

8695/24

I-9217/2024



13/11/24
 पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL → 8002883242/24

AF 519011

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

Adl. District Sub-Registrar
 Asansol, Dist-Paschim Bardhaman
 28 NOV 2024

Query No. 8002883242/2024

DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTERED DEVELOPMENT
 OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made
 this the day of 13th November, in the year 2024.

Adv.

Sl. No. 1414 Date 12/11/21 Value Rs. _____
Purchaser's Name MADEP
Address _____
Purchased from Asansol Treasury on _____
Stamp Vendor _____

09 NOV 2021

(Sri Jay Prakash Shaw
A.D.S.R. Office: Asansol
Dist.- Paschim Bardhaman (W.B.)
Licence No.- 3/1989

Certified that the Documents is
admitted to registration. The
endorsement shall be affixed
with this document and the fee
at this document.



OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR, ASANSOL, DIST. PASCHIM BARDHAMAN
OR CONSTRUCTION AGREEMENT
AFTER REGISTERED DEVELOPMENT
DEVELOPMENT OF POWER OF ATTORNEY

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

13 NOV 2024

CASTRON PROJECTS PRIVATE LIMITED, (CIN U70109WB2010PTC155715), PAN AA ECC2199K, 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, herein after referred to as the EXECUTOR.

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

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, JI 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.
Adv.

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 Chaudhury sold and transferred the same unto and in favour of the Executor 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 Executor.

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 Executor 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 Executor.

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. 19, P.S. Asansol (South), Dist. Paschim Bardhaman, sold and transferred the same unto and in favour of the Executor 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 Executor.

AND WHEREAS the Executor 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 point one) decimal and under L.R. Khatian No. 1874 bearing L.R. Plot No. 340/384 within Mouza : Kumarpur, Jl No. 19, 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 Executor 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 Executor 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 Executor is lawful owner and has been owning & possessing the said land peacefully and uninterruptedly


Adv.

and the said land is free from all encumbrances, charges, disputes and/or mortgages.

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and man power the Executor is unable to start the construction/ development works on schedule land and has been in search of a developer who can undertake the responsibility of construction and/or development work on the said land as more fully and particularly describe in the schedule herein below.

AND WHEREAS the Executor being desirous of developing his land by erecting duplex/multistoried building with specific demarcation and boundaries measuring an area of 20.1(Twenty point one) decimal, which is morefully mentioned in the schedule below and entered into a Development Agreement or Construction Agreement with developer/attorney 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 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 the aforesaid Development Agreement and the Development Power of Attorney are required to be amended owing to unavoidable circumstances, the allocations of the Executor and


Adv.

Developer/Attorney 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 mentioned herein above and the share of the allocations of the Executor and Developer/Attorney 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 by the Executor vide Deed No. 230508733 for the year 2024 of A.D.S.R. Office, Asansol and according to said agreement the executor have decided to execute a Development Power of Attorney in favour of the Developer to complete the construction and for other purposes as may be necessary as per the agreement.

NOW KNOW YET BY THESE PRESENTS that we the Executor herein do hereby appoint, engage, nominate and constitute 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.O Ushagarm, P.S. Asansol (South), Dist. Paschim Bardhaman, Pin 713303; having its registered office at 186/1, G. T. Road (East), Ushagram, P.O. Ushagarm, P.S.


Adv.

Asansol (South), Dist- Paschim Bardhaman, Pin 713303, as our true and lawful attorney being the concerned Developer in terms of the understanding between the parties, and to do inter alia the following acts deeds and things as specified herein below and further for proper discharge of various duties as enumerated herein as our Constituted Attorney in our name, on our behalf, to act from time to time and at all time hereinafter to do the following acts, deeds things and matters :-

- 1. To take possession of the entire land more fully and particularly described in the schedule below.**
- 2. To prepare the building plan or plans submit the same and/or amendment thereof and/or revised the existing plan/plans before the appropriate authority for obtaining the approval/sanction for such further construction be approved by the said concerned municipal authority.**
- 3. To sign the said building plan/plans and all other necessary application / applications and documents on our behalf.**
- 4. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.**
- 5. To enter upon take charge, look after, manage, hold, possess and occupy the said property which is more fully described in the schedule hereunder written by the said Attorney for the**



said purpose as agreed upon by the parties and to do all acts, deeds, matters and things as the said attorney shall think fit and proper under the prevailing circumstances of the said project.

6. To appoint and engage chartered, engineer, architects, valuers, surveyors, overseers, Civil contractors, sub-contractors, engineers, legal advisors, manager, supervisor, darwans, chowkidars, masons, and other employees and staff for the development of the said schedule property and discharge or release or terminate all or any of them and also to pay their salaries, wages, remunerations, fees and other charges as our said attorney may think fit and proper.

7. To submit maps, drawings and designs, modifications and amendments and/or revised building plan for the proposed building and receive completion certificate/occupancy certificate from the appropriate authority and/or necessary clearances from the appropriate government authorities fire brigade, health department if so necessary and other department for the purpose of development of the said schedule property and for construction of the said building consisting of several Duplex/ flats/ units / apartments/car parking space etc. and also for commercial use of the said property in terms of the Development Agreement as aforesaid and for the said purpose to make affirm verify and submit all necessary application, petitions, maps, elevations documents, diagrams, sketches, bonds, declarations, indemnities, securities


Adv.

and other papers and documents as the said attorney shall think fit and proper.

8. To fit and settle the sale price of the respective Duplex/flats/units/apartments/car parking space etc. invite/offers/make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective Duplex /flats / units/ apartment/ shop/ office/ godown /car parking space to the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said unit falling under the Developer allocation in terms of the understanding between the parties.
9. To receive collect and realize payments from the intending purchasers sale price of the respective units in terms of the agreement for sale to be entered into between the developer and the intending purchasers.
10. To appear before the concerned officer/s of the Government of West Bengal and other appropriate Government Authorities and/or department and to appear before any Registrar, Sub-Registrar of any deeds or documents after due execution thereof in connection with the Duplex/flats/ shop/office /units/ apartments /car parking space so to be constructed in the said premises and also to sign execute and deliver all necessary documents/ agreements/ indenture/ conveyances /


Adv.

sale/ lease/ gift/ exchange / rent/ applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.

