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

Addl. Dist. Sub Registrar
Alipore, South 24 Parganas

11 MAR. 2024

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11-03-2024
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2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 11th day
of March Two thousand Twenty Four (2024).

BETWEEN

SMT. SUPARNA KALE, PAN-CARPK4977K, OCI No. A1925653, W/o Sri Rajendra Srinivas Kale & D/O Sri Subal Kanti Roy Chowdhury, by- faith-Hindu, by Nationality- U.S.A.; By occupation-Professional, residing at 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Jadavpur, Kolkata - 700032, presently residing at 210, Bowdoin LN SW, Adairsville, U.S.A., GA 30103-3463, hereinafter called & referred to as the "OWNER/VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the FIRST PART.

AND

M/S GLOBAL DEVELOPER, PAN- AAZFG9884B, a Partnership firm having its place of Business at 33/23A, Raja Subodh Chandra Mullick Road, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata-700032, represented by its Partners namely (1) **MRS MITA DEY, PAN-AKZPD5063D, AADHAAR NO.- 341345864035, D/o Sri Arun Kumar Dey, by Faith-Hindu, by occupation Business, By Nationality Indian, residing at 18, Shanti Pally P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, (2) **SRI BARUN SAHA, PAN-ARJPS5113J, Aadhar No.- 619252689800**, son of Late Hari Mangal Saha, by faith-Hindu, By Nationality Indian, by occupation- Business, residing at 22C, Shanti Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, (3) **SRI RAJIB MAJUMDER, PAN- AOQPM8039R, Aadhar No.- 664489721801**, son of Late Jatin Majumder, by faith-Hindu, By Nationality Indian, by occupation- Business, residing at 1/66, Vidyasagar, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, & (4) **SRI PROSANTO SAHA, PAN-BIDPS6663R, AADHAAR- 392267051402**, son of Sri Suresh Chandra Saha, by faith-Hindu, By Nationality Indian, by occupation- Business, residing at 119/1, P.G.H. Shah Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, hereinafter**

called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators legal representatives, assigns and successors in office) of the **SECOND PART**.

WHEREAS one Smt. Suniti Bala Devi wife of Sri Gour Mohan Mukherjee of 47, central Road, Kolkata-700032 was the lawful and absolute owner of all that piece and parcel of Bastu land measuring 10 cottah 00 chhittack 00 sq.ft. more or less lying and situated under Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S. Tollygunge, District 24 Parganas by virtue of a Registered Deed of Conveyance dated 20-12-1948 from her immediate predecessor-in-title, The Jadavpur Estate Limited, original owner of said land, which was recorded in Book No. I, Volume No. 77, Pages from 258 to 264, being No. 4468, for the year 1948, at the office of Joint Sub-Registered at Alipore, 24 Parganas at and for a valuable consideration mentioned therein.

AND WHEREAS by a sale deed in Bengali language and character bearing dated 07/08/1962, the said Smt. Suniti Bala Devi, sold & transferred a portion of Bastu Land measuring 3 Cottah 02 Chittacks 02 Sq. Ft of Land out her total purchased land of 10 cottah 00 chhittack 00 Sq. Ft. more or less comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S. Previously Tollygunge there after Jadavpur now Golf Green, under the Calcutta Municipal Corporation Now known as Kolkata Municipal Corporation Ward No. 95, being known as 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, District South 24 Parganas, Sub registry Office

Alipore, South 24 Parganas to Sri Subal Kanti Roy Chowdhury, S/o Late Sudhir Chandra Roy Chowdhury, at a valuable consideration mentioned thereon and the said Deed was registered in the office of Sub Registrar Alipore & recorded in Book No.- I, Volume No.- 126, Pages 34 to 42, Being No. 6817, For the Year 1962.

AND WHEREAS by this purchase deed Sri Subal Kanti Roy Chowdhury became the absolute owner of ALL THAT piece or parcel of Bastu land measuring 3 Cottah 02 Chittacks 02 Sq.Ft more or less of Land comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits of Ward No.-95, of the Kolkata Municipal Corporation, in the District of South 24 Parganas for sake of brevity herein after referred to & called as the as the "**SAID PROPERTY**", which is more fully & Particularly describe in the "**SCHEDULE**" hereunder written.

AND WHEREAS the said Sri Subal Kanti Roy Chowdhury applied before the Kolkata Municipal Corporation for mutating his name in respect of the **SAID PROPERTY** described in the "**SCHEDULE**" below & the Kolkata Municipal Corporation mutated his name & the **SAID PROPERTY** was known & numbered as Kolkata Municipal Corporation Premises No. 5372B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, being Assessee No.-21-095-07-0145-6.

AND WHEREAS Sri Subal Kanti Roy Chowdhury constructed a Single storied Residential Mosaic Flooring building thereon having an total area of 1490 Sq. Ft. super built up area more or less on the Ground Floor including one Covered Garage over the Mezzanine Floor on the said bastu land measuring 3 Cottah 02

Chittacks 02 Sq.Ft more or less of Land comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits of Ward No.- 95, of the Kolkata Municipal Corporation being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas as per sanctioned building Plan No.-191(T), dt. 06/11/1974, issued by City Architect Department by the then Calcutta Municipal Corporation now Kolkata Municipal Corporation and was enjoying the **SAID PROPERTY** more fully and particularly mentioned and described in the "**SCHEDULE**" hereunder written AND hereinafter referred to as the "**SAID PROPERTY**", without any interruption from any person or persons free from all encumbrances.

