

3134/16

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

eugene 380

K 224728

Certified that the Document is
as a valid instrument. The
endorsement and stamp of the
Registrar of the District of this document.

Suphoarthy

Advt. District Sub-Registrar
Asansol Dist. Bardhaman

29 APR 2016

*Registrar
Chandini*

Query No.:- 02050000427765/2016

DEED OF SALE

Set Forth Valued at Rs;-39,20,622/-

Assessed Market Value at Rs.39,20,622/-

P.S.Asansol (S), Mouza: Asansol Municipity, J.L.No.20

R.S.Plot No. 315, 316 & 317, Measuring 05 Katha 02

Chhatak of land.

THIS DEED OF SALE is made on this the 28th day of March, 2016;

:: BY and BETWEEN ::

Contd.....p/2

Date of Purchase
from Assam Treasury
21 MAR 2016
L.No. 1 of 2000-01

ক্রমিক নং 4278
মূল্য 1000/- তারিখ 21.3.16
নাম- Astron projects Private Limited
ঠিকানা- 40/kata
ভেণ্ডার শ্রী gmm-8w-

শ্রীমতি, আসানসোল

Rajiv G. Choudhary

-1



704

Rajiv G. Choudhary



Supd/rofm.

Adm. District Sub-Registrar
Assam Dist. Court

25 APR 2016

Rahul Kumar Agarwal

Rajendra Singh
Chaudhuri

(2)

SRI RAJENDRA SINGH CHAUDHURI son of Late Gopal Singh Chaudhuri, **PAN. AAEP3149A**, by religion : Hindu (Sikh), by occupation : Business, by nationality Indian, resident of Burnpur Road , Opp. Police Line, Asansol, Police Station: Asansol (S), Sub-Division and A.D.S.R. Office Asansol, Dist. Burdwan, Pin No.713304 in the state of West Bengal, hereinafter called and referred to as the “ **SELLER** ” (which expression shall unless excluded by or repugnant to the context include all his heirs successors, legal representatives and assigns) of the **ONE PART**.

:: IN FAVOUR OF ::

CASTRON PROJECTS PRIVATE LIMITED, a company duly incorporated under the Indian Companies Act 1956 having it's registered office at 14 Bentick Street, Room No.8, 1st Floor, P.O. & P.S. Kolkata, Dist. Kolkata, Pin No.700001 in the state of West Bengal, **PAN. AAEECC2199K**, represented by it's Director **SRI RAGHUNATH BANSAL** son of Sri Puran Mal Bansal , **PAN. ALHPB7280R**, by faith Hindu, citizenship Indian, by occupation; Business, resident of : Chapui Khas Colliery, P.O. Kalipahari, P.S. Asansol (S), Dist. Burdwan, Pin No.713324 in the state of West Bengal , hereinafter called and referred to as the “**PURCHASER**” (Which expression shall includes it's successor-in-office , assigns , legal representative unless contrary to and repugnant to the context) of the **OTHER PART**.

WHEREAS the seller above named have purchased the Schedule mentioned landed property by virtue of the two separate registered Deeds of Sale being (i) **Deed No. I-01065 for the year 2008 & (ii) Deed No. I-12801 for the year 2013** from Sri Kaloo Khan son of Sri Bhudeb Khan,

Rajendra S. Chandra

(3)

resident of : Kumarpur, Asansol, P.S. Asansol(S), Dist. Burdwan on payment of valuable consideration and the seller has been all along owning the same as its exclusive lawful owner thereof free from all encumbrances and the seller has absolute right, full power and authority to sell the schedule mentioned landed property to the purchaser.

AND WHEREAS the above named seller being in urgent need of money to meet his legal and lawful expenses and also for purchasing a suitable property, has declared his option to sell, convey and assign his aforesaid property described in the schedule below for a consideration of **Rs: 39,20,622/- (Rupees Thirty Nine Lac Twenty Thousand Six Hundred Twenty Two only)** and the purchaser above named being desirous of purchasing the same has approached the seller to sell and convey his aforesaid property unto the purchaser and seller has accepted the offer and proposal made by the purchaser and agreed to sell his property unto the purchaser and the purchaser have agreed to purchase the same at the aforesaid price.

AND WHEREAS the seller above named being considering it to be the just and highest market price of his aforesaid property has agreed to sell the same unto the purchaser,

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of **:Rs:39,20,622/- (Rupees Thirty Nine Lac Twenty Thousand Six Hundred Twenty Two only)**, the receipt whereof the said seller does hereby admit and acknowledge, the said seller hereby grant of convey unto and to the use of the purchaser all those piece and parcel of land as described in the

(4)

Rajendra Singh
Chaudhary

schedule below.

That the purchaser being fully satisfied with the title and ownership of the seller has purchase the schedule mentioned property on this day and on the strength of this deed the purchaser will be able to owned and possess the schedule mentioned land without any claim or demand from the seller or any other persons claiming under him.

That the seller has transferred and convyed of his right title and interest over the schedule mentioned land to the purchaser on this day by handing over possession of the land to the purchaser.

