

28/1/2022

(1)

230/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AK 815544

2.19.
13.1.2022
Aw-8715800/-
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances II Kolkata

13 JAN 2022

"SALE DEED"

District- Purulia.

P.S- Neturia, Mouza- Banra.

Total Sold Area- 807 Decimal.

Sale Value -12,19,377/-

Market Value- Rs.87,15,600/-

Under Bhamuria Gram Panchayet Area.

10 6 JAN 2022

2315 State
sold to Anjaney - Cone & Alloys Private
Address..... Limited
Value of Stamp..... 100
Date of Purchase of this
Stamp Paper from Treasurer.....
Name of the Treasury where
Stamp Paper Purchase-Durgapur
Kolkata - 700017
06 JAN 2022

KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur - 1A
No. 1



Papam Gorain
S/o N.C. Gorain
P.O. Chirankunda
Dist. Dhanbad
PIN - 828202

(2)

This INDENTURE OF CONVEYANCE is made and executed on this the 12th day of January of the year 2022 in the office of ARA-II, Kolkata.

BETWEEN

1) MAITHAN STEEL & POWER LIMITED, (Pan- AADCM1188M), a private limited company, whose registered office is at 6th Floor, 9, AJC Bose Road, P.O- Shakespeare Sarani, P.S- Shakespeare Sarani, District- Kolkata, Pin- 700017, of the state of West Bengal, duly represented by its representative as Director **Mr. Mritunjoy Chandra** (Pan- AIOPC5130D & Aadhar- 4722-9404-0243), son of late Gopal Chandra Chandra, by faith- Hindu, by nationality- Indian, by occupation- Private Service, permanent resident of KFS Colony, Siulibari, Kalimanda, P.O- Kumardhubi, P.S- Chirkunda, Dist- Dhanbad, Pin- 828203, of state Jharkhand, hereinafter referred to as the **SELLER** or **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its heir, executor, administrator, representative, successor and assignees) of the **FIRST PART**.

AND

1) ANJANEY COKE & ALLOYS PRIVATE LIMITED, (Pan- AALCA0255B) a private limited company, whose registered office is at 4th Floor, 9, AJC Bose Road, P.O- Shakespeare Sarani, P.S- Shakespeare Sarani, District- Kolkata, Pin- 700017, of the state of West Bengal, duly represented by its representative as Director **Mr. Rajkumar Gupta** (Pan- ACLPG2520N & Aadhar- 9660-5643-7528), son of late Jharilal Modi, by faith- Hindu, by nationality- Indian, by occupation- Business, permanent resident of Chirkunda, Near Panchayat Bhawan, P.O- Chirkunda, P.S- Chirkunda, Dist- Dhanbad, Pin- 828202, of state Jharkhand, hereinafter referred to as the **PURCHASER** or **BUYER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its heir, executor, administrator, representative, successor and assignees) of the **SECOND PART**.

(3)

WHEREAS the property mentioned in the schedule below is presently an L.R. recorded property in the own name of the SELLER i.e. Maithan Steel & Power Limited under the L.R Khatian No- 1875. And now the SELLER is the absolute owner of the scheduled below property with its absolute possession without any objection /hindrance from anybody else.

AND WHEREAS accordingly the said Vendor is lawfully owned, possessed, occupied the landed property with all its easement right attached thereto details of which is mentioned in schedule below without any disturbance or hindrance from anybody.

AND WHEREAS the Vendor, being in need of money for its some sudden financial crisis, is willing to sell out the schedule property and make a proclamation of sell.

AND WHEREAS the Purchaser has come to know of such intention of the Vendor and has proposed to purchase the said property more clearly mentioned in schedule below and offered a sum of Rs.12,19,377/- (Twelve Lakh Nineteen Thousand Three Hundred Seventy Seven only).

AND WHEREAS the Vendor considering the said price offered by the Purchaser to be the best fair reasonable and highest in the present rate has accepted and received the whole consideration amount according to the memo of consideration from the Purchaser, and has agreed to sell out the said land, properties and hereditary with all easement rights attached thereto unto the Purchaser with all its subsisting right, title interest in possession therein free from all encumbrances.

