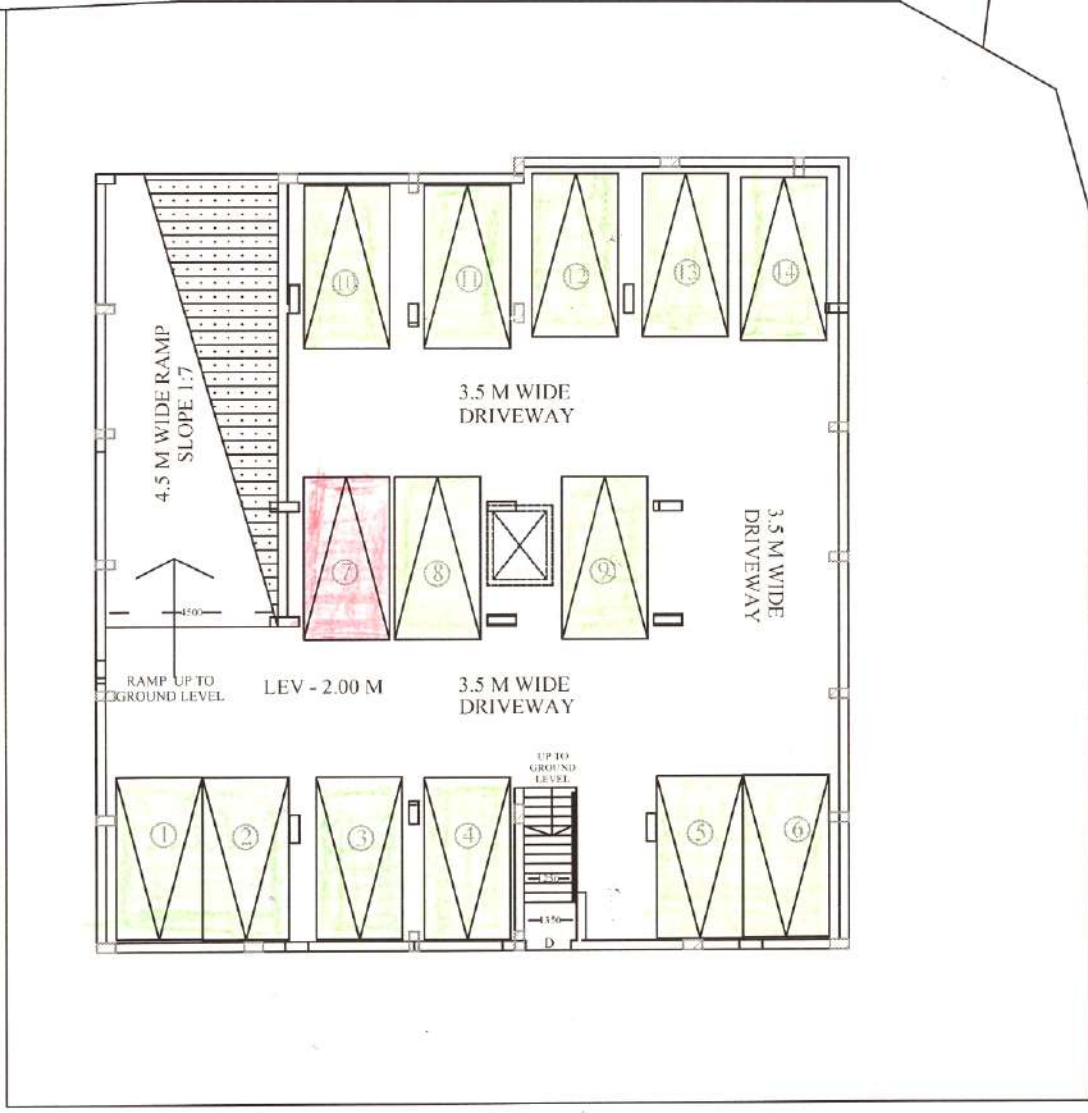
ASTRON PROJECTS PVT. LTD.
Yoti Approval managing
Director

Mitra Associates Development
Consultants Pvt. Ltd.
Hanyam
Managing Director
SIGN. OF DEVELOPER .

SIGN. OF LAND OWNER .

15'-0" WIDE BACKSIDE ROAD

Debananda Bandyopadhyay
 Deabrata Bandyopadhyay
 A.M.C., Lic No. - 006 / LBPM



BASEMENT FLOOR PLAN.

PARKING SPACE NO. - 7 AT BASEMENT FLOOR, ALLOTTED TO LAND OWNER NAMELY "CASTRON PROJECTS PVT. LTD." SHOWN IN RED COLOUR.

PARKING SPACE NO. - 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, AT BASEMENT FLOOR, ALLOTTED TO DEVELOPER NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Sudh Agarwal
 managing Director

