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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2050-1576

H 693913

50-1000-

14

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

Signature
Sub-Registrar
Asansol Dist. Bardhaman

2.0.DEC 2016

CURN 19-201617-003549203-1

Query No.:- 0205-0001569466/2016

DEED OF SALE

Set Forth Valued at Rs;-6,70,000/-

Assessed Market Value at Rs.6,70,000/-

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

Measuring 14 Chhatak of land.

THIS DEED OF SALE is made on this the 30th day of November, 2016;

:: BY and BETWEEN ::

Contd.....p/2

Signature of R. L. Choudhary

২৭ নং
 ক্রমিক নং
 ২০০০-
 তারিখ: ২০১০/১১/১৩
 নাম: Caspro Projects Private Limited
 ঠিকানা: ঢাকা
 প্রাপ্ত প্রা-
 প্রাপ্ত প্রা-
 পিপি, আসানসোল

Date of Purchase
 from Asansol Treasury
 - 3 NOV 2016
 L.No. 1 of 2000-01

PRASANTA GHANTY
 Asansol Town Stamp Vendor
 Licence No.-1 of 2000-01

Rajendra Chandra



২৭২৪

Rajendra Chandra



১৪/১০/১৬
 14 DEC 2016

Sa Abdul Satter

(2)

Rajendra Singh Chaudhuri

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

(3)

of Sale being (i) **Deed No. I-01065 for the year 2008 & (ii) Deed No.I-12801 for the year 2013** of A.D.S.R office Asansol from Sri Kaloo Khan son of Sri Bhudeb Khan, 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: 6,70,000/- (Rupees Six Lac Seventy Thousand 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:**

Contd.....p/4

(4)

Rajendra K. Chandra

6,70,000/- (Rupees Six Lac Seventy Thousand 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 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 one Cheques , detials are given below:-

Cheque No.593423 & 593423 of Andhra Bank, Asansol Branch, Rupees. 6,70,000/- (Six Lac Seventy Thousand only) .

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 Municipality, J.L.No.20**, 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 **7.5 (Seven Point Five) Chatak** of land.

(2) R.S. Plot No. 316 (Three Hundred Sixteen), Class: Danga, Measuring an area **6.5 (Six Point Five) Chhatak** of land.

In Two Plots Total Measuring an area 14 (Fourteen) Chhatak OR 630 SFT. 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:** Land of Purchaser, **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

(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 Sh Abdul Sattar
S/o Sh Nagrat Islam
&
Temari, P.O. B. Temari
Ps. Salarpu.
Dist. Burdwan
Pin - 713335

② Jaydev Tewary
S/o Sh Ananda Tewary
Aradanga
P.O. & P.S. Asansol
Burdwan

Rajinder Singh Chaudhary

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.

Sh Abdul Sattar
(Sh Abdul Sattar)

Advocate / Asansol Court
Enrolment No. F/199/74/2016

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

GRN: 19-201617-003549203-1

Payment Mode

Online Payment

GRN Date: 14/12/2016 21:42:16

Bank :

State Bank of India

BRN : IK00ASVOB1

BRN Date: 14/12/2016 21:42:56

DEPOSITOR'S DETAILS

Id No. : 02050001569466/1/2016

[Query No./Query Year]

Name : Sk Abdul Sattar

Contact No. :

Mobile No. : +91 9733063475

E-mail :

Address : Asansol Court

Applicant Name : Mr Sk Abdul Sattar

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 1





PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001569466/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	7366
2	02050001569466/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	39210

Total


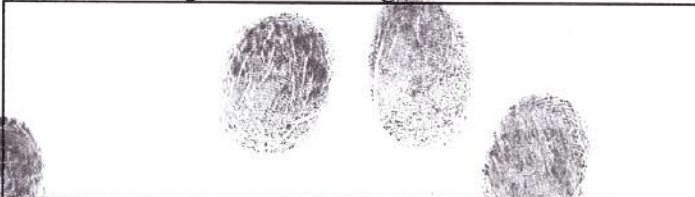

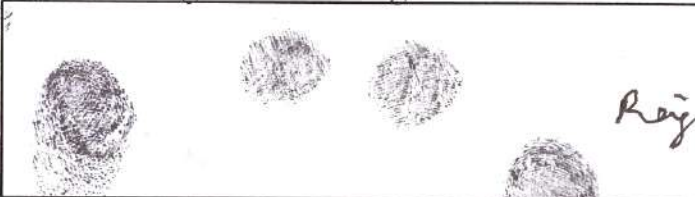
46576

In Words : Rupees Forty Six Thousand Five Hundred Seventy Six only

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

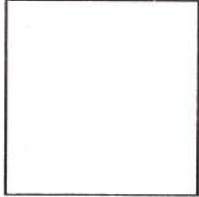
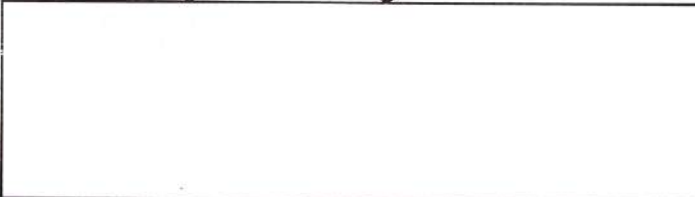
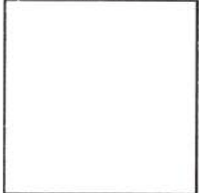
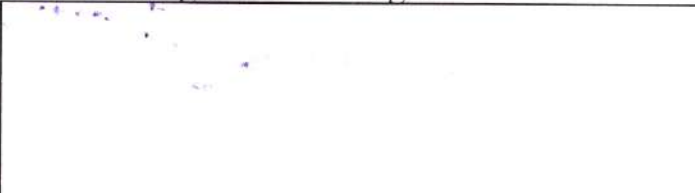


