

24/01/23

T-4108/7000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endrochment sheets attached with the document are correct and true.

District Sub-Register-III
Alipore, South 24-Parganas

SALE DEED

24 MAR 2023

THIS SALE DEED is made on the 24th day of March, 2023

(Two Thousand Twenty Three) **BETWEEN** (1) **SRI TAPAN GHOSH** (PAN- BFLPG0645A) and (2) **SRI RABIN GHOSH** (PAN-AVRPG4371J) both sons of- Late Subol Ghosh alias Subal Chandra Ghosh, both by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Ram Chandra Dey Street, Dakshin Jagaddal, P.S.- Sonarpur, Kolkata- 700151, hereinafter jointly referred to as the "**LANDOWNERS**"

For SKYGLAZE REALCON LLP

Authorised Signatory

000067

19 JAN 2023

R. NO. _____
 NAME _____
 ADDRESS _____

 RS _____

TANMOY KUMAR KAYASTHA
 (STAMP VENDOR)
 ALIPORE POLICE COURT
 KOLKATA-27



Identifier
 Mamas Chakrabarty
 S/o. Manik Chakrabarty
 Nabapally
 Kol-700132

DISTRICT SUB REGISTRAR-II
 SOUTH 24 PGS. ALIPORE
 24 MAR 2023

Other.

For SKYGLAZE REALCON LLP

Authorized Signatory

(which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **ONE PART**.

AND

(1) **SRI WRISHAB TEKRIWAL** (PAN- AQVPT4095R), son of- Prakash Tekriwal and (2) **SRI PRAKASH TEKRIWAL** (PAN- AALPT9624Q), son of- Atma Ram Tekriwal, both by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Hotel Pearl Building, Main Road, Near Sarjana Chowk. Lower Bazar, Ranchi GPO, Jharkhand - 834001, hereinafter jointly called and referred to as the '**PURCHASERS**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **OTHER PART**

WHEREAS:-

I. The **LANDOWNERS** are now the joint owners, title holders and possessors of the land measuring about 12 decimal equivalent to more or less 7 cottahs 4 chittacks 10 sq. ft. and which is free from all encumbrances, lien, lispendences, charges whatsoever,

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DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
1 MAR 2021

For SKYGLAZE REALCON LLP


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hereunder written and the said property has been morefully and particularly described in the Schedule hereunder written.

II. That, one Sri Subal Chandra Ghosh, son of- Late Biswanath Ghosh purchased the land as mentioned hereinabove as well as in the Schedule written hereunder along with other lands in 4 (four) separate Sale Deeds in the following manner:-

- a. From Sashi Bhushan Mondal on 02.04.1951 by virtue of a Sale Deed registered before Sub. Registrar, Baruipur and bearing Deed No. 1919 of 1951.
- b. From Moni Mohan Naskar on 06.04.1953 by virtue of a Sale Deed registered before Sub. Registrar, Baruipur and bearing Deed No. 2093 of 1953.
- c. From Pachuruddin Mondal & ors. on 10.07.1951 by virtue of a Sale Deed registered before Sub. Registrar, Baruipur and bearing Deed No. 5168 of 1951.
- d. From Sarada Charan Naskar on 28.03.1949 by virtue of a Sale Deed registered before Sub. Registrar, Baruipur and bearing Deed No. 1141 of 1949.

III. That, the said Sri Subal Chandra Ghosh, by virtue of the above-mentioned 4 (four) Sale Deeds along with the properties he inherited from his father by virtue of Law of Succession entered into a Deed of Partition with his other co-sharers for

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PDS ALIPORE
14 MAR 2023

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proper division and demarcation of their respective shares of land, the said Deed of Partition was registered on 11.05.1983 before District Registrar, Alipore and bearing Deed No. 6542 of 1983.

- IV. That, by virtue of the above-mentioned Deed of Partition, Sri Subal Chandra Ghosh got the absolute ownership of the land as mentioned hereinabove as well as in the Schedule written hereunder alongwith other lands and thereafter on 11.10.1991, Sri Subal Chandra Ghosh executed a Deed of Settlement in respect of all his properties in favour of his 2 (two) sons namely Tapan Ghosh and Rabin Ghosh (the Landowners herein), the said Deed of Settlement was registered before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No., 123, pages 326 to 331, Being No. 6922, for the year 1991.
- V. That, after acquiring the ownership of the land as mentioned hereinabove as well as in the Schedule written hereunder along with other lands Tapan Ghosh and Rabin Ghosh (the Landowners herein) mutated their names before BL&LRO, Sonarpur and L.R. Record-of-Rights (Parcha) has been published in their respective names in respect of the said land and now they are enjoying the said land without any interferences from anyone;