11. To appear and represent the executants before the appropriate police authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the said schedule property or portions thereof as may be from time to time necessary or required.
12. To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule land and/or the proposed new building to be erected in or upon the said schedule land as agreed upon between the parties either in the name of the executant or any other person or party as the said attorney/s shall think fit and proper.
13. To erect and/or construct new building and boundary walls in or upon the said schedule land as the said attorney/s shall from time to time think fit and proper for the said purpose and to do all acts deeds matters and things.
14. To sign and execute all documents, plans, specifications, affidavits, and all other papers as may be necessary to be submitted before any authority or authorities in connection with the said schedule property or in connection with the development thereof or for construction of



building/apartments, duplex/flats, and other space/s shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoing on account thereof of relating to the said schedule land as may from time to time be necessary and required.

- 15. To 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 Executor, also if and when require any signature of the Executor, we must be signed in the said documents and also the intending purchaser/s have right to receive loan from any Govt, Semi Govt, Financial Institution, Bank Invest Company, Public Limited Company etc.**

- 16. To negotiate for attending discussion and to obtain necessary permission and/or sanction from the various concerned departments constituted statutory and local bodies or authorities for developing the said scheduled property by raising the construction of the proposed building comprising of duplex/flats, apartments, shops, common areas and other spaces as the said attorney shall think fit and proper.**

- 17. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the residential apartments, duplex/flats, shops,**

A handwritten signature in black ink, appearing to be 'A.A.N.', is located in the bottom left corner of the page.

office, godown, common areas and other space with the intending purchaser/s as agreed upon between the parties of the building as per the plan sanctioned/approved by the concerned authority which would belong to the executant, as per understanding between the parties.

18. To receive collect and realize payments from the intending purchaser/s the sale prices of the duplex/flats, shops/office/parking/ apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the executant in terms of the Development Agreement.
19. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from intending purchaser/s to be entered into a final payment against the deed of conveyance/s against the sale of the residential cum commercial apartments/ duplex/ building / office / shop/ parking etc. to be constructed in or upon the said schedule land in term of the understanding between the parties and to give valid discharge, from developer own allocation according to development agreement made earlier. The money so receive by my constituted attorney under these presents will belong to them and the executants of these presents shall have no claim whatsoever. This document is revocable in nature.


Adv.

20. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as agreed upon between the parties the executant and the developer herein.
21. To take all effective steps immediately in the matter of construction of multi storied building/duplex for residential and commercial purpose and raising on construction in the property mentioned in the schedule below.
22. To invest necessary funds and bear all expenditure whatsoever for all constructions, supervision and management of the said multistoried building/ Duplex.
23. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid We the executant herein give and grant unto our said attorney full power and authority from time to time to appoint one or more substitutes as pleasures and to appoint other or others in its or its place for all or any of the matters aforesaid upon such terms and conditions as our said attorney shall think proper and expedient generally concerning or relating to the schedule property and/or development thereof and/or construction of the proposed new building and/or assumption of the right in respect thereof as the said attorney shall think fit and proper.

AND GENERALLY to do and perform all and every such further and other lawful or reasonable acts and things touching and


Adv.

concerning the matters and schedule plot of land aforesaid as fully and eventually to all intents and purposes as We the owner/ executant and/or severally might or could do as if We are personally present.

Be it specifically mentioned here that our said attorney shall entitled to apply or obtain any kind of loan/project loan by mortgaging our schedule mentioned land.

We hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever our said attorney to do or cause to be done by virtue of THESE PRESENTS AND We the Executants of these presents, are desirous of and it is hereby expressively and unequivocally provided that this instrument and power of attorney is subsisting till the completion is entirety of the said construction and/or development of the building in or upon the said schedule property comprising of residential apartment/s, flat/s, shop/s, /office/godown/common space and other spaces and sales and/or disposal of the new building as agreed upon by and between the parties.

SCHEDULE 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


Adv.

- 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,
- 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,
1. 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,

R
A.A.V.

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

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

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 and the executor's share allocations are shown in the sketch maps with RED WASH colour and the Attorney's share allocations are shown in the sketch maps with GREEN WASH colour which will be treated as a part of this Deed.

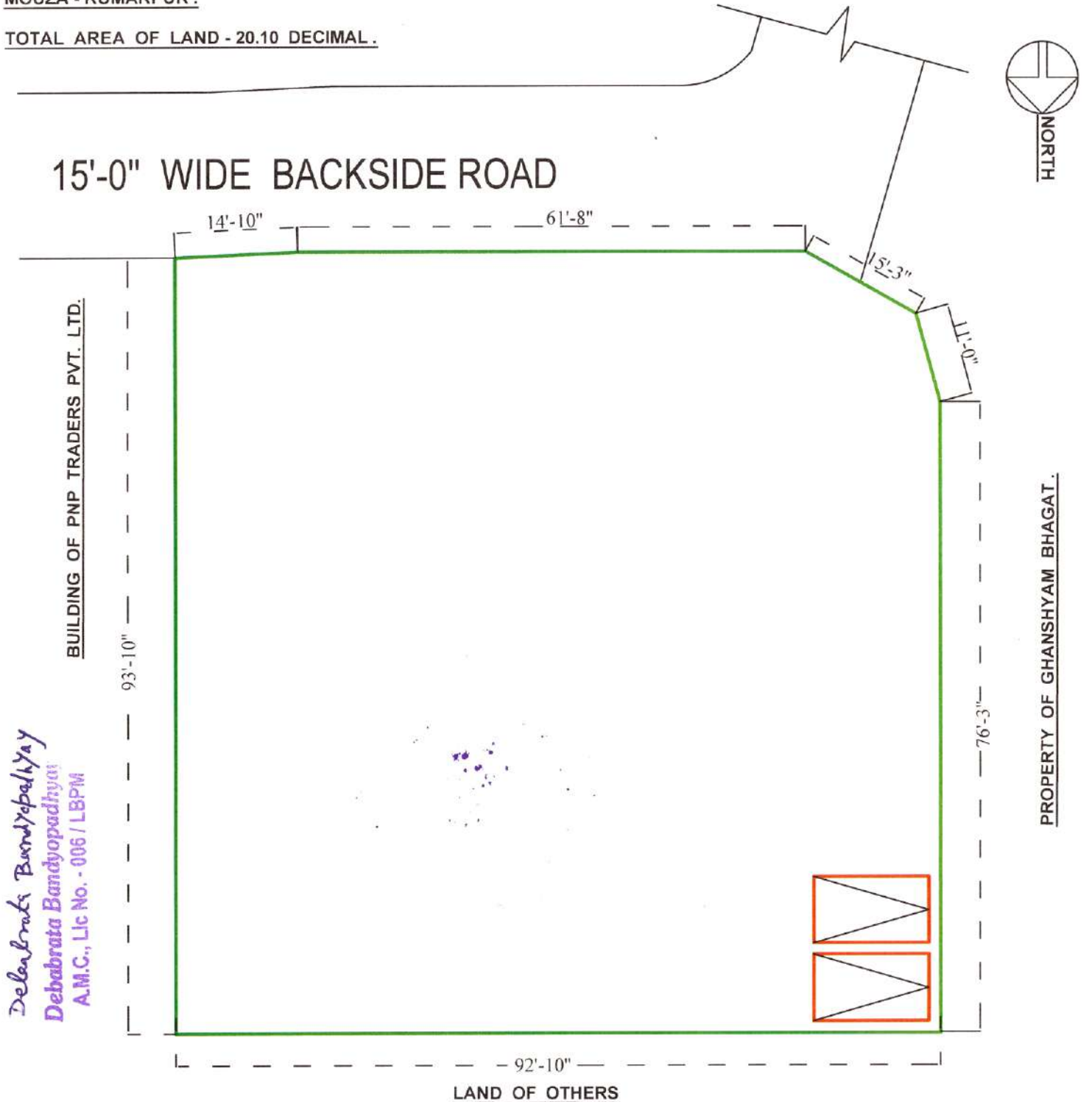
A sheet containing both hands finger prints of both the parties with coloured photographs of the parties duly attested by the parties attached herewith and shall be part of this deed.