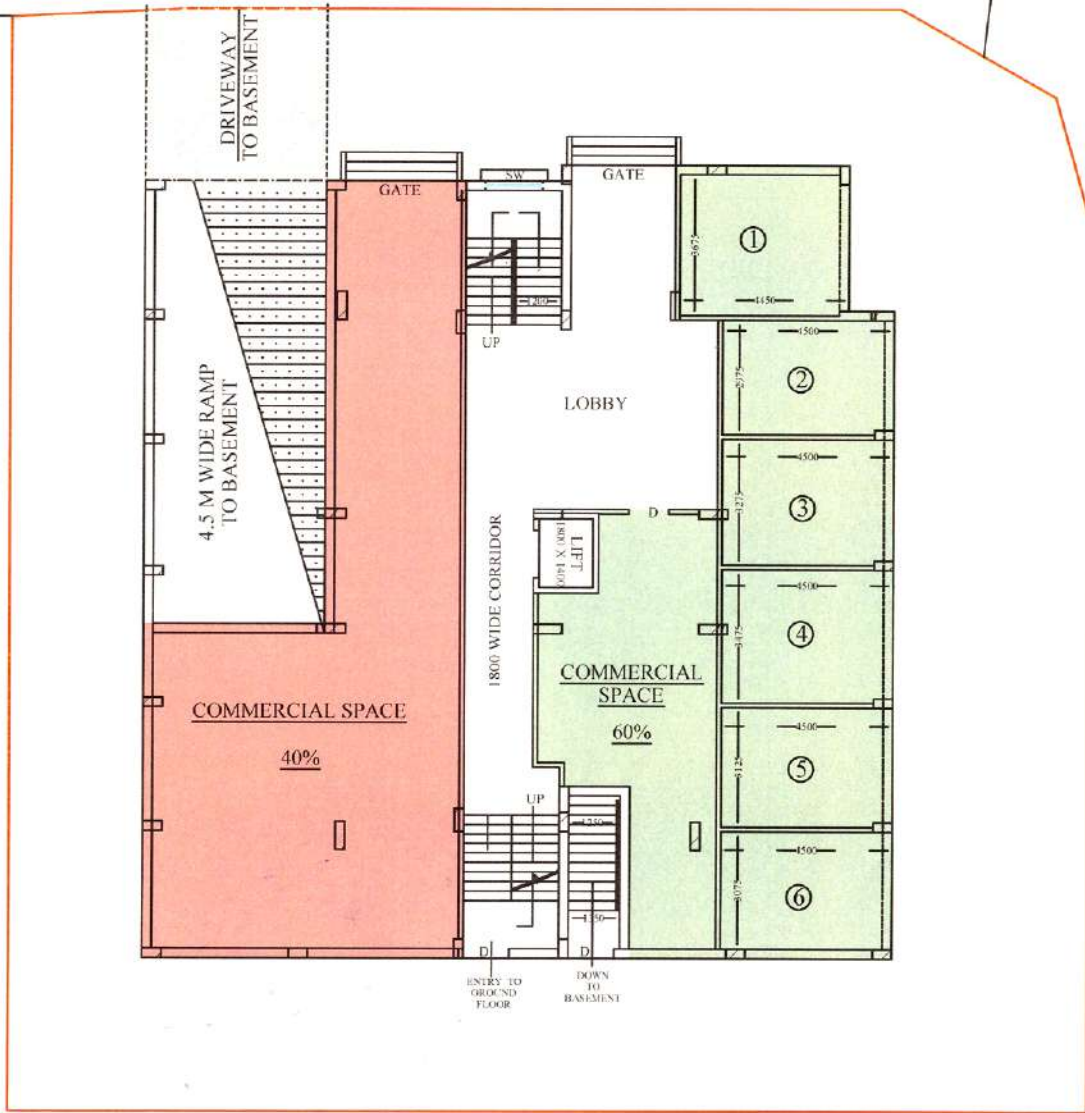
Misra Associates Development Consultants Pvt. Ltd.

Harjy Misra
 Managing Director

SIGN. OF LAND OWNER.

SIGN. OF DEVELOPER.

15'-0" WIDE BACKSIDE ROAD



GROUND FLOOR PLAN.

AT GROUND FLOOR, ALLOTTED TO LAND OWNER NAMELY "CASTRON PROJECTS PVT. LTD." SHOWN IN RED COLOUR.

AT GROUND FLOOR, ALLOTTED TO DEVELOPER NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Tejaji Agarwal managing Director

SIGN. OF LAND OWNER.

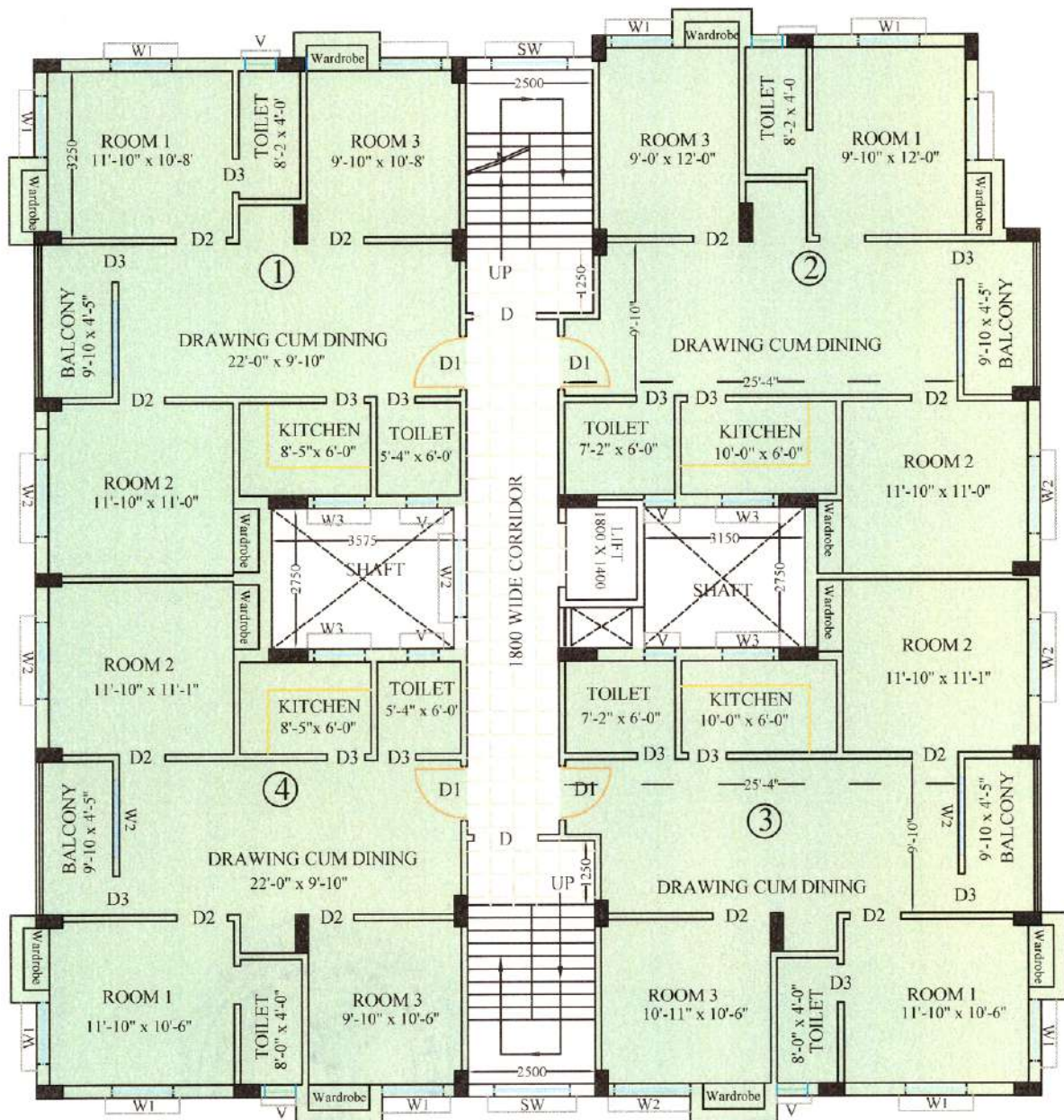
Misra Associates Development Consultants Pvt. Ltd.