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DISTRICT SUB-REGISTRAR
SOUTH 24 PARGANAS
24 MAR 2023

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VI. Presently the Landowners herein for their urgent need of money desires to sell the land measuring about 5 cottahs 4 chittacks 10 sq. ft. out of their total land of 12 decimal equivalent to more or less 7 cottahs 4 chittacks 10 sq. ft., which is morefully and particularly described in the Schedule hereunder to the Purchasers herein at a total consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only;

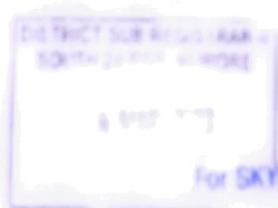
VII. The Purchasers herein have inspected the location and legal papers and after being satisfied with the deeds and documents and relevant information supplied by the Landowners regarding the Schedule land approached the Landowners herein to purchase the said land, which is morefully and particularly described in Schedule written hereunder at a total consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only and the Landowners herein have also given their free consent to the said sale proceedings;

NOW THIS INDENTURE WITNESSETH THAT IN
CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only by the Purchasers to the Landowners paid (the receipt where of the Landowners do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every

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part thereof acquit, release and discharge the Purchasers and the land as described in the Schedule hereunder hereby conveyed, the Landowners as beneficial owners do hereby grant, convey, transfer and assign unto the Purchasers free from all encumbrances, mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever however, for the sake of brevity referred to as the "said land" or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Landowners into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchasers forever free and discharge from or otherwise by the Landowners well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Landowners **AND** the Landowners do hereby their heirs, executors, administrators, legal representatives and/or assigns

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covenant with the Purchasers that notwithstanding any act Deed or thing whatsoever, by the Landowners or by any of their heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Landowners had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be UNTO AND TO THE USE OF the Purchasers, in the manner aforesaid AND that the Purchasers shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Landowners or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or under any of their heirs, successors, executors, administrators, legal representatives and assigns 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 Landowners well and sufficiently saved

For SKYGLAZE REAL CON LLP

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DISTRICT SUB REGISTRAR-II
SOUTH 24 P.S. ALIPORE
24 MAR 2023

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indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Landowners or their heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER MORE** that the Landowners and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Landowners or from or under any of their heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers their heirs, successors, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required. If after transfer it transpire that the land hereby sold is not free from all encumbrances in that even

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DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
24 MAR 2023

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the Landowners will bear and pay the Purchasers all expenses and damages sustained by them.

BE IT NOTED THAT THE LANDOWNERS have handed over to the Purchasers the necessary copy of documents such as Current Tax Receipt, Khajna receipt, Parcha, Mutation Certificate, copy of original Deed of the said land for perfection of the Purchasers title to the said land as described in the Schedule hereunder. The total consideration value of the said land is Rs. 35,00,000/- (Rupees Thirty Five Lakh) only.

AND FURTHER that if any error or omission is transpired in this Deed in further the Landowners herein shall at the cost and request of the Purchasers herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchasers at the free of remuneration.

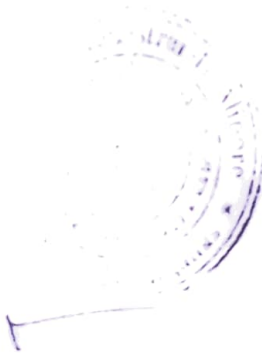
SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Danga land measuring about 5 (five) cottahs 4 (four) chittacks 10 (ten) sq. ft. out of the total land of 12 (twelve) decimal equivalent to 7 (seven) cottahs 4 (four) chittacks 10 (ten) sq. ft. in R.S. Dag No. 1603 corresponding to L.R. Dag No. 1628, R.S. Khatian No. 361, L.R. Khatian No. 1129 & 1130, under Mouza- Elachi, J.L. No.- 70, Police Station & Sub. Registry

For SKYGLAZE REALCON LLP



Authorised Signatory



DISTRICT SUB REGISTRAR-II
SOUTH 24 BCC, ALIBORE
2012-2013

For SKYGLAZE REALCON LLP
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Office- Sonarpur, under Ward No. 26 of Rajpur Sonarpur Municipality,
District- 24 Parganas (South), and the said property is butted and
bounded as follows. - (adjacent to Ram Chandra Dey Street).