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 .

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

TOTAL AREA OF LAND - 20.10 DECIMAL .



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

CASTRON PROJECTS PVT. LTD.

Debabrata Bandyopadhyay
Director

SIGN. OF EXECUTANTS.

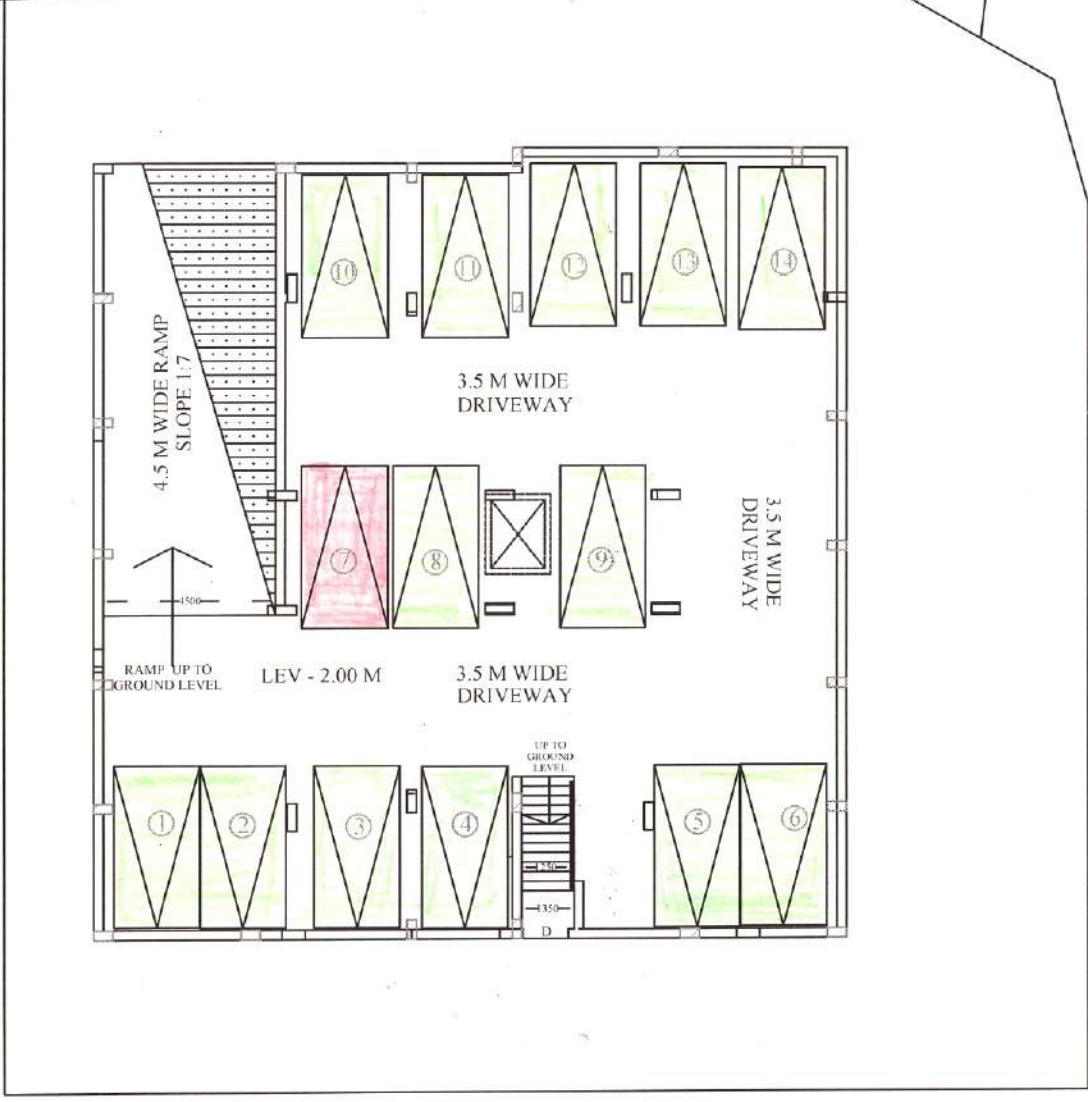
Misra Associates Development
Consultants Pvt. Ltd.

Honeya Misra
Managing Director

SIGN. OF ATTORNEY.

15'-0" WIDE BACKSIDE ROAD

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



BASEMENT FLOOR PLAN.

