

3-13324

2 19/10/10



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

805748

S.No. 2448/10

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.

Asst. District Registrar
Sonarpur, South 24 Parganas

20.10.10
805748

DEED OF CONVEYANCE

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

Two Thousand and Ten (2010),

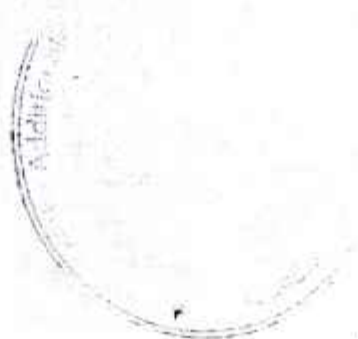
For SKYGLAZE REALCON LLP

Authorized Signatory

904 19-10-2019

विषय - श्री. प्रकाश तेलंगी

श्री. तेलंगी हेम शुक्ला कॉलनी, मुंबई
श्री. प्रकाश तेलंगी
स्टाफ डेव्होप
सानासपुर ए.डि.एस. आव अफिस
प्लॉट 18 शिवगणा



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Auth. Date: 21 OCT 2019
Signature: [illegible]

Pranab Ghosh.

Prof. Narayan Chandra Ghosh.

Jogaddal cherk Tala For SKYGLAZE REALCON LLP

Sinasapur kol = 151

Bundel.

Authorized Signatory

BETWEEN

(1) SMT. ARATI GHOSH, wife of Sri Sudhir Ghosh, by occupation - Housewife.

(2) SRI SUBHIRAJIT GHOSH, son of Sri Sudhir Ghosh, by occupation - Business.

both by Religion - Hindu, Nationality - Indian, Residing at Jagaddal (Cherak Tala).

P.O. - South Jagaddal, Police Station - Sonarpur, District South 24 Parganas,

Kolkata - 700151, represented by their Constituted Attorney **SRI DIPAK**

P.No. RIEPK - 9983A

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 assigns) of the **ONE PART**.

Prakash

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. P. No.

AAI PT9624Q 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**

Authorised Signatory

Prakash



Add. Dist. Sub-Registrar
Srinagar, South 20 Pgs

21 OCT 2010

FOR SKYGLAZE REALCON LLP

 Authorised Signatory

Page No. _____

Rameswar

WHEREAS the property of the schedule intended to be hereby sold and received measuring 19 Cottahs land portion of R.S. Khatair No. 154 of R.S. Dag No. 1684, and measuring 7 Cottahs 04 Chittaks 12 Sq. Ft. land in portion of R.S. Khatair No. 621 of R.S. Dag No. 1685 totalling 26 cottahs 4 Chittaks 12 Sq. Ft. land be same a little more or less situated at Mouza - Fluchi, J.L. No. 70, Tenzi No. 345, P.S. - Sonarpur and A.D.S.R. Office - Sonarpur, District 24 Parganas, under Kacra - Sonarpur Municipality.

WHEREAS the land described in schedule property originally belonged to Kedar Nath Das and his name was duly published in C.S. Record of Rights.

AND WHEREAS said Kedar Nath Das was in exclusive possession of the property in the schedule hereunder died intestate leaving behind him only one son Sri Kartick Chandra Das.

Rameswar

AND WHEREAS said Sri Kartick Chandra Das inherited the property left by his father Kedar Nath Das had been possessing the said property and his name was duly published in Revisional Settlement Record of Rights.

AND WHEREAS the said Kartick Chandra Das was in exclusive possession of the said property died intested leaving behind him three sons namely 1. Sri Palan Chandra Das, 2. Sri Badal Chandra Das, 3. Sri Krishna Chandra Das, Son of Late Kartick Chandra Das, 4. wife Smt. Durgabala Das, wife of Late Kartick Chandra Das and three daughter 5. Smt. Anali Roy wife of Nisikanta Roy, 6. Smt. Chuma Moyara, wife of Late Gopal Chandra Moytra, 7. Smt. Malati Das, wife of Sri Santi Ramjan Das, and one daughter Late Sandhu Halder, as his legal heirs and

For SKYGLAZE REALCON LLP
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Rameswar



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Sorangore, South 24 Pps

21 OCT 2010

For SKYGLAZE REALCON LLP


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hereafter said Sandha Halder died intestate leaving behind her one son Sri Sudhir Halder, as her only legal heir.

