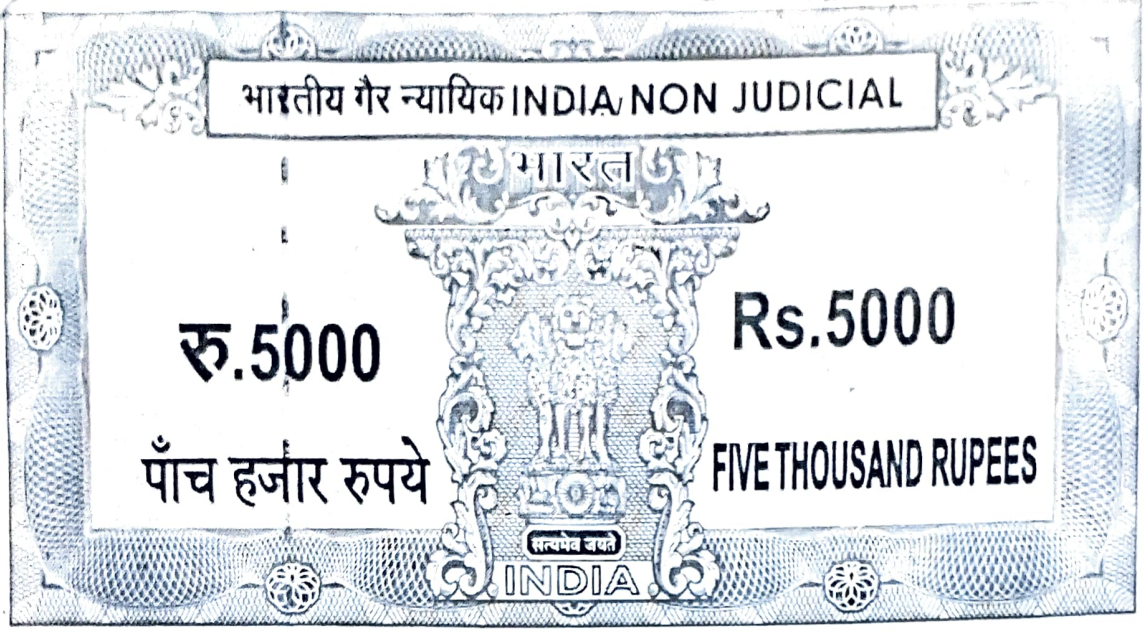


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I 19/10/10



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

805747

S. No. 2981/10
21/10/10

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

Addl. District Sub Registrar
Sonarpur, South 24 Parganas

2096
80/508

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st day of October,

Two Thousand and Ten (2010),

For SKYGLAZE REALCON LLP

Authorised Signatory

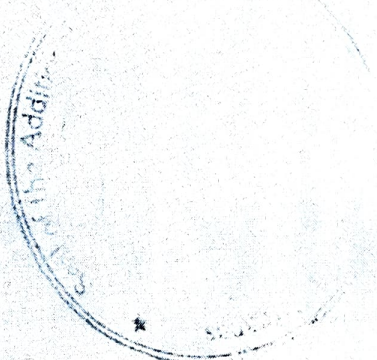
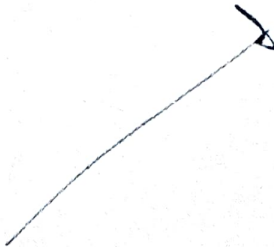
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19-10-10

BR- 5000/

श्री प्रकाश टेकरवाल
 या तातलेवा हाउस शुक्ला कोलनी हिरो रान्ची
 शम्भू कुमार सरकार
 स्टाम्प डेन्डार
 सानारपुर ए.डी.एस.आर अफिस
 पिनकोड १८ परगणा
 Jharkhand



Addl. Dist. Sub-Registrar
 Sonarpore, Form 24 Reg.

Pranab Ghosh.

21 OCT 2010

Jogaddal charak Taluk.

P.S. Sonarpore

Lat. = Narayan chandru Ghosh.

occu-Business

For SKYGLAZE REALCON LLP


 Authorised Signatory.

