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

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#### And

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

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

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

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

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

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

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

#### Now this Deed of Conveyance witnesseth:-

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

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

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

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#### <u>SCHEDULE</u>

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

The said property is Butted and bounded by:

On the North-	10 Ft. wide Road
On the South-	12 Ft. wide Road
On the East-	Part of Plot No 763 of Mouza Asansol
On the West-	Part of Plot No 20546

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

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

#### MEMO OF CONSIDERATION

- total

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

1) Rabiodas Cauff. 270 bri Pojing Ortedurlophi Chelideogel, fr. - 1 -Dat - Parti on Buadros

D Haswinder Singh B B College Rd Ushaq ram Asonsel . 3

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### Signature of the Vendor

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

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

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

Chowdhury Musaraf Hossain)

Advocate Enrollment No. 1024/1172/2002



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

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and the second sec			
GRN Date:	192021220168674732 24/01/2022 11:23:04	Payment Mode: Bank/Gateway:	Counter Payment
BRN :	90055767	BRN Date:	State Bank of India 24/01/2022 00:01:00
Payment Status:	Successful	Payment Ref. No:	2000221731/3/2022
			[Query No/*/Query Year]

#### **Depositor Details**

Depositor's Name:	Musaraf Chowdhury
Address:	SREE PALLY MORE, S B GORAI ROA ASANSOL
Mobile:	9434253243
EMail:	musa.asn55@gmail.com
Contact No:	09434253243
Depositor Status:	Advocate
Query No:	2000221731
Applicant's Name:	Mr Chowdhury Musaraf Hossain
Identification No:	2000221731/3/2022
Remarks:	Sale, Sale Document

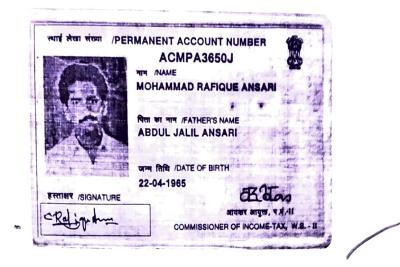
#### **Payment Details**

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

IN WORDS: TWO LAKH TWENTY THREE THOUSAND NINE HUNDRED SIXTY FIVE ONLY.







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इस कार्ड के खो / मिल जाने पर कृष्या जारी करने वाले प्राधिकारी को सूचित / यापस कर दें सहायक आयकर आयुक्त, पी-7, • चौरंगी स्क्वायर, कलकत्ता - 700 069. In case this card is lost/found,kindly inform/return to the issuing authority : Asi 1 Assistant Commissioner of Income-tax, P-7, Chowringhee Square, Calcutta- 700 069.



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# Major Information of the Deed

	10025/2022	Date of Registration	27/01/2022	
	I-2305-00835/2022 2305-2000221731/2022	Office where deed is registered 2305-2000221731/2022		
	2305-200022110 21/01/2022 11:22:53 AM			
ant Name, Address	It was Musaraf Hossain	sansol,Thana : Asansol, Dis 713304, Mobile No. : 94342	strict : Paschim 253243, Status :Advocate	
iner Detail	Dardinaria	Additional Transaction	and the second	
Transaction [0101] Sale, Sale Documen	t	[4305] Other than Immo Declaration [No of Decla	vable Property, iration : 1]	
		Market Value	per training a state of the	
Set Forth value		Rs. 45,78,951/-		
Rs. 43,00,000/-	and the second	Registration Fee Paid		
Stampduty Paid(SD)				
Rs. 1,83,168/- (Article:23)		the applicant for issuing	the assement slip.(Urban	
Remarks	Received Rs. 50/- (FIFTY only ) fro area)	m the applicant for issuing		