AND WHEREAS by a virtue deed of gift dated 08/09/2014, said Sri Subal Kanti Roy Chowdhury out of fatherly love and affection gifted his bastu land measuring 3 Cottah 02 Chittacks 02 Sq.Ft more or less along with Single storied Residential Mosaic Flooring building standing thereon having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828, Mouza- Arakpur, J.L. No. 39, Touzi No. 56, under P.S.- Previously Jadavpur now Golf Green, within the limits of Ward No.- 95, of the Kolkata Municipal Corporation being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, Sub-Registry office at Alipore, District South 24 Parganas to his daughter **SMT. SUPARNA KALE** and the said Deed was duly registered in Book

No. I, Volume No. 29, Pages 1466 to 1479, Being No. 06915 for the year 2014 in the office of A.D.S.R Alipore, South 24 Parganas.

AND WHEREAS by way of this Gift Deed **SMT. SUPARNA KALE**, the **OWNER/VENDOR** herein became the absolute owner of ALL THAT piece or parcel of Bastu land measuring 3 Cottah 02 Chittacks 02 Sq. Ft more or less along with Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.-95, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, of the Kolkata Municipal Corporation, in the District of South 24 Parganas, for sake of brevity herein after referred to & called as the as the "**SAID PROPERTY**", which is more fully & Particularly describe in the "**SCHEDULE**" hereunder written.

AND WHEREAS the said **SMT. SUPARNA KALE**, the **OWNER/VENDOR** herein applied before the Kolkata Municipal Corporation for mutating her name in respect of the **SAID PROPERTY** described in the "**SCHEDULE**" below & the Kolkata Municipal Corporation recorded her name as Owner of the **SAID PROPERTY** being Assessee No.-21-095-07-0145-6.

AND WHEREAS the said **SMT. SUPARNA KALE**, the **OWNER/VENDOR** herein on ground of her personal reasons and urgent need of money intends to sell the land measuring 3 Cottah 02 Chittacks 02 Sq. Ft more or less along with Single storied Residential Mosaic Flooring building standing thereon, having a total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833

and 835, Khatian No. 71, 736 and 828, within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.-95, of the Kolkata Municipal Corporation; being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas, called as the **SAID PROPERTY** (described in the "**SCHEDULE**" below) to any third party & looking for solvent Purchaser /PURCHASER, who/they can purchase the said "**SCHEDULE**" below property.

AND WHEREAS the **PURCHASER** herein are the intending **PURCHASER** desirous of purchasing a land with structure have approached the **OWNER/VENDOR** herein for transfer of the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below), being a Residential home stated land measuring about 3 Cottah 02 Chittacks 02 Sq. Ft more or less along with Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828, Mouza-Arakpur, J.L. No. 39, Touzi No. 56, P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.-95, of the Kolkata Municipal Corporation, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas, for a Total Consideration of Rs. 1,00,00,000/- (Rupees One Crore only) and on coming to know of such intention of the **PURCHASER** herein, the **OWNER/VENDOR** herein have agreed to sale the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) and accepted the said offer as highest of the market and reasonable for sale and/or

transfer of the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) at the said price and/or consideration of Rs. 1,00,00,000/- (Rupees One Crore only).

AND WHEREAS the **OWNER/VENDOR** has agreed to sell the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) being a land measuring more or less 3 Cottah 02 Chittacks 02 Sq. Ft more or less along with Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828, Mouza-Arakpur, J.L. No. 39, Touzi No. 56, P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.-95, of the Kolkata Municipal Corporation, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University, P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas, to the **PURCHASER** herein at or for a consideration of Rs. 1,00,00,000/- (Rupees One Crore only) and the simultaneously the **PURCHASER** herein agree to purchase the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) on some terms and conditions, stipulations and covenants and entered into a verbal agreement with the **PURCHASER** herein, for the sale of **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) at or for a total agreed consideration of Rs. 1,00,00,000/- (Rupees One Crore only).

AND WHEREAS the **OWNER/VENDOR** have represented and assured the **PURCHASER** that the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below) is free from all encumbrances, charges, liens, impence, attachments, trust whatsoever or howsoever and the **OWNER/VENDOR** have

further represented and assured the **PURCHASER** that she has absolute power and authority to sell and transfer the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below).