PARKING SPACE NO. - 7 AT BASEMENT FLOOR, ALLOTTED TO EXECUTOR NAMEDLY "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 ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

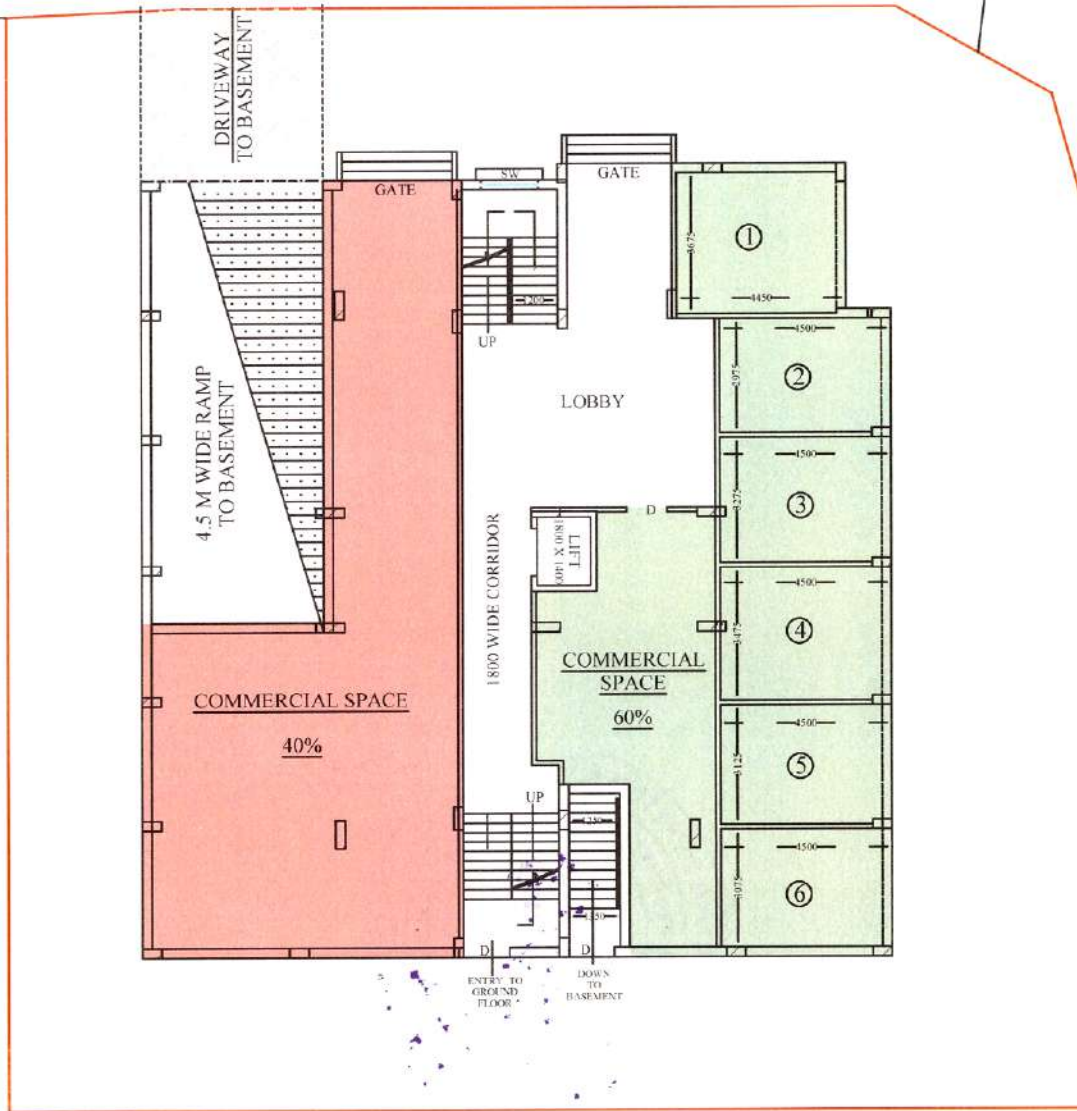
CASTRON PROJECTS PVT. LTD.
Jyoti Agarwal, Managing Director

Misra Associates Development Consultants Pvt. Ltd.
Hanuman Misra, Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.

15'-0" WIDE BACKSIDE ROAD



GROUND FLOOR PLAN.

AT GROUND FLOOR, ALLOTTED TO EXECUTOR NAMEDLY "CASTRON PROJECTS PVT. LTD." SHOWN IN RED COLOUR.

AT GROUND FLOOR, ALLOTTED TO ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN 'COLOUR.

CASTRON PROJECTS PVT. LTD.

Soti Agarwal
Director

Misra Associates Development Consultants Pvt. Ltd.