That the purchaser shall be able to mutated his name in the official records of S.D.L. & L.R.O., Extn., Part-1, Asansol by paying Govt. Rent for the said land as will be assessed.

MEMO OF CONSIDERATION

Total consideration of Money received by Five Cheques , detials are given below:-

(i) Cheque No.512331 & 512339 of Bijaya Bank, Asansol Branch Rupees. 11,00,000/-(Eleven Lac) .

(ii) Cheque No.593406 of Andhra Bank, Asansol Branch Rupees. 10,00,000/-(Ten Lac) .

(iii) Cheque No.593409 of Andhra Bank, Asansol Branch Rupees. 13,00,000/-(Thirteen Lac)

(iv) Cheque No.593408 of Andhra Bank, Asansol Branch Rupees. 5,20,622/- (Five Lac Twenty Thousand Six Hundred Twenty Two)

Contd.....p/5



(5)

:: SCHEDULE REFERRED TO ::

(Description of the land)

Within District of Burdwan, P.S.Asansol (N) , Sub-Division and Addl. Dist. Sub-Registry Office:Asansol, **Mouza: Asansol Municipity, J.L.No.20,** under the limits of Asansol Municipal Corporation & the piece and parcel of Rayati land in **L.R.Khatian No.436** (Four Hundred Thirty Six) ;:.

(1) R.S. Plot No. 315 (Three Hundred Fifteen), Class: Baid, Measuring an area **01 (One) Decimals** of land.

(2) R.S.Plot No. 316 (Three Hundred Sixteen), Class: Danga, Measuring an area **05 (Five) Decimals** of land.

(3) R.S. Plot No. 317 (Three Hundred Seventeen), Class: Baid, Measuring an area **2.456 (Two Point Four Five Six) Decimals** of land.

In Three Plots Total Measuring an area 05 (Five) Katha 02 (Two) Chhatak OR 8.456 (Eight Point Four Five Six) Decimals of land is hereby sold by this deed.

Proposed use of the sold land : **Vastu**

The property hereby sold is butted and bounded by:- **On the North:** Land of Agarwal , **On the South:** 15'-0 " Wide Road, **On the East:** Property of PNP Traders Pvt. Ltd., **On the West:** Property of Smt. Anuradha Karan wife of Murari Dhar Karan.

The property hereby sold is morefully delineated in the sketch map annexed hereto and the property shown marked in RED border, which will be treated as a part of this deed..

Contd.....p/6

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., Extn., Part-1, Asansol.

A sheet containing photos and finger print of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

IN WITNESS WHEREOF the seller hereunto has set his hand to this deed of sale with his free will and sound mind on the day, month and year first above mentioned in the following witnesses.

WITNESSES:-

① Rahul Kumar Agarwal
S/o Late Shyam Lal Agarwal
S.F. Road Ushagram Asansol
713303.

Dist - Burdwan

② Sh. Abdul Satter
S/o Sh. Njrat Islam.

of
Jemari, Po - B. Jemari
PS - Salepur.
Dist - Burdwan
Pin - 713335

Rajendra Singh Choudhary

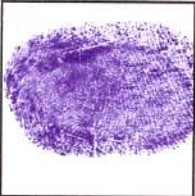









Signature of the Seller

Drafted and prepared by me as per instructions of the seller and read over and explained the contents of this deed before the seller in vernacular and printed in my office.

Hemant Kanti Nandi











Advocate / Asansol Courte

Enrolment No. A/1735/1715/2001.

left hand	Thumb	Littlefinger to Forefinger			
					
right hand	Thumb	Forefinger to Littlefinger			
					

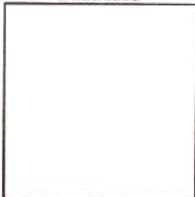
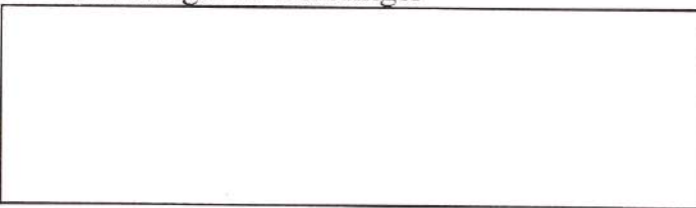




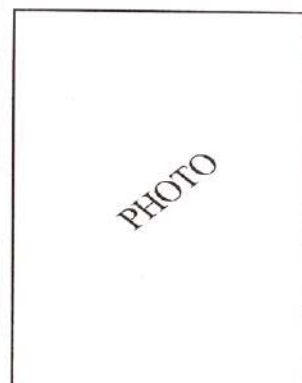
Finger Print attested by me:- *Rajinder Singh Chandel*

left hand	Thumb	Littlefinger to Forefinger			
					
right hand	Thumb	Forefinger to Littlefinger			
					



Finger Print attested by me:- *Rohit Kumar*

left hand	Thumb	Littlefinger to Forefinger			
					
right hand	Thumb	Forefinger to Littlefinger			
					



Finger Print attested by me:-

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-003809762-2

Payment Mode

Counter Payment

GRN Date: 28/03/2016 10:09:42

Bank : State Bank of India

BRN : 280316090051982

BRN Date: 28/03/2016 03:39:04

DEPOSITOR'S DETAILS

Id No. : 02050000427765/1/2016

[Query No./Query Year]