AND WHEREAS in pursuant to and in terms of the foretasted fact, the **OWNER/VENDOR** is completing the sale of the **SAID PROPERTY** (more Particularly described in "**SCHEDULE**" below).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for sale and in consideration of the said sum of Rs. 1,00,00,000/- (Rupees One Crore only) paid by the **PURCHASER** herein to the **OWNER/VENDOR** herein at or before the execution of this presents (the receipt whereof 1,00,00,000/- the **OWNER/VENDOR** herein doth hereby admit and acknowledge and of and from the same and every part thereof, acquire, release and discharge the **PURCHASER** and also the said property the Vendor as **OWNER** do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the **PURCHASER** free from all encumbrances, attachment and other defects in title **ALL THAT** the piece and parcel of land being a Residential Plot being measuring about 3 Cottah 02 Chittacks 02 Sq. Ft more or less Land along with 47 years old Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.-95, of the Kolkata Municipal Corporation, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the

District of South 24 Parganas, morefully mentioned and described in the **SCHEDULE** hereunder written, more particularly delineated on the plan annexed hereto and bordered **RED** thereon **TOGETHER WITH** all fences, ways, easement and appurtenances whatsoever to the **SAID PROPERTY** (Described in the Schedule below) or any part thereof belonging of in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed be appurtenant thereto and all deeds, pattahs, monuments, writings and evidence of title which in anywise relate to the **SAID PROPERTY** (Described in the Schedule below) or any part or parcel thereof and which now are or hereafter shall or may be in the custody of any person from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the **SAID PROPERTY** (Described in the Schedule below) and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, members and appurtenance unto and to the use of the **PURCHASER** forever freed and discharged from or otherwise by the **VENDOR/OWNER** well and sufficiently indemnified of and against all encumbrances, claim, liens whatsoever created or suffered by the **VENDOR/OWNER** from to these present **AND** the **VENDOR/OWNER** do hereby **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary, the **VENDOR/OWNER** had at all material times, heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the **SAID PROPERTY** (as described in **Schedule** below) hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASER** herein in the manner aforesaid

AND THAT the **PURCHASER** herein, shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the **SAID PROPERTY** (as described in **Schedule** below) and every part thereof and receive the rents, issue and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDOR/OWNER** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of her ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR/OWNER** well and sufficiently save indemnified of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **VENDOR/OWNER** herein or any of her ancestors or predecessors in title of any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR/OWNER** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the **SAID PROPERTY** (as described in **Schedule** below) or any part thereof from under or in trust for her the **VENDOR/OWNER** or from or under any of her predecessors or ancestors in title shall and will from time to time and all times hereafter at the request and costs of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the **SAID PROPERTY** (as mentioned in **Schedule**) and every part thereof unto and to the use of the **PURCHASER** according to the trust intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the **VENDOR/OWNER** shall at all times hereafter indemnify and keep indemnified the **PURCHASER** herein against loss, damages, costs, charges and expenses if

any suffered by reason of any defect in the title of the **VENDOR/OWNER** or any breach of the covenants herein under contained.

THE OWNER/VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- i) **THAT** the interest which the **OWNER/VENDOR** do hereby profess to transfer, subsists and the **OWNER/VENDOR** have the right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto the **PURCHASER** herein the **SAID PROPERTY** (Described in the "**SCHEDULE**" below hereunder written) **TOGETHER WITH** the benefits, rights and properties hereby sold and conveyed.
- ii) **AND THAT** the **PURCHASER** shall and may at all times hereafter peacefully and quietly enter into hold, possess and enjoy the **SAID PROPERTY** (described in the "**SCHEDULE**" hereunder written) and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **OWNER/VENDOR** herein or any person or persons lawfully and equitably claiming the right of estate thereof from under or in trust for her or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the **OWNER/VENDOR** herein well and sufficiently save indemnified of, from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **OWNER/VENDOR** or any of her ancestors or predecessors in title or any person or any persons lawfully or equitably claiming as aforesaid.

- iii) **THAT** the interest which the **OWNER/VENDOR** herein do hereby profess to transfer, subsists and that **OWNER/VENDOR** herein have the right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto the **PURCHASER** herein the **SAID PROPERTY** (Described in the "**SCHEDULE**" below hereunder written), measuring about 3 Cottah 02 Chittacks 02 Sq. Ft more or less Land along with 47 years old Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits of Ward No.-95, of the Kolkata Municipal Corporation, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas, **TOGETHER WITH** the benefits, rights and properties hereby sold and conveyed.
- iv) **AND THAT** the **OWNER/VENDOR** herein shall, from time to time and at all times hereafter, upon every request and at the costs of the **PURCHASER** herein, make, do acknowledge, exercise, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly using the **SAID PROPERTY** (described in the "**SCHEDULE**" hereunder written) **TOGETHER WITH** benefit, rights and properties hereby granted unto the **PURCHASER**, in the manner aforesaid.
- v) **AND FURTHER MORE THAT** the **OWNER/VENDOR** herein and her successors, executors, administrators, legal representatives, assigns &

heirs shall at all time hereafter indemnify and keep indemnified the **PURCHASER** herein and their heirs, executors, administrators, assigns and successors in office against all loss, damages costs charges and expenses if any suffered by reason of any defect in the title of the **OWNER/VENDOR** herein or any breach of the covenants hereunder contained.