NOW THIS SALE DEED WITNESSETH:-

That in consideration of the payment of the aforesaid and fixed amount made by the Purchaser to the Vendor the whole aforesaid consideration money as the sale price of the property (the receipt where of the said Vendor both hereby admit and acknowledge) and the said Vendor both hereby sell, convey, grant, transfer unto the Purchaser all those piece and parcels of land more particularly mentioned in schedule below.

(4)

That the Vendor has good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part thereof in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.

That the Vendor both hereby covenant with the Purchaser that the said property described and mentioned in the schedule below that, the Purchaser shall hereafter peaceably and quietly hold, posses and enjoy the property in khas or otherwise in the right, title, interest of the Vendor without any interruption or disturbance claim or demand whatsoever from the Vendor or any person, heirs, executors and legal representatives claiming through or under the SELLER.

That the Vendor both hereby further agree and declare that the Purchaser will be entitled from this day to enjoy the property hereby sold as absolute owner in any manners as any like or find necessary by transferring such as sale, gift, lease or rent etc. of the said land to any person or authority, without any disturbance or interruption of the Vendor or its heirs, executors and legal representatives.

That the Vendor at the cost of the Purchaser do every act, deed and things and execute such deed or instruments for further or more perfectly assuring the right, title, interests and possession of the Purchaser in the said property as shall be reasonably required in that behalf without claiming any further monetary claim there for.

That the Vendor, its heirs, executors, assignees and administrators further convenience with the Purchaser, to save harmless, indemnify and to keep indemnified the Purchaser, its heirs, executors, assignees, legal representatives and administrators against all encumbrances charges and equities whatsoever.

(5)

That in case of the Purchaser will be, if, deprived of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Vendor or of any encumbrances or changes on the same to which this sale is not subject to be found in future the Vendor will pay to the Purchaser by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendor shall always indemnify the Purchaser from such wrong or defect of for any charge of the said property and shall make good the defect in title of the property hereby demised at its own cost.

That the Vendor hereby give its consent and approval for recording or enlisting the name of the Purchaser in the Land Lord Seresta or B.L&L.R office and will help the Purchaser in such recording of and for mutation of its name in such places and the Purchaser henceforth shall pay all rents and taxes to the concerned authority and Revenue Department of West Bengal Government.

SCHEDULE OF THE SOLD PROPERTY


In the District of Purulia, Gram Panchayet- Bhamuria, P.S- Neturia, Mouza- Banra, J.L No- 105, L.R Khatian No- 1875 (One Thousand Eight Hundred Seventy Five) .

- 1) R.S and L.R Plot No 3001 (Three Thousand One), Classification- Gora, total land area of 807 (Eight Hundred Seven) decimalis being sold, and the sold area is proposed to be used for Industrial Usage Purpose. At present the transferred property is not acquired by the Government.

Approach Road; Panchayet.

~~On the property is sold.~~

Anjaney Coke & Alloys Private Limited

Ref. 
Director

(6)

It is also hereby declared that the full names, signatures, color passport size photograph and finger prints of each finger of both the hands of the representatives on the behalf of the Vendor and the Purchaser are attested by themselves in additional 1 page in this deed being no .1(A) and this page will be treated as a part and parcel of this deed.

IN WITNESSES WHEREOF THE REPRESENTATIVES OF THE VENDORS/SELLERS hereby put their signature on the day, month and year as set forth at the very outset at their own will and in sound health and consent.

Witnesses: -

1. Papam Garai
Vill - Kapatara
Po + Ps - Chhatkulda
Dist - Dhenkbad
AN - 828202

2. Bhandu Mandol
Vill - Sattore, po - Taltore
PS - Jannia, pin - 713336
poshram Bhandu
SIGNATURE OF PURCHASER

For Maithan Steel & Power Ltd.

Mritunjoy Chandra
Director

Anjaney Coke & Alloys Private Limited

Raj Kumar Gupta
Director

(Signature of the Sellers/Vendors)

This deed is drafted and typed according to the information of ROR Porcha and instruction of the Sellers and read over and explained by me to the Vendor and Purchaser in the presence of the witnesses.