NORTH: By R.S. Dag No. 1602 & 1702;

SOUTH: By R.S. Dag No. 1632;


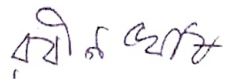
EAST: By R.S. Dag No. 1684;

WEST: By R.S. Dag No. 1603 (P)

IN WITNESS WHEREOF the parties abovenamed have hereunto
set and subscribed their respective hands to these presents on the
day month and year first above written.

WITNESSES:

1. Tammo Ghosh
Ram Chandra Dey Street,
P.O. Dakshin Jagaddal
Kaf-151

2. Anuraj Ghosh
158, Dr. B. C. Roy Road
Kaf-151

Signature of the Landowners

For SKYGLAZE REALCON LLP

 Authorized Signatory



DISTRICT SUB REGISTRAR-
SOUTH 24 PARGANAS
For SKYGLAZE REALCON LLP
Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only in the following manner -

Draft No.	Bank	Date	Amount
401107	Ujjivan Small Finance Bank	21.03.2023	Rs 20,00,000/-
401104	Ujjivan Small Finance Bank	21.03.2023	Rs. 15,00,000/-
Total:-			Rs.35,00,000/-

WITNESSES:

1. Tanmay Ghosh

গোপাল
স্বাক্ষর

2. Anur Singh

Signature of the Landowners

Drafted by -

Dibakar Bhattacharjee
Dibakar Bhattacharjee
Advocate

High Court, Calcutta.

WB- 359/2001.

For SKYGLAZE REALCON LLP

Authorized Signatory

THE PLAN AT
LRKH NO. 112
NO. 26 POLICE



For SKYGLAZE REALCON LLP

Authorised Signatory

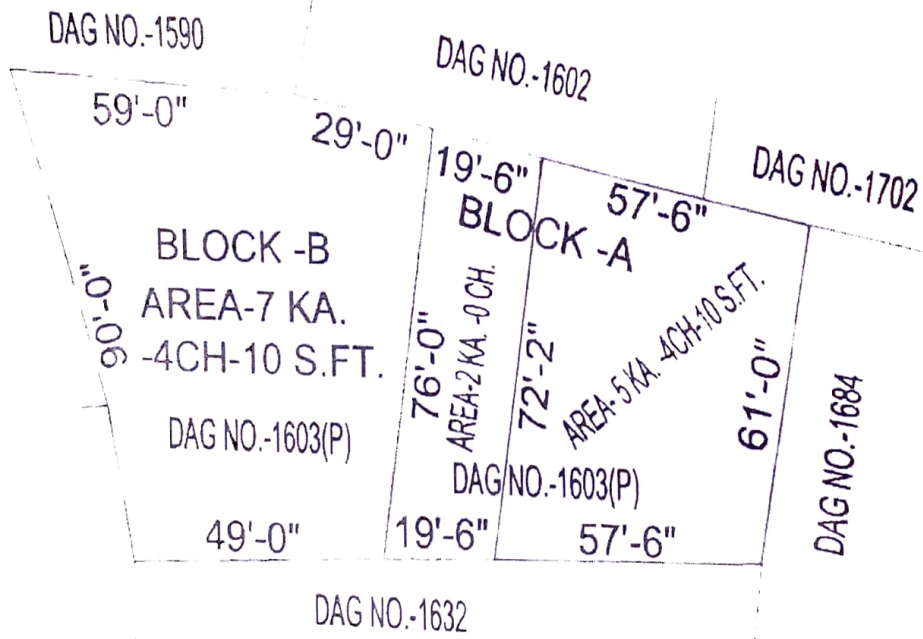
DISTRICT SUB REGISTRAR-II
SOUTH 74 BCC MADHAI
[Signature]

SITE PLAN AT MOUZA - ELACHI JL NO. 70 R.S DAG NO. - 1603 , LR DAG NO. 1628
 LR KH NO. 1129 & 1130 , UNDER RAJPUR SONARPUR MUNICIPALITY , WARD
 NO. 26, POLICE STATION - SONARPUR , KOLKATA- 700151, DIST.-24 PGS.(S)

SCALES : 1" = 25'