Hanyashan Managing Director

SIGN. OF DEVELOPER.



Debarata Bandyopadhyay
Debarata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM



FIRST FLOOR PLAN.

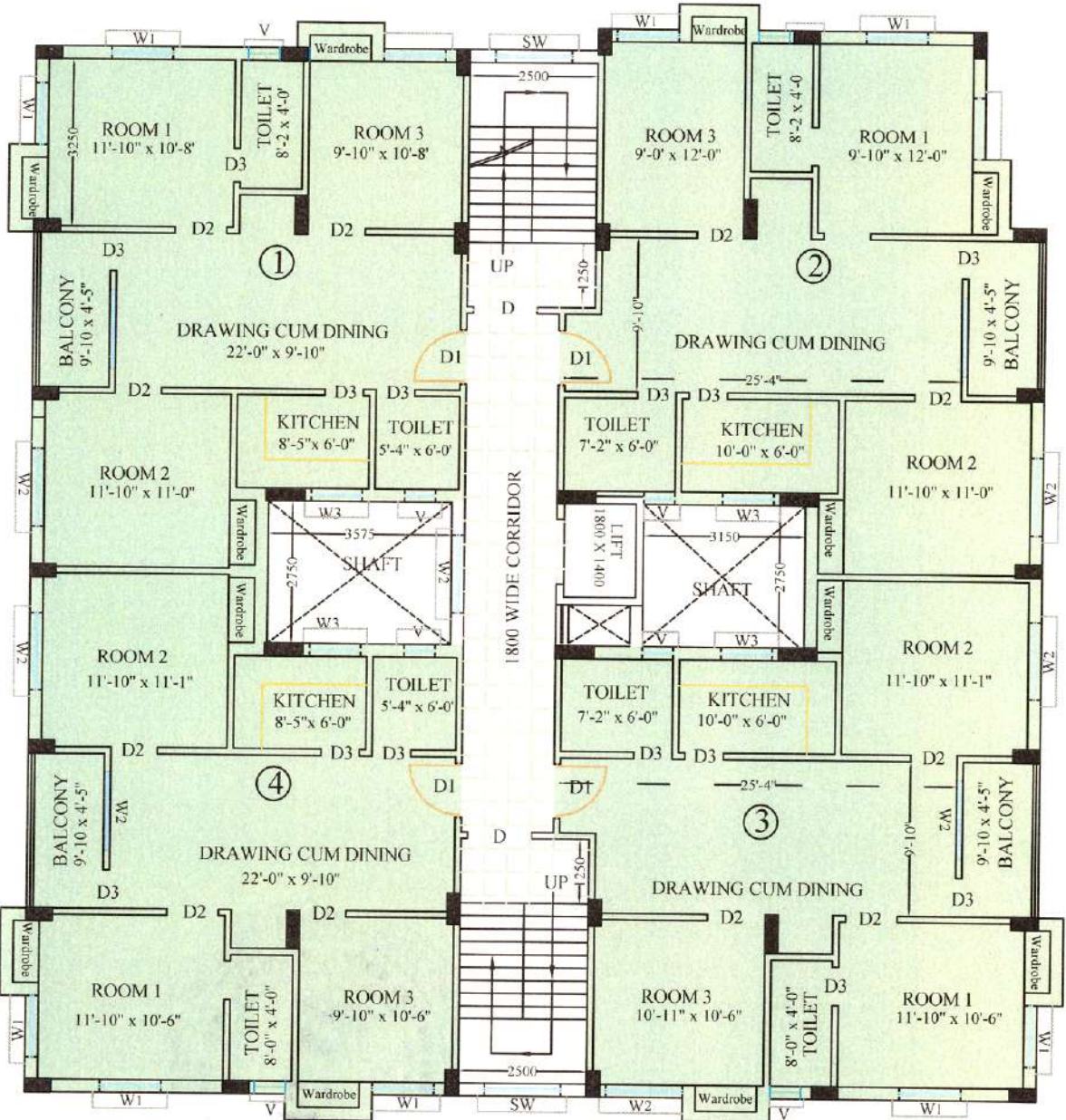
FLAT NO - 1(ONE) , 2(TWO) , 3(THREE) , 4(FOUR) , AT FIRST FLOOR , ALLOTTED TO DEVELOPER NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR .

CASTRON PROJECTS PVT. LTD.
Yodi Agarwal managing Director

Misra Associates Development Consultants Pvt. Ltd.
[Signature] Managing Director

SIGN. OF LAND OWNER .

SIGN. OF DEVELOPER .



Debabrata Bandyopadhyay
Debabrata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM

SECOND FLOOR PLAN.