- vi) **THAT** the **OWNER/VENDOR** herein declares that she will execute deed of rectification in future if required in respect of the **SAID PROPERTY** (described in the "**SCHEDULE**" hereunder written).
- vii) **THAT** the **OWNER/VENDOR** herein covenants with the **PURCHASER** further that the **PURCHASER** herein become the absolute owner of the **SAID PROPERTY** (described in the "**SCHEDULE**" hereunder written).
- viii) **THAT** the party of the first part **OWNER/VENDOR** herein had not done or will not do anything or make any grant in any manner, whatsoever whereby the right of the **PURCHASER** hereunder stated may be prejudicially affected and shall do all acts as may be necessary to ensure the rights available to the **PURCHASER** as the owner of the **SAID PROPERTY** (as described in the "**SCHEDULE**").
- ix) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the **OWNER/VENDOR** herein now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the **SAID PROPERTY** (as described in the "**SCHEDULE**") hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the **PURCHASER** in the manner aforesaid and according to the true intent and meaning of these presents.

- x) **THAT** further the **OWNER/VENDOR** and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the **SAID PROPERTY** or any and every part thereof from, under or in trust for the **OWNER/VENDOR** or and/or her predecessors-in-title or any of them shall and will from time to time and all times hereafter the requests and costs of the **PURCHASER** do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the **SAID PROPERTY** (as described in the Schedule) hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said **PURCHASER** in the manner aforesaid as may be reasonably required.
- xi) **AND THAT** the **OWNER/VENDOR** herein do hereby further covenant with the **PURCHASER** that the **SAID PROPERTY** (as described in the "**SCHEDULE**") is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Government Authorities under the Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the **OWNER/VENDOR** herein for realization of arrears of taxes or dues or otherwise for the time being in force and that the **SAID PROPERTY** (as described in the "**SCHEDULE**") is not otherwise charged, mortgaged or encumbered.
- xii) **THAT** the **OWNER/VENDOR** herein shall and will at all times hereafter be bound to indemnify the **PURCHASER** herein against any loss or damage may be suffered by the **PURCHASER** by reason of any defect in title or possession of the **OWNER/VENDOR** herein or by the discovery of any

charge, acquitable or otherwise mortgage or trust, lien, lispendences or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and Premises hereby granted, transferred and conveyed to the **PURCHASER**.

- xiii) **THAT** simultaneously with the execution of this Deed of Conveyance the **OWNER/VENDOR** herein deliver peaceful vacant possession of the **SAID PROPERTY** described in the "**SCHEDULE**" below unto the **PURCHASER** for their absolute use and benefits of the **PURCHASER** as full and absolute owner thereof and all rights, title, interest over the **SAID PROPERTY** (as described in the "**SCHEDULE**") hereby vests unto the **PURCHASER** herein by virtue of this deed of conveyance absolutely and for ever.
- xiv) **THAT** the **OWNER/VENDOR** herein do hereby further covenant with the **PURCHASER** that the **SAID PROPERTY** (as described in the "**SCHEDULE**") is free from all claims, demands, encumbrances, mortgages, charges, liens, attachment, lispendens, uses, waqf, debutters, trust, prohibition, Income Tax Attachments, Financial institution charges, statutory prohibitions, prohibitory order from Court of Law, civil or criminal nature or pending cases in the Court of Law, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the **OWNER/VENDOR** herein or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **OWNER/VENDOR** or the **OWNER/VENDOR'S** predecessors-in-title.

- xv) **AND THAT** the **OWNER/VENDOR** doth hereby covenant with the **PURCHASER** that if any dispute arises at any time regarding right, title, interest and possession of the **OWNER/VENDOR** herein in respect of the **SAID PROPERTY** more particularly mentioned in the "**SCHEDULE**" hereunder written, in that event the **OWNER/VENDOR** herein shall be responsible for such disputes and the **OWNER/VENDOR** herein shall return the entire consideration amount of this deed with interest, cost & charges shall also make all expenses or any loss sustain by the **PURCHASER** herein & the **OWNER/VENDOR** herein indemnified the **PURCHASER** herein in this respect.
- xvi) **THAT** on & from the date of execution of these presence the **PURCHASER** have become the absolute owner of the **SAID PROPERTY** as more fully described in the "**SCHEDULE**" below & have the liberty to enjoy, use, hold, possess and occupying the "**SCHEDULE**" property in terms of their own choices and accord with the right of construction & with the further right to sell, gift, assign, mortgage, lease or to make any kind of transfer in respect of the "**SCHEDULE**" property in favour of any person or persons as per their own sweet will & choice.
- xvii) **THAT** the express indemnification by the **OWNER/VENDOR** herein about the correctness of the **OWNER/VENDOR'S** title, **OWNER/VENDOR'S** authority to sell and non-existence of any encumbrances on the **SAID PROPERTY** (more fully described in "**SCHEDULE**" hereunder written) and this conveyance is being accepted by the **PURCHASER** on such express indemnification by the **OWNER/VENDOR** herein, which if found defective or untrue at any time, the **OWNER/VENDOR** shall at all times hereafter, at the costs, expenses, risk and responsibility of the **OWNER/VENDOR**,

forthwith take all necessary steps to remove and/or rectify the same. To this effect, the **OWNER/VENDOR** hereby covenants that the **OWNER/VENDOR** herein or any person claiming under the **OWNER/VENDOR** in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the **PURCHASER** and/or the **PURCHASER'S** successors-in-interest, from and against any loss, damages, costs, charges and expenses, which may be suffered by the **PURCHASER** and/or the **PURCHASER'S** successors-in-interest by reason of the aforesaid.