BETWEEN

(1) SRI SUDHIR GHOSH, son of Late Kanailal Ghosh, by Religion - Hindu, Nationality - Indian, by occupation - Cultivation, Residing at Jagaddal (Charak Tala), P.O. - South Jagaddal, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, represented by his Constituted Attorney SRI DIPAK KARMAKAR, son of Sri Gopal Chandra Karmakar, by faith - Hindu, by occupation - Business, Nationality - Indian, Residing at A-2/2, Baghajatin Pally, P.O. - Regent Estate, P.S. - Jadavpur, Kolkata - 700092, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs executors, successors, legal representatives administrators and assign) of the **ONE PART**.

AND

1. SRI PRAKASH TEKRIWAL, son of Sri Atmaram Agrawal and 2. SRI WRISHAB TEKRIWAL, son of Sri Prakash Tekriwal, both by faith - Hindu, Nationality - Indian, by occupation Business, residing at Taradevi House Shukla colony, Hinoo, Ranchi 834002, Police Station - Doranda Jharkhand, hereinafter referred to as the **PURCHASERS** (Which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, successor, legal representatives, administrators and assigns) of the **OTHER PART**.

For SKYGLAZE REALCON LLP



Authorized Signatory



✓
Addl. Dist. Sub-Registrar
Sonarpore, South 24 P.W.

21 OCT 2010

For SKYGLAZE REALCON LLP
RISE PVT LTD


Authorised Signatory
Director

WHEREAS the property of the schedule intended to be hereby sold and conveyed measuring 04 Cottahs 14 Chittaks land be same a little more or less in portion of R.S. Khatian No. 238 of R.S. Dag No. 1683 at Mouza - Elachi, J. L. No. 70, Touzi No. 3,4,5, P.S. - Sonarpur and A.D.S.R. Office - Sonarpur, District 24 Parganas, under Rajpur - Sonarpur Municipality.

WHEREAS the land described in schedule property originally belonged to Kanailal Ghosh and his name was duly recorded in the Record of Rights.

AND WHEREAS said Kanailal Ghosh was in exclusive possession of the property in the schedule hereunder died intestate leaving behind him son Sri Sudhir Ghosh and others as his legal heir.

AND WHEREAS said Sri Sudhir Ghosh inherited the property left by his father Kanailal Ghosh had been possessing the said property including other property with his co-sharers in ejmal.

AND WHEREAS for the sake convenience and for better enjoyment the said Sri Sudhir Ghosh and his co-sharers amicably partition their property by execution and registration a partition deed dated 10.12.2009 which was registered in the office of Sonarpur A.D.S.R. office vide partition deed No. 11130 for the year 2009

AND WHEREAS in terms of said partition deed said Sri Sudhir Ghosh being a party of the said partition deed got his property measuring 04 Cottahs 14

For SKYGLAZE REALCON LLP
Authorized Signatory *[Signature]*

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2
Kad. No. 100/10/10/10
Sankaravathi, Sankaravathi
21 OCT 2010

THE STATE OF KERALA


Authorized Signatory

Chittaks land under R.S. Khatian No. 238, Dag No. 1683, L.R. Khatian No. 159, L.R. Dag No. 1703 of Mouza - Elachi, P.S. - Sonarpur, District 24 Parganas (s) including other property as described in schedule (KHA) of the said partition deed.

Karmakar

AND WHEREAS the said Sri Sudhir Ghosh for the purpose of transferring and for supervising his property executed a General Power of Attorney in favour of Sri Dipak Karmakar and the said Power of Attorney was registered at the office of Alipore D.S.R. IV Registered entered in Book No. IV, C.D. Volume No. 1, page 4820 to 4828 Power Deed No. 00499 for the year 2009.

AND WHEREAS the Vendor are lawfully have been seized and possessing entitled to the property described in the schedule hereunder mentioned and paying all rent and taxes and enjoying full right there of till now.

Now due to urgent necessity of money Vendor declare for sale the schedule land 04 Cottahs 14 Chittaks land the maximum marketable price of which is Rs. 8,31,000/- (Rupees eight lakhs thirty one thousand) only. The Purchasers agreed with the Vendor's proposal and now said Vendor Received Rs. 8,31,000/- (Rupees Eight Lacs Thirty One Thousand) only from the purchaser and vendor today completely sold the schedule land in favour of the purchasers.