FLAT NO - 1(ONE), 2(TWO), 3(THREE), 4(FOUR), AT SECOND FLOOR, ALLOTTED TO DEVELOPER NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.
Yoti Agarwal Managing Director

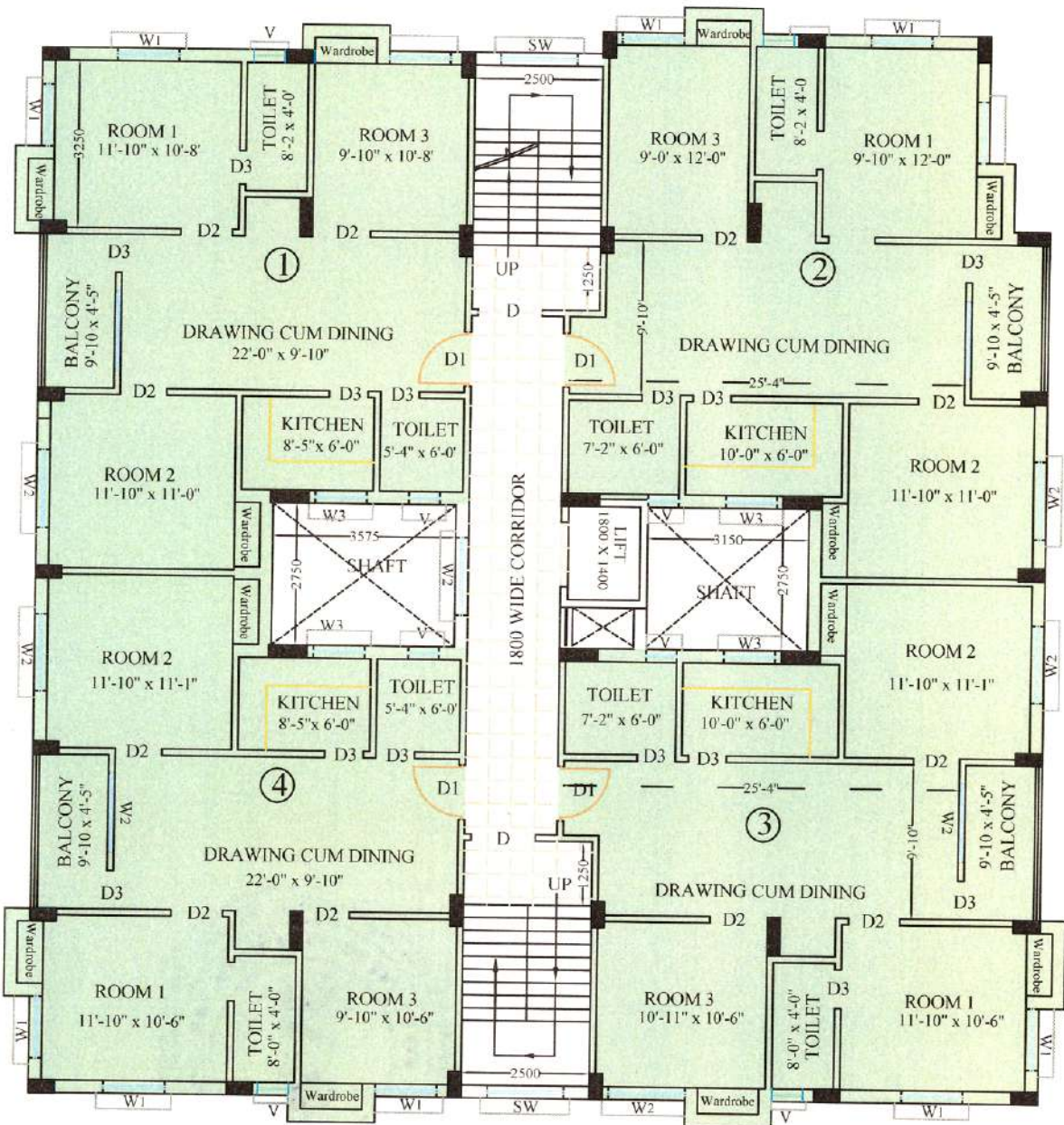
Misra Associates Development Consultants Pvt. Ltd.
Hengarman Managing Director

SIGN. OF LAND OWNER.

SIGN. OF DEVELOPER.



Debarata Bandyopadhyay
Debarata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM



THIRD FLOOR PLAN.

FLAT NO - 1(ONE), 2(TWO), 3(THREE), 4(FOUR), AT THIRD FLOOR, ALLOTTED TO DEVELOPER NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Yodi Agarwal, Managing Director

SIGN. OF LAND OWNER.

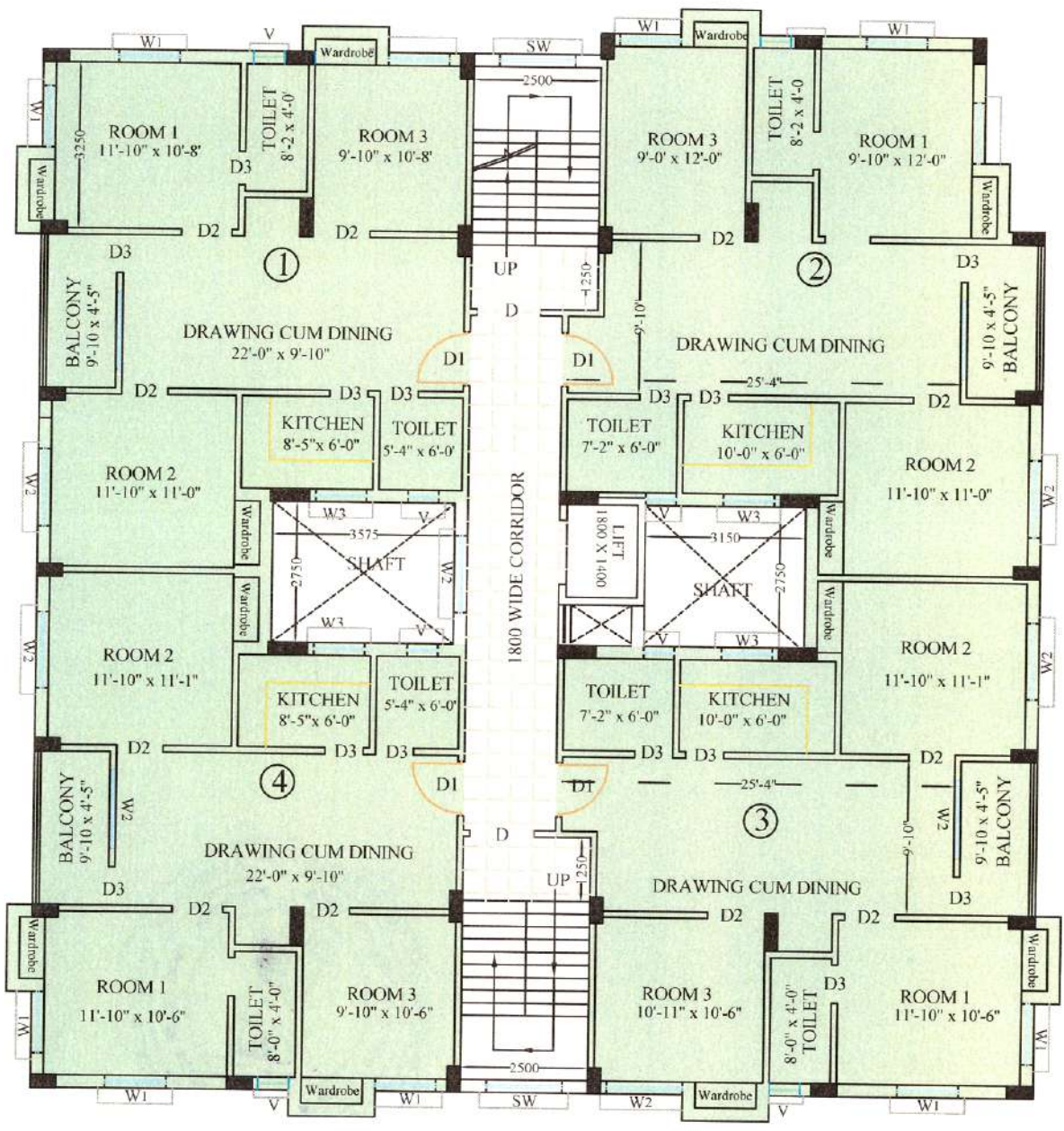
Misra Associates Development Consultants Pvt. Ltd.