The PURCHASER do hereby covenant with the OWNER/VENDOR as follows:-

- i) Every right to sell and transfer the "**SAID PROPERTY**" to any third party in any manner whatsoever and further shall have every right to use and enjoy the said "**SCHEDULE**" property by themselves or through the tenant and shall have every right to earn rent or profit thereof.
- ii) After completion of the sale, the **PURCHASER** shall have every right to apply for mutation & inclusion of their names in the places of the name of the **OWNER/VENDOR** herein for the purpose of mutation in respect of the "**SAID PROPERTY**" before the K.M.C and also apply for electricity connection in their names etc.

"SCHEDULE" ABOVE REFERRED TO:

(THE SAID PROPERTY)

ALL THAT the piece and parcel of bastu land measuring about 3 Cottah 02 Chittacks 02 Sq. Ft more or less Land along with 47 years old Single storied

Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.- 95, under the Kolkata Municipal Corporation, Assessee No. 21-095-07-0145-6, being Known as¹Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas; Sub Registration Office - Alipore, along with full ownership of all doors, windows, fittings, fixtures installations both sanitary and electrical, all external and internal walls with absolute interest in the stair case, roof, Land below and all ways and passages drains water courses and together with the benefit of all ancient and other lights liberties, easements appendages and appurtenances and all estate rights, title, interest, property, claim, paths, passages, ways easement right whatsoever of the Owner/Vendor in the said Land/ Premises/Building/

Property free from all encumbrances attachments, mortgages, liens, lispendences and hypothecation whatsoever to have and to hold the Property hereby sold to the Purchaser absolutely and forever and the said Property as shown in the site plan with **RED** border and butted and bounded by:-

- ON THE NORTH** : By Premises No. 63/2A, P.G.H. Shah Road.
ON THE SOUTH : By 12 Ft. wide K.M.C. Road.
ON THE EAST : By 22 Ft. wide P.G.H. Shah Road.
ON THE WEST : By Premises No. 61/2, P.G.H. Shah Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

WITNESSES

1. *Diptakumar Saha*
18, EAST ROAD
JADAVPUR
KOLKATA - 700032

2. *Ashis Dey*
49 B Ballymatta Pally
Kolkata 700032

Saha

SIGNATURE OF THE OWNER/VENDOR

GLOBAL DEVELOPER

Dey *Saha*
Partner Partner

GLOBAL DEVELOPER

Rajib Majumdar *Saha*
Partner Partner

SIGNATURE OF THE PURCHASER

Drafted & Prepared in my Office as per Parties instruction & information.

Sukanta Majumdar

Advocate,
Alipore Judges Court, Kol-27.
Enrollment No. - WB/765/1999.

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the within mentioned consideration price of **Rs. 1,00,00,000/- (Rupees One Crore)** only being the consideration in full and final satisfaction for the **SAID PROPERTY** more fully and particularly mentioned and described in the **SCHEDULE** herein above written as per Memo below:

| SL NO. | MODE OF PAYMENT | DATE | BANK | CH. NO. | AMOUNT RS. |
|--------------|-----------------|------------|--------------------------|---------|----------------------|
| 1. | CHEQUE | 05/03/2024 | IDBI, JADAVPUR BR. | 009015 | 5,00,000/- |
| 2. | DD | 08/03/2024 | IDBI, JADAVPUR BR. | 002577 | 72,00,000/- |
| 3. | TDS | | | | 22,88,000/- |
| 4. | CASH | 11/03/2024 | | | 12,000/- |
| TOTAL | | | | | 1,00,00,000/- |

RECEIVED (RUPEES ONE CRORE ONLY)

WITNESSES:-

1. *P. S. Lalit Kumar*

2. *Ashis Dey*

Grady

SIGNATURE OF THE OWNER/VENDOR

| PHOTO | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-----------|-------|------------------------|---------------|-------------|--------------|
| | left hand | | | | | |
| right hand | | | | | | |

Name

Signature



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name SUPARNA KALE

Signature *Suparna*



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name Pooja MITADEY

Signature *Pooja*



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name BHAAVN SAHA

Signature *Bhaavn Saha*

| PHOTO | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| | left hand | | | | | |
| | right hand | | | | | |

Name

Signature



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name RAJIB MAJUMDER

Signature Rajib Majumder



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name PROSAIVTO SAHA

Signature Prosaivto Saha

| PHOTO | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

SITE PLAN AT MOUZA - ARAKPUR, J.L. NO - 39, DAG NO - 833 (P) AND 835 (P),
 COMPRISED IN KHATIAN NO - 71,736 AND 828, TOUZI NO - 56, UNDER K.M.C
 PREMISES NO - 63/2B, PRINCE GOLAM HOSSAIN SHAH ROAD IN WARD NO -
 095. BOROUGH - X, P.S. - JADAVPUR NOW GOLF GREEN,
 KOLKATA - 700032, DIST. - SOUTH 24 -PARGANAS,

