

SL-3673/2023

I-3595/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

7 357510 H 987510

28/05/2023  
 The 1051655  
 v/c no. 495/2023.

REGISTRATION NO. 1051655  
 Duleban Samal  
 DIRECTOR

For GUNSON ESTATE LLP  
 Partner

NOTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Dist. District Sub-Registrar,  
 Shuguri-II at Bagdogra  
 02 MAY 2023

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS THE 28TH DAY OF

APRIL, 2023.

G.

NON JUDICIAL STAMP  
No. 1987 Date 24.4.23

Sold: Shelcon Estate LLP & Another  
at: Hill Cart Road, Siliguri  
Value Rs. 100/-

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 54E/RM  
071, Darjeeling

Siddhant Sonar

125

Siddhant Sonar

126

For SHELCON ESTATE LLP

Signature  
Partner



Subrata Chakravarty  
S/O Sri Sudhir Ranjan Chakravarty  
2nd floor, Debrilla, Balakrishnar Datta Sarani,  
North Bharat Nagar, Siliguri,  
P.O.: Rabindra Sarani, P.S. Siliguri  
Dt: Darrapalins

Adal. Chakrabarty  
Siliguri, Darjeeling, Jm. Darjeeling

15 APR 2023

: 2 :

**BETWEEN**

**SHELCON PROPERTIES PRIVATE LIMITED**, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U70101WB1994PTC066995, Dated 30-12-1994, having its Office at Niladri Shikhar, 7<sup>th</sup> Floor, Hill Cart Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, represented by its Director - **SRI DEBABRATA SARKAR**, son of Late Bhabataram Sarkar, Indian by Nationality, Hindu by faith, Business by occupation, residing at Pradhan Nagar, Siliguri, P.O. and P.S. - Pradhan Nagar, District - Darjeeling, PIN - 734003, in the State of West Bengal, hereinafter called the "**FIRST PARTY / LANDLORD**" ( which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assignees ) of the "**ONE PART**". ( I.T. PAN - AAHCS6766R )

**AND**

**SHELCON ESTATE LLP**, a Limited Liability Partnership concern, registered with Ministry of Corporate Affairs vide LLP Identification No.ABZ-9162, Dated 23-01-2023, having its Registered Office at Niladri Sikhar, 7<sup>th</sup> Floor, Hill Cart Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, represented by its Partner - **SRI OMPRAKASH AGARWAL**, son of Late Puran Chand Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shiv Mandir Road, Near Upkar Medical, Punjabi Para, Siliguri, P.O. and P.S.:- Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, hereinafter called the "**SECOND PARTY / DEVELOPER**" ( which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assignees ) of the "**OTHER PART**". ( I.T. PAN - AEXFS6004H )

For, SHELCON PROPERTIES PVT. LTD.  
Debabrata Sarkar  
DIRECTOR

For SHELCON ESTATE LLP  
Sri Ompakash Agarwal  
Partner

6



Adil Dohab Regawa  
Sub Registrar, Jigjiga, Bale, Somali Region

: 3 :

FOR SHELCON PROPERTIES PVT. LTD.

*D. Debash Saman*

DIRECTOR

For SHELCON ESTATE LLP

*Shyama*

Partner

I. WHEREAS one Jog Narayan Prasad, son of Late Hari Saha was the sole, absolute and exclusive owner of all that piece or parcel of land measuring 8.94 Acres forming part of R.S. Plot Nos.73,74, 75, 77, 84 (P) and 85 corresponding to L.R. Plot Nos.196,197, 198, 199, 238 and 242, recorded in L.R. Khatian No.28, situated within Mouza - Baragharia, J.L. No.82, P.S. - Matigara, District - Darjeeling, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS abovenamed Jog Narayan Prasad died intestate leaving behind his wife - Smt. Yashoda Devi, sons - i) Sri Rameshwar Prasad, ii) Sri Arun Kumar Prasad and iii) Sri Shyamlal Prasad and daughters - i) Smt. Urmila Gupta, wife of Dr. C.P. Gupta and ii) Smt. Bimla Sahu, wife of Sri Bijai Shankar Sahu, as his only legal heirs to inherit the aforesaid land measuring 8.94 Acres.

III. AND WHEREAS by way of inheritance abovenamed Smt. Yashoda Devi, Sri Rameshwar Prasad, Sri Arun Kumar Prasad, Sri Shyamlal Prasad, Smt. Urmila Gupta and Smt. Bimla Sahu became the sole, absolute and exclusive owners of the aforesaid land measuring 8.94 Acres.

IV. AND WHEREAS abovenamed Smt. Yashoda Devi, Sri Rameshwar Prasad, Sri Arun Kumar Prasad, Sri Shyamlal Prasad, Smt. Urmila Gupta and Smt. Bimla Sahu had thereafter transferred for valuable consideration and made over physical possession of the aforesaid land measuring 8.94 Acres, unto and in favour of **SHELCON PROPERTIES PRIVATE LIMITED**, by virtue of Sale Deed, executed on 17-06-2004, being Document No.1669 for the year 2006, entered in Book I, Volume No.42, Pages 249 to 260, registered in the Office of the Additional District Sub- Registrar, Siliguri-II at Bagdogra.

