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D-6468/15



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29/8/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Justified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

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Ar. 1604  
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*Arin*  
 District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
**6 AUG 2015**

INDENTURE

THIS INDENTURE OF SALE made this the 26<sup>th</sup> day of August Two Thousand

FIFTEEN BETWEEN

11 AUG 2015

No. 3701 Dt. <sup>2000</sup> Huseen  
 Mr. Sr. Smt. Alamgir Reza Adv  
 Address: Alipore Judges Court  
 P. S. Kol-27  
 Vendor: *[Signature]*

Santosh Kr. Dey  
 ALIPUR POLICE COMPT  
 Kolkata



*[Signature]*

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Alamgir Reza Adv  
 s/o, <sup>2000</sup> Alamgir Reza  
 Judges Court Road  
 P.S. & P.O. Alipore  
 Kol-27

**SRI ASHUTOSH MUKHOPADHYAY PAN ADTPM5416A** son of Late Prafulla Kumar Mukhopadhyay by faith : Hindu, by Occupation: Business, by Nationality : Indian, residing at 119, Bhupen Roy Road, P.S. Behala, Kolkata – 700 034 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or Context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**FOUNTAINGRASS BUILDERS PRIVATE LIMITED PAN AACCF6126B** a Company duly incorporated under the Companies Act, 1956, having its registered office at BL-B, Flat No. A4, 1<sup>st</sup> Floor, 12, Banamali Ghoshal Lane, P.S. and Post Office: Behala, Kolkata – 700 034 and represented by its Authorised Signatory/Representative **SRI BARUN PURKAIT** son of Sri Prahallad Purkait by faith: Hindu, by Occupation: Business, by Nationality: Indian residing at Village: Daulatpur, Sardarpara, P.S. Bishnupur, District South 24 Parganas hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART.**

**WHEREAS ALL THAT** piece and parcel of Sali land containing an area of **29 (Twenty Nine)** Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. **115** corresponding to L.R. Dag No. **114** appertaining to R.S. Khatian No. 73, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South



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24 Parganas was originally belonged to one Sri Akhil Kumar Naskar and his name was correctly published in the R.S. record of Rights.

**AND WHEREAS** the said Sri Akhil Kumar Naskar died intestate leaving behind him surviving his four sons namely Sri Jiban Kuamr Naskar, Sri Nayan Kuamr Naskar, Sri Bhuban Kumar Naskar and Sri Mohan Kumar Naskar and three daughters namely Smt Basanti Naskar, Smt Ashima Mondal nee Naskar and Smt Anima Naskar as his heirs, heiresses and legal representatives who became the joint owners of **ALL THAT** piece and parcel of Sali land containing an area of **29 (Twenty Nine)** Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. **115** corresponding to L.R. Dag No. **114** appertaining to R.S. Khatian No. 73, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas.

**AND WHEREAS** by a Deed of Conveyance dated 5<sup>th</sup> day of October, 1994 made between Sri Jiban Kuamr Naskar, Sri Nayan Kuamr Naskar, Sri Bhuban Kumar Naskar, Sri Mohan Kumar Naskar, Smt Basanti Naskar, Smt Ashima Mondal nee Naskar and Smt Anima Naskar therein collectively referred to as the Vendors of the One Part and Smt Kabita Biswas therein referred to as the Purchaser of the Other Part at and for the consideration therein mentioned the said Sri Jiban Kuamr Naskar, Sri Nayan Kuamr Naskar, Sri Bhuban Kumar Naskar, Sri Mohan Kumar Naskar, Smt Basanti Naskar, Smt Ashima Mondal nee Naskar and Smt Anima Naskar sold, transferred, conveyed, assigned and assured unto and in favour of Smt Kabita Biswas **ALL THAT** piece and parcel of Sali land containing an area of **2 (Two)** Decimals out of the total area of **29 (Twenty Nine)** Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. **115** corresponding to L.R. Dag No. **114**



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appertaining to R.S. Khatian No. 73, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Conveyance was registered with the Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 43, Pages 487 to 496, Being No. 4229, for the year 1994.