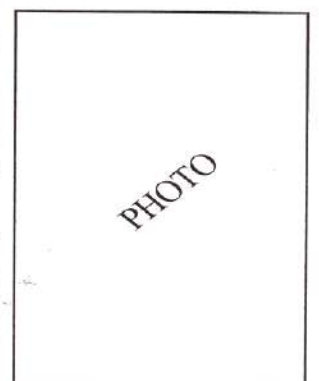
Finger Print attested by me:- *Rajwanti Bursal*

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



Finger Print attested by me:- *Rajwanti Bursal*

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



Finger Print attested by me:-





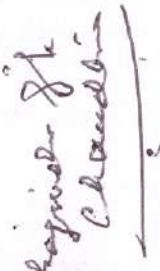
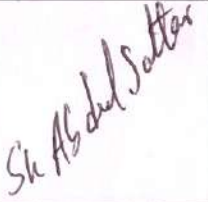
Government of West Bengal

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 02050001569466/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Rajendra Singh Chaudhuri Burnpur Road , Opp. Police Line, Asansol,, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304	Seller		 24/28	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Raghunath Bansal Chapui Khas Colliery,, P.O:- Kalipahari, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713324	Representative of Buyer [CASTRO N PROJECT S PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Sk. Abdul Sattar Son of Sk. Najrul Islam Jemari, P.O:- B Jemari, P.S:- Salanpur, District:-Burdwan, West Bengal, India, PIN - 713335	Shri Rajendra Singh Chaudhuri			

(Saurav Roychowdhury)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Major Information of the Deed

Deed No :	I-0205-09172/2016	Date of Registration	20/12/2016
Query No / Year	0205-0001569466/2016	Office where deed is registered	
Query Date	30/11/2016 1:22:20 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Sk Abdul Sattar Asansol Court, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9733063475, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 6,70,000/-		Rs. 6,70,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,210/- (Article:23)		Rs. 7,366/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Shaid Bhagad Shingh More -- Big Bazar Off Road) , Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-315	RS-436	Vastu	Danga	7.5 Chatak	3,58,930/-	3,58,930/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Burnpur Road, Road Zone : (Big Bazar (Off Road) -- Indira Gandhi Statue (Off Road)) , Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-316	RS-436	Vastu	Baid	6.5 Chatak	3,11,070/-	3,11,070/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					1.4438Dec	6,70,000 /-	6,70,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	Shri Rajendra Singh Chaudhuri Son of Late Gopal Singh Chaudhuri Executed by: Self, Date of Execution: 30/11/2016 , Admitted by: Self, Date of Admission: 14/12/2016 ,Place : Pvt. Residence			
	Burnpur Road , Opp. Police Line, Asansol,, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No. AAEP3149A, Status :Individual			

Buyer Details :

SI 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:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAEECC2199K, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Raghunath Bansal Son of Shri Puran Mal 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, Representative of : CASTRON PROJECTS PRIVATE LIMITED (as director)

Identifier Details :

Name & address	
Sk. Abdul Sattar Son of Sk. Najrul Islam Jemari, P.O:- B Jemari, P.S:- Salanpur, District:-Burdwan, West Bengal, India, PIN - 713335, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of Shri Rajendra Singh Chaudhuri, Shri Raghunath Bansal	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Rajendra Singh Chaudhuri	CASTRON PROJECTS PRIVATE LIMITED-0.773438 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Rajendra Singh Chaudhuri	CASTRON PROJECTS PRIVATE LIMITED-0.670313 Dec

Endorsement For Deed Number : I - 020509172 / 2016**On 14-12-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:00 hrs on 14-12-2016, at the Private residence by Shri Rajendra Singh Chaudhuri ,Executant.

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 6,70,000/-

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

Execution, is admitted on 14/12/2016 by Shri Rajendra Singh Chaudhuri, Son of Late Gopal Singh Chaudhuri, Burnpur Road , Opp. Police Line, Asansol,, P.O: Asansol, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713304, by caste Sikh, by Profession Business

Indetified by Sk. Abdul Sattar, , , Son of Sk. Najrul Islam, Jemari, P.O: B Jemari, Thana: Salanpur, , Burdwan, WEST BENGAL, India, PIN - 713335, by caste Muslim, by profession Others

Saurav Roychowdhury

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

On 20-12-2016

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 Fees

Certified that required Registration Fees payable for this document is Rs 7,366/- (A(1) = Rs 7,359/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,366/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2016 9:42PM with Govt. Ref. No: 192016170035492031 on 14-12-2016, Amount Rs: 7,366/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ASVOB1 on 14-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,210/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 39,210/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1795, Amount: Rs.1,000/-, Date of Purchase: 15/11/2016, Vendor name: P Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2016 9:42PM with Govt. Ref. No: 192016170035492031 on 14-12-2016, Amount Rs: 39,210/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ASVOB1 on 14-12-2016, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

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 176415 to 176429
being No 020509172 for the year 2016.



Saurav Roychowdhury

Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2016.12.21 13:51:30 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 21-12-2016 13:51:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)