The Vendor do hereby covenant with the purchasers

- (1) That the vendor have good right full power absolute authority and indefeasible title to grant, sell, convey and transfer the said plot of land

Authorized Signatory *Karmakar*



[Signature]
Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs

21 OCT 2010

For SKYGLAZE REALCON LLP

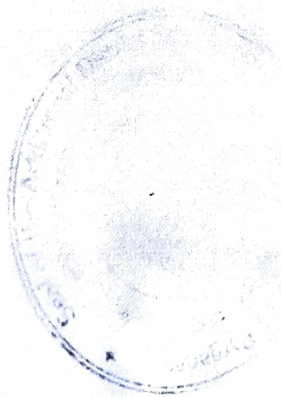
[Signature]
Authorized Signatory

herby granted said conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesadi according to the true intent and meaning of those free from all encumbrances and liabilities and

- (2) That the Vendor do hereby and hereunder grantm convey, sale, transfer and assure all his estate and interest in the schedule property with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, common passages, watgers, water-course, lights, liabilities, privilege easements, whatsoever to the land described in the schedule and
- (3) That the tenures under which the said plot of land is held is full froce and effect and have not been surrendered or forfeited or become void and voidable and
- (4) That all rents taxes and all other outgoings payable in respect of the said plot of land have been paid in full upto the date of those presents and if any things such remains due he will be paid by the Vendor and
- (5) That the purchasers peaceably and quietly enter into hold possess and enjoy the said plot of land hereby granted sold and conveyed according to the tenure and nature of the same and receive and take the full fruits issues and Profits

For SKYGLAZE REALCON LLP


Authorized Signatory



[Handwritten Signature]
Addl. Dist. Sub-Registrar
Sonnarpet, South 24 Pgs.

21 OCT 2010

For SKYGLAZE REALCON LLP

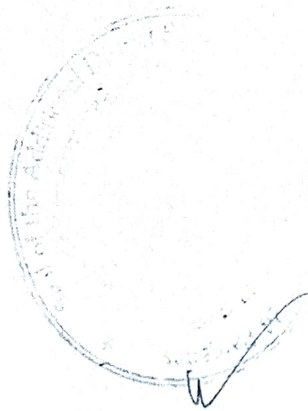
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Authorised Signatory

thereof and every part thereof without any lawful let suit trouble hindrance
eviction interruption claim and demand whatsoever from of or by Vendor
or any other persons whomsoever and

- (6) That no certificate proceedings and or notice or attachment have been
instituted and or levied under the Income Tax Act. 1961 and or wealth Tax
Act. And or similar Act. Or Acts for payment of arrear of Taxes and or for
payment of dues arising out of any sort of claims and or demand of whatsoever
nature and
- (7) That no notice has been served upon the Vendor for Acquisition or Requisition
under the aforesaid Acts and laws and Vendor have no knowledge of issuing
any such notice or notices under any of the above Acts and Rules for the
time being in force affecting the said plot of land inspite of its best efforts
engaged in this respect and
- (8) That from to-day purchasers will have full powers rights and absolute
authority to sale Gift, mortgage, lease or any transfer of the said property
which vendor had in the said property and

For SKYGLAZE REALCON LLP


Authorised Signatory



Add. Dist. S. 24 P. 10
Sonarpore, South 24 P. 10

21 OCT 2010

For SKYGLAZE REALCON LLP (P)


Authorised Signatory of

- (9) That if any defect in detected in title or how ever due to any loss or damages created in future then Vendor and his heirs and successors shall remain liable to return the said money with interest to the purchasers and
- (10) That if any defect remain in the present deed and necessary rectification of the principal deed then vendor and his hiers and successors shasl remain liable to do teh rectification deed to the purchasers.

To this purpose being in full sense and without being influenced by any body and fully understanding the contents to the present deed and having received today the full values as per memo of consideration vendor completely sold the schedule property in favour of the purchasers.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of shali land measuring an area 04 (Four) Cottahs 14 (Forteen) Chittaks in portion of R.S. Khatian No. 238, of R.S. Dag No. 1683, L.R. Khatian No. 159, L.R. Dag No. 1703 situated at Mouza - Elachi, Pargana - magura, P.S. Sonarpur, and A.D.S.R. Office Sonarpur, District South 24 Parganas, under Rajpur - Sonarpur Municipality, said land which fully described in the annexed plan or map by demarcated RED colour line and the said map or plan is the part and parcel of this deed and annual proportionate rent is Rs. 400/- said rent is payable to the collectorate of South 24 Pargana govt. of West Bengal.

For SKYGLAZE REALCON LLP, No. 8, 31, 608/-

Authorised Signatory

2



Adml. Dist. S. Registrar
Sonapatna, C.M. 24 Div.