Hanyan Misra
Managing Director

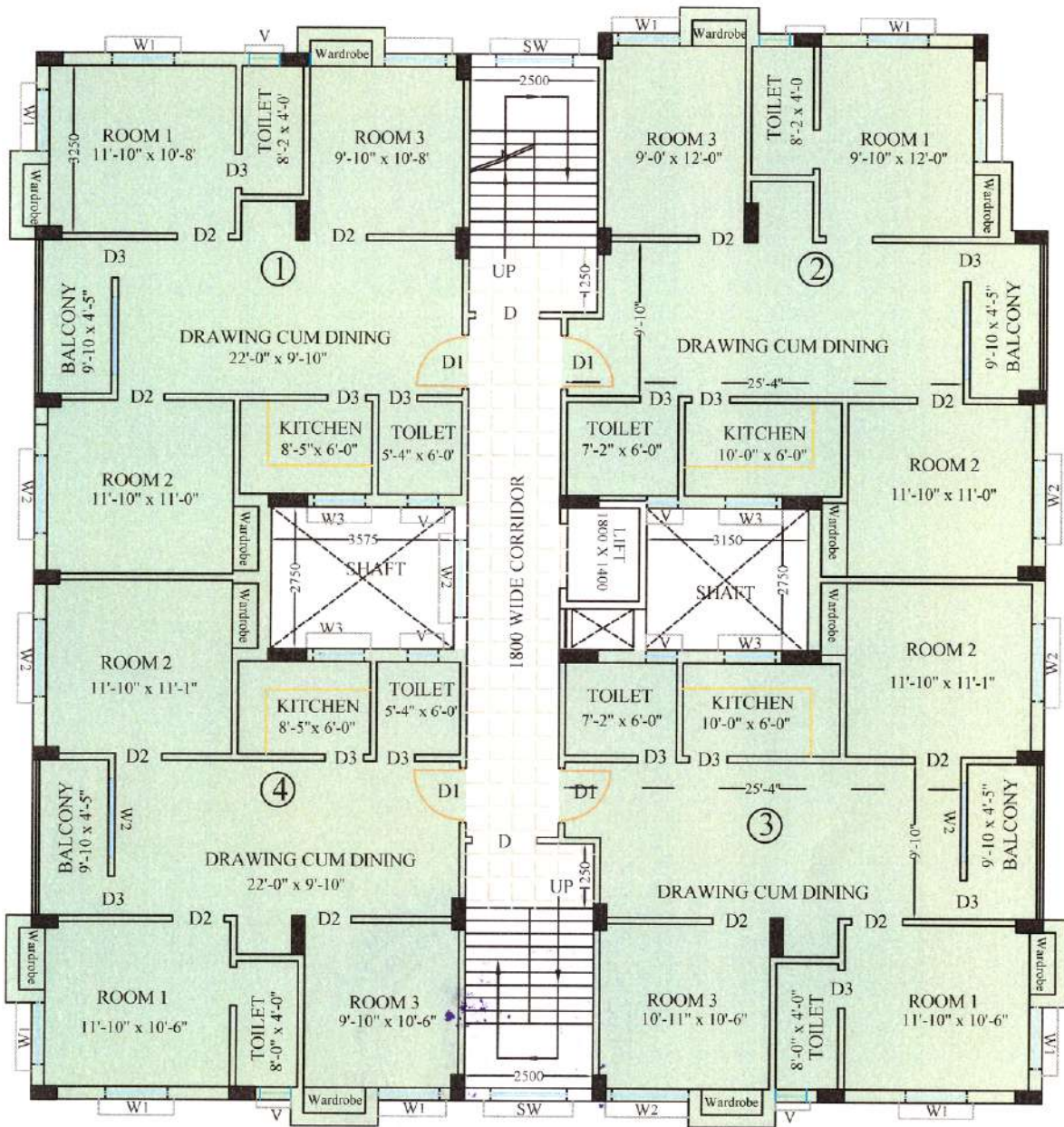
SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.

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



Debarajita Bandyopadhyay
Debabrata 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 ATTORNEY NAMELY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Toshi Agarwal
Director

Misra Associates Development
Consultants Pvt. Ltd.

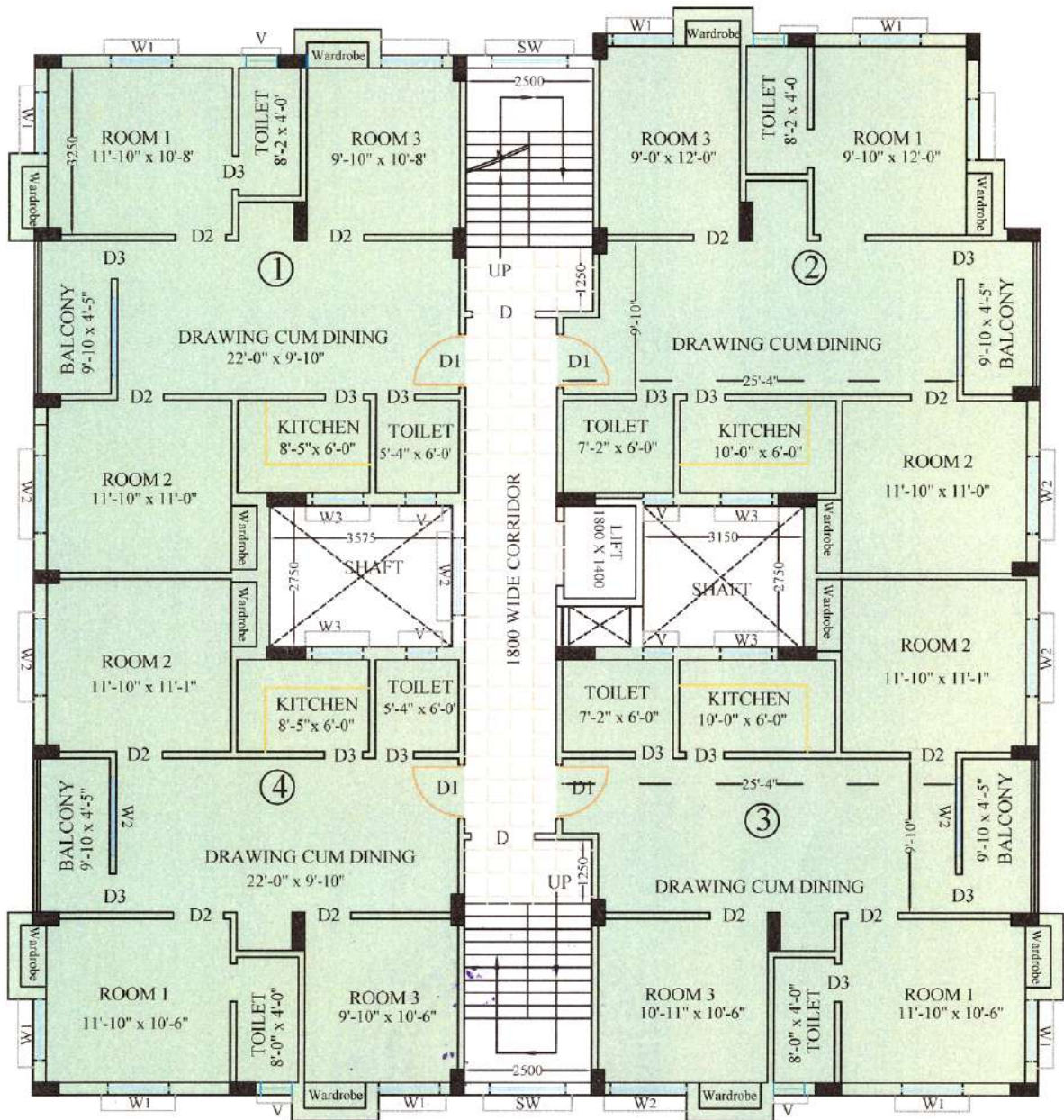
Haranya Misra
Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.



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 ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Yoti Agarwal
Director

Misra Associates Development
Consultants Pvt. Ltd.