Name : SRI RAGHUNATH BANSAL

Contact No. : Mobile No. : +91 9733063475

E-mail :

Address : ASANSOL

Applicant Name : Mr M K Nandi

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050000427765/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	234247
2	02050000427765/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43127

Total

277374

In Words : Rupees Two Lakh Seventy Seven Thousand Three Hundred Seventy Four only






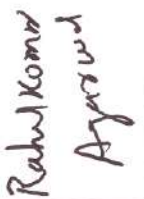
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02050000427765/2016

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

SI No.	Name of the Executant	Category		Finger Print 	Signature with date 
1	Shri Rajendra Singh Chaudhuri Burnpur Road, Opposite Police Line, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304	Seller			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Rahul Kumar Agarwal Son of Late Shyamlal Agarwal Ushagram, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Shri Rajendra Singh Chaudhuri, Shri Raghunath Bansal			

(Saurav Roychowdhury)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Burdwan, West Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Rajendra Singh Chaudhuri Son of Late Gopal Singh Chaudhuri Burnpur Road, Opposite Police Line, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Rajendra Singh Chaudhuri Son of Late Gopal Singh Chaudhuri Burnpur Road, Opposite Police Line, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No. AAEP3149A,; Status : Individual; Date of Execution : 28/03/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	CASTRON PROJECTS PRIVATE LIMITED Fice At 14 Bentick Street, Room No.8, 1st Floor,, P.O:- Kolkata, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAEC2199K,; Status : Organization; Represented by not executed as given below:-		
1(1)	Shri Raghunath Bansal Chapui Khas Colliery, P.O:- Kalipahari, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALHPB7280R,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Rahul Kumar Agarwal Son of Late Shyamlal Agarwal Ushagram, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Rajendra Singh Chaudhuri, Shri Raghunath Bansal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More -- Big Bazar Off Road) , Mouza: Asansol Municipality	RS Plot No:- 315 , RS Khatian No:- 436	1 Dec	4,63,650/-	4,63,650/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 15 Ft., Adjacent to Metal Road,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More -- Big Bazar Off Road) , Mouza: Asansol Municipality	RS Plot No:- 316 , RS Khatian No:- 436	5 Dec	23,18,248/-	23,18,248/-	Proposed Use: Vastu, ROR: Danga, Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More -- Big Bazar Off Road) , Mouza: Asansol Municipality	RS Plot No:- 317 , RS Khatian No:- 436	2.456 Dec	11,38,724/-	11,38,724/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 15 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Rajendra Singh Chaudhuri	CASTRON PROJECTS PRIVATE LIMITED	1	100
L2	Shri Rajendra Singh Chaudhuri	CASTRON PROJECTS PRIVATE LIMITED	5	100
L3	Shri Rajendra Singh Chaudhuri	CASTRON PROJECTS PRIVATE LIMITED	2.456	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	M K Nandi
Address	Asansol Court,Thana : Asansol, District : Burdwan, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. ASANSOL, District: Burdwan
Endorsement For Deed Number : I - 020503256 / 2016

Query No/Year	02050000427765/2016	Serial no/Year	0205003134 / 2016
Deed No/Year	I - 020503256 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Rajendra Singh Chaudhuri	Presented At	Private Residence
Date of Execution	28-03-2016	Date of Presentation	25-04-2016

Remarks

On 28/03/2016

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 39,20,622/-

Saurav Roychowdhury

(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

On 25/04/2016

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

Presented for registration at 20:20 hrs on : 25/04/2016, at the Private residence by Shri Rajendra Singh Chaudhuri ,Executant.

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

Execution is admitted on 25/04/2016 by

Shri Rajendra Singh Chaudhuri, Son of Late Gopal Singh Chaudhuri, Burnpur Road, Opposite Police Line, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, By caste Sikh, By Profession Business

Indetified by Shri Rahul Kumar Agarwal, Son of Late Shyamlal Agarwal, Ushagram, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, By caste Hindu, By Profession Business

Saurav Roychowdhury

(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

On 28/04/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,127/- (A(1) = Rs 43,120/- ,E = Rs 7/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 43,127/- is paid, by online on 28/03/2016 3:39AM with Govt. Ref. No. 192015160038097622 on 28-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 280316090051982 on 28/03/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,35,247/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,34,247/- is paid, by online on 28/03/2016 3:39AM with Govt. Ref. No. 192015160038097622 on 28-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 280316090051982 on 28/03/2016, Head of Account 0030-02-103-003-02



(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

On 29/04/2016

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 : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,35,247/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 4279, Purchased on 21/03/2016, Vendor named P Ghanty.



(Saurav Roychowdhury)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 66133 to 66150
being No 020503256 for the year 2016.



Digitally signed by SAURAV
ROYCHOWDHURY

Date: 2016.05.17 12:36:25 +05:30

Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 17/05/2016 12:36:23

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