Prepared by :-

Subir Dutta (Advocate)

Mob. No. :- 9830034264

WB 2165/99

Alipore Police Court

Kolkata - 700027

(7)

MEMO OF CONSIDERATION

It is hereby also agreed by the SELLER that it has accepted and received the whole and entire price amount of **Rs. 12,19,377/-** (Rupees Twelve Lakh Nineteen Thousand Three Hundred Seventy Seven Only) as a total consideration money or sale price of the property more fully described in the Schedule, on different dates through following payment procedure from the Purchaser.

Date	Amount	Payment Mode	Transaction Id
12.01.2022	12,19,377/-	Ch. No. 101095, AXIS Bank, CHIRKUNDA, DHAKH	
Total Amount	12,19,377/-		

1. Pappan Chandra

For Maithan Steel & Power Ltd.
Mritunjay Chandra
Director

(Signature of the Representative)

2. Bandan Mandel
vill. Sathore post - Taltare,
P.S. Jamunia. pin - 713336
Paschim Bardhaman.



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name : -

Signature : - *Mritunjay Chandra*



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name : -

Signature : - *Raj Kumar Gupta*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAITHAN STEEL & POWER LIMITED



19/06/2001
Permanent Account Number

AADCM1188M

28122010

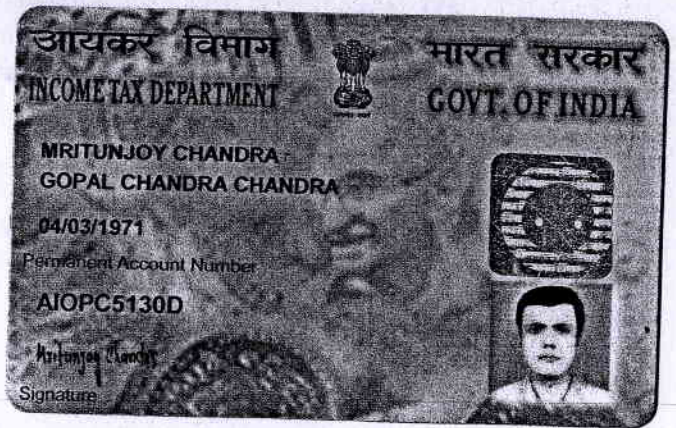
Nritugay Chaudhary

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

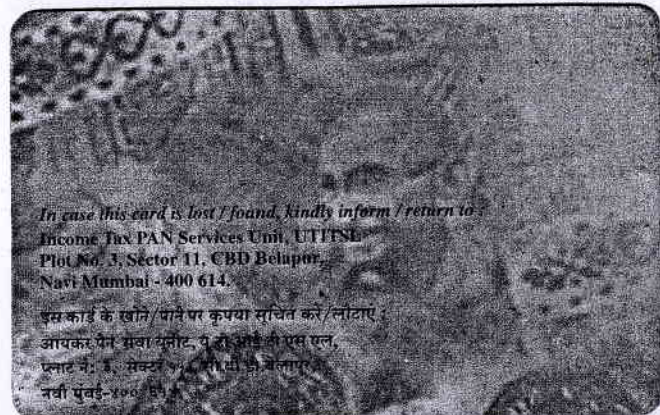


9431711211

P.S - Chikunda.

Post - kumardubi

Mritunjoy Chandra



भारत सरकार
Government of India

मृत्तुंजय चंद्र
Mritunjoy Chandra
जन्म तिथि/DOB: 04/03/1971
पुरुष/ MALE

Download Date: 06/12/2019

Issue Date: 22/08/2019

4722 9404 0243
VID : 9183 2443 6698 4399

मेरा आधार, मेरी पहचान

Primal Service

भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

पता:
S/O लेट गोपाल चंद्र चंद्र, KFS कॉलोनी, सिवलिबाड़ी,
कालीमंडा, कुमारघुबी, धनबाद,
झारखण्ड - 828203

Address:
S/O Late Gopal Chandra Chandra, KFS
COLONY, SIULIBARI, KALIMANDA,
KUMARDHUBI, Dhanbad,
Jharkhand - 828203