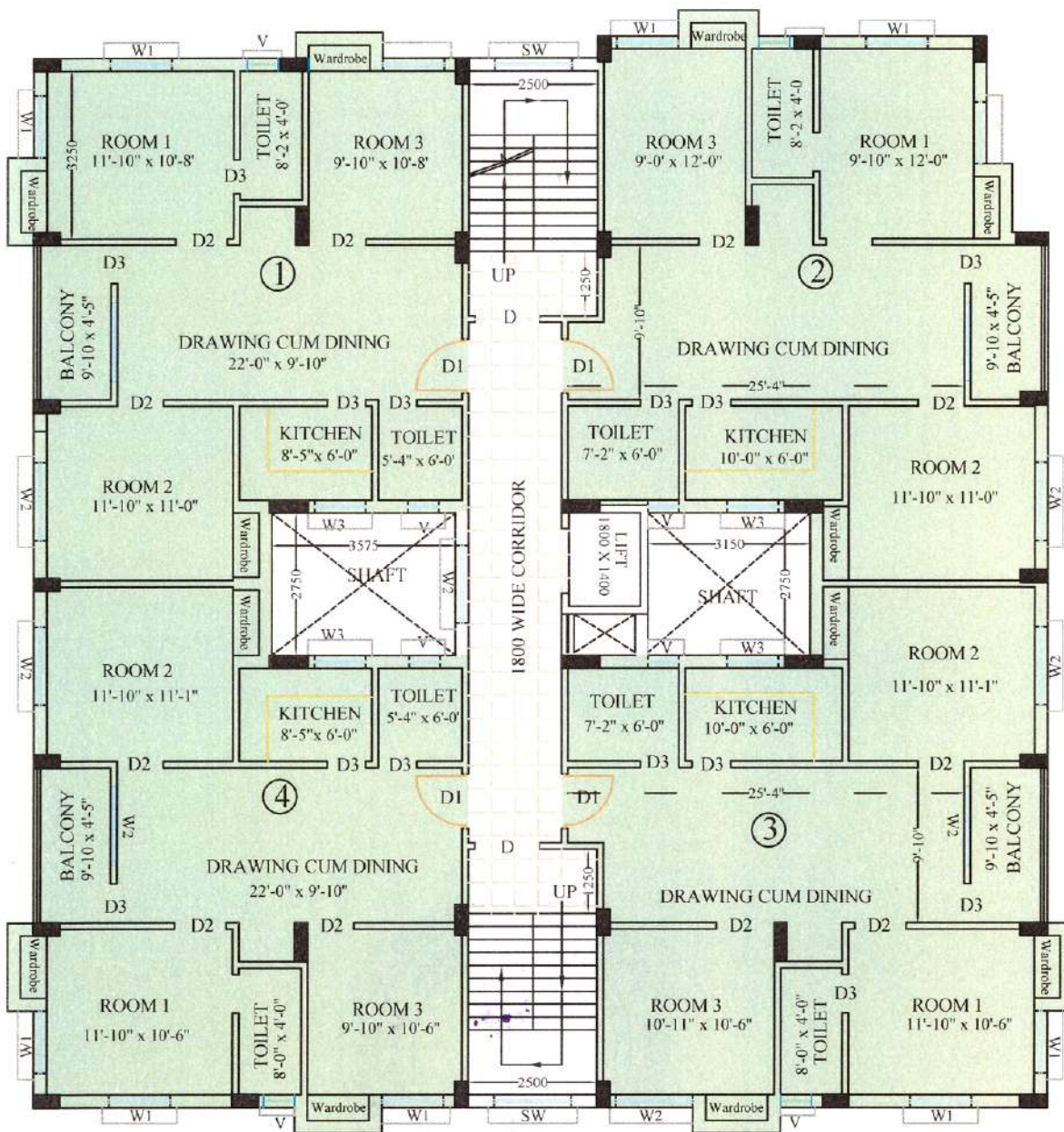
Hanyarun
Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.



Delaranta Banopalyay
Deabrata 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 ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Yoti Agarwal
Director

Misra Associates Development
Consultants Pvt. Ltd.

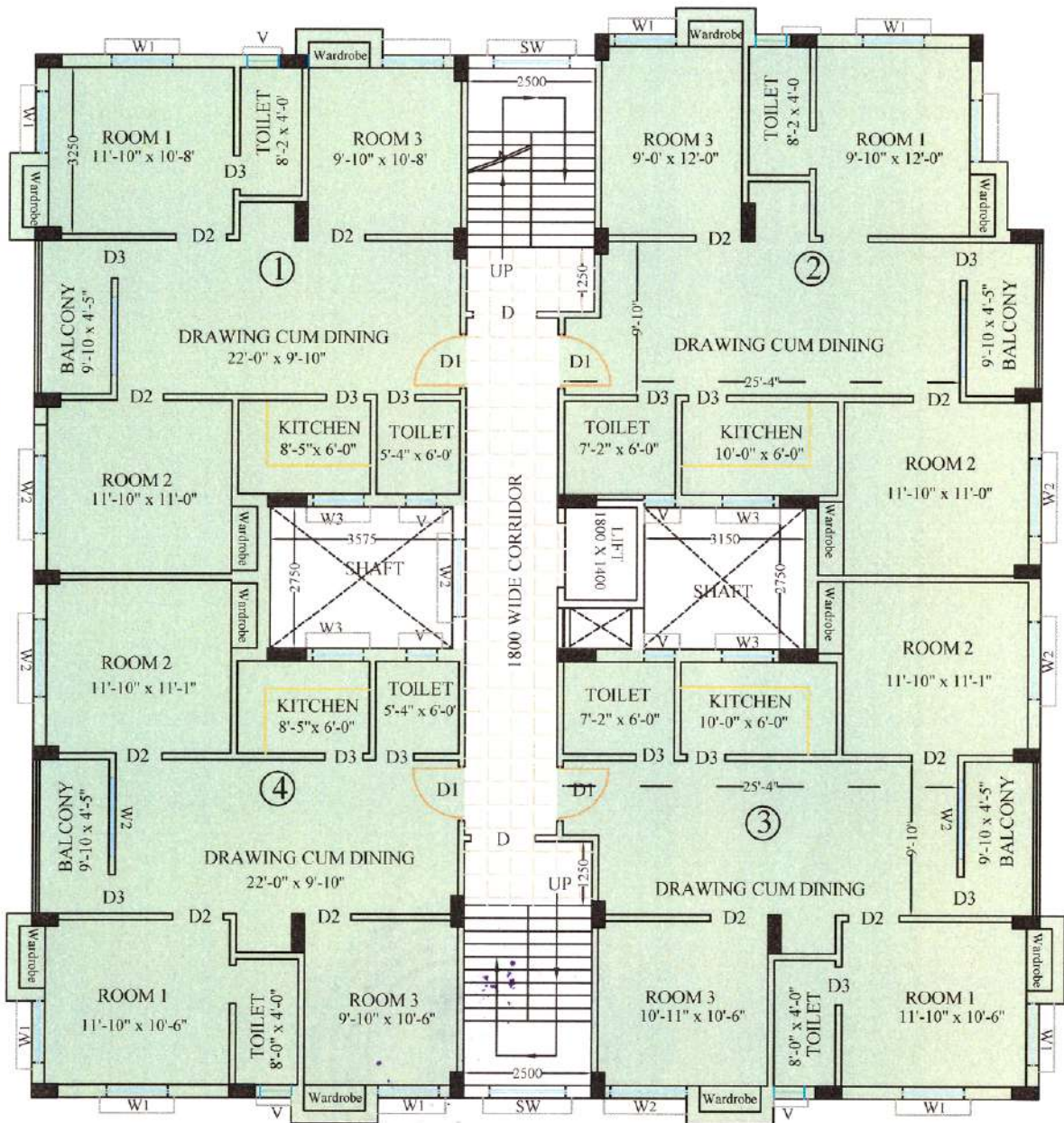
Hanyan...
Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.



