

04100/23

T-4109/2023

भारतीय गैर न्यायिक

EXOS MAL B I

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted 5774 Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

24/3

8-78567

District Sub-Register-II
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

039068

19 JAN 2023

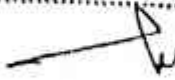
SL. NO.....DT.....

NAME.....

ADDRESS.....

RS.....

Dibakar Bhattacharjee
Advocate
High Court, Calcutta



TANMOY KAR PIIRKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

[Faint, illegible text]

ESSE RAM & S



Identification
Mamas Chakrabarty
S/o, Mamik Chakrabarty
Mabapelly.
Kpt. 700152.

Others

DISTRICT SUB-REGISTRAR-II ALIPORE
SOUTH 24 PGS, ALIPORE
24 MAR 2023
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- AOVPT4095R), 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:-

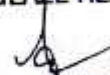
I. The LANDOWNERS are now the joint owners, title holders and possessors of the land measuring about 12 decimal equivalent to more or less 7 cottahs 4 chittacks 10 sq. ft. and which is free from all encumbrances, lien, lispendences, charges whatsoever,

For SKYGLAZE REALCON LLP


Authorised Signatory



DISTRICT SUB REGISTRAR FOR SKYGLAZE REALCON LLP
SOUTH 24 PGS. ALIPORE
24 MAR 2023


Authorised Signatory

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


For SKYGLAZE REALCON LLP

Authorised Signatory



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

For SKYGLAZE REALCON LLP


Authorised Signatory



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

FOR SKYGLAZE REALCON LLP


Authorized Signatory

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. 1, 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;

For SKYGLAZE REALCON LLP


Authorised Signatory



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPOR. For SKYGLAZE REALCON LLP
24 MAR 2023


Authorised Signatory

VI. Presently the Landowners herein for their urgent need of money desires to sell the land measuring about 2 cottahs 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. 15,00,000/- (Rupees Fifteen 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. 15,00,000/- (Rupees Fifteen 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. 15,00,000/- (Rupees Fifteen 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

For SKYGLAZE REALCON LLP.

Authorised Signatory



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE


24 MAR 2023

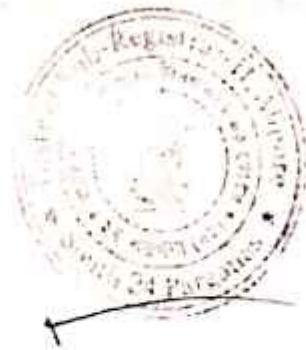
For SKYGLAZE REALCON LLP


Authorised Signatory
Director

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

For SKYGLAZE REALCON LLP


Authorised Signatory



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS AIZWOL


24 MAR 2023

For SKYGLAZE REALCON LLP


Authorized Signatory

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 REALCON LLP


Authorised Signatory



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

For SKYGLAZE REALCON LLP

Authorised Signatory

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


For SKYGLAZE REALCON LLP.

Authorised Signatory



DISTRICT SUB REGISTRAR
SOUTH 24 PGS ALIPORE
24 MAR 2023

For SKYGLAZE REALCON LLP


Authorised Signatory

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. 15,00,000/- (Rupees Fifteen 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 2 (two) cottahs 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 Office- Sonarpur, under Ward No. 26 of Rajpur Sonarpur Municipality, District- 24 Parganas (South), and the said

For SKYGLAZE REALCON LLP,

Authorized Signatory



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

For SKYGLAZE REALCON LLP


Authorised Signatory

property is butted and bounded as follows:- (adjacent to Ram Chandra Dey Street).

NORTH: By R.S. Dag No. 1602;
 SOUTH: By R.S. Dag No. 1632;
 EAST: By R.S. Dag No. 1603 (P);
 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. Tanmoy Ghosh
 Ram Chandra Dey Street,
 P.O. Dakshin Jagaddal
 P.S. - Sorampur
 Kot - 700151

2. Arun Sinha
 158, Dr. B.C. Roy Road
 Kof-151

তামোয় গোস্বামী

অরুণ সিনহা

Signature of the Landowners

For SKYGLAZE-REALCON LLP



Authorised Signatory



For SKYGLAZE REALCON LLP

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

24 MAR 2023


Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only in the following manner:-

| Draft No. | Bank | Date | Amount |
|-----------|----------------------------|------------|-----------------|
| 401106 | Ujjivan Small Finance Bank | 21.03.2023 | Rs. 15,00,000/- |

WITNESSES:

1. Tammo Ghosh

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Signature of the Landowners

2.

