



Sl.No. 4465 Date 12/02/2020  
Sold to Tapovan Housing Development Pvt. Ltd.  
Address DGP-13 Reg. by - Saswato Roy  
Value of Stamp 5000/-  
Date of Purchase of the Stamp 04 FEB 2020  
Paper from Treasury  
Name of the Treasury from Where  
Purchase: Durgapur



Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
License No-1793



2  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

11 3 FEB 2020

THIS DEED OF SALE MADE BY :

**MR. PUSHKAR GARG** [PAN-ALDPG5829P] son of Mr. Yogesh Kumar Garg, by Nationality-Indian, by faith-Hindu, by Occupation-Business resident of B-108, 1/2B West, Sector-2B, Merbold Street, Bidhannagar, P.O.-Durgapur-713212, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, Pin-713212; HEREINAFTER called the VENDOR(S) (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, her their, heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

**IN FAVOUR OF**

**TAPOBAN HOUSING DEVELOPMENT PVT. LTD.** [PAN-AADCT8970A] having its Registered office at 1/9, Debinagar, Benachity, P.O.-Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, West Bengal, Pin-713213, represented by its Director **MR. SASWATO ROY** [PAN-AVAPR3630C] S/o. Mr. Kartick Chandra Roy, by Nationality-Indian, by faith-Hindu, by Occupation - Business, resident of B-5/6, Tapoban Abason, 54 Foot Road, Benachity, P.O.-Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, West Bengal, Pin-713213, HEREINAFTER called the Purchaser(s) (which expression shall unless excluded by or repugnant to the context be deemed to include his, her, their, heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the below mentioned scheduled property was originally belongs to Mr. Pushkar Garg S/o. Mr. Yogesh Kumar Garg and the said person was L.R. holder under L.R. Khatian No. 2698 of Mouza-Bamunara, And the Vendor(s) are absolutely seized and possessed all the piece and parcel of Baid land described in the schedule hereunder written and the Vendor(s) is enjoying the property without any disturbance from any party whatsoever.

AND WHEREAS by virtue of said requisition by way of purchase the present Vendor(s) acquired a valid, good, clear and free marketable right, title and

interest over the schedule below land and are owning, ceasing and possessing the same as absolute owner which having unfettered power and authority to convey the schedule below property.

And whereas the Vendor(s) and their family members are not interested to cultivate in the schedule plot and for which they are in need of ready cash for purchase a better plot in other places and decided to sale their own share out the schedule below plot.

AND WHEREAS the Purchaser(s) who are in search of such plot for baid purpose hereby expressing their intention to buy out the same agreed with the Vendor(s) for absolute sale to them of the schedule below land at price of Rs.25,16,822/- (Rupees twenty five lakhs sixteen thousand eight hundred twenty two) only which already paid as such the Vendor(s) do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the Vendor(s) convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of Purchaser(s) for goods so that the Purchaser(s) shall be able to use, occupy, enjoy the schedule property and ever part there of quit peacefully, freely and clearly to the exclusion of others and as such Vendor(s) shall keep the Purchaser(s) harmless and indemnified from any charges licences, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the Purchaser(s).

AND WHEREAS the Vendor(s) bind themselves execute Deeds, things, at the request and cost of the Purchaser(s) to do and execute or cause to be done anything which may effectual necessary for the Purchaser(s) to the true meaning and intent of this deed of conveyance.

AND THAT SAID Purchaser(s) shall and may from time to time and all times hereafter peaceable and quietly enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and without any let or hindrance

whatsoever from only the said Vendor(s) or by any persons claiming from, under or in trust of their.

The Vendor(s) by bind(s) themselves to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of requisition and Vendor(s) sale out the same to Purchaser(s) having good marketable title without any kinds of encumbrances.

AND WHEREAS the Purchaser(s) shall be factually, legally entitled to get his name(s) recorded in the records of B.L. & L.R.O.-Kanksa, during settlement and to mutate his name into the Rent Roll of Govt. of West Bengal, Electricity and Water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor(s).

The Purchaser(s) shall regularly pay taxes in respect of purchased scheduled plot.

#### **SCHEDULE**

ALL the land In District of Paschim Bardhaman, P.S.-Kanksa, Sub-Division, A.D.S.R. Office-Durgapur, Mouza-Bamunara, J.L No.-58, L.R. Khatian No. 2698 (two thousand six hundred ~~ninetyeight~~).