Harjiv..., Managing Director

SIGN. OF DEVELOPER.



Debarata Bandyopadhyay
Debarata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM



FOURTH FLOOR PLAN.

FLAT NO - 1(ONE), 2(TWO), 3(THREE), 4(FOUR), AT FOURTH FLOOR, ALLOTTED TO DEVELOPER NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.
Yoti Agarwal managing Director

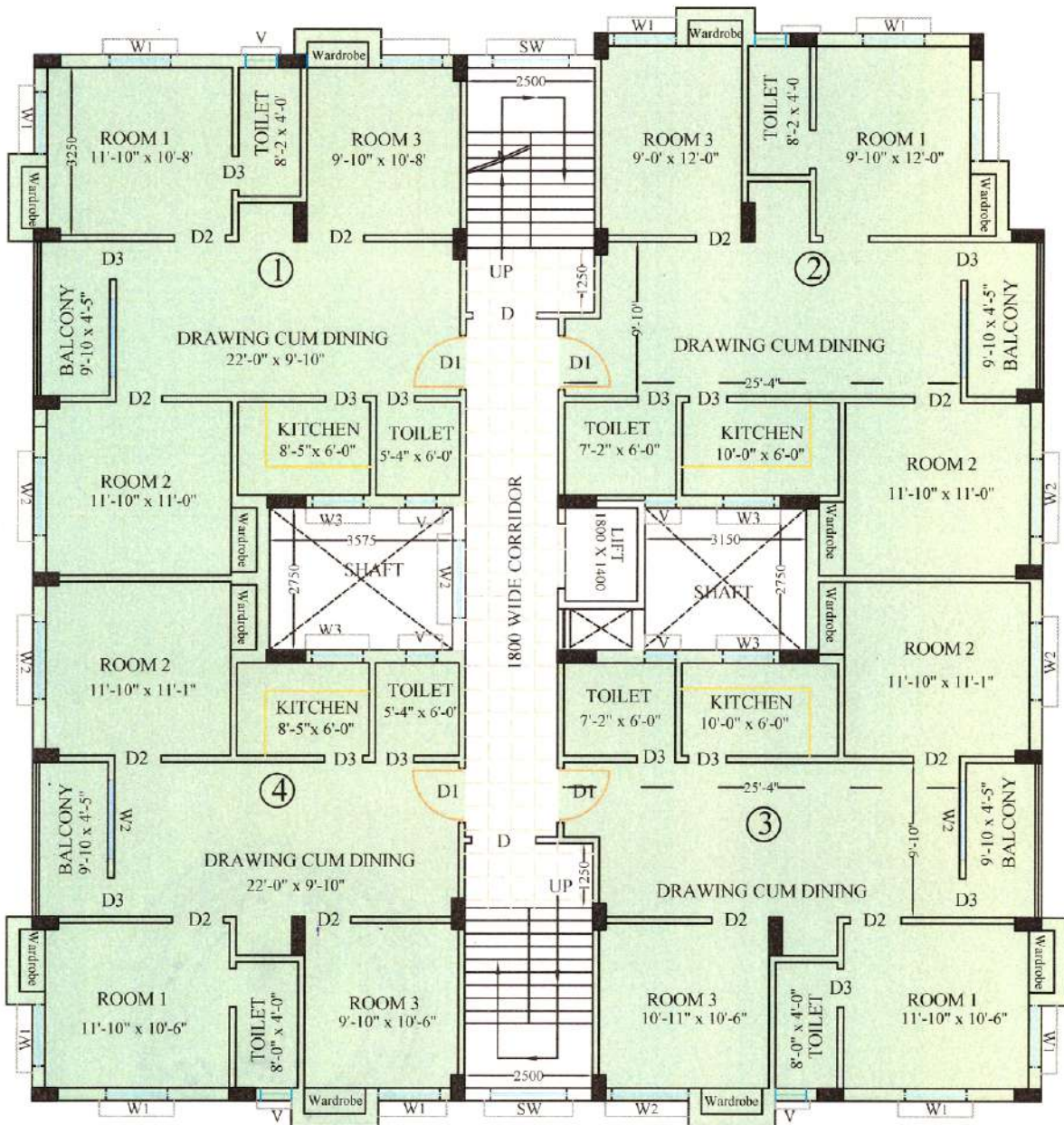
Misra Associates Development Consultants Pvt. Ltd.
Hanyam
Managing Director

SIGN. OF LAND OWNER.

