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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

16 DEC 2016

### DEED OF CONVEYANCE

THIS INDENTURE OF SALE, made this the 16<sup>th</sup> day of December,  
Two Thousand and Sixteen (2016)

BETWEEN

KORVIO INFRASTRUCTURE

Keshab Chatterjee

Partner

KORVIO INFRASTRUCTURE

Soumendra Kumar Ghosh

Partner

AS CONSTITUTED ATTORNEY  
For ASHOK KUMAR GHOSH

Serial... 4143 Date... 14/12/16  
Name.....  
Address.....  
Rs... 500/-

MR. DEBES KR. MISRA  
M.A.B. Com. LL.B.  
Advocate, High Court, Cal,  
69/1, Baghajatin Place, Kol-86

A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27



District Sub-Registrar-V  
Alipore, South 24 Parganas

16 DEC 2016

~~Comment~~ ~~Misra~~  
~~Advocate~~  
~~14/12/16~~  
~~Alipore~~



**SRI PARTHA CHAKRABORTY**, (PAN-ALCPC2816M), son of Debasish Chakraborty, residing at 34/48, N.K. Ghoshal Road, P.O. Kasba, P.S. Kasba, Kolkata - 700 042, hereinafter called and referred to as the "OWNER/ VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her representative heirs, executors, administrators and assigns) of the **ONE PART**

**AND**

**SRI ASHOK KUMAR GHOSH**, (PAN-AFWPG7145P), son of Late Murari Mohan Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 125/4, Santoshpur Avenue, P.S. Survey park, Kolkata - 700 075, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include her representative heirs, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS** the present OWNER/VENDOR herein is the absolute Owner of the entire Plot of land measuring net land area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700 094. .

**AND WHEREAS** one Sri Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Basanta Roy Road, P.S. Tollygunge, Kolkata - 700 026, was absolute recorded owner of a big plot of land situated at Mouza - Nayabad, J.L. No.25, Parganas - Khaspur, R.S. No.3, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 202, 203 and 204, and other Dags under R.S. Khatian No.113, corresponding to C.S. Dag No.102, under C.S. Khatian No.5 & 6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, presently within the K.M.C. Ward No.109, Kolkata - 700 094, and his name was recorded and published in the R.S. record of right during Revisional Settlement operation in the R.S. Khatian No.113 District - 24-Parganas(S). It is pertinent to mention that the said Sukumar Mondal obtained the total property of 20 Bigha from the Partition suit marked as 'Ja' in the Partition plan.

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*Prashant Chatterjee*  
 Partner

KORVIO INFRASTRUCTURE  
*Soumenendra Kumar Ghosh*  
 Partner



AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.03.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.81, at Pages 185 to 190, Being No.3226 for the year 1982, one Smt. Madhuchhanda Chakraborty, wife of the present OWNER/VENDOR herein purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No.113, Plot No.G, within The Kolkata Municipal Corporation Ward No.109, presently District-South 24 Parganas from the then Owner/vendor namely Sri Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Basanta Roy Road, P.S. Tollygunge, Kolkata - 700 026.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 19.04.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.127, at Pages 288 to 293, Being No.4787 for the year 1982, the present OWNER/VENDOR herein purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less adjacent to the previous plot of land 'G' and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No.113, Plot No.F, within The Kolkata Municipal Corporation Ward No.109, presently District-South 24 Parganas from the said previous Owner/vendor namely Sri Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Basanta Roy Road, P.S. Tollygunge, Kolkata - 700 026 and both the plots of land situated side by side adjacent to each other.

AND WHEREAS after registration of the said Deed of Conveyance dated 15.03.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.81, at Pages 185 to 190, Being No.3226 for the year 1982, it was found that R.S. Dag No.191, under R.S. Khatian No.114 has been mentioned wrongly, instead of only R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No.113 and the same is corrected and rectified done by virtue of a registered Deed of Declaration dated 24.05.1989, registered in the office of A.D.S.R. Alipore, South 24 Parganas and entered into Book No.1, Deed No.1661 for the year 1989 by the said Smt. Madhuchhanda Chakraborty and also Sri Sukumar Mondal.

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AND WHEREAS after registration the said Deed of Conveyance dated 19.04.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.127, at Pages 288 to 293, Being No.4787 for the year 1982, it was found that R.S. Dag No.191, under R.S. Khatian No.114 has been wrongly mentioned instead of only R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No.113 and the same is corrected and rectified by virtue of a registered Deed of Declaration dated 24.05.1989, registered in the office of A.D.S.R. Alipore, South 24 Parganas and entered into Book No.1, Deed No.1664 for the year 1989 by the said Sri Partha Chakraborty and also Sri Sukumar Mondal.