R.S. Plot No. 842/5006, L.R. Plot No. 640 (six hundred forty), baid measuring area 22 (twenty two) Decimal is here by sold. The land is not within the acquired land of any Government. Payable rent to be paid to the B.L&L.R.O.- Kanksa, Dist.-Paschim Bardhaman, Proposed use of the land - Baid.Sub-Plot No.C.

The entire is Butted and Bounded :-

NORTH : Sub-Plot No.-B; Same Plot.

SOUTH : Same Plot

EAST : Gopalpur Mouza .

WEST : 20' feet Kancha Road.





It is hereby declared that the full name, color passport size photograph and finger prints of each fingers of both the hands of Vendor(s) / Purchaser(s) are attested in additional pages in this deed being No. (1) (A) i.e. in total numbers of pages and these will be treated as part and parcel of this deed.

IN WITNESS WHEREOF the Vendor(s) put his signature on this 13th day of February 2020 in presence of witnesses in/this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:-

1. Pranab Kumar Gogoi  
S/O Late Gopinath Gogoi  
Vill P.O. - Bamuneta.  
Pin - 713212

*Pranab Gogoi*  
Signature of the Vendor(s)

2. Debendra Chaliya  
S/O Late Narinopal Chaliya  
City center Durgam - 713216.

**TAQBAN HOUSING DEVELOPMENT PVT. LTD.**  
Saswato Roy  
Director























Signature of the Purchaser(s)

Drafted & prepared by me as per instruction of the Parties, read over & explained by me in their Mother Language & computerized by me.

Pranab Gogoi  
Vill - Bamuneta.  
A.D.S.R. Abhee Doga  
L.No - D.P.R. 41

*Sakti Pada Jana*  
Typed by : SAKTI PADA JANA, DGP-16

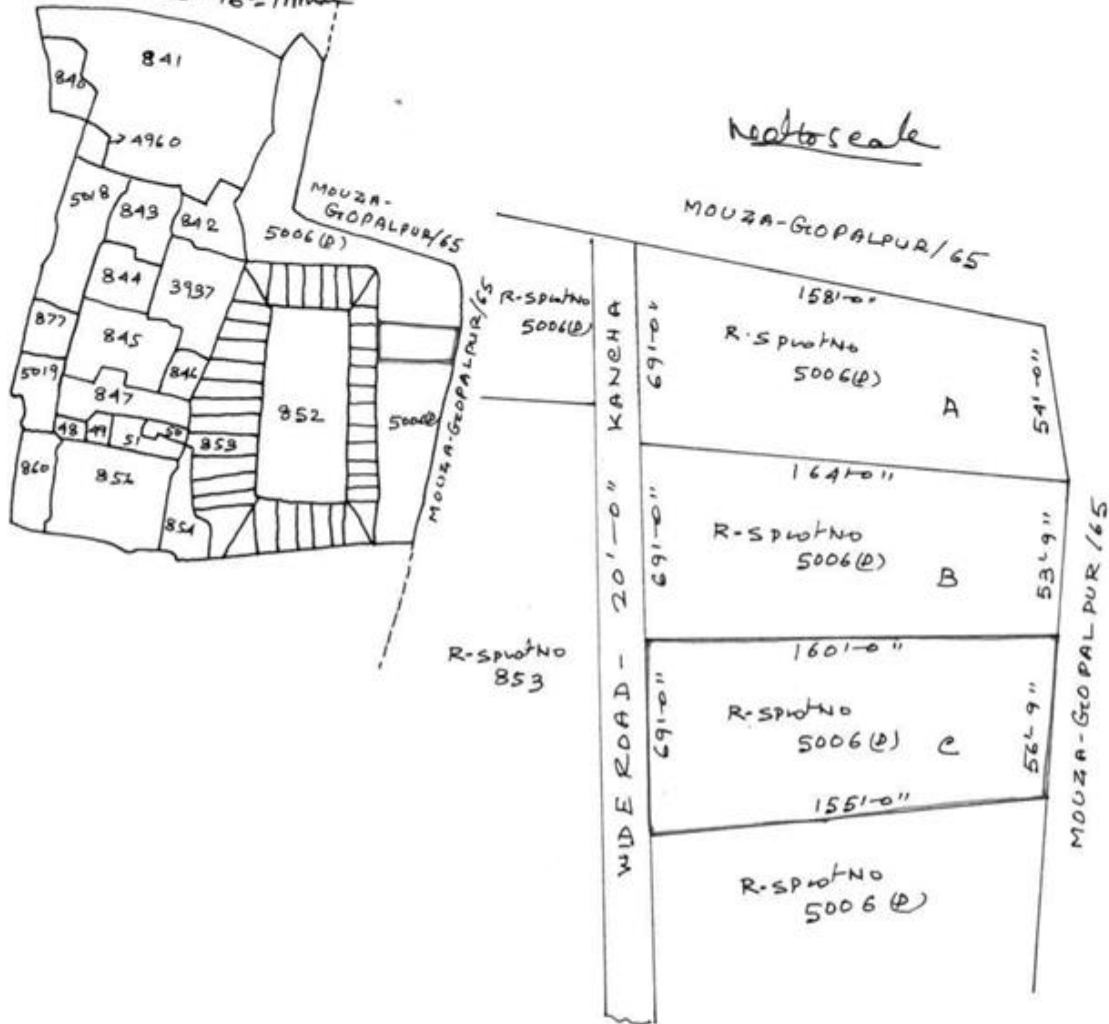
**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
 <i>Saswato Roy</i>					
	<b>(RIGHT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Saswato Roy</i>				
Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
 <i>Purbhan Chary</i>					
	<b>(RIGHT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Purbhan Chary</i>				
Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(RIGHT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb



DEED PLAN SHOWING THE LAND TO BE SOLD OUT UNDER  
 MOUZA - BAMUNARA J.L.NO - 58 R.S PLOTNO - 842/5006 (Part)  
 L.R PLOTNO - 640 (Part) P.S-KANKSA DIST- PASEHIM  
 BARDHAMAN MARKED RED INK AREA - 22 DECIMAL  
 (more or less) SUBPLOTNO - C

map Index SOLD TO : TAPOBAN HOUSING DEVELOPMENT PVT. LTD.  
 Scale - 16 1/2" = 1 mile



Purkhan Ray

TAPOBAN HOUSING DEVELOPMENT PVT. LTD.  
 Saswate Roy  
 Director

Anisly  
 Renubadey  
 RENUPADA DEY  
 SURVEYOR CHAIN  
 No-9244  
 J.K. BATI, KASBA  
 PURBA BARDHAMAN

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

GRN: 19-201920-017625844-2 Payment Mode Counter Payment  
GRN Date: 08/02/2020 14:32:09 Bank : AXIS Bank  
BRN : 21310022020SST369808175 BRN Date: 10/02/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060000099921/3/2020

[Query No./Query Year]

Name : TAPOBAN HOUSING DEVELOPMENT PVT LTD  
Contact No. : Mobile No. : +91 9800133331  
E-mail :  
Address : BAMUNARA DURGAPUR 713212  
Applicant Name : Mr Pranab Goswami  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02060000099921/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	120851
2	02060000099921/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	25175

Total

146026

In Words : Rupees One Lakh Forty Six Thousand Twenty Six only



भारत सरकार

Government of India



PRANAB KUMAR GOSWAMI  
Father : Gopi Ballav Goswami  
DOB : 20/10/1961  
Male



3824 1870 2569

आधार - आम आदमी का अधिकार



*Pranab Kumar Goswami*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: GOSWAMI PARA  
BAMUNARA, Bamuhara, Bamunara  
Bardhaman, West Bengal, 713212

3824 1870 2569



192



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



पुष्कर गर्ग  
Pushkar Garg  
DOB: 10-01-1988  
Gender: Male



4379 2286 8656

आधार - आम आदमी का अधिकार

*Pushkar Garg*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: योगेश कुमार गर्ग, बी- 108,  
1/2बी वेस्ट, सेक्टर- 2बी, मेर्बोल्ड  
स्ट्रीट, राम मंदिर के पास, बिधाननगर,  
दुर्गापुर, कालीगंज, बिधाननगर,  
फरीदपुर दुर्गापुर, बर्धमान, वेस्ट बंगाल,  
713212

Address:  
S/o: Yogesh Kumar Garg, B- 108,  
1/2b West, Sector- 2b, Merbold  
Street, Near Ram Mandir,  
Bidhannagar, Durgapur, Kaliganj,  
Bidhannagar, Faridpur Durgapur,  
Bardhaman, West Bengal, 713212