**AND WHEREAS** by a Deed of Conveyance dated 20<sup>th</sup> day of August, 1996 made between Sri Jiban Kuamr Naskar, Sri Nayan Kuamr Naskar, Sri Bhuban Kumar Naskar, Sri Mohan Kumar Naskar, Smt Basanti Naskar, Smt Ashima Mondal nee Naskar and Smt Anima Naskar therein collectively referred to as the Vendors of the One Part and Sri Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part at and for the consideration therein mentioned the said Sri Jiban Kuamr Naskar, Sri Nayan Kuamr Naskar, Sri Bhuban Kumar Naskar, Sri Mohan Kumar Naskar, Smt Basanti Naskar, Smt Ashima Mondal nee Naskar and Smt Anima Naskar sold, transferred, conveyed, assigned and assured unto and in favour of Sri Ashutosh Mukhopadhyay **ALL THAT** piece and parcel of Sali land containing an area of **27 (Twenty Seven)** Decimals out of the total area of **29 (Twenty Nine)** Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. **115** corresponding to L.R. Dag No. **114** appertaining to R.S. Khatian No. 73, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Conveyance was registered with the Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 30, Pages 205 to 216, Being No. 2831, for the year 1996.



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AND WHEREAS by a Deed of Conveyance dated 4<sup>th</sup> day of May, 2001 made between Smt Kabita Biswas therein referred to as the Vendor of the One Part and Sri Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part at and for the consideration therein mentioned the said Smt Kabita Biswas sold, transferred, conveyed, assigned and assured unto and in favour of Sri Ashutosh Mukhopadhyay ALL THAT piece and parcel of Sali land containing an area of 2 (Two) Decimals out of the total area of 29 (Twenty Nine) Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 appertaining to R.S. Khatian No. 73, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Conveyance was registered with the Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 71, Pages 373 to 384, Being No. 3788, for the year 20046.

AND WHEREAS the Vendor herein has mutated his name before the B.L. and L.R.O. at Bishnupur -I under L.R. Khatian No. 487.

AND WHEREAS on approach of the Purchaser, the Vendor herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of Sali land containing an area of 2 (Nine) Decimals out of the total area of 29 (Twenty Nine) Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 appertaining to L.R. Khatian No. 487, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within



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the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas at and for the consideration money of **Rs.20,000/- (Rupees Twenty Thousand) only** to the Vendor herein.

**AND WHEREAS** the Purchaser is a Company engaged in the business of development of real estate and is in the lookout for suitable land in and around the area where the land of the Vendor situates and offers to the Vendor about their intention to purchase the said land from the Vendor partly against valuable consideration and partly against their promise to re-convey/allot/provide 29.5% of the total super built up constructed area to be erected by the Purchaser on such plot of land either severally or jointly with other companies or persons without making any demand for consideration from the present vendor and in that event such future re-conveyance/allotment/provisions shall constitute the final passing of consideration. So hereby purchasers proposed to make part payment of consideration and promised to make remaining part of consideration in future making the proposed transaction of sale as ostensible sale.

**AND WHEREAS** the Purchaser has also expressed its intention to the Vendor to Purchase the Scheduled property from the Vendor.

**AND WHEREAS** being satisfied with the proposal of the Purchaser, the Vendor has agreed to sell and the Purchaser has agreed to purchase the scheduled property free from all encumbrances, charges, liens, lispence, acquisitions, requisitions trusts of whatsoever nature at and for the consideration of Rs. 20,000/- (Rupees Twenty Thousand) only paid by the Purchaser to the Vendor and upon promise to re-convey/allot/provide 29.5% of the total super built up constructed area to be erected by the Purchaser on such plot of land including 29.5% of the Covered Car Parking Space (herein after be referred to as the Vendor's allocation) either severally or jointly with other companies or persons without making any demand for



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consideration from the present vendor making instant sale as an ostensible sale, within 5(Five) years from the date of obtaining the sanction of the building plan for the said total land to be sanctioned by the South 24 Pargnas Zila Parisad subject to force majeure and on the terms and conditions contained in an Agreement for Construction executed alongwith, failing which the entire developed property upon the land hereby sold shall remain as a lien to the present vendor as "VENDOR'S LIEN FOR UNPAID CONSIDERATION".