AND WHEREAS after purchase said Smt. Madhuchhanda Chakraborty, has recorded her name in the record of B.L. & L.R.O. vide mutation Case No.14/2013, Memo No.18/14/ BLLRO/Mut/ATM/Kasba dated 06.03.2006 in respect of her aforesaid purchased property and paid the land taxes (khajna) thereof and accordingly the Ld. B.L. & L.R.O. has been issued the Mutation Certificate in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, for the said land in favour of the said Smt. Madhuchhanda Chakraborty.

AND WHEREAS after purchase said Smt. Partha Chakraborty, has also recorded his name in the record of B.L. & L.R.O. vide mutation Case No.13/2013, Memo No.18/13/ BL& LRO/Mut/ATM/Kasba dated 06.03.2006 in respect of his aforesaid purchased property and paid the land taxes (khajna) thereof and accordingly the Ld. B.L. & L.R.O. has been issued the Mutation Certificate in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, for the said land in favour of the said Sri Partha Chakraborty.

AND WHEREAS by virtue of a registered Deed of Gift dated 28.12.2011, registered at District-Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No.I, CD Volume No.20, at Pages 10406 to 10417, Being No.10223 for the year 2011, said Smt. Madhuchhanda Chakraborty, donated her entire purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.G, within The Kolkata Municipal Corporation Ward No.109, presently District-South 24 Parganas in favour of her husband namely Sri Partha Chakraborty, the OWNER/VENDOR herein.



AND WHEREAS the present OWNER/VENDOR herein is now the absolute Owner of the entire Plot of land measuring net land area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700 094.

AND WHEREAS THE VENDOR has made representation and declares that :

- i) Since acquiring the right title interest in the said land and hereditament the VENDOR is in physical possession of the said land and hereiditament.
- ii) The VENDOR has not received any notice from any authority for acquisition or requisition and declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove and since acquiring the right, title, interest of the said land and hereditament the VENDOR has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defected in title.
- iv) The VENDOR has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispensens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the VENDOR or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the VENDOR or the VENDOR'S

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Verbal Challenge

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Mr. Kumar Gh



predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

AND WHEREAS being in need of money the present VENDOR has decided for absolute sale of his said land measuring an area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700 094 as morefully mentioned in the SCHEDULE below and the PURCHASER herein has also agreed to purchase the same at or for the total consideration price of Rs.60,00,000/- (Rupees Sixty Lac) only declared by the VENDOR and the PURCHASER has paid to the VENDOR the total consideration sum of Rs.60,00,000/- (Rupees Sixty Lac) only as full and final consideration money as described as per Memo herein below against ALL THAT piece and parcel of land measuring net land area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700 094 as morefully mentioned and described in the SCHEDULE hereunder written and delineated and shown in the annexed Plan/ Map by RED borderline which is the part and parcel of this deed. It is pertinent to mention that the PURCHASER has entered into the verbal Agreement with the VENDOR in the year 2011 to purchase this property and made the payment part by part and the PURCHASER would himself along look after this property and paid Rs.22,00,000/- (Rupees Twenty two lac) only on different dates i.e. 2011 to 2015 to the VENDOR and the PURCHASER has paid the balance Rs.38,00,000/- (Rupees Thirty eight lac) only in the year 2016 as shown in the memo below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the verbal Agreement and in declared consideration of the said sum of Rs.60,00,000/- (Rupees Sixty  
KORVIO INFRASTRUCTURE



Lac) only well and truly paid by the PURCHASER to the VENDOR on or before the execution of these presents and that being the full consideration money at the said land and tile shed (the receipt whereof the VENDOR do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the VENDOR do hereby acquit, release and forever discharge the said PURCHASER as well as the said land hereby conveyed) and the VENDOR do hereby grant, transfer, convey, sell assure and assigns unto the said PURCHASER ALL THAT piece and parcel of the said plot of land measuring an area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700 094 and also lying within the jurisdiction of The Kolkata Municipal Corporation more fully and specifically described in the SCHEDULE hereunder written and more specifically described in the SCHEDULE hereunder written and delineated in the Map or Plan annexed hereto and depicted by RED border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, edges, water, water courses, and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the VENDOR into or upon the said land and every part thereof and all the deeds, pattahs, instruments writings, evidences of title whatsoever relating to or concerning the said land every part thereof which now are or may hereafter be in the custody power, control or possession of the VENDOR or any person or persons from whom the said VENDOR procure the same without any lawful action or suit TO HAVE AND TO HOLD the land and hereditaments so to be unto the said PURCHASER absolutely forever free



absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the PURCHASER in the manner as aforesaid and the VENDOR further declares that he has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of his said land and hereditament save and except with the PURCHASER herein.