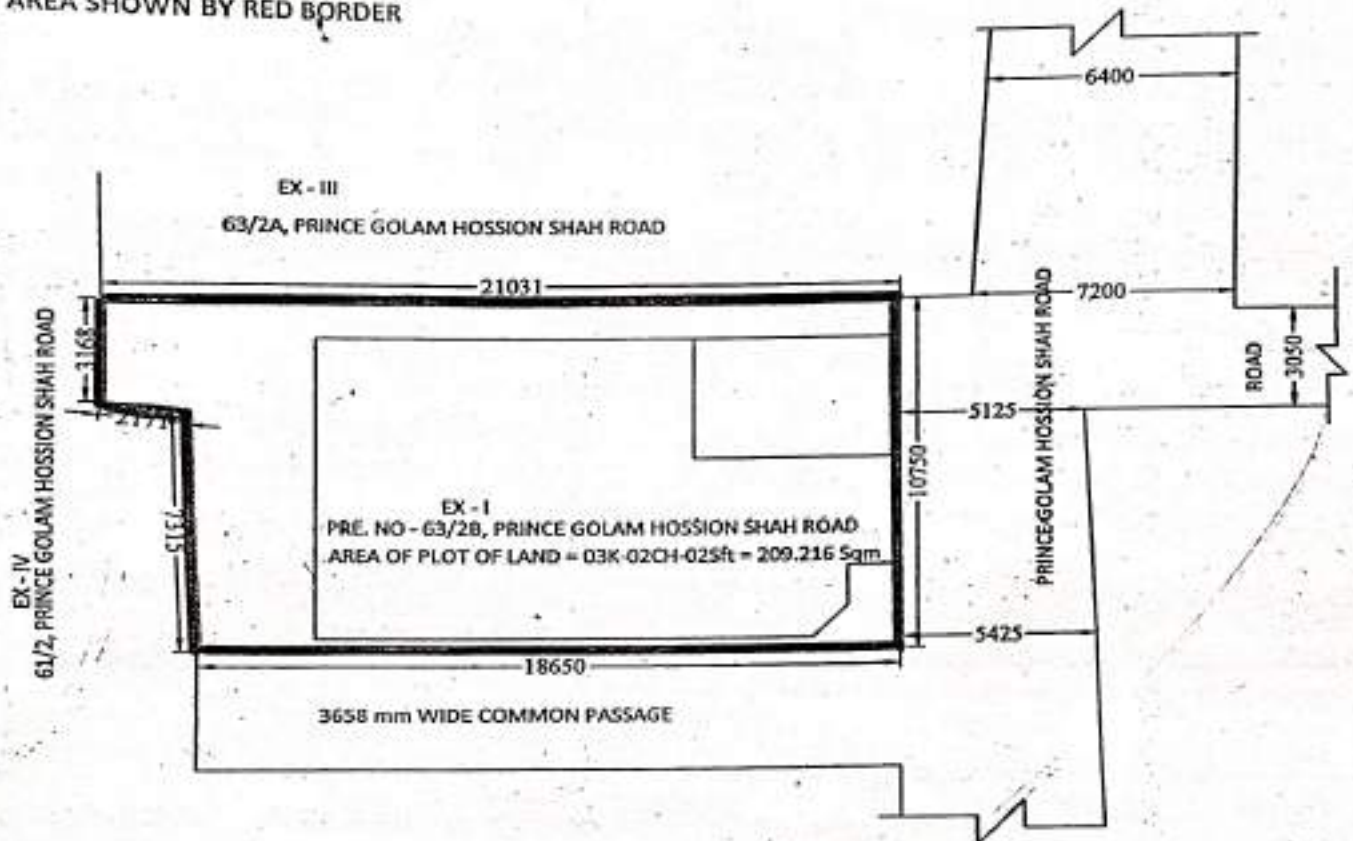


ALL DIMENSIONS ARE IN MILLIMETRE
 SCALE - 1:200

AREA OF PLOT OF LAND = 209.216 Sqm (03K- 02CH -02 Sft)

COVERED AREA OF BUILDING = 1490 Sft

AREA SHOWN BY RED BORDER



Grady

SIGNATURE OF VENDOR

GLOBAL DEVELOPER

GLOBAL DEVELOPER

Pratik
Partner

Rajib Majumdar
Partner

Asim
Partner

Arif
Partner

Kingsuk Nandi

KINGSUK NANDI
 L.B.S. NO.- 1313 CLASS I
 OF K.M.C.
 4/50, VIVEK NAGAR
 JADAVPUR, KOL -75

SIGNATURE OF PURCHASERS

SIGNATURE OF L.B.S.