Delanbata Bandyopadhyay
Debabrata 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 ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.:

Joti Agarwal
Director *managing*

Misra Associates Development
Consultants Pvt. Ltd.

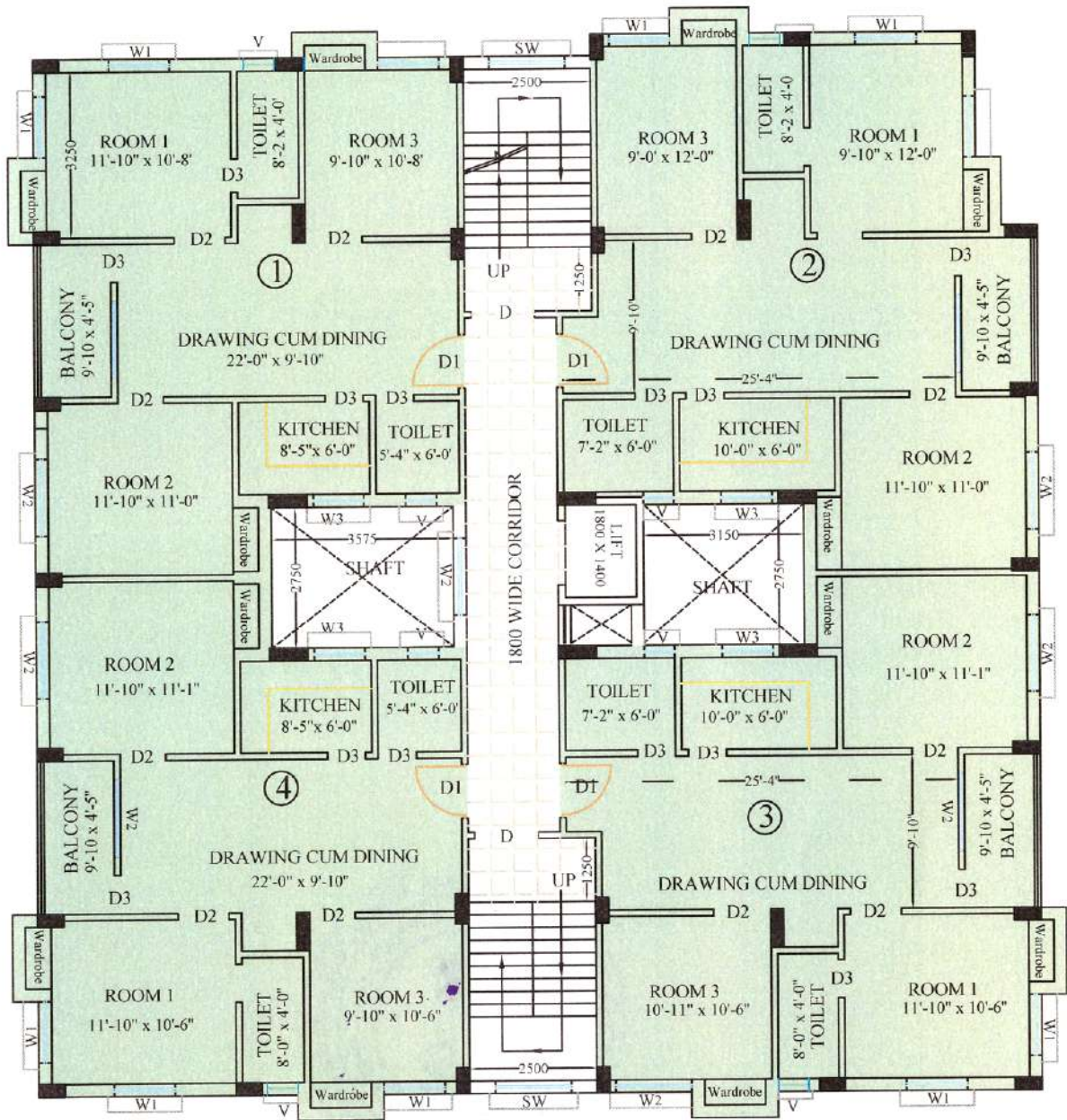
Harjya Misra
Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.



Debarbata 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 ATTORNEY NAMEDLY "MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD." SHOWN IN GREEN COLOUR.

CASTRON PROJECTS PVT. LTD.

Yyodi Agarwal
Director

Misra Associates Development
Consultants Pvt. Ltd.

Harjanshu
Managing Director

SIGN. OF EXECUTANTS.

SIGN. OF ATTORNEY.

IN WITNESS WHEREOF the above named parties put their signature on the day, month, and years above written.