**NOW THIS INDENTURE OF SALE WITNESSETH** that in pursuance of the said Agreement and further in consideration of the said sum of **Rs.20,000/- (Rupees Twenty Thousand) only**, of the lawful money of the Union of India well and truly paid by the Purchaser to the VENDOR at or before the execution of these presents, (the receipt whereof the VENDOR do hereby admit and acknowledge to have received as per Memo of Consideration herein below and of and from the same and every part thereof the VENDOR do hereby for ever release discharge and acquit the Purchaser and the said property conveyed) and upon the Purchaser constructing and erecting the residential project comprising of multi-storied buildings together with open and covered car parking spaces on the said total land (hereinafter referred to as the said project) within 5(Five) years and an extension of time of 12 months from the date of obtaining the sanction of the building plan to be sanctioned by the South 24 Parganas Zila Parisad subject of force majeure and subject to promise to re-convey/allot/provide 29.5% of the total super built up constructed area to be erected by the Purchaser on such plot of land including 29.5% of the Covered Car Parking Space (herein after be referred to as the Vendor's allocation) either severally or jointly with other companies or persons without making any demand for consideration from the present vendor making instant sale as an ostensible sale, within 5(Five) years from the getting the sanctioned plan from the competent authority, without making any



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demand for consideration from the present vendor which shall constitute the future and final consideration of the instant sale, making the instant sale as an ostensible sale, the Vendor doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser absolutely and forever ALL THAT piece and parcel of Sali land containing an area of 9 Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 appertaining to L.R. Khatian No. 487, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas more fully and particularly described in the SCHEDULE hereunder written and hereinafter as well as hereinbefore referred to as "the SAID PROPERTY" with entirety of the VENDOR'S right title and interest, whatsoever, in respect of the said property TOGETHER WITH all the structures and the things of whatsoever nature permanently attached to the said property or standing thereon pertaining to the said property and all areas sewers drains and water courses appertaining thereto and all the privileges, easements, profits, advantages, rights, and appurtenances, whatsoever, belonging or anywise appertaining thereto and usually held or enjoyed or reputed as part thereof, (more fully and particularly described in the SCHEDULE hereunder written) free from all encumbrances and charges whatsoever AND TOGETHER WITH the right to use all pathways and/or passage ways and/or entrances and exist for free ingress in and egress from the said property AND all the estates, rights, title, interest, inheritance, possession, use, trust, property, claim and demand whatsoever at law or otherwise of the VENDOR into or upon or in respect of the said Property or any and every part thereof hereby granted, sold, conveyed, assigned, assured and transferred TOGETHER WITH all deeds or pattahs and monuments, evidences of title, whatsoever exclusively relating to or concerning the said Property or any part



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thereof, which now are or hereafter shall or may be in the custody possession power or control of the VENDOR or any other person or persons from whom the VENDOR can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever from all encumbrances and charges, whatsoever, and further subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Gram Panchayat other Public Body or Local Authority or Authorities in respect thereof.

**AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER :**

1. THAT NOTWITHSTANDING any act deed matter or thing by the VENDOR done executed or knowingly suffered to the contrary by the VENDOR or any of his predecessor-in-title, the VENDOR has now in himself good right, full and absolute power and authority to grant, convey and confirm the said property hereby granted, sold, conveyed, confirmed assigned, assured and transferred or expressed or intended so to be unto and to the use of the Purchaser.

2. THAT NOTWITHSTANDING any act deed or thing or committed by the Vendor or any of his predecessor-in-interest and the Vendor has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said Scheduled Property and the rights,



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properties, appurtenances, thereto and the said Scheduled Property hereby sold transferred and conveyed unto and the Purchaser in the manner aforesaid;

3. AND THAT the said Scheduled Property hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but NOT limited charges, liens, lispendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of pre-emption, exchange, trusts, adverse possession, debutter or any type of encumbrances whatsoever or howsoever made or suffered by the Vendor or any persons having or lawfully or equitably , claiming any estate or interest therein through under or in trust, for the vendor in the said Scheduled Property hereby sold conveyed in the manner aforesaid.

4. AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same every part thereof and Develop the said land by constructing and erecting the residential project comprising of multi-storied buildings together with open and covered car parking spaces on the said total land (hereinafter referred to as the said project) within 5(Five) years and an extension of time of 12 months from the date of obtaining the sanction of the building plan to be sanctioned by the South 24 Parganas Zila Parisad subject of force majeure and subject to promise to re-convey/allot/provide 29.5@ of the total super built up constructed area to be erected by the Purchaser on such plot of land including 29.5% of the Covered Car Parking Space (herein after be referred to as the Vendor's allocation) either severally or jointly with other companies or persons without making any demand for



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consideration from the present vendor (herein after be referred to as the Vendor's allocation) to the Vendor.