AND WHEREAS the said legal heirs of Late Kartick Chandra Das and Late Sandha Halder got the property described in schedule property hereunder were in exclusive possession of the said property they are jointly sold and transferred the same to Smt. Arati Ghosh and Sri Subhrajit Ghosh on the basis of Registered Sale deed dated 20.09.2002.

Pranav
AND WHEREAS the said deed was registered at the office of Sonarpur A.D.S.R. entered in Book No. 1, Volume No. 31, Page 19 to 28, being No. 1740 for the year 2003.

AND after purchase said Smt. Arati Ghosh and Sri Subhrajit Ghosh mutated their name in the B.L. and L.R. office and duly recorded in the L.R. Record of rights.

AND WHEREAS the Smt. Arati Ghosh and Sri Subhrajit Ghosh for the purpose of transferring and / or supervising their 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 4811 to 4819 Power Deed No. 00498 for the year 2009.

AND WHEREAS the Vendors 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.

FOR SKYGLAZE REALCON LLP
Authorised Signatory

Pranav



Addl. Dist. Sub-Registrar
Sonepur, South 24 Pgs

21 OCT 2010

For SKYGLAZE REALCON LLP

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Now due to urgent necessity of money Vendor declare for sale the schedule land 26 Cottahs 04 Chuttaks 12 Sq. Ft. or equivalent to 1 Bigha 06 Cottahs 4 Chuttaks 12 Sq. Ft. Shali land the maximum marketable price of which is Rs. 30,42,000 (Rupees Thirty lacs Fourtytwo Thousand) only the purchase is agreed with the Vendor's proposal and now said Vendor received Rs. 30,42,000 (Rupees Thirty lacs Fourtytwo 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 hereby 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 aforesaid according to the true intent and meaning of those free from all encumbrances and liabilities and
- (2) That the Vendor do hereby and hereunder grant, 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, water-courses, lights, liabilities, privilege easements, what-sover to the land described in the schedule and
- (3) That the tenures under which the said plot of land is held is full force and effect and have not been or will not become void and avoidable and

Authorized Signatures

[Handwritten Signature]



Adl. Dir. Sub-Registrar
Sovamrao, Court 74, Pnc.

21 OCT 2010

For SKYGLAZE REALCON LLP


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- (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 these 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 natured there of and received and take the rents issues and Profits thereof and every part there of 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

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Adm. Dir. Sub-Registrar
Sowarode, South 74 Pgs

21 OCT 2010

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(9) That if any defect is detected in title or how ever due to this defect, any loss or damages created in future then Vendor and his heirs and successors shall remain liable to return the said money with rate of 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 heirs and successors shall remain liable to do the 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 19 (nineteen) Cottahs portion of R.S. Khatian No. 154, of R.S. Dag No. 1684 and measuring 07 Cottahs 04 Chittaks 12 Square Feet land in portion of R.S. Khatian No. 621 of R.S. Dag No. 1685 total measuring 26 cottahs 04 Chittaks 12 Sq. Ft. or 1 Bigha 06 ^{04 chittaks} Cottahs 12 Sq. Ft. land situated at Monza - Elachi Pargana - Magura P.S. Sonarpur, and A.D.S.R. Office Sonarpur, District South 24 Parganas, under Raipur - 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. 2100/- said rent is payable

For Seller

For SKYGLAZE REALCON LLP

Authorised Signatory



Add. Date
Signature

21 OCT 2010

For SKYGLAZE REALCON LLP


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In the collectorate of South 24 Pargana govt. of West Bengal. Govt. Assessed Value Rs. 30,46,898/-

<u>From R.S.</u>	<u>L.R. Kh. No.</u>	<u>R.S. Dag No.</u>	<u>L.R. Dag No.</u>	<u>Sold area</u>
154	1264, 1263	1684	1708	19 Cottahs
621	1264, 1263	1685	1709	07 Cottahs
				04 Chittaks 12 Sq. Ft.

Total 26 Cottahs 04 Chittaks 12 Sq. Ft. or equivalent to 1 Bigha 06 Cottahs 04 Chittaks 12 Sq. Ft.