4722 9404 0243
VID : 9183 2443 6698 4399

1947 | help@uidai.gov.in | www.uidai.gov.in

Mritunjoy Chandra

Buyer

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AALCA0255B

नाम / Name

ANJANEY COKE & ALLOYS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

21/08/2012



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2021.12.22 07:07:06
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCA0255B

नाम / Name

ANJANEY COKE & ALLOYS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
21/08/2012



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:





आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACLPG2520N	
	नाम / NAME RAJKUMAR GUPTA	
	पिता का नाम / FATHER'S NAME JHARILAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1962	
हस्ताक्षर / SIGNATURE 		आयकर आयुक्त, रांची COMMISSIONER OF INCOME-TAX, RANCHI

70014 23048 /

~~820500213714708~~

P.S + post office. - chirkunda.

Raj Kumar Gupta

इस कार्ड के लो / मिश जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to the issuing authority.
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

भारत सरकार
Government of India

Download Date: 08/04/2021



Raj Kumar Gupta
Date of Birth/DOB: 18/10/1962
Male/ MALE

Issue Date: 26/08/2017

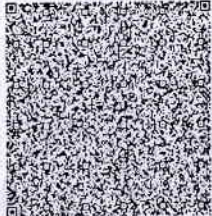
9660 5643 7528
VID : 9109 3933 8054 8890

मेरा आधार, मेरी पहचान

Raj Kumar Gupta

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Jhari Lal Modi, Near Panchayat
Bhawan, Chirkunda, Nirs-Cum-Chirkunda,
Dhanbad,
Jharkhand - 828202



9660 5643 7528
VID : 9109 3933 8054 8890

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Raj Kumar Gupta

भारत सरकार
Government of India

पापन गोरई
Papan Gorai

जन्म तिथि / DOB : 26/11/1985
पुरुष / Male

4328 2231 7194

आधार - आम आदमी का अधिकार

आधार
Unique Identification Authority of India

पता: S/O: नारायण चन्द्र गोरई,
133, कापासारा, मिडिल विद्यालय
मार्ग, चिरकुंडा, निरसा कूम चिरकुंडा,
चिरकुंडा, धनबाद, झारखण्ड, 828202

Address: S/O: Narayan Chandra Gorai,
133, Kapasara, Middle School Road,
Chirkunda, Nirsa-Cum-Chirkunda,
Chirkunda, Dhanbad, Jharkhand, 828202

4328 2231 7194

1947
1800 300 1947

help@uidai.gov.in

www.ww
www.uidai.gov.in

P. Gorai

P. Gorai

জেলা- পুরুলিয়া খতিয়ান নং- ১৮৭৫ [১৪১৯১০৫]
মৌজা- বড়া জে.এল.নং- ১০৫ থানা- নিতুড়িয়া



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ২৩.৪৬

(৩) মোট দাগের সংখ্যা- ৩৩

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মাইখন স্টিল এন্ড পাওয়ার লিমিটেড	রায়ত	
	পক্ষে ডিরেক্টর		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
২৭৮১	বাইদ		০.৩৮	১.০০০০	০.৩৮
২৭৮২	বাইদ		০.০৪	১.০০০০	০.০৪
২৭৮৩	কানালী		০.৯৩	১.০০০০	০.৯৩
২৭৮৪	কানালী		০.১০	১.০০০০	০.১০
২৭৮৫	বাইদ		০.১৬	১.০০০০	০.১৬
২৭৮৬	বাইদ		০.১৬	১.০০০০	০.১৬
২৭৮৭	বাইদ		০.১৫	১.০০০০	০.১৫
২৮৫৪	ডাঙ্গা/কারখানা		০.২৮	১.০০০০	০.২৮
২৮৬০	ডাঙ্গা		০.১৩	১.০০০০	০.১৩
২৯৭৫	কানালী		০.৪৮	১.০০০০	০.৪৮
২৯৭৬	ডাঙ্গা		৫.০০	১.০০০০	৫.০০
২৯৭৬/৩০১৫	ডাঙ্গা		১.৩৪	১.০০০০	১.৩৪
২৯৭৮	কানালী		০.১৪	১.০০০০	০.১৪