1947  
1800 300 1947

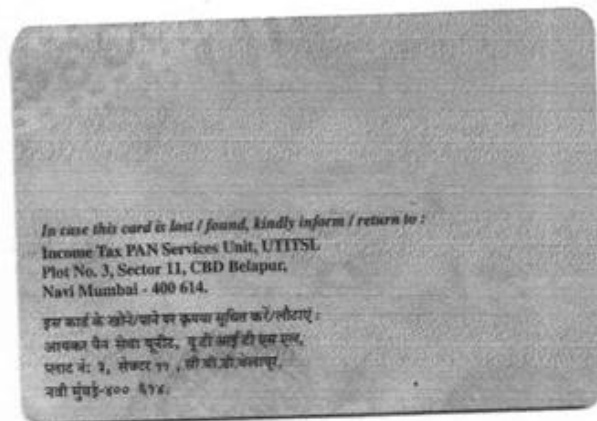
help@uidai.gov.in

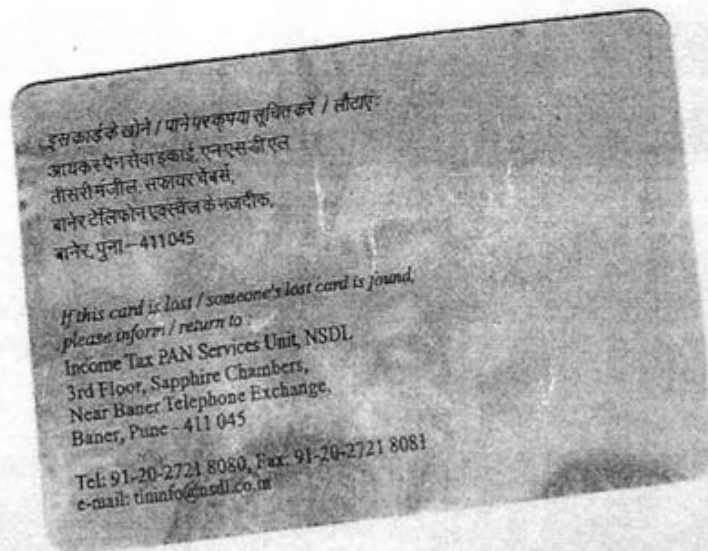
www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

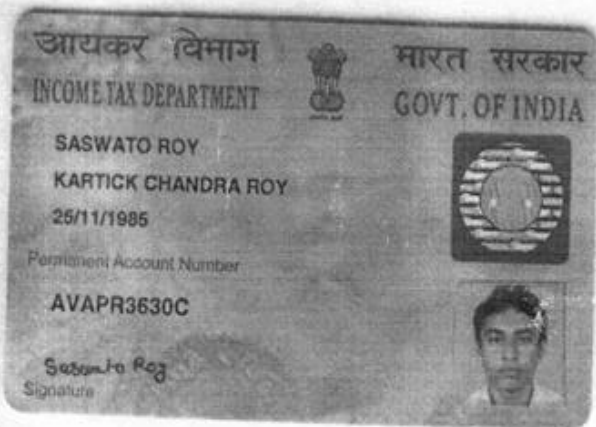


*Pushkar Garg*









*Saswato Roy*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 1528/20138/10788

To  
शशुल राय  
Saswato Roy  
S/O Kartick Chandra Roy  
B-5/6, Tapaban Abasan  
54 Foot Road  
Benachity  
Durgapur (m Corp)  
Benachity  
Barddhaman West Bengal - 713213  
9933981821

Download Date: 28/09/2017

Generation Date: 15/09/2017

Validity: unknown  
Digitally signed by Saswato Roy  
DN: cn=Saswato Roy, o=Unique Identification Authority of India, ou=Government of India, email=Saswato.Roy@nic.in, c=IN, Date: 2017.09.15 15:09:00 +05'30'



आपका आधार क्रमांक / Your Aadhaar No. :

**7295 4413 5198**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



शशुल राय  
Saswato Roy  
जन्म तिथि/DOB: 25/11/1985  
पुरुष/ MALE

**7295 4413 5198**

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Kartick Chandra Roy, B-5/6,  
Tapaban Abasan, 54 Foot Road,  
Benachity, Durgapur (m Corp),  
Barddhaman,  
West Bengal - 713213