2. That the PURCHASER shall have the right to mutate his name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the VENDOR.
3. That it shall be lawful for the PURCHASER at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the PURCHASER and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the VENDOR or any person claiming through under or in trust arising through or for them.
4. That the said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispendences, debts liabilities and the VENDOR fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the VENDOR or any of his predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the VENDOR or any of his predecessor in title.
5. That the VENDOR and every person or persons claiming any estate right title or interest through the VENDOR shall and will at all times hereafter upon every reasonable request and at the costs of the PURCHASER make do acknowledge execute register all

KORVIO INFRASTRUCTURE

*Kearla Chatterjee*  
Partner

KORVIO INFRASTRUCTURE

*Soumen Chatterjee*  
Partner

AS CONSTITUTED ATTORNEY  
CHOSH

from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act thing deed matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDOR** now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the **PURCHASER** in manner aforesaid and delivered vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting its name duly mutated in the record of the Kolkata Municipal Corporation in place of the **VENDOR** or his predecessor in title and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or any of his predecessor in title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of his predecessor in title and that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said **PURCHASER** as shall or may reasonably be required.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to **PURCHASER** herein the **VENDOR** has good right as lawful owners with full



14. That if any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification in favour of the **PURCHASER**, its heirs, successors representatives and assigns.

**BE IT NOTED THAT** the **VENDOR** has delivered the Original Title Deeds, Original link deed, paid up land-tax bill, B.L. & L.R.O. Mutation Certificate, paid up land tax (khajna) bills, and Xerox copy of R.S. Record of Right relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

### **SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of land measuring an area of 6 (Six) Cotta hs 0 (Zero) Chittacks 0 (Zero) Sq.ft. more or less togetherwith two tile sheds measuring an area of 200 (Two Hundred) Sq.ft. and the entire property situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No.113, Plot No.F & G, within The Kolkata Municipal Corporation Ward No.109, P.O. Panchasayar, P.S. formerly Kasba, thereafter P.S. Purba Jadavpur, at preset P.S. Panchasayar, Kolkata – 700 094 together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also togetherwith all easement rights thereto and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by RED BORDER lines and the entire sold property is still unassessed and the street of the property is Nayabad and the entire sold property is butted and bounded in the manner following :-

<b><u>ON THE NORTH</u></b>	:	16'-6" wide K.M.C. Road;
<b><u>ON THE SOUTH</u></b>	:	Land of R.S. Dag No.203(Part);
<b><u>ON THE EAST</u></b>	:	Land of R.S. Dag No.202 & 203(Part);
<b><u>ON THE WEST</u></b>	:	Land of R.S. Dag No.202 & 203(Part);

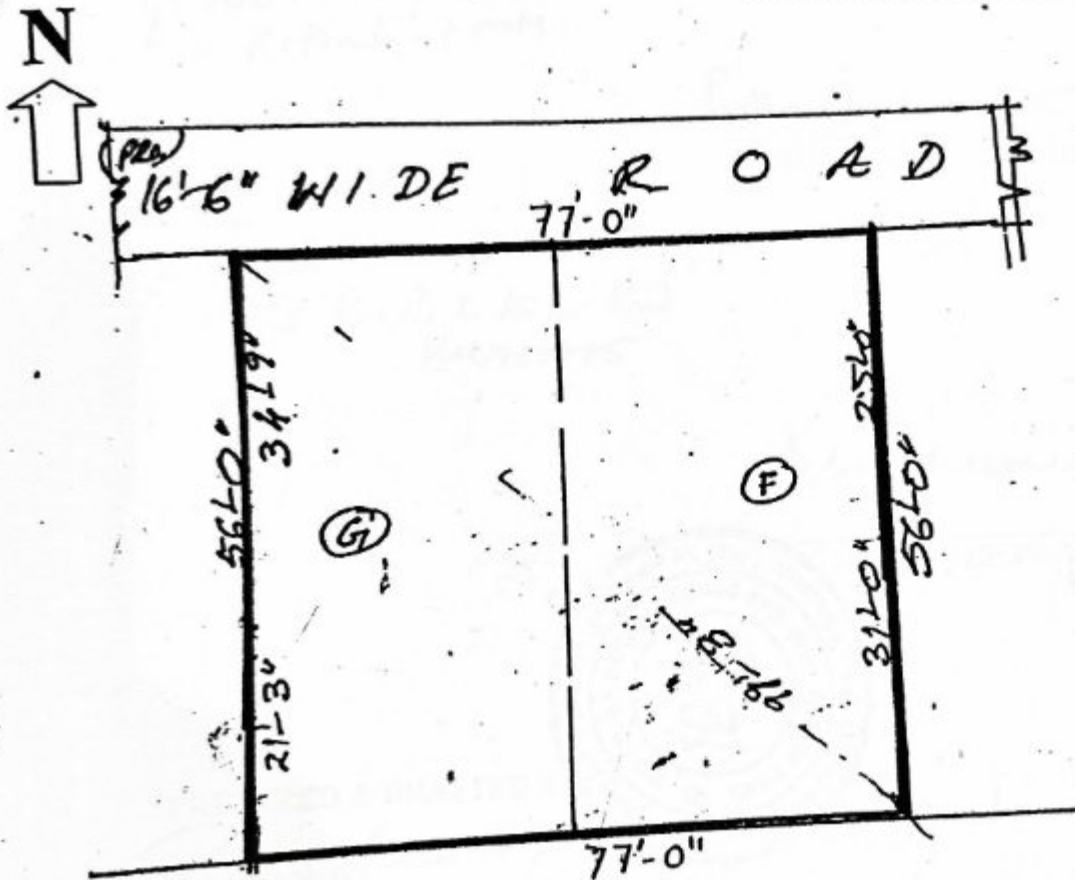
KORVIO INFRASTRUCTURE  
*Heeral Chatterjee*  
 Partner