জেলা- পুরুলিয়া খতিয়ান নং- ১৮৭৫ [১৪১৯১০৫]
মৌজা- বড়া জে.এল.নং- ১০৫ থানা- নিতুড়িয়া



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ২৩.৪৬

(৩) মোট দাগের সংখ্যা- ৩৩

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মাইথন স্টিল এন্ড পাওয়ার লিমিটেড	রায়ত	
	পক্ষে ডিরেক্টর		
ঠিকানা-	নিজ		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ একর হেক্টর
২৯৮০	কারখানা		০.১৩	১.০০০০	০.১৩
২৯৮২	কানালী		০.১৩	১.০০০০	০.১৩
২৯৮৩	কানালী		০.০৯	১.০০০০	০.০৯
২৯৮৪	কানালী		০.১৩	১.০০০০	০.১৩
২৯৮৫	কানালী		০.৩৩	১.০০০০	০.৩৩
২৯৮৬	কানালী		০.০৫	১.০০০০	০.০৫
২৯৮৭	কানালী		১.৭০	১.০০০০	১.৭০
২৯৮৮	কানালী		০.২৬	১.০০০০	০.২৬
২৯৮৯	বাইদ		০.২৭	১.০০০০	০.২৭
২৯৯০	ডাঙ্গা		০.৯৬	১.০০০০	০.৯৬
২৯৯১	বাইদ		০.২৪	১.০০০০	০.২৪
২৯৯২	বাইদ		০.১৫	১.০০০০	০.১৫
২৯৯৩	ডাঙ্গা		০.১৫	১.০০০০	০.১৫
২৯৯৪	ডাঙ্গা		০.১২	১.০০০০	০.১২
২৯৯৫	কানালী		০.৬১	১.০০০০	০.৬১

জেলা- পুৰুলিয়া	খতিয়ান নং- ১৮৭৫	[১৪১৯১০৫]	
মৌজা- বড়া	জে.এল.নং- ১০৫	থানা- নিতুড়িয়া	

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমান(এ)- ২৩.৪৬

(৩) মোট দাগের সংখ্যা- ৩৩

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মাইথন স্টিল এন্ড পাওয়ার লিমিটেড	রায়ত	
	পক্ষে ডিরেক্টর		
ঠিকানা-	নিজ		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
২৯৯৬	কানালী		০.২৫	১.০০০০	০.২৫
২৯৯৭	বাইদ		০.০৯	১.০০০০	০.০৯
২৯৯৮	বাইদ		০.৪০	১.০০০০	০.৪০
		আগত খং নং - 260,723,1449,254,298,339,7 08,1023,1050,1390,1588			
২৯৯৯	কানালী		০.০৪	১.০০০০	০.০৪
		আগত খং নং - 298,339,708,1050			
৩০০১	গোড়া		৯.৩২	০.৮৬৫০	৮.০৭
মোট দাগের সংখ্যা- তেত্রিশ মাত্র					

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 3, Total fee : Rs. 40, Copy No.:15833

Digitally signed by MANAS CHAKRABORTY
Date: 2021.12.28 12:21:55 IST

Page ৩ of ৩

২৮/১২/২০২১ ১২:৩৬ PM

MAITHAN STEEL & POWER LIMITED



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S. MAITHAN STEEL & POWER LIMITED HELD AT ITS PLANT OFFICE AT CHITTARANJAN ROAD, NAKRAJORIA, SALANPUR, DIST-PASCHIM BARDHAMAN, WEST BENGAL-713357 ON MONDAY, THE 27TH DAY OF DECEMBER 2021 AT 11: AM.

RESOLUTION NO: 4

BOARD RESOLUTION FOR SALE OF LAND AND AUTHORISATION OF SRI MRITUNJOY CHANDRA (DIRECTOR) FOR REGISTRY OF PROPERTY

The Chairman of the Company tabled the schedule of land at Unit -1 situated at Bonra, Purulia, before the Board of Directors for proposal for sale of land. The Board appraised the location of land in details and after some discussion following resolution was passed.