पता:  
S/O कार्तिक चंद्र राय, बी-5/6, टपबान  
अबसन, 54 फुट रोड, बेनाचिती, दुर्गापुर  
(एम कोर्प), बर्द्धमान,  
वेस्ट बंगाल - 713213

**7295 4413 5198**

Saswato Roy

## Major Information of the Deed




Deed No :	I-0206-00851/2020	Date of Registration	13/02/2020
Query No / Year	0206-0000099921/2020	Office where deed is registered	
Query Date	18/01/2020 1:53:54 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Pranab Goswami Bamunara,Thana : Kanksa, District : Burdwan, WEST BENGAL, Mobile No. : 9531592507, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 25,16,822/-	Rs. 25,16,822/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,851/- (Article:23)	Rs. 25,175/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

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-640 (RS :-)	LR-2698	Land for Industrial use	Baid	22 Dec	25,16,822/-	25,16,822/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>22Dec</b>	<b>25,16,822 /-</b>	<b>25,16,822 /-</b>	



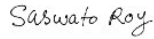
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Pushkar Garg (Presentant )</b> Son of Mr Yogesh Kumar Garg Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office			
		13/02/2020	LTI 13/02/2020	13/02/2020
B-108, 1/2B Sector 2B Merbold Street Bidhannagar, P.O:- Durgapur, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALDPG5829P, Aadhaar No: 73xxxxxxxx8656, Status :Individual, Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office				




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Tapoban Housing Development Pvt. Ltd.</b> 1/9, Debinagar, Benachity, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AADCT7907A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Saswato Roy</b> Son of Mr Kartick Chandra Roy Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office			
		Feb 13 2020 1:00PM	LTI 13/02/2020	13/02/2020
B-5/6, Tapoban Abason, 54 Foot Road, Benachity, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVAPR3630C, Aadhaar No: 72xxxxxxx5198 Status : Representative, Representative of : Tapoban Housing Development Pvt. Ltd. (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pranab Kumar Goswami</b> Son of Late Gopi Ballave Goswami Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212			
	13/02/2020	13/02/2020	13/02/2020
Identifier Of Mr Pushkar Garg, Mr Saswato Roy			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Pushkar Garg	Tapoban Housing Development Pvt. Ltd.-22 Dec

## Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 640, LR Khatian No:- 2698	Owner:পুষ্কর গর্গ, Gurdian:যোগেশ কুমা গর্গ, Address:ডি.এন-58, শান্তী এভিনিউ ,বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.23000000 Acre,	Mr Pushkar Garg

Endorsement For Deed Number : I - 020600851 / 2020

On 20-01-2020

**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 25,16,822/-



**Partha Bairagya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

On 13-02-2020

**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 12:35 hrs on 13-02-2020, at the Office of the A.D.S.R. DURGAPUR by Mr Pushkar Garg ,Executant.

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

Execution is admitted on 13/02/2020 by Mr Pushkar Garg, Son of Mr Yogesh Kumar Garg, B-108, 1/2B Sector 2B Merbold Street Bidhannagar, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Pranab Kumar Goswami, , , Son of Late Gopi Ballave Goswami, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 13-02-2020 by Mr Saswato Roy, Director, Tapoban Housing Development Pvt. Ltd. (Private Limited Company), 1/9, Debinagar, Benachity, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Pranab Kumar Goswami, , , Son of Late Gopi Ballave Goswami, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,175/- ( A(1) = Rs 25,168/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,175/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 12:00AM with Govt. Ref. No: 192019200176258442 on 08-02-2020, Amount Rs: 25,175/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 21310022020SST3698081755 on 10-02-2020, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,851/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,20,851/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4465, Amount: Rs.5,000/-, Date of Purchase: 12/02/2020, Vendor name: Ram Prasad Banerjee

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 10/02/2020 12:00AM with Govt. Ref. No: 192019200176258442 on 08-02-2020, Amount Rs: 1,20,851/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 21310022020SST3698081755 on 10-02-2020, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0206-2020, Page from 24970 to 24991**

**being No 020600851 for the year 2020.**



Digitally signed by PARTHA BAIRAGGYA  
Date: 2020.02.26 12:57:35 +05:30  
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 2020/02/26 12:57:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.**

**(This document is digitally signed.)**