AREA SHOWN IN RED BORDER

NORTH



Signature

Signature

Signature
 DRAWN BY

ARNAB KANUNGO

L.B.S (CLASS-II) / LIC. NO. -1755

UNDER KOLKATA MUNICIPAL CORPORATION

SIG OF THE OWNER

For SKYGLAZE REALCON LLP

Authorised Signatory



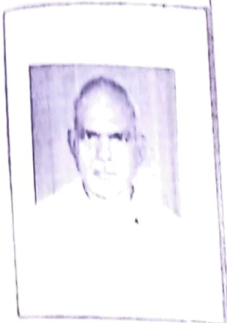
DISTRICT SUB REGISTRAR-II
SOUTH-24 PGS ALIPORE
14/11/2023

For SKYGLAZE REALCON LLP


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SPECIMEN FORM FOR TEN FINGER PRINTS



DAS, SUDAS

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



RANA, RAJESH

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



SINGH, HARSH

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



SINGH, HARSH

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

For SKYGLAZE REALCON LLP



DISTRICT SUB REG STRAKH
SOLICITORS
24 MAR 2023

For SKYGLAZE REALCON LLP


Authorised Signatory

Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Details

GRIPS Payment ID:	230320232034706694	Payment Init. Date:	23/03/2023 20:28:45
Total Amount:	182754	No of GRN:	1
Bank Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	158205609115	BRN Date:	23/03/2023 20:29:11
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs WRISHAB DEKRIWAL
Mobile: 9776229931

Payment (GRN) Details

S. No.	GRN	Department	Amount (₹)
1	230320232034706694	Directorate of Registrar & Stamp Revenue	182754
Total			182754

IN WORDS: ONE LAKH EIGHTY TWO THOUSAND SEVEN HUNDRED FIFTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

For SKYGLAZE REALCON LLP


Authorised Signatory

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



GRN Details

GRN: 192022230347066958 Payment Mode: SBI Epay
GRN Date: 23/03/2023 20:28:45 Bank/Gateway: SBIePay Payment Gateway
BRN: 7158295699118 BRN Date: 23/03/2023 20:29:11
Gateway Ref ID: 730829704753 Method: HDFC Retail Bank NB
GRIPS Payment ID: 230320237034706694 Payment Init. Date: 23/03/2023 20:28:45
Payment Status: Successful Payment Ref. No: 2000730968/4 2023
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Depositor Details

Depositor's Name: Mrs WRISHAB TI KRIVAL
Address: MAIN ROAD RANCHI
Mobile: 9776229994
Period From (dd-mm-yyyy): 23/03/2023
Period To (dd-mm-yyyy): 23/03/2023
Payment Ref ID: 2000730968/4 2023
Dept Ref ID DRN: 2000730968/4 2023

Payment Details

Sl. No.	Payment Ref No	Head of A C Description	Head of A C	Amount (₹)
1	2000730968/4 2023	Property Registration Stamp duty	0030-02-103-003-02	146196
2	2000730968/4 2023	Property Registration Registration Fees	0030-03-104-001-16	36558
			Total	182754

IN WORDS: ONE LAKH EIGHTY TWO THOUSAND SEVEN HUNDRED FIFTY FOUR ONLY.

For SKYGLAZE REALCON LLP

Authorised Signatory for

Major Information of the Deed

Deed No :	I-1602-04108/2023	Date of Registration	24/03/2023
Query No / Year	1602-2000730968/2023	Office where deed is registered	
Query Date	19/03/2023 11:33:22 PM	D S R - II SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta Thana Hare Street, District Kolkata, WEST BENGAL, PIN - 700001, Mobile No 9831072514, Status Advocate		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 36,54,388/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 146,296/- (Article 23)	Rs. 36,590/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :



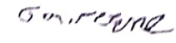


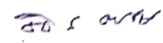
District: South 24 Parganas, P S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Elachi, JI No: 70, Pin Code: 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1628 (RS -)	LR-1129	Bastu	Danga	2 Katha 10 Chatak 5 Sq Ft	17,50,000/-	18,27,194/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
L2	LR-1628 (RS -)	LR-1130	Bastu	Danga	2 Katha 10 Chatak 5 Sq Ft	17,50,000/-	18,27,194/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
TOTAL :					8.6854Dec	35,00,000 /-	36,54,388 /-	
Grand Total :					8.6854Dec	35,00,000 /-	36,54,388 /-	