21 OCT 2010

For SKYGLAZE REALCON LLP

Authorised Signatory

<u>From R.S. Kh. No.</u>	<u>L.R. Kh. No.</u>	<u>R.S. Dag No.</u>	<u>L.R. Dag No.</u>	<u>Sold area</u>
238	159	1683	1703	04 Cottahs 14 Chittaks

BOUNDARY OF THE SAID LAND


NORTH : Part of R.S. Dag No. 1684.
SOUTH : 50' wide Dr. B.C. Roy Road.
EAST : land of R.S. Dag No. 1682.
WEST : Part of Dag No. 1683.

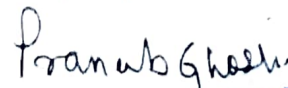
IN WITNESS WHEREOF the Vendors set and subscribed his respective hands and seal on the day, month and year, first above written.

SIGNED, SEALED & DELIVERED

At Kolkata in the presence of

WITNESSES:-

1. 
C 29/12/07
28/12/07

2. 
Jagaddal

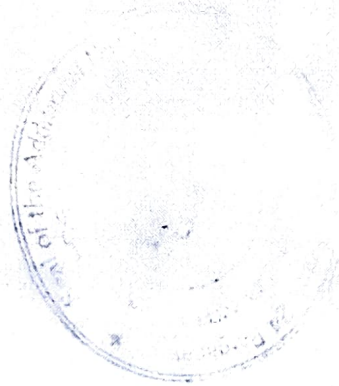

The Constituted Attorney for

and on behalf of Sri Sudhir Ghosh

SIGNATURE OF THE VENDOR

For SKYGLAZE REALCON LLP


Authorised Signatory



Add. Dist. 300-0000-0000
Sonia, 300-0000-0000

21 OCT 2010

FOR SKYGLAZE REALCON LLP

Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED from the within named purchasers the within mentioned a sum of Rs.8,31,000/- (Rupees eight lakhs Thirty one thousand)only being full payable under these present as per memo below consideration money.

<u>Bank</u>	<u>Branch</u>	<u>Draft No.</u>	<u>Date</u>	<u>Amount Rs.</u>
Axis Bank	Drawee	032994	19.10.2010	8,31,000/- (Rupees Eight lacs Thirty one Thousand Only)



The constituted Attorney for
And on behalf of Sri Sudhir Ghosh

WITNESSESS

SIGNATURE OF THE VENDOR

1. ~~52770~~ 6677
C 2977 2077 6677
6577 6426077
2. 2777 (5777) 7777
24 7777

2. Pranab Ghosh.

Jagaddal.

Drafted by me

Abdul Rashid Halder

A.R. Halder (Deed writer)

Lisence No.31/15

Sonarpur A.D.S.R. office.

FOR SKYGLAZE REALCON LLP

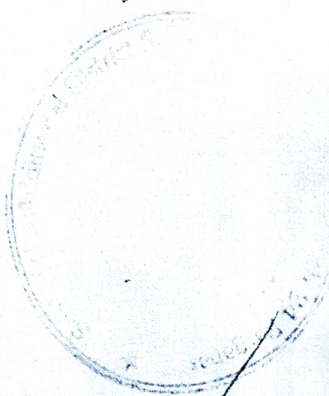


Authorised Signatory

Typed by me -

A.R. Halder

Sonarpur Sub-Registry office.



Adm. Dist. Sub-Registrar
Sonaroon, South 24 Pgs.

21 OCT 2010

For SKYGLAZE REALCON LLP


Authorised Signatory

माता/सम्बन्धितवर्गी



	इक्षुमूली	उर्जनी	मध्यमा	अनामिका	कनिष्ठा
बायें हात					
दायें हात					

नाम Shri Dipak Karmakar शास्त्र Dipak Karmakar

माता/श्रीश्री

	इक्षुमूली	उर्जनी	मध्यमा	अनामिका	कनिष्ठा
बायें हात					
दायें हात					

नाम शास्त्र

माता/श्रीश्री



	इक्षुमूली	उर्जनी	मध्यमा	अनामिका	कनिष्ठा
बायें हात					
दायें हात					

नाम Prakash Tekriwal शास्त्र Prakash Tekriwal

माता/श्रीश्री



	इक्षुमूली	उर्जनी	मध्यमा	अनामिका	कनिष्ठा
बायें हात					
दायें हात					

Fof SKYGLAZE REALCON LLP

नाम WRISHAIB TEKRIWAL शास्त्र Wrishai Tekriwal
Authorised Signatory



Add. Dist. Secy. 300
Sonamore, South 24


For SKYGLAZE REALCON LLP

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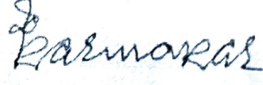
Authorised Signatory