SIGN. OF DEVELOPER.



Delankata Bandyopadhyay
Debabrata Bandyopadhyay
A.M.C., Lic No. - 006 / LBPM



FIFTH FLOOR PLAN.

FLAT NO - 1(ONE) , 2(TWO) , 3(THREE) , 4(FOUR) , AT FIFTH FLOOR , ALLOTTED TO DEVELOPER NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR .

CASTRON PROJECTS PVT. LTD.
Yogendra Kumar
Director

SIGN. OF LAND OWNER .

Misra Associates Development
Consultants Pvt. Ltd.

Harjinder
Managing Director

SIGN. OF DEVELOPER .

IN WITNESS WHEREOF both the parties sign this agreement on the date, month & year written above first.

WITNESSES :-

1. *श्री लते सिंह*
S/o Late Balle Singh
Glass factory, Quarter
Chhatapathar Edeka,
P.O. Kalipehari,
P.S. Asansol (South)
Dist. Paschim Bardhaman
Pin - 713339
2. *कमल बेन*
S/o Lt. Ashit Kumar Ban
Mohini's below
Asansol

CASTRON PROJECTS PVT. LTD.

Yochi Agarwal Managing Director

SIGNATURE OF THE FIRST PARTY

*Wisra Associates Development
Consultants Pvt. Ltd.*

Harjy Kumar
Managing Director

SIGNATURE OF THE SECOND PARTY

Drafted and prepared by me as per the instructions of the parties and read over and explained the contents before the parties in vernacular and each of them have understood the contents hereof and printed in my office.

Pallabi Dhar

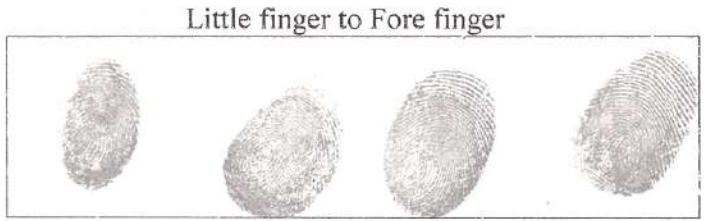
(Pallabi Dhar)
Advocate
District Court.

Paschim Bardhaman, Asansol.
Enrolment No. WB/564/2011

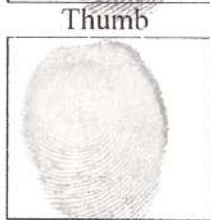
Photograph



Left Hand



Right Hand



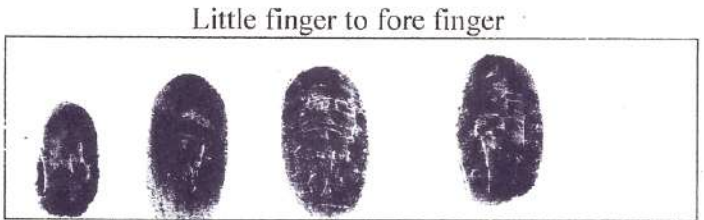
Finger prints attested by me:

[Handwritten signature]

Photograph



Left Hand



Right Hand

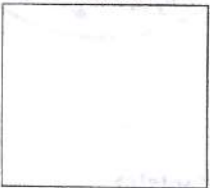


Finger Prints attested by me:

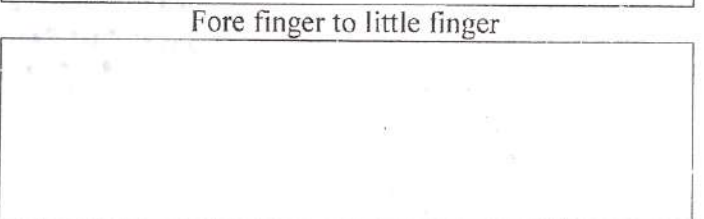
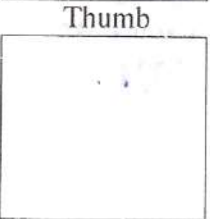
[Handwritten signature]

Photograph

Left Hand



Right Hand



Finger prints attested by me:



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



192024250246418298

GRN Details

GRN: 192024250246418298
GRN Date: 15/10/2024 20:17:50
BRN : 5542739831725
Gateway Ref ID: 2428964707438
GRIPS Payment ID: 151020242024641828
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 15/10/2024 20:18:49
Method: HDFC Retail Bank NB
Payment Init. Date: 15/10/2024 20:17:50
Payment Ref. No: 2002653701/1/2024
[Query No*/Query Year]