BOUNDARY OF THE SAID LAND

- NORTH : Part of R.S. Dag No. 1702, 1691.
- SOUTH : Part of R.S. Dag No. 1683, 1682.
- EAST : land of R.S. Dag No. 1686.
- WEST : Part of Dag No. 1632, 1603.

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:-

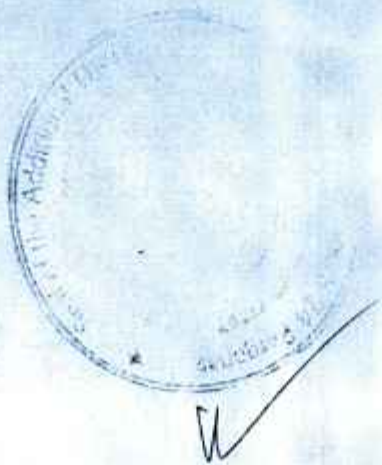
1. *Arati Ghosh*
Smt. Arati Ghosh
Wife of Smt. Subhrajit Ghosh
(Maiden name)
B. No. 24, 73, 74
2. Pournab Ghosh.
Jagaddal.

Arati Ghosh

The Constituted Attorney for and on behalf of Smt. Arati Ghosh and Sri Subhrajit Ghosh

SIGNATURE OF THE VENDOR
For SKYGLAZE REALCON LLP

[Signature]
Authorized Signatory



Addl. Dist. Sub-Registrar
Sonapatna, Sonapatna 24 2006

21 OCT 2010


For SKYGLAZE REALCON LLP


Authorized Signatory

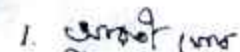
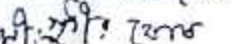

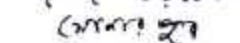
MEMO OF CONSIDERATION

RECEIVED from the within named purchasers the within mentioned a sum of Rs. 30,42,000/- (Rupees Thirty Lakhs Forty two 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	032993	19.10.2010	30,42,000/- (Rupees Thirty Lakhs Forty two Thousand only)


The constituted Attorney for
And on behalf of smt. Arati Ghosh
And Sri Subhrajit Ghosh.

WITNESSES

1. 
24-
Pranab Ghosh
Jagadlal.
2. 
24-
Pranab Ghosh
Jagadlal.

Drafted by me
Arun Rishid Halder
A.R. Halder (Deed writer)
Lisence No.31/15
Sonarpur A.D.S.R. office.

Typed by me -
A.R. Halder
Sonarpur Sub-Registry office.

For SKYGLAZE REALCON LLP


Authorised Signatory



Addl. Dist. Sub-Registrar
Sonapore, South 24 Pgs.

21 OCT 2010

For SKYGLAZE REALCON LLP


Authorised Signatory, IT

नाम/महामादतकर्ता



	हस्ताक्षर	उज्ज्वल	मध्यमा	अन्तर्मित्र	वर्तिका
बायें हात					
उजवे हात					

नाम Sanjay Kumar Karmakar हाथर Sanjay Kumar Karmakar

नाम/वर्तिका

	हस्ताक्षर	उज्ज्वल	मध्यमा	अन्तर्मित्र	वर्तिका
बायें हात					
उजवे हात					

नाम _____ हाथर _____

नाम/वर्तिका



	हस्ताक्षर	उज्ज्वल	मध्यमा	अन्तर्मित्र	वर्तिका
बायें हात					
उजवे हात					

नाम FRASH TEKIWAR हाथर FRASH TEKIWAR

नाम/वर्तिका



	हस्ताक्षर	उज्ज्वल	मध्यमा	अन्तर्मित्र	वर्तिका
बायें हात					
उजवे हात					

नाम WRISHAB TEKIWAR हाथर FOR SKYGLAZE REALCON LLP

Authorised Signatory



Add. Dist. Sub-Registrar
Singapore, South 24 Pgs

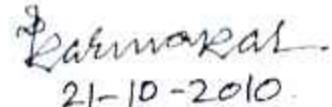
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121 OCT 2010
For SKYGLAZE REALCON LLP

 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. 13324 / 2010, Deed No. (Book - I , 12109/2010)