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 13325 / 2010, Deed No. (Book - I , 12110/2010)

Signature of the Presentant

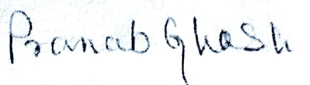
Name of the Presentant	Signature with date
Dipak Karmakar	 21-10-2010

II. Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dipak Karmakar Address -A/22, Baghajatin Pally, Kolkata, Thana:-Jadavpur, District:-Kolkata, WEST BENGAL, India, P.O. :-Regent Estate Pin : 700092	Attorney		 LTI	
			21/10/2010	21/10/2010	

Name of Identifier of above Person(s)
 Pranab Ghosh
 Jagaddal, Thana:-Sonarpur, District:-South
 24 Parganas, WEST BENGAL, India, P.O.:-

Signature of Identifier with Date


 21, 10, 10,

For SKYGLAZE REALCON LLP

 Authorised Signatory


 (Ashoke Kumar Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR



Add'l. Sub-Registrar
Sona Boro, South 24 P.O.

12.1 OCT 2010

For SKYGLAZE REALCON LLP


Authorised Signatory



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 12110 of 2010
(Serial No. 13325 of 2010)

On 21/10/2010

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955: Court fee stamp paid Rs 10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9141/- ,E = 7/- on 21/10/2010

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 -831608/-

Certified that the required stamp duty of this document is Rs.- 49906 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 44946/- is paid, by the Bankers cheque number 918268, Bankers Cheque Date 21/10/2010, Bank Name State Bank of India, BIPLABI R B BASU RD, received on 21/10/2010

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

Presented for registration at 15.00 hrs on :21/10/2010. at the Office of the A. D. S. R. SONARPUR by Dipak Karmakar ,Executant.

Executed by Attorney

Execution by

1 Dipak Karmakar, son of Gopal Ch. Karmakar , A/22, Baghajatin Pally, Kolkata, Thana-Jadavpur, District -Kolkata, WEST BENGAL, India, P.O. :-Regent Estate Pin :-700092 By Caste Hindu By Profession: Business,as the constituted attorney of Sudhir Ghosh is admitted by him.

Identified By Pranab Ghosh, son of Lt. Narayan Ch. Ghosh, Jagaddal, Thana-Sonarapur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

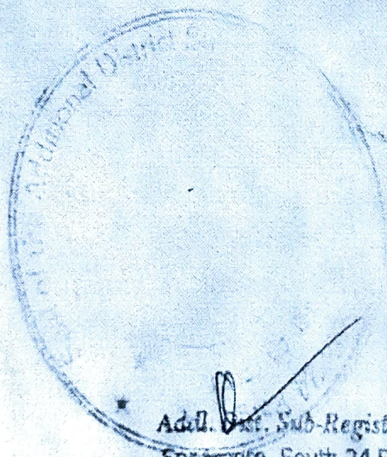
(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

For SKYGLAZE REALCON LLP


Authorised Signatory


(Ashoke Kumar Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR



Adm. Dir. Sub-Registrar
Sriperumbadi, South 24 Pgs

21 OCT 2010

For SKYGLAZE REALCON LLP

A handwritten signature in blue ink, appearing to be "S. Srinivasan".

Authorised Signatory

THE DOCUMENT HAS NO. 1003,
DATE 15/04/2019, No. 70, RES. 5/2019,
SECRET UNDER RAJPUR-SONARPUR,
SCALE 1:13



Satmora

The Contributed Attorney
for and on behalf of
Sri Sudhita Ghosh.

For SKYGLAZE REALCON LLP

Authorized Signatory

T. K. GHOSH
ESSE

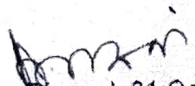


✓
Addl. Dest. Sonoma, CA
Sonoma, CA 94965
For SKYGLAZE REALCON LLP
21 JUN 2010
Authorized Signatory
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 4862 to 4876
being No 12110 for the year 2010.




(Ashoke Kumar Biswas) 21-October-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

For SKYGLAZE REALCON LLP


Authorised Signatory
Director