"RESOLVED THAT the consent of the Board of the Director of The company M/s. Maithan Steel & Power Ltd (Seller), having its registered office at 9 A J C Bose Road, 6th Floor, Kolkata-700017, are hereby accorded to sale a part or parcel of 23.46 acres of land to its wholly owned subsidiary Company, M/s. Anjaney Coke & Alloys Private Limited (Buyer), having its registered office at 9 A J C Bose Road, 4th Floor, Kolkata -700017."

"RESOLVED FURTHER THAT Mr.Mritunjoy Chandra, Director of the company, be and is hereby authorized to negotiate and finalize the Sale of above land of the company on such terms and conditions as he may consider appropriate and in best interest of the company and to sign, execute sale agreement, and any other documents and papers in relation to that and to do all such other acts, deeds, things and matter as may be necessary and incidental thereto."

Certified True Copy

For MAITHAN STEEL & POWER LTD

MAITHAN STEEL & POWER LTD.

Madhur Agarwalla
Director

Director

MAITHAN STEEL & POWER LTD.

Director

For Maithan Steel & Power Ltd.

Director

Registered Office:

9, A.J.C. Bose Road, Ideal Centre,
6th Floor, Kolkata - 700 017,
☎ +91 33 4085 7200

CIN: U27102WB2001PLC093321

Works: Unit-I

P.O. Bonra, P.S.: Neturia - 723121,
Dist.: Purulla, (WB)

www.maithansteel.com

Works: Unit-II

Chittaranjan Road, Dendua More,
P.O. & P.S.: Salanpur - 713357,
Dist.: Paschim Bardhaman (WB)

☎ 8651540007



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

GRN Details

GRN: 192021220161853451 **Payment Mode:** Online Payment
GRN Date: 13/01/2022 13:20:30 **Bank/Gateway:** State Bank of India
BRN : IK0BMDOIIY2 **BRN Date:** 13/01/2022 13:01:31
Payment Status: Successful **Payment Ref. No:** 2000072348/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Subir Kumar Dutta
Address: 18, More Avenue, Kolkata-40
Mobile: 9830034264
Depositor Status: Advocate
Query No: 2000072348
Applicant's Name: Mr Subir Kumar Dutta
Identification No: 2000072348/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000072348/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	261488
2	2000072348/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	87170
Total				348658

IN WORDS: THREE LAKH FORTY EIGHT THOUSAND SIX HUNDRED FIFTY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1902-00230/2022	Date of Registration	13/01/2022
Query No / Year	1902-2000072348/2022	Office where deed is registered	
Query Date	08/01/2022 7:34:49 PM	1902-2000072348/2022	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 12,19,377/-	Rs. 87,15,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,61,588/- (Article:23)	Rs. 87,254/- (Article:A(1), E)		
Remarks			

Land Details :

District: Purulia, P.S:- Neturia, Gram Panchayat: BHAMURIA, Mouza: Banra, JI No: 105, Pin Code : 723131

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	LR-3001 (RS :-)	LR-1875	Industrial Use	Gora	807 Dec	12,19,377/-	87,15,600/-	Property is on Road
Grand Total :					807Dec	12,19,377 /-	87,15,600 /-	