5. AND THAT the Vendor and all persons having or lawfully or equitably claiming any right title estate or interest in the said property or any part thereof by, from, through under or in trust for the Vendor or his legal representatives, executors, administrators and assigns or any of them or any of his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful acts, deeds and things whatsoever for better and more perfectly effectually and absolutely gaining and assuring the said Scheduled Property unto and to the use and benefit of the said Purchaser forever in the manner as aforesaid, as the said Purchaser shall or may reasonably require.

6. AND THAT the Vendor or his predecessor-in-title had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and where under the said Scheduled Property hereby sold, granted, transferred, and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

**AND THE PURCHASER DOTI HEREBY COVENANT WITH THE VENDOR**

as follows:

1. THAT the cost, charges and expenses for completion of the Project shall be borne and paid by the Purchaser.



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2. THAT the Purchaser shall at its own cost and expenses and without creating any financial or other liability on the Vendor construct, erect and complete the project in pursuant to the final plans to be sanctioned by the South 24 Parganas Zila Parisad.
3. THAT the Purchaser shall complete the Project according to the sanctioned plan within 5(Five) years from the date of receiving the sanction plan with a grace period of twelve months, subject to the force majeure.
4. As per the Agreement dated *26.8.15* between the Vendor and the Purchaser that the Purchaser shall develop the said land by constructing and erecting the residential project comprising of multi-storied buildings together with open and covered car parking spaces on the said total land (hereinafter referred to as the said project) within 5(Five) years and an extension of time of 12 months from the date of obtaining the sanction of the building plan to be sanctioned by the South 24 Parganas Zila Parisad subject of force majeure and subject to promise to re-convey/allot/provide 29.5% of the total super built up constructed area to be erected by the Purchaser on such plot of land including 29.5% of the Covered Car Parking Space (herein after be referred to as the Vendor's allocation) either severally or jointly with other companies or persons without making any demand for consideration from the present vendor. In case the Purchaser joins land with other companies or persons in developing the plot of land or in case the present plot of land gets amalgamated with other plots of land and becomes a part of a larger project in that case before doing such amalgamation the Purchaser shall settle the Vendor's allocation in writing.



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5. As per the Agreement dated 26.8.15 between the Vendor and the Purchaser after completion of the said project the Purchaser shall at first demarcate and handover Vendor's allocation even before disposing its own allocation and re-transfer/re-convey/allot the same to the Vendor and shall not, under any circumstances encumber and/or alienate the said portion. Any transfer from the Purchaser's allocation before re-transfer/re-conveyance/handing over allotment of vendor's allocation shall be considered as invalid transfer.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Sali land containing an area of 9 Decimals be the same a little more or less situate lying at Mouza: Sarmasterchak, J.L. No. 17, comprised in R.S. Dag No. **115** corresponding to L.R. Dag No. **114** appertaining to L.R. Khatian No. 487, Police Station: Bishnupur, under Sub-Registry Office at Additional District Sub-Registrar at Bishnupur, within the local limits of the Kulerdari Gram Panchayat, District South 24 Parganas.



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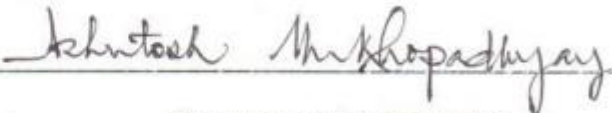
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IN WITNESS WHEREOF the PARTIES hereto put and subscribe their respective hands and  
Seals the day month and year written above.

**SIGNED, SEALED AND DELIVERED**

in presence of:-

- 1. Ram Cumar Datta  
33/4, M.B. Road,  
KOL-60

✓  


Signature of the VENDOR

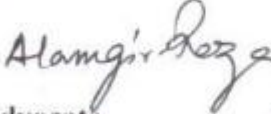
- 2. Sk Golam Rosny  
S 22, D.H. Road  
141-34

  
Authorized Signatory

**FOUNDERSS BUILDERS PVT. LTD.**

Signature of the PURCHASER

Drafted by me



Advocate

Alipore Judges Court

Kolkata - 700 027.