For SKYGLAZE REALCON LLP


 Authorised Signatory

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapan Ghosh (Presentant) Son of Late Subol Ghosh Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office	 <small>24/03/2023</small>	 <small>LTI</small> <small>24/03/2023</small>	 <small>24/03/2023</small>
	Ram Chandra Dey Dtreet, Dakshin Jagaddal, City:- , P.O:- Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Rabin Ghosh Son of Late Subol Ghosh Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office	 <small>24/03/2023</small>	 <small>LTI</small> <small>24/03/2023</small>	 <small>24/03/2023</small>
	Ram Chandra Dey Street, Dakshin Jagaddal, City:- , P.O:- Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Wishab Tekriwal Son of Mr Prakash Tekriwal Hotel Pearl Building, Main Road, Near Sarjana Chowk, Lower Bazar. City:- , P.O:- Ranchi, P S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India. PAN No.:: AQxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual. Status :Not Executed
2	Mr Prakash Tekriwal Son of Mr Atma Ram Tekriwal Hotel Pearl Building, Main Road, Near Sarjana Chowk, Lower Bazar. City:- , P.O:- Ranchi, P S:-Ranchi, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India, PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Individual. Status :Not Executed

For SKYGLAZE REALCON LLP


 Authorised Signatory
 Director

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally City - P O - Panchpola, P S - Sonarpur District - South 24-Parganas, West Bengal, India PIN - 700152			
	24/03/2023	24/03/2023	24/03/2023

Identifier Of Mr Tapan Ghosh, Mr Rabin Ghosh, Mr Wishab Tekriwal, Mr Prakash Tekriwal

Transfer of property for L1

SI.No	From	To, with area (Name-Area)
1	Mr Tapan Ghosh	Mr Wishab Tekriwal-1.08568 Dec, Mr Prakash Tekriwal-1.08568 Dec
2	Mr Rabin Ghosh	Mr Wishab Tekriwal-1.08568 Dec, Mr Prakash Tekriwal-1.08568 Dec

Transfer of property for L2

SI.No	From	To, with area (Name-Area)
1	Mr Tapan Ghosh	Mr Wishab Tekriwal-1.08568 Dec, Mr Prakash Tekriwal-1.08568 Dec
2	Mr Rabin Ghosh	Mr Wishab Tekriwal-1.08568 Dec, Mr Prakash Tekriwal-1.08568 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Elachi, JI No: 70, Pir Code: 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 1628, LR Khatian No:- 1129	Owner তপন কুমার ঘোষ, Gurdian: সুবল চন্দ্র ঘোষ, Address: নিজ Classification: ডাসা, Area: 0.06000000 Acre.	Mr Tapan Ghosh
L2	LR Plot No - 1628, LR Khatian No - 1130	Owner রবীন চন্দ্র ঘোষ, Gurdian: সুবল চন্দ্র ঘোষ, Address: নিজ Classification: ডাসা, Area 0.06000000 Acre.	Mr Rabin Ghosh

FOR SKYGLAZE REALCON LLP

Authorised Signatory

On 24-03-2023

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

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

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

Presented for registration at 11:25 hrs. on 24-03-2023, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Tapan Ghosh, one of the Executants

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 36,54,388

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

Execution is admitted on 24/03/2023 by 1. Mr Tapan Ghosh, Son of Late Subol Ghosh, Ram Chandra Dey Dreet, Dakshin Jagaddal, P.O. Jagaddal, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 2. Mr Rabin Ghosh, Son of Late Subol Ghosh, Ram Chandra Dey Street, Dakshin Jagaddal, P.O. Jagaddal, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Identified by Mr Manas Chakraborty, Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,590.00/- (A(1) = Rs 36,544.00/- ,E = Rs 14.00/- , H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 36,558/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23-03-2023, 8:29PM with Govt. Ref. No. 192022230347066958 on 23-03-2023, Amount Rs: 36,558/-, Bank: SBI EPay, SBIePay, Ref. No. 7158495699118 on 23-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,196/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,46,196/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 075773, Amount: Rs 100.00/-, Date of Purchase: 19/01/2023, Vendor name: Tanmoy Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23-03-2023, 8:29PM with Govt. Ref. No. 192022230347066958 on 23-03-2023, Amount Rs: 1,46,196/-, Bank: SBI EPay, SBIePay, Ref. No. 7158495699118 on 23-03-2023, Head of Account 0030-02-103-003-02



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

For SKYGLAZE REALCON LLP
Authorised Signatory
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 126606 to 126627
being No 160204108 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.03.24 12:34:45 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/03/24 12:34:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

For SKYGLAZE REALCON LLP
Authorised Signatory
Director

(This document is digitally signed.)