WITNESSES:-

1. *श्री लाल सिंह*
S/O Late Balle Singh
Glass factory, Quarter
Chhatapathar Eleka,
P.O. Kalipaheri,
P.S. Asansol (South)
Dist. Paschim Bardhaman
Pin - 713339

2. *कमल बोर*
S/O Late Ashut Kumar Bor
Kohila Below
Asansol

CASTRON PROJECTS PVT. LTD.

Yoti Agarwal
Managing Director

Signatures of Executant

Misra Associates Development
Consultants Pvt. Ltd.

Hanuman
Managing Director

Signature of Attorney

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

Thumb



Thumb



Little finger to Fore finger



Fore finger to little finger



Finger prints attested by me: *Hanuman*

Photograph



Left
hand

Thumb



Thumb



Little finger to fore finger



Fore finger to little finger

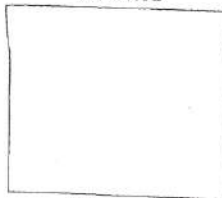


Finger Prints attested by me: *Yodi Agarwal*

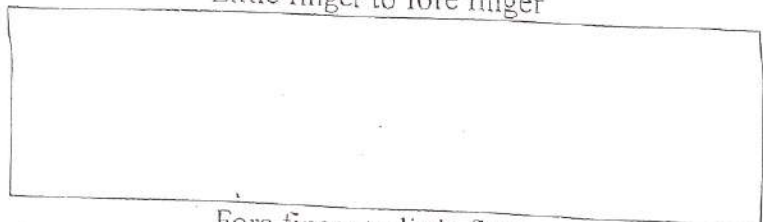
Photograph

Left
Hand

Thumb

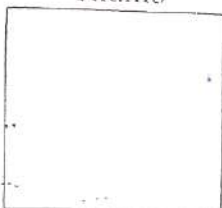


Little finger to fore finger

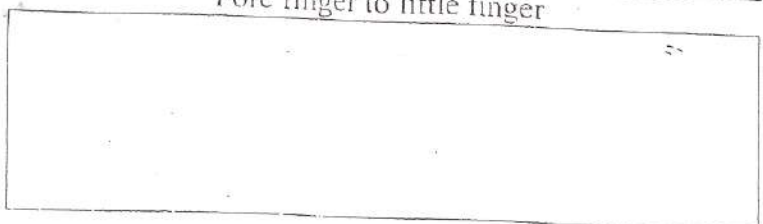


Right
Hand

Thumb



Fore finger to little finger



Finger prints attested by me: _____

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 ELAK
POST OFFICE (পোস্ট অফিস) KALI PAHARI
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) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, MUNNA SINGH as identifier identifying the executants
of the concerned deed (Query No.) 8002883242/2024,

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

মুন্না সিংহ

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-09217/2024	Date of Registration	28/11/2024
Query No / Year	2305-8002883242/2024	Office where deed is registered	
Query Date	13/11/2024 3:28:34 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PALLABI DHAR ASANSOL,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7908912717, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 2,63,12,730/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230508733/2024 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, 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	LR-33055	Other Commercial Usage Danga	0.016 Acre		20,94,546/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-474	LR-33054	Other Commercial Usage Baid	0.01 Acre		13,09,091/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-475	LR-33054	Other Commercial Usage Danga	0.05 Acre		65,45,455/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-476	LR-33054	Other Commercial Usage Baid	0.025 Acre		32,72,728/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		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, Pin Code : 713304

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




Principal Details :



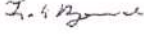
Sl No	Name,Address,Photo,Finger print and Signature
1	CASTRON PROJECTS PRIVATE LIMITED UJJIVAN BANK BUILDING, BNR MORE OPPOSITE RANJIT PETROL PUMP, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxx9K,Aadhaar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

Attorney Details :

Sl 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 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	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		 Captured	
		Nov 13 2024 4:14PM	LTI 13/11/2024	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 Not Provided by UIDAI Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANTS PRIVATE LIMITED (as MANAGING DIRECTOR)				

2	Name	Photo	Finger Print	Signature
	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	 Nov 13 2024 4:14PM	 Captured LTI 13/11/2024	 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 Not Provided by UIDAI Status : Representative, Representative of : CASTRON PROJECTS PRIVATE LIMITED (as MANAGING DIRECTOR)				

Identifier Details :

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

Transfer of property for L1		
SI.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		
SI.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		
SI.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		
SI.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		
SI.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, 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:ক্যামটন প্রজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টর: প্রিয়াকা সিং, Address:নিজ , Classification:ডাঙ্গা, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 474, LR Khatian No:- 33054	Owner:ক্যামটন প্রজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টর: রঘুনাথ বনসল, Address:আসানসোল , Classification:বাইদ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 475, LR Khatian No:- 33054	Owner:ক্যামটন প্রজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টর: রঘুনাথ বনসল, Address:আসানসোল , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 476, LR Khatian No:- 33054	Owner:ক্যামটন প্রজেক্ট প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টর: রঘুনাথ বনসল, Address:আসানসোল , Classification:বাইদ, Area:0.02500000 Acre,	Owner Name not selected by applicant.

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More – Big Bazar Off Road) , Mouza: Kumarpur, 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:ক্যামটন প্রজেক্ট গ্রা: লি: ডাই: সৃজিত প্রসাদ এবং , Gurdian:শালিনী ভার্মা, Address:উশ্বীবন বাড় রজিত পেটল পাম্প , Classification:বাস্তু, Area:0.10000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230509217 / 2024

On 13-11-2024

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

Presented for registration at 16:02 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, 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 Late BULLU SINGH, GLASS FACTORY, QTR, CHATTAPATHAR ELAKA, P.O: KALIPAHIRI, 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, 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 Late BULLU SINGH, GLASS FACTORY, QTR, CHATTAPATHAR ELAKA, P.O: KALIPAHIRI, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713339, by caste Hindu, by profession Others



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

On 28-11-2024

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.

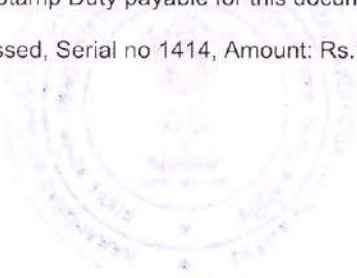
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1414, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name: J P SHAW



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 194012 to 194045
being No 230509217 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.12.03 15:20:50 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 03/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.