I. Signature of the Presentant

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

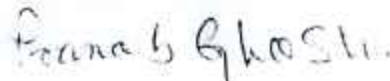
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Dipak Karmakar Address -A/2/2, Baghajatin Pally, Thana: Jadavpur, District: South 24 Parganas, 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 Chark Tala, Thana: Sonarpur, District: South
 24 Parganas, WEST BENGAL, India, P.O. :- Pin
 :- 700151

Signature of Identifier with Date


21.10.10

For SKYGLAZE REALCON LLP


 Authorised Signatory
 (Ashowik Biswas)

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



Add. [Signature] / [Illegible]
[Illegible]

21 OCT 2010

For SKYGLAZE REALCON LLP

[Signature]
Authorised Signatory



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

Endorsement For Deed Number : I - 12109 of 2010
(Serial No. 13324 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) = 33506/- , 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 -3046898/-

Certified that the required stamp duty of this document is Rs - 213293 /- and the Stamp duty paid is Impressive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 208350/- is paid, by the Bankers cheque number 918269, 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 14.48 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/2/2, Baghajatin Pally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Regent Estate Pin :-700092 By Caste Hindu By Profession Business,as the constituted attorney of 1 Arati Ghosh 2. Subhrajit Ghosh is admitted by him

Identified By Pranab Ghosh, son of Lt. Narayan Ch. Ghosh, Jagaddal Chark Talia, Thana:-Sonarpur, District:-South 24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700151, 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

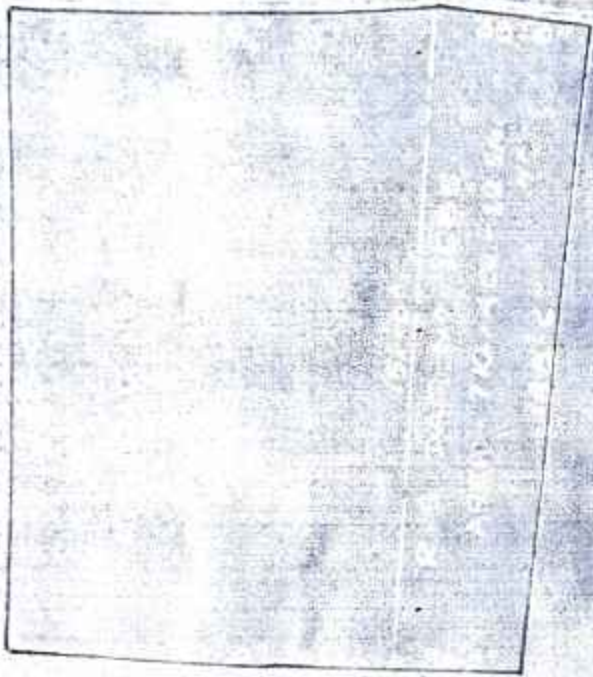


✓
Addl. Dist. Sub-Registrar
Bangalore
10 OCT 2010

For SKYGLAZE REALCON LLP


Authorised Signatory

"SITE PLAN" IN R.S. DAG No. 1634/1085,
AT MOUJA: ELACHI, J.L. No. 70, P.S. SONARPUR,
DIST. 24 PGS(S). UNDER RAJPUR-SONARPUR
MUNICIPALITY, SCALE 1:33' = 1" INCH



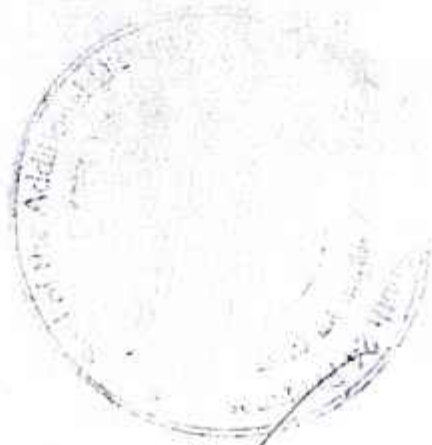
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The constituted attorney bar
and on behalf of smti Prati
Ghosh and Sri Satebrata Ghosh

For SKYGLAZE REALCON LLP

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Authorized Signatory





SKYGLAZE REALCON LLP
Addl. Dist. Sub-Registrar
Bangalore, South 24-1-25

[Signature]
Authorised Signatory

21 OCT 25

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 4877 to 4891
being No 12109 for the year 2010.



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

For SKYGLAZE REALCON LLP

(Signature)
Authorised Signatory