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



192023240417389158

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192023240417389158 | Payment Mode: | SBI Epay |
| GRN Date: | 10/03/2024 17:01:51 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 1436557594337 | BRN Date: | 10/03/2024 17:02:06 |
| Gateway Ref ID: | IGAQZYST3 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 100320242041738914 | Payment Init. Date: | 10/03/2024 17:01:51 |
| Payment Status: | Successful | Payment Ref. No: | 2000624127/9/2024 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|------------------------------|
| Depositor's Name: | Mr SUKANTA MAJUMDAR |
| Address: | ALIPORE JUDGES COURT, KOL-27 |
| Mobile: | 8617298261 |
| Period From (dd/mm/yyyy): | 10/03/2024 |
| Period To (dd/mm/yyyy): | 10/03/2024 |
| Payment Ref ID: | 2000624127/9/2024 |
| Dept Ref ID/DRN: | 2000624127/9/2024 |

Payment Details

| Sl No. | Payment Ref No. | Head of AC Description | Head of AC | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2000624127/9/2024 | Property Registration-Stamp duty | 0030-02-103-003-02 | 505100 |
| 2 | 2000624127/9/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 101050 |
| Total | | | | 606150 |

IN WORDS: SIX LAKH SIX THOUSAND ONE HUNDRED FIFTY ONLY.





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



100320242041738914

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 100320242041738914 | Payment Init. Date: | 10/03/2024 17:01:51 |
| Total Amount: | 606150 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 1436557594337 | BRN Date: | 10/03/2024 17:02:06 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

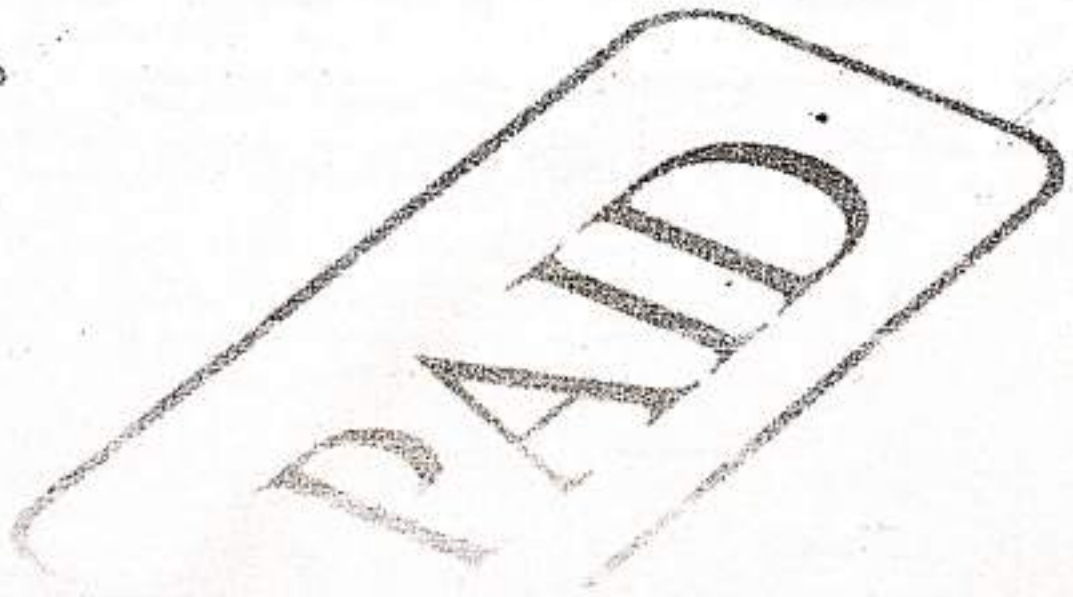
Depositor Details

Depositor's Name: Mr SUKANTA MAJUMDAR
Mobile: 8617298261

Payment (GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|---------------|
| 1 | 192023240417389158 | Directorate of Registration & Stamp Revenue | 606150 |
| Total | | | 606150 |

IN WORDS: SIX LAKH SIX THOUSAND ONE HUNDRED FIFTY ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

| | | | |
|---|--|---|--|
| Deed No. | I-1605-00440/2024 | Date of Registration | 11/03/2024 |
| Query No./Year | 1605-2000624127/2024 | Office where deed is registered | |
| Query Date | 05/03/2024 6:32:13 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Sukanta Majumdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830125655, Status : Advocate | | |
| Transaction | [0101] Sale, Sale Document | | |
| Self/Full Value | Rs. 1,00,00,000/- | Market Value | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] Rs. 1,01,03,594/- |
| Stamp Duty Paid(Sd) | Rs. 5,05,200/- (Article:23) | Registration Fee/Chg | Rs. 1,01,050/- (Article:A(1), E) |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr. Golam Hossain Shah Road, , Premises No: 63/2B, , Ward No: 095 Pin Code : 700032

| Sch No | Plot Number | Khatian Number | Land Use Proposed/ROR | Area of Land | Self/Full Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------------------|--------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 3 Katha 2 Chatak 2 Sq Ft | 93,00,000/- | 93,00,000/- | Property is on Road |
| Grand Total : | | | | 5.1608Dec | 93,00,000 /- | 93,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Self/Full Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1490 Sq Ft. | 7,00,000/- | 8,03,594/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1490 Sq FL, Residential Use, Mosaic Floor, Age of Structure: 47 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1490 sq ft | 7,00,000 /- | 8,03,594 /- | |



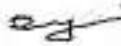
Seller Details :