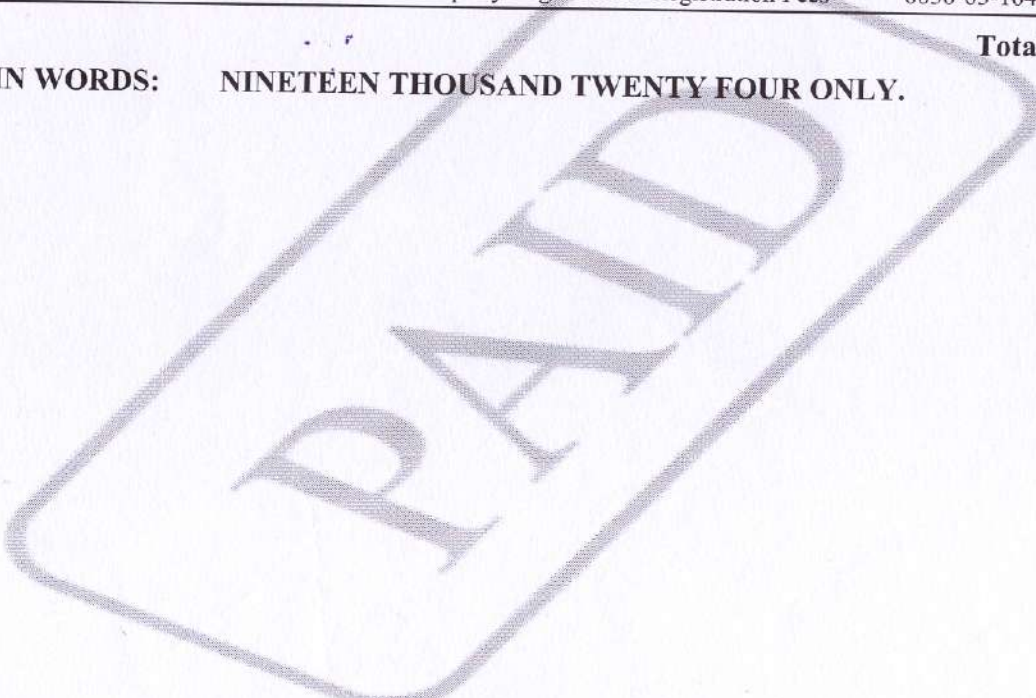
Depositor Details

Depositor's Name: Ms PALLABI DHAR
Address: ASANSOL
Mobile: 7908912717
Period From (dd/mm/yyyy): 15/10/2024
Period To (dd/mm/yyyy): 15/10/2024
Payment Ref ID: 2002653701/1/2024
Dept Ref ID/DRN: 2002653701/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002653701/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	2002653701/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	19024

IN WORDS: NINETEEN THOUSAND TWENTY FOUR ONLY.





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



192024250274561748

GRN Details

GRN: 192024250274561748 Payment Mode: SBI Epay
GRN Date: 13/11/2024 15:19:42 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9242711895540 BRN Date: 13/11/2024 15:20:03
Gateway Ref ID: 2431867542429 Method: HDFC Retail Bank NB
GRIPS Payment ID: 131120242027456173 Payment Init. Date: 13/11/2024 15:19:42
Payment Status: Successful Payment Ref. No: 2002653701/8/2024
[Query No*/Query Year]

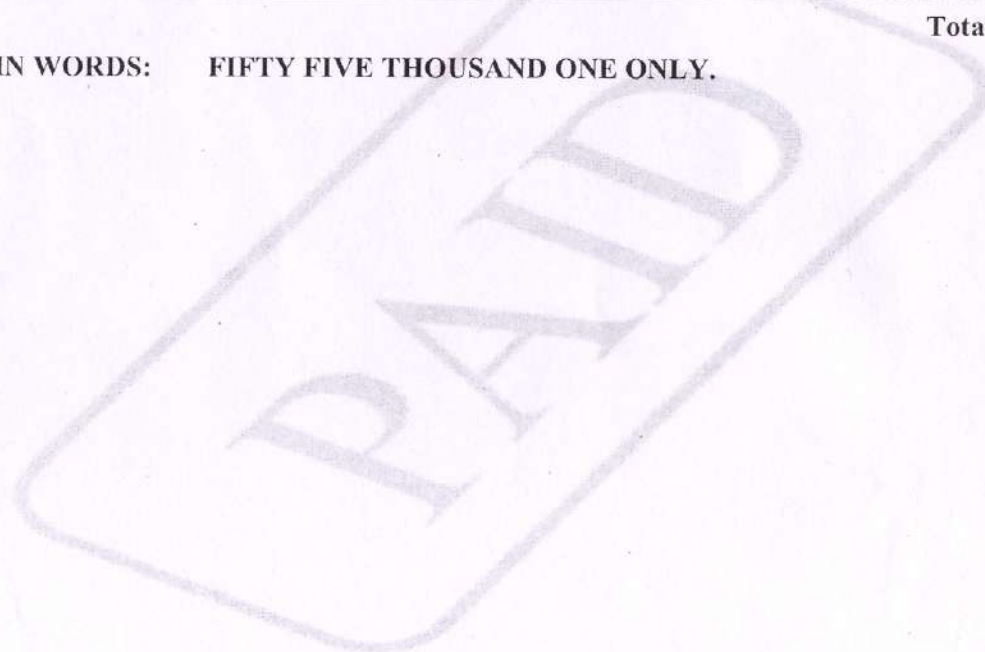
Depositor Details

Depositor's Name: Ms PALLABI DHAR
Address: ASANSOL
Mobile: 7908912717
Period From (dd/mm/yyyy): 13/11/2024
Period To (dd/mm/yyyy): 13/11/2024
Payment Ref ID: 2002653701/8/2024
Dept Ref ID/DRN: 2002653701/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002653701/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	20001
2	2002653701/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	35000
			Total	55001

IN WORDS: FIFTY FIVE THOUSAND ONE ONLY.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : MUNNA SINGH
2. FATHER/ HUSBAND NAME : LATE BULLU SINGH
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : SERVICE
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) GLASS FACTORY QUARTER CHHATAPATHAR ELAKA
POST OFFICE (পোস্ট অফিস) KALIPAAHARI
POLICE STATION (থানা) ASANSOL SOUTH PIN 713339
DISTRICT (জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) STAFF
6. AADHAR NO 7260 1696 5529
PAN EXCPS 6258B
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, MUNNA SINGH as identifier identifying the executants
of the concerned deed (Query No.) 200 2653701/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

মুন্না সিংহ

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-08733/2024	Date of Registration	13/11/2024
Query No / Year	2305-2002653701/2024	Office where deed is registered	
Query Date	15/10/2024 7:58:46 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallabi Dhar Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7908912717, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,63,12,730/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 35,014/- (Article:E, 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: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More – Big Bazar Off Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-477 (RS :-318)	LR-33055, (RS:-446\0)	Other Commerci al Usage	Danga	0.016 Acre	20,94,546/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-474 (RS :-315)	LR-33054, (RS:-436\0)	Other Commerci al Usage	Baid	0.01 Acre	13,09,091/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-475 (RS :-316)	LR-33054, (RS:-436\0)	Other Commerci al Usage	Danga	0.05 Acre	65,45,455/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-476 (RS :-317)	LR-33054, (RS:-436\0)	Other Commerci al Usage	Baid	0.025 Acre	32,72,728/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			10.1Dec	0 /-	132,21,820 /-