Drafted by -

[Handwritten Signature]
Dibakar Bhattacharjee
Advocate

High Court, Calcutta,

WB-359/2001.

For SKYGLAZE REALCON LLP

[Handwritten Signature]
Authorized Signatory

SITE PLAN /
LR KH NO.
25 PC



DISTRICT SUB REGISTRAR,
SOUTH 24 PGS ALLIPORE
24 MAR 2023

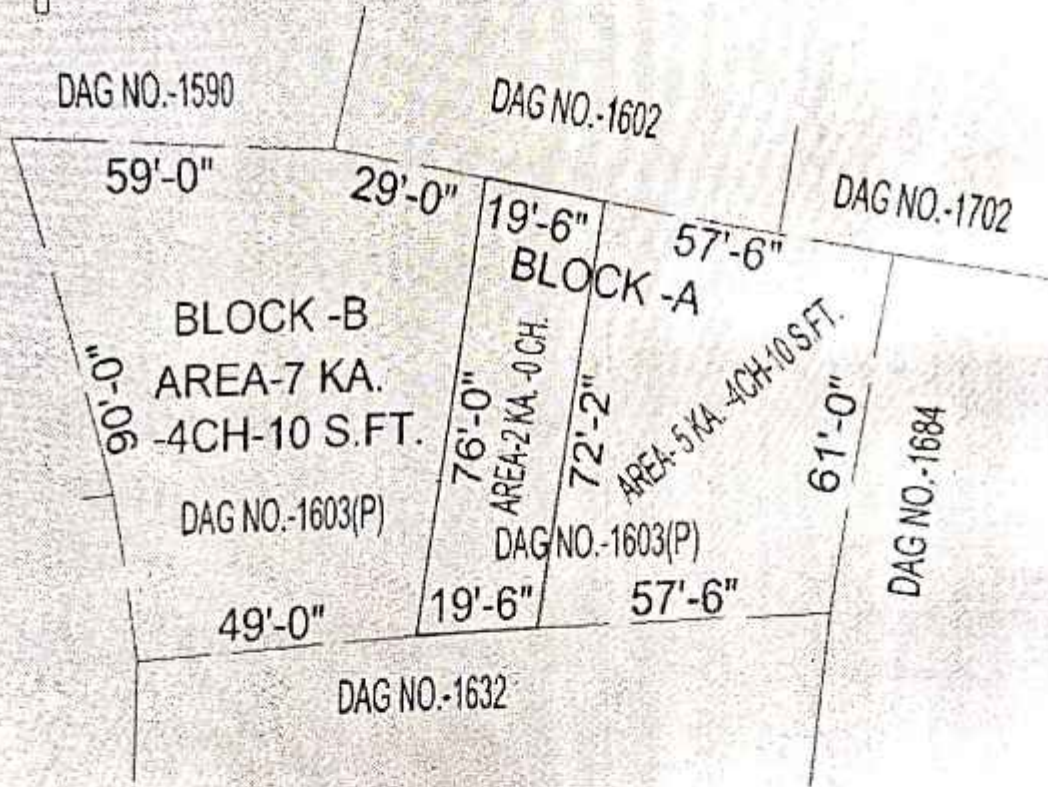
for SKYGLAZE REALCON-LLP

[Handwritten Signature]
Authorized Signatory

**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



Handwritten signature

Handwritten signature
 DRAWN BY

Handwritten signature
 SIG OF THE OWNER

SKYGLAZE REAL ESTATE KANUNGO
 L.B.S (CLASS-II) / LIC. NO. -1755
 Authorized Signatory
 UNDER RAJPUR MUNICIPAL CORPORATION



DISTRICT SUB REGISTRAR - SKYGLAZE REALCON LLP
SOUTH 24 PGS ALIPORE
24 MAR 2023

Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Omar GHO

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



GTD of GHO

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



Wansha Tekonwal

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



Srinivas

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

SKYGLAZE REALCON LLP.

Authorised Signatory



For SKYGLAZE REALCON LLP

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

Authorized Signatory



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230320232034705499

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 230320232034705499 | Payment Init. Date: | 23/03/2023 20:19:19 |
| Total Amount: | 75034 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 5679267540320 | BRN Date: | 23/03/2023 20:20:29 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr WRISHAB TEKRIWAL
Mobile: 9776229994

Payment(GRN) Details

| Sl No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|--------------|
| 1 | 192022230347055608 | Directorate of Registration & Stamp Revenue | 75034 |
| Total | | | 75034 |

IN WORDS: SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.