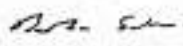


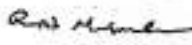


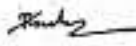
| Sl. No. | Name/Address | Photo | Finger Print | Signature |
|--|---|---|---|---|
| 1 | <p>Smt SUPARNA KALE Wife of Mr RAJENDRA SRINIVAS KALE Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office</p> |  |  Captured |  |
| <p>63/2B, PR GOLAM HOSSAIN SHAH ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office</p> | | | | |

Buyer Details :

| Sl. No. | Name/Address | Photo | Finger Print | Signature |
|---------|---|-------|--------------|-----------|
| 1 | <p>GLOBAL DEVELOPER 33/23A, RAJA S C MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> | | | |

Representative Details :

| Sl. No. | Name/Address | Photo | Finger Print | Signature |
|--|--|---|---|---|
| 1 | <p>Mrs MITA DEY Daughter of Mr ARUN KUMAR DEY Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office</p> |  |  Captured |  |
| <p>18, SHANTI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3D, Aadhaar No: 34xxxxxxxx4035 Status : Representative, Representative of : GLOBAL DEVELOPER (as PARTNER)</p> | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr BARUN SAHA (Presentant) Son of Late HARI MANGAL SAHA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office |  Mar 11 2024 3:00PM |  Captured LTI 11/03/2024 |  11/03/2024 |
| 22C, SHANI PALLY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx3J, Aadhaar No: 61xxxxxxxx9800 Status : Representative, Representative of : GLOBAL DEVELOPER (as PARTNER) | | | |
| Mr RAJIB MAJUMDER Son of Late JATIN MAJUMDER Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office |  Mar 11 2024 3:07PM |  Captured LTI 11/03/2024 |  11/03/2024 |
| 1/66, VIDYASAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx9R, Aadhaar No: 66xxxxxxxx1801 Status : Representative, Representative of : GLOBAL DEVELOPER (as PARTNER) | | | |
| Mr PROSANTO SAHA Son of Mr SURESH CHANDRA SAHA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office |  Mar 11 2024 3:02PM |  Captured LTI 11/03/2024 |  11/03/2024 |
| 119/1, P G H SHAH ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bxxxxxx3R, Aadhaar No: 39xxxxxxxx1402 Status : Representative, Representative of : GLOBAL DEVELOPER (as PARTNER) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr SUKANTA MAJUMDER Son of Late S MAJUMDER ALIPORE, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  11/03/2024 |  Captured 11/03/2024 |  11/03/2024 |
| Identifier Of Smt SUPARNA KALE, Mrs MITA DEY, Mr BARUN SAHA, Mr RAJIB MAJUMDER, Mr PROSANTO SAHA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|------------------------------|
| 1 | Smt SUPARNA KALE | GLOBAL DEVELOPER-5.16083 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|--------------------------------------|
| 1 | Smt SUPARNA KALE | GLOBAL DEVELOPER-1490.00000000 Sq Ft |

Endorsement For Deed Number : I - 160500440 / 2024

On 11-03-2024

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

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

Presentation (Under Section 52 & Rule 22A (b) (4) W.B. Registration Rules, 1962)

Presented for registration at 14:39 hrs on 11-03-2024, at the Office of the A.D.S.R. ALIPORE by Mr BARUN SAHA .

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 1,01,03,594/-

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

Execution is admitted on 11/03/2024 by Smt SUPARNA KALE, Wife of Mr RAJENDRA SRINIVAS KALE, 63/2B, PR GOLAM HOSSAIN SHAH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Professionals

Identified by Mr SUKANTA MAJUMDER, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-03-2024 by Mrs MITA DEY, PARTNER, GLOBAL DEVELOPER (Partnership Firm), 33/23A, RAJA S C MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr SUKANTA MAJUMDER, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-03-2024 by Mr BARUN SAHA, PARTNER, GLOBAL DEVELOPER (Partnership Firm), 33/23A, RAJA S C MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr SUKANTA MAJUMDER, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-03-2024 by Mr RAJIB MAJUMDER, PARTNER, GLOBAL DEVELOPER (Partnership Firm), 33/23A, RAJA S C MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr SUKANTA MAJUMDER, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-03-2024 by Mr PROSANTO SAHA, PARTNER, GLOBAL DEVELOPER (Partnership Firm), 33/23A, RAJA S C MULLICK ROAD, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr SUKANTA MAJUMDER, , , Son of Late S MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,01,050.00/- (A(1) = Rs 1,01,036.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,01,050/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2024 5:02PM with Govt. Ref. No: 192023240417389158 on 10-03-2024, Amount Rs: 1,01,050/-, Bank: SBI EPay (SBIEPay), Ref. No. 1436557594337 on 10-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,05,200/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,05,100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23164, Amount: Rs.100.00/-, Date of Purchase: 21/02/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2024 5:02PM with Govt. Ref. No: 192023240417389158 on 10-03-2024, Amount Rs: 5,05,100/-, Bank: SBI EPay (SBIPay), Ref. No. 1436557594337 on 10-03-2024, Head of Account 0030-02-103-003-02

(Signature)

MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 18833 to 18867

being No 160500440 for the year 2024.



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Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.03.14 16:30:27 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 14/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.