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More – Big Bazar Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-340/384 (RS :- 340/384)	LR-1874, (RS:-527\0)	Other Commerci al Usage	Bastu	0.1 Acre	1,30,90,910/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		Grand Total :			20.1Dec	0 /-	263,12,730 /-



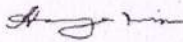


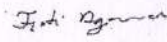
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CASTRON PROJECTS PRIVATE LIMITED UJJIVAN BANK BUILDING, BNR MORE OPPOSITE RANJIT PETROL PUMP, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :



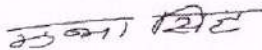
SI No	Name,Address,Photo,Finger print and Signature
1	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED 186/1 G.T. ROAD EAST, USHAGRAM,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HARI NARAYAN MISRA (Presentant) Son of Late GOURI SHANKAR MISRA Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	Photo  Nov 13 2024 3:34PM	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
	186/1 G.T. ROAD EAST, USHAGRAM,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxx6P, Aadhaar No: 26xxxxxxxx4022 Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED (as MANAGING DIRECTOR)			
	Name Mrs JYOTI AGARWAL Daughter of Mr RAMJEET SINGH Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	Photo  Nov 13 2024 3:35PM	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024

1 NO. MAHISHILA COLONY, S.F. ROAD,ASANSOL,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AFxxxxxx5R, Aadhaar No: 49xxxxxxxx1566 Status : Representative, Representative of : CASTRON PROJECTS PRIVATE LIMITED (as MANAGING DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MUNNA SINGH Son of Mr BULLU SINGH GLASS FACTORY, QUARTER CHHATAPATHAR ELAKA,, City:- Asansol, P.O:- KALIPAHARI, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713339		 Captured	
	13/11/2024	13/11/2024	13/11/2024
Identifier Of Mr HARI NARAYAN MISRA, Mrs JYOTI AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CASTRON PROJECTS PRIVATE LIMITED	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED-1.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CASTRON PROJECTS PRIVATE LIMITED	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	CASTRON PROJECTS PRIVATE LIMITED	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED-5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	CASTRON PROJECTS PRIVATE LIMITED	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED-2.5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	CASTRON PROJECTS PRIVATE LIMITED	MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More – Big Bazar Off Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 477, LR Khatian No:- 33055	Owner:ক্যাসটন প্রোজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টরঃ প্রিয়ঙ্কা সিং, Address:নিল , Classification:ডাঙ্গা, Area:0.01600000 Acre,	CASTRON PROJECTS PRIVATE LIMITED
L2	LR Plot No:- 474, LR Khatian No:- 33054	Owner:ক্যাসটন প্রোজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টরঃ রঘুনাথ বনসল, Address:আসানসোল , Classification:বাইদ, Area:0.01000000 Acre,	CASTRON PROJECTS PRIVATE LIMITED
L3	LR Plot No:- 475, LR Khatian No:- 33054	Owner:ক্যাসটন প্রোজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টরঃ রঘুনাথ বনসল, Address:আসানসোল , Classification:ডাঙ্গা, Area:0.05000000 Acre,	CASTRON PROJECTS PRIVATE LIMITED
L4	LR Plot No:- 476, LR Khatian No:- 33054	Owner:ক্যাসটন প্রোজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টরঃ রঘুনাথ বনসল, Address:আসানসোল , Classification:বাইদ, Area:0.02500000 Acre,	CASTRON PROJECTS PRIVATE LIMITED

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More – Big Bazar Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 340/384, LR Khatian No:- 1874	Owner:ক্যাসটন প্রোজেক্ট প্রাইভেট লিমিটেড , এবং , Gurdian:শালিনী ভার্মা, Address:উজীর্বা বাড় রজিত পেটল পাশ্প , Classification:বাড়, Area:0.10000000 Acre,	CASTRON PROJECTS PRIVATE LIMITED



Endorsement For Deed Number : I - 230508733 / 2024

On 13-11-2024

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.

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

Presented for registration at 15:19 hrs on 13-11-2024, at the Office of the A.D.S.R. ASANSOL by Mr HARI NARAYAN MISRA ,.

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 2,63,12,730/-

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

Execution is admitted on 13-11-2024 by Mr HARI NARAYAN MISRA, MANAGING DIRECTOR, MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED (Private Limited Company), 186/1 G.T. ROAD EAST, USHAGRAM,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Identified by Mr MUNNA SINGH, , Son of Mr BULLU SINGH, GLASS FACTORY, QUARTER CHHATAPATHAR ELAKA,, P.O: KALIPAHARI, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713339, by caste Hindu, by profession Others

Execution is admitted on 13-11-2024 by Mrs JYOTI AGARWAL, MANAGING DIRECTOR, CASTRON PROJECTS PRIVATE LIMITED (Private Limited Company), UJJIVAN BANK BUILDING, BNR MORE OPPOSITE RANJIT PETROL PUMP, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr MUNNA SINGH, , Son of Mr BULLU SINGH, GLASS FACTORY, QUARTER CHHATAPATHAR ELAKA,, P.O: KALIPAHARI, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713339, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,014.00/- (B = Rs 35,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2024 8:18PM with Govt. Ref. No: 192024250246418298 on 15-10-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 5542739831725 on 15-10-2024, Head of Account 0030-03-104-001-16

Online on 13/11/2024 3:20PM with Govt. Ref. No: 192024250274561748 on 13-11-2024, Amount Rs: 35,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9242711895540 on 13-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1130, Amount: Rs.1,000.00/-, Date of Purchase: 16/08/2024, Vendor name: P K DAS

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2024 8:18PM with Govt. Ref. No: 192024250246418298 on 15-10-2024, Amount Rs: 19,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5542739831725 on 15-10-2024, Head of Account 0030-02-103-003-02

Online on 13/11/2024 3:20PM with Govt. Ref. No: 192024250274561748 on 13-11-2024, Amount Rs: 20,001/-, Bank: SBI EPay (SBlePay), Ref. No. 9242711895540 on 13-11-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 184860 to 184903
being No 230508733 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.11.21 16:04:39 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 21/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.