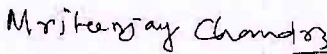


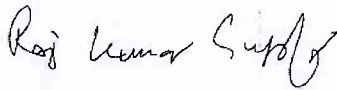
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAITHAN STEEL & POWER LIMITED 9, A.J.C. BOSE ROAD, 6TH FLOOR, KOLKATA, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANJANEY COKE & ALLOYS PRIVATE LIMITED 9, A.J.C. BOSE ROAD, 4TH FLOOR, KOLKATA, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MRITUNJOY CHANDRA Son of Late GOPAL CHANDRA CHANDRA Date of Execution - 13/01/2022, , Admitted by: Self, Date of Admission: 13/01/2022, Place of Admission of Execution: Office	Photo  Jan 13 2022 2:57PM	Finger Print  LTI 13/01/2022	Signature  13/01/2022
KFS COLONY, SIULIBARI, KALIMANDA, DHANBAD, City:- Not Specified, P.O:- CHIRKUNDA, P.S:- CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN:- 828203, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: Alxxxxxx0D, Aadhaar No: 47xxxxxxxx0243 Status : Representative, Representative of : MAITHAN STEEL & POWER LIMITED (as DIRECTOR)				
2	Name Mr RAJKUMAR GUPTA (Presentant) Son of Late JHARILAL MODI Date of Execution - 13/01/2022, , Admitted by: Self, Date of Admission: 13/01/2022, Place of Admission of Execution: Office	Photo  Jan 13 2022 2:58PM	Finger Print  LTI 13/01/2022	Signature  13/01/2022
NEAR PANCHAYAT BHAWAN, CHIRKUNDA, NIRSA CUM CHIRKUNDA, DHANBAD, City:- Not Specified, P.O:- CHIRKUNDA, P.S:-CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN:- 828202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0N, Aadhaar No: 96xxxxxxxx7528 Status : Representative, Representative of : ANJANEY COKE & ALLOYS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PAPAN GORAI Son of Mr NARAYAN CHANDRA GORAI 133, KAPASARA, MIDDLE SCHOOL ROAD, DHANBAD, City:- Not Specified, P.O:- CHIRKUNDA, P.S:-CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN:- 828202			
	13/01/2022	13/01/2022	13/01/2022

Identifier Of Mr MRITUNJOY CHANDRA, Mr RAJKUMAR GUPTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MAITHAN STEEL & POWER LIMITED	ANJANEY COKE & ALLOYS PRIVATE LIMITED-807 Dec

Land Details as per Land Record

District: Purulia, P.S:- Neturia, Gram Panchayat: BHAMURIA, Mouza: Banra, JI No: 105, Pin Code : 723131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3001, LR Khatian No:- 1875	Owner:মাইথন স্টিল এন্ড পাওয়ার লিমিটেড , Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:গোড়া, Area:8.07000000 Acre,	MAITHAN STEEL & POWER LIMITED

On 13-01-2022

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.

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

Presented for registration at 14:44 hrs on 13-01-2022, at the Office of the A.R.A. - II KOLKATA by Mr RAJKUMAR GUPTA ,.

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 87,15,600/-

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

Execution is admitted on 13-01-2022 by Mr MRITUNJOY CHANDRA, DIRECTOR, MAITHAN STEEL & POWER LIMITED (Private Limited Company), 9, A.J.C. BOSE ROAD, 6TH FLOOR, KOLKATA, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr PAPAN GORAI, , , Son of Mr NARAYAN CHANDRA GORAI, 133, KAPASARA, MIDDLE SCHOOL ROAD, DHANBAD, P.O: CHIRKUNDA, Thana: CHIRKUNDA, , Dhanbad, JHARKHAND, India, PIN - 828202, by caste Hindu, by profession Private Service

Execution is admitted on 13-01-2022 by Mr RAJKUMAR GUPTA, DIRECTOR, ANJANEY COKE & ALLOYS PRIVATE LIMITED (Private Limited Company), 9, A.J.C. BOSE ROAD, 4TH FLOOR, KOLKATA, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr PAPAN GORAI, , , Son of Mr NARAYAN CHANDRA GORAI, 133, KAPASARA, MIDDLE SCHOOL ROAD, DHANBAD, P.O: CHIRKUNDA, Thana: CHIRKUNDA, , Dhanbad, JHARKHAND, India, PIN - 828202, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87,254/- (A(1) = Rs 87,156/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 87,170/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2022 1:22PM with Govt. Ref. No: 192021220161853451 on 13-01-2022, Amount Rs: 87,170/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMDOY2 on 13-01-2022, Head of Account 0030-03-104-001-16

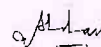
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,61,488/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,61,488/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2365, Amount: Rs.100/-, Date of Purchase: 10/01/2022, Vendor name: K MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2022 1:22PM with Govt. Ref. No: 192021220161853451 on 13-01-2022, Amount Rs: 2,61,488/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMDOY2 on 13-01-2022, Head of Account 0030-02-103-003-02



Md Shadman
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 3063 to 3089

being No 190200230 for the year 2022.



Digitally signed by MOHAMMED
SHADMAN
Date: 2022.01.14 16:40:06 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 2022/01/14 04:40:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