KORVIO INFRASTRUCTURE  
*Soumendra Kumar G*

PLAN OF TWO PLOTS OF LAND BEING PLOT NO. F AND G, SITUATED IN  
 BUZA - NAYABAD, J.L. NO.25, COMPRISING IN R.S. DAG NOS.200, 201, 203,  
 AND 202, UNDER R.S. KHATIAN NO.113, WITHIN THE KOLKATA  
 MUNICIPAL CORPORATION WARD NO.109, P.O, PANCHASAYAR, AT PRESET P.S.  
 PANCHASAYAR, KOLKATA - 700 094.

SOLD LAND AREA OF PLOT NO.F MEASURING 3 COTTAHS  
 SOLD LAND AREA OF PLOT NO.G MEASURING 3 COTTAHS  
 I.E. TOTAL SOLD LAND AREA :- 6 COTTAHS

ENTIRE SOLD LAND AREA  
 SHOWN IN RED BORDER LINE



*Ashok Kumar Ghosh*

*Partner*

KORVIO INFRASTRUCTURE  
*Keshab Chatterjee*  
 Partner

KORVIO INFRASTRUCTURE  
*Sourendra Kumar Ghosh*  
 Partner

AS CONSTITUTED ATTORNEY  
 For ASHOK KUMAR GHOSH



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Rajabendra N. Sandhyapathy  
1/4 Kani Bunkhira Road.  
Kolkata - 70019

*Partha Chakraborty*

SIGNATURE OF THE VENDOR

2. Anil Kumar Deb Nath  
132/5 R. R. L. High Road  
Kolkata-700085

*Ashok Kumar Ghosh*

SIGNATURE OF THE PURCHASER

'PREPARED & DRAFTED BY:

*Debes Kumar Misra*  
(MR. DEBES KUMAR MISRA)

ADVOCATE [ Enrollment No.F/364/329/1989 ]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

KORVIO INFRASTRUCTURE

*Keshab Chatterjee*

Partner

KORVIO INFRASTRUCTURE

*Soumenendra Kumar Ghosh*

Partner

AS CONSTITUTED ATTORNEY  
For ASHOK KUMAR GHOSH

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.60,00,000/- (Rupees Sixty Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property as mentioned in the SCHEDULE above in the manner followings :

Sl. No.	Date	Cheque/Draft No./Cash	Name of the Bank & Branch	Amount (Rs.)
1.	07.01.2016	602145	United Bank of India, Garfa, Branch, Kolkata - 700 075	Rs.5,00,000.00
2.	21.07.2016	045935	-Do-	Rs.14,00,000.00
3.	12.12.2016	118637	-Do-	Rs.19,00,000.00
4.	On several dates	By Cash	-----	Rs.22,00,000.00

Total : Rs.60,00,000.00

(Rupees Sixty Lac) only

WITNESSES :

1. Rajeshwari N. Bandyopadhyay  
1/4 Moni Mukherjee Road,  
Kolkata - 700019.

Rajesh Chakraborty  
SIGNATURE OF THE VENDOR

2. Arit Kumar Debnath  
132/5 R.R.L. Mitra Road  
Kolkata - 700085.

KORVIO INFRASTRUCTURE  
Keshab Chatterjee  
Partner

KORVIO INFRASTRUCTURE  
Sourendra Kumar Ghosh  
Partner

AS CONSTITUTED ATTORNEY  
For ASHOK KUMAR GHOSH













	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

PHOTO










Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... PARTHA CHAKRABORTY

Signature... Partha Chakraborty

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... ASHOK KUMAR GHOSH

Signature... Ashok Kumar Ghosh

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

PHOTO

Name .....