### Land Details :

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

Asar	isol Municipa	ality, JI No:			[	SetForth	Market	Other Details
Sch	Plot	Khatian	Land	Use	Area of Land	Value (In Rs.)	Value (In Rs.)	
No L1	Number LR-27195 (RS :-20547 )	Number LR-3854, (RS:- 16756\0 )	Proposed Bastu	<b>ROR</b> Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Las Reference Deed No :2305-I -06292 1988
L2	LR-27195 (RS :-20547 )	LR-3856, (RS:- 16756\0 )	Bastu	Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Las Reference Deed No :2305-I -06292- 1988
L3	LR-27195 (RS :-20547 )	LR-3857, (RS:- 16756\0 )	Bastu	Danga	0.02 Acre	7,00,000/-	7,44,545/-	Width of Approach Road: 22 Ft., ,Las Reference Deed No :2305-I -06292- 1988
L4	LR-27195 (RS :-20547 )	LR-3876, (RS:- 20547\0 )	Bastu	Danga	0.032 Acre	11,00,000/-	11,91,271/-	Width of Approach Road: 22 Ft., ,Las Reference Deed No :2305-I -06292- 1988
L5	LR-27195 (RS :-20547 )	LR-3878, (RS:- 20547\0 )	Bastu	Danga	0.031 Acre	11,00,000/-	11,54,045/-	Width of Approach Road: 22 Ft., ,Last Reference Deed No :2305-I -06292- 1988
		TOTAL :			12.3Dec	43,00,000 /-	45,78,951 /-	
	Crond	Total :			12.3Dec	43,00,000 /-	45,78,951 /-	



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#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
	Zafro Industries Private Limited Usha Apartment, 1st Floor, Dr M N Saha Road, Asansol, Flat No: 1/45, City:- Asansol, P O - Asansol, P S - Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status::Organization, Status:: Not Executed

#### Representative Details :

SI	Name,Address,Photo,Finger print and Signature
	Mr Mohammad Rafique Ansari Son of Mr. Abdul Jalil Ansari Usha Apartment, 1st Floor, Dr M N Saha Road, Asansol, Flat No: 1/45, City - Son of Mr. Abdul Jalil Ansari Usha Apartment, 1st Floor, Dr M N Saha Road, Asansol, Flat No: 1/45, City - Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.SAsansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.SAsansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.SAsansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.SAsansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Asansol, P.O Asansol, P.SAsansol, P.SAs

#### Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabinder Gupta Son of Mr. Bijay Bahadur Gupta Upper Chelidanga, Asansol, City:-, P.O:- Asansol: P.S. Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	-		Rabioden Gupts.
	27/01/2022	27/01/2022	27/01/2022

Identifier Of Mr Krishan Dutt Singh , Mr Mohammad Rafique Ansari

		To, with area (Name-Area)
	Singh	Zafro Industries Private Limited-2 Dec
	rty for L2	
		To. with area (Name-Area)
	Krishan Dutt Singh	Zafro Industries Private Limited-2 Dec
	sfer of property for L3	
	From	To. with area (Name-Area)
1	Mr Krishan Dutt Singh	Zafro Industries Private Limited-2 Dec
Trans	fer of property for L4	
SI.No	From	To. with area (Name-Area)
1	Mr Krishan Dutt Singh	Zafro Industries Private Limited-3.2 Dec
Transf	er of property for L5	
SI.No	From	To. with area (Name-Area)
1	Mr Krishan Dutt Singh	Zafro Industries Private Limited-3.1 Dec

### Land Details as per Land Record

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

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

### Autor A3 W.B. Registration Rules 1962)

use 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number / / P Act 1 200

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

for registration at 17.26 hrs on 27.01-2022, at the Office of the A.D.S.R. ASANSOL by Mr. Krishan Duti the size the Kiehan Datt Singh Executant

### Centricate of Market Value(WB PUVI rules of 2001)

perified that the market value of this property which is the subject matter of the deed has been assessed at Hs 15. 12. 05.1

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

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

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

#### Payment of Fees

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

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

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

Certified that required Stamp Duty payable for this document is Rs. 1,83,168/- and Stamp Duty paid by Stamp Rs 5.000/ by online = Rs 1.78,168/-Description of Stamp

1 Stamp: Type Impressed, Serial no 1420, Amount: Rs.5,000/-, Date of Purchase: 21/01/2022, Vendor name: S Chatterjee

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

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

Attack

**Hillol Ghosh** ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

where exection 60 and Rule 69.

ANNE 20022 Pages Room 12983 to 13003



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

A.C.

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

(This document is digitally signed.)