**ALANGIR REZA**  
Advocate  
Alipore Judges Court,  
Room No.-8 (New Shed)  
Kolkata-27  
Enroll. No.-F/1194/03

**ALANGIR REZA**  
Advocate  
Alipore Judges Court,  
Room No.-8 (New Shed)  
Kolkata-27  
Enroll No -F/1194/03



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.20,000/- (Rupees Twenty Thousand) only being the full and final consideration of this Deed and upon completion of the said project the Purchaser shall at first demarcate and handover Vendor's allocation i.e. 29.5% of the total super built up area constructed and/or erected by the Purchaser and 29.5% of the Covered Car Parking Space or such additional or alternative benefits or portion, that the parties herein shall agree in writing in future, be handed over by the Purchaser herein to the Vendor herein without making any demand for consideration from the present Vendor, shall constitute the final and future transfer of consideration, per Memo below :-

## MEMO:

By Cheque

₹ 20,000/-

TOTAL Rs. 20,000/-

(Rupees Twenty Thousand) only

WITNESSES :-

1. Ram/Comal Datta

2. Sh. Gagan Roush

Ashutosh Mukhopadhyay

Signature of the VENDOR



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SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature \_\_\_\_\_



<i>Tahsin M. Khatun</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature \_\_\_\_\_



<i>Bavun Prakashit</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature *Bavun Prakashit*



*[Handwritten signature]*

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TRUE COPY

FORM 60

( See third proviso to of rule 114B )

Form of Declaration to be filed by a person who does not have either permanent account number or general Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 114B

1. Full name and address of the declarant: BARUN PURKAIT  
DAULATPUR SARDARPARA, BISHNUPUR, KOLKATA
2. Particulars of transaction. Sale
3. Amount of the transaction 20,000/-
4. Are you assessed to tax? Yes/No.  Yes
5. If yes,
- 1) Details of ward/Circle/Range where the last return of income was filed ?
- 2) Reasons for not having permanent account number / General Index Register Number ?
6. Details of the document being produced in support of address in column (1)  
NO PER ID

Verification

I, BARUN PURKAIT do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Date 26.08.2015

Place \_\_\_\_\_

Barun purkait.

Signature of the declarant.

Instructions : Documents which can be produced in support of the address are :

- a) Ration Card                      b) Passport                      c) Driving Licence
- d) Identity Card issued by any institution.
- e) Copy of the electricity bill or telephone bill showing residential address.
- f) Any document or communication issued by any authority of Central Government or local bodies showing residential address.
- g) Any other documentary evidence in support of his address given in the declaration.





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 110 / 000176

পরিচয় পত্র



Elector's Name  
নির্বাচকের নাম

Purakait Barin  
পুরকাইত বরিন

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Prahallad  
প্রহ্লাদ

Sex  
লিঙ্গ

M  
পুং

Age as on 1.1.1995  
১.১.১৯৯৫-এ বয়স

21  
২১

Address

Daulatpur Sardar Para, Daulatpur,  
Bishnupur, S.24 Pgs.

ঠিকানা

দৌলতপুর সর্দার পাড়া, দৌলতপুর,  
বিশ্বনুপুর, পৃ. ২৪ পরগণা।

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অধিকারিক

For 110.-Bishnupur East(SC)  
Assembly Constituency

১১০.-বিশ্বনুপুর পূর্ব(সস)  
বিধানসভা নির্বাচন কেন্দ্র

Place Alipore

স্থান আলিপুর

Date 06.09.95

তারিখ ০৬.০৯.৯৫





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	16041000230215/2015	Query Date	21/08/2015 11:07:53 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 20,000/-	Total Market Value:	Rs. 19,80,000/-
Stampduty Payable	Rs. 99,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 21,815/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 115 , RS Khatian No:- 487	9 Dec	20,000/-	19,80,000/-	Proposed Use: Industrial Purpose, ROR: Shali
Seller Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Mr Ashutosh Mukhopadhyay Son of Late Prafulla Kr Mukhopadhyay 119 Bhupen Roy Rd, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPM5416A,		
Buyer Details						
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	Fountaingrass Builders Pvt Ltd  BI B 12 Banamali Ghoshal Lane, Flat No: A4, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Organization	Executed by: Representative,	PAN No. AACCF6126B,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Barun Purkait, Designation: Authorized Signatory Son of Mr Prahallad Purkait Daulatpur Sardarpara, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743312	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. FORM 60,		Fountaingrass Builders Pvt Ltd		





Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mr Ashutosh Mukhopadhyay, Mr Barun Purkait
Bank Details		
Bank details have not been supplied		

**For Information only**

**Note:**



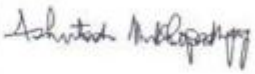
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

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(Tridip Misra)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





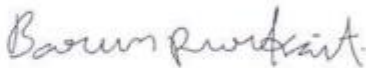
## Seller, Buyer and Property Details

### A. Seller & Buyer Details


Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Ashutosh Mukhopadhyay                      Son of Late Prafulla Kr Mukhopadhyay                      119 Bhupen Roy Rd, P.O:- Behala, P.S:- Behala, Kolkata,                      District:-South 24-Parganas, West Bengal, India, PIN -                      700034                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen                      of: India, PAN No. ADTPM5416A,                      Status : Self                      Date of Execution : 26/08/2015                      Date of Admission : 26/08/2015                      Place of Admission of Execution : Office</p>	 8/26/2015 2:13:10 PM hrs	 LTI 8/26/2015 2:13:23 PM hrs
		 8/26/2015 2:13:48 PM hrs	



### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Fountaingrass Builders Pvt Ltd BI B 12 Banamali Ghoshal Lane, Flat No: A4, P.O:- Behala, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AACCF6126B, Status : Organization Represented by representative as given below:-		
1(1)	Mr Barun Purkait, Authorized Signatory Son of Mr Prahallad Purkait Daulatpur Sardarpara, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743312 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. FORM 60, Status : Representative Date of Execution : 26/08/2015 Date of Admission : 26/08/2015 Place of Admission of Execution : Office	 8/26/2015 2:13:54 PM hrs	 LTI 8/26/2015 2:13:58 PM hrs
		 8/26/2015 2:14:15 PM hrs	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mr Ashutosh Mukhopadhyay, Mr Barun Purkait	 8/26/2015 2:14:28 PM hrs

### C. Transacted Property Details



**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak	RS Plot No:- 115 , RS Khatian No:- 487	9 Dec	20,000/-	19,80,000/-	Proposed Use: Industrial Purpose, ROR: Shali

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	Alamgir Reza
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate





Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406468 / 2015

Query No/Year	16041000230215/2015	Serial no/Year	1604006825 / 2015
Deed No/Year	I - 160406468 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Barun Purkait	Presented At	Office
Date of Execution	26-08-2015	Date of Presentation	26-08-2015

Remarks

On 21/08/2015

**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 19,80,000/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 26/08/2015

**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 13:29 hrs on : 26/08/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Barun Purkait ..

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

Execution is admitted on 26/08/2015 by

Mr Ashutosh Mukhopadhyay, Son of Late Prafulla Kr Mukhopadhyay, 119 Bhupen Roy Rd, P.O: Behala, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Business

Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

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

Execution is admitted on 26/08/2015 by



Mr Barun Purkait, Authorized Signatory, Fountaingrass Builders Pvt Ltd , BI B 12 Banamali Ghoshal Lane, Flat No: A4, P.O: Behala, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034

Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,815/- ( A(1) = Rs 21,769/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 21,815/-

#### Description of Draft

1. Rs 21,815/- is paid, by the Draft(8554) No: 810873000426, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), BEHALA.

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,020/- and Stamp Duty paid by Draft Rs 94,020/-, by Stamp Rs 5,000/-

#### Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 3701, Purchased on 11/08/2015, Vendor named Santosh Kr Dey.

#### Description of Draft

1. Rs 94,020/- is paid, by the Draft(other) No: 810886000426, Date: 26/08/2015, Bank: STATE BANK OF INDIA (SBI), BEHALA.



(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 64689 to 64713

being No 160406468 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.08.27 17:28:50 -07:00  
Reason: Digital Signing of Deed.

(Tridip Misra) 27/08/2015 17:28:49

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)