Signature .....

KORVIO INFRASTRUCTURE  
Keshab Chatterjee  
Partner

KORVIO INFRASTRUCTURE  
Sumanendra Kumar Ghosh  
Partner



# Major Information of the Deed

Doc No	I-1630-03830/2016	Date of Registration	16/12/2016
Doc No	1630-0001593835/2016	Office where deed is registered	
Date	08/12/2016 5:17:54 PM	D.S.R. - V SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Particulars of Deed	Additional Information		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Sale Price Value	Market Value		
Rs. 60,00,000/-	Rs. 70,20,243/-		
Sale Price Paid (Sb)	Registration Fee		
Rs. 4,91,437/- (Article:23)	Rs. 77,266/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

## Land Details :



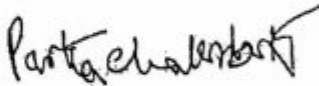
District South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Ward No: 109

Sr No	Plot Number	Plot Area	Land Use	Area of Land	Sale Price Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha	59,40,000/-	69,60,243/-	Width of Approach Road: 17 Ft.
Grand Total :				9.9Dec	59,40,000 /-	69,60,243 /-	

## Structure Details :

Sr No	Structure Details	Area of Structure	Sale Price Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1/	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	

## Seller Details :

Sr No	Name/Address/Photo/Fingerprint and Signature	Photo	Fingerprint	Signature
1	<b>Mr Partha Chakraborty</b> Son of Debasish Chakraborty Executed by: Self, Date of Execution: 16/12/2016 , Admitted by: Self, Date of Admission: 16/12/2016 ,Place : Office			
	34/48, N.K. Ghoshal Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/6 1 supplied, Status :Individual	16/12/2016	16/12/2016	16/12/2016

19/12/2016 Query No:-16300001593835/2016, Document is digitally signed.



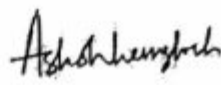
AS CONSTITUTED ATTORNEY  
For ASHOK KUMAR GHOSH

Partner

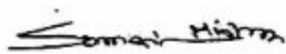
KORVIO INFRASTRUCTURE  
Soumendran Kumar Ghosh  
Partner



# Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Ashok Kumar Ghosh</b> Son of Late Murari Mohan Ghosh Executed by: Self, Date of Execution: 16/12/2016 , Admitted by: Self, Date of Admission: 16/12/2016 ,Place : Office	 16/12/2016	 LTI 16/12/2016	 16/12/2016
Son of Late Murari Mohan Ghosh Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFWPG7145P, Status :Individual			

## Identifier Details :

Name & Address	
<b>Mr Somesh Mishra</b> Son of Mr D K Mishra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Partha Chakraborty, Mr Ashok Kumar Ghosh	16/12/2016
	

Transfer of property for S/		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Chakraborty	Mr Ashok Kumar Ghosh-9.9 Dec
Transfer of property for S/		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Chakraborty	-200 Sq Ft, Mr Ashok Kumar Ghosh-200 Sq Ft

KORVIO INFRASTRUCTURE  
*Kendal Chatterjee*  
 Partner

KORVIO INFRASTRUCTURE  
*Soumen Chatterjee*  
 Partner

Endorsement For Deed Number : I - 163003830 / 2016

On 16-12-2016

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) & 6(1), W.B. Registration Rules 1962)

Presented for registration at 14:11 hrs on 16-12-2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Partha Chakraborty, Executant.

19/12/2016 Query No:-16300001593035 / 2016 Deed No : I - 163003830 / 2016, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2016, Page from 110254 to 110274

being No 163003830 for the year 2016.



Digitally signed by UTPAL KUMAR BASU  
Date: 2016.12.19 12:14:43 +05:30  
Reason: Digital Signing of Deed.

*UK Basu*

(Utpal Kumar Basu) 19-12-2016 12:14:42  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

KORVIO INFRASTRUCTURE  
*Keshab Chatterjee*  
Partner

KORVIO INFRASTRUCTURE  
*Sourendra Kumar*  
Pa

AS CONSTITUTED ATTORNEY  
For ASHOK KUMAR GHOSH

(This document is digitally signed.)