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

For SKYGLAZE REALCON LLP

Authorised Signatory



For SKYGLAZE REALCON LLP


Authorised Signatory



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



192022230347055008

GRN Details

GRN: 192022230347055008
 GRN Date: 23/03/2023 20:19:19
 BRN : 5679267540320
 Gateway Ref ID: 230829100802
 GRIPS Payment ID: 230320232034705499
 Payment Status: Successful

Payment Mode: SBI Epay
 Bank/Gateway: SBIEpay Payment Gateway
 BRN Date: 23/03/2023 20:20:29
 Method: HDFC Retail Bank NB
 Payment Init. Date: 23/03/2023 20:19:19
 Payment Ref. No: 2000785167/3/2023
 (Query No*/Query Year)

Depositor Details

Depositor's Name: Mr WRISHAB TEKRIWAL
 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: 2000785167/3/2023
 Dept Ref ID/DRN: 2000785167/3/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2000785167/3/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 60020 |
| 2 | 2000785167/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15014 |
| | | | Total | 75034 |

IN WORDS: SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.

For SKYGLAZE REALCON LLP

Authorised Signatory



For SKYGLAZE REALCON LLP

Authorised Signatory

Major Information of the Deed


| | | | |
|---|---|--|------------|
| Deed No : | I-1602-04109/2023 | Date of Registration | 24/03/2023 |
| Query No / Year | 1602-2000785167/2023 | Office where deed is registered | |
| Query Date | 23/03/2023 7:38:13 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. 15,00,000/- | Rs. 15,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 60,120/- (Article:23) | Rs. 15,046/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :



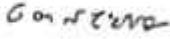



District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Elachi, JI No: 70, Pin Code : 700151

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-----------------|----------------|-------------------|--------------|--------------|-------------------------|-----------------------|--|
| L1 | LR-1628 (RS :-) | LR-1129 | Bastu | Danga | 1 Katha | 7,50,000/- | 7,50,000/- | Width of Approach Road: 6 Ft., Adjacent to Metal Road. |
| L2 | LR-1628 (RS :-) | LR-1130 | Bastu | Danga | 1 Katha | 7,50,000/- | 7,50,000/- | Width of Approach Road: 6 Ft., Adjacent to Metal Road. |
| TOTAL : | | | | | 3.3Dec | 15,00,000 /- | 15,00,000 /- | |
| Grand Total : | | | | | 3.3Dec | 15,00,000 /- | 15,00,000 /- | |

For SKYGLAZE REALCON LLP


 Authorised Signatory

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name 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 |  24/03/2023 |  LTI 24/03/2023 | Signature  24/03/2023 |
| Ram Chandra Dey Dreet, 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 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 |  24/03/2023 |  LTI 24/03/2023 | Signature  24/03/2023 |
| 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 | | | | |



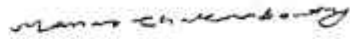
Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | Mr Wrishab 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

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, City:-, P.O:- Panchpota, 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 Wrishab Tekriwal, Mr Prakash Tekriwal

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|--|
| 1 | Mr Tapan Ghosh | Mr Wrishab Tekriwal-0.4125 Dec, Mr Prakash Tekriwal-0.4125 Dec |
| 2 | Mr Rabin Ghosh | Mr Wrishab Tekriwal-0.4125 Dec, Mr Prakash Tekriwal-0.4125 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|--|
| 1 | Mr Tapan Ghosh | Mr Wrishab Tekriwal-0.4125 Dec, Mr Prakash Tekriwal-0.4125 Dec |
| 2 | Mr Rabin Ghosh | Mr Wrishab Tekriwal-0.4125 Dec, Mr Prakash Tekriwal-0.4125 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, Pin 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

Signatory
Director

Endorsement For Deed Number : I - 160204109 / 2023

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 11:23 hrs on 24-03-2023, at the Office of the D.S.R. - I | 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 15,00,000/-

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 Street, 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

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpola, 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 15,046.00/- (A(1) = Rs 15,000.00/- , 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 15,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2023 8:20PM with Govt. Ref. No: 192022230347055008 on 23-03-2023, Amount Rs: 15,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5679267540320 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. 60,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 60,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 075774, 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 8:20PM with Govt. Ref. No: 192022230347055008 on 23-03-2023, Amount Rs: 60,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5679267540320 on 23-03-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

For SKYGLAZE REALCON LLP



Digitally Signatory