*6*



And I hereby certify  
that the above is a true and correct  
copy of the original.

2018

: 4 :

For SHELCON PROPERTIES PVT. LTD.

*Debabrata Saha*

DIRECTOR

For SHELCON ESTATE LLP

*Partner*

Partner

V. AND WHEREAS by virtue of aforesaid Sale Deed, being Document No.1669 for the year 2006, abovenamed **SHELCON PROPERTIES PRIVATE LIMITED** ( The First Party / Landlord of these presents ) became the sole, absolute and exclusive owner of the aforesaid land measuring 4.81 Acres forming part of R.S. Plot No. 73 corresponding to L.R. Plot No. 196, 0.01 Acres forming part of R.S. Plot No. 74 corresponding to L.R. Plot No. 197, 0.02 Acres forming part of R.S. Plot No. 75 corresponding to L.R. Plot No. 198, 0.09 Acres forming part of R.S Plot No. 77 corresponding to L.R. Plot No. 199, 1.13 Acres forming part of R.S. Plot No. 84 corresponding to L.R. Plot No. 238 and 2.88 Acres forming part of R.S. Plot No. 85 corresponding to L.R. Plot No. 242, IN TOTAL MEASURING 8.94 ACRES, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in its name in the L.R. Record of Rights, being L.R. Khatian No. 448, situated within Mouza - Baragharua, J.L. No. 82, P.S. - Matigara, District- Darjeeling.

VI. AND WHEREAS the character of the aforesaid land was converted to Commercial ( Housing Complex / Hotel ), vide Order No.58/DLLRO/DJ/12, Dated 16-02-2012, from the Office of the District Land and Land Reforms Officer, Darjeeling.

VII. AND WHEREAS abovenamed **SHELCON PROPERTIES PRIVATE LIMITED** ( The First Party / Landlord of these presents ) is now desirous of constructing a building on all that piece or parcel of land measuring 2.076 Acres out of the aforesaid land, more particularly described in the Schedule given hereinbelow, the Plan prepared for which was approved by the appropriate authority, vide Order No.943/MPS, dated 24-08-2022, from the Office of the Executive Officer, Matigara Panchayat Samity, P.O. - Kadamtala, District - Darjeeling for Basement plus Ground plus Five Storied Residential Building (hereinafter referred to as the said Project).

*G.*



Aditi Das, Sub Registrar  
ಅಧಿಕಾರಿ ಮತ್ತು ಅಧಿಕಾರಿ, ಡಿಸ್ಟ್ರಿಕ್ಟ್ ನೋಂದಣಿ ಅಧಿಕಾರಿ



: 5 :

FOR SHELCON PROPERTIES PVT. LTD.

*Deborah Sonu*

PROSPECT

For SHELCON ESTATE LLP

*Partner*

Partner

VIII. AND WHEREAS the First Party, not being in a position to put its contemplation and scheme into action due to devoid of technical know-how, preoccupancy in its daily course of business and shortage of funds have approached the **SHELCON ESTATE LLP** ( The Second Party / Developer of these presents ) to promote the said Project on the Scheduled land.

IX. AND WHEREAS the abovenamed Second Party finding the offer of the First Party / Landlord reasonable and relying on the aforesaid facts has accepted the offer of the First Party / Landlord to promote the said Project under certain terms and conditions mentioned herein under.

X. AND WHEREAS, the Parties are now entering into this Indenture to record their mutual and inter se rights and obligations for the development of the said Project in general.

XI. NOW, THEREFORE, in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

- 1) **THAT** the Second Party shall develop the said Project on the Scheduled land, as per plans, elevations, designs, drawings as approved by the appropriate authority and shall for the identification of the building use appropriate nomenclature of its / their own choice.

*C.*



Additional District Registrar  
Durgam-Cheruvu, Dist. Bangalore

28 APR 2023

*D. S. S. S. S.*

*[Signature]*  
Partner

- 2) **THAT** the Second Party shall construct the said Project, the plan prepared for which has been approved by the appropriate authority.
- 3) **THAT** the First Party hereby declares that the Scheduled land is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, claims and demands whatsoever and howsoever. The First Party has paid all statutory outgoings in respect thereof including property taxes and land revenue till the date of this Agreement which have been paid / are payable in full by the First Party.
- 4) **THAT** the First Party has not entered into any agreement with respect to the Scheduled land with any person whosoever.
- 5) **THAT** the First Party also declares that there is no impediment whatsoever, which may prevent the Second Party from construction on the Scheduled land.
- 6) **THAT** in the event the title of the land of the First Party to the said Scheduled land is found to be defective or encumbered in any way then the First Party shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Second Party to carry on the construction work smoothly.

*C.*



28 APR 2022  
Addl. Dist. Sub Registrar  
Gilepur-II or Rongpur, Dist. Dargaj

: 7 :

For, SHELCON PROPERTIES PVT. LTD.

*Devi Shree Sarin*

DIRECTOR

For SHELCON ESTATE LLP

*Partner*

Partner

- 7) **THAT** in consideration of the First Party allowing the Second Party to construct the Project on the Scheduled land, twenty percent of the total consideration realized by the Second Party from the sale of total units constructed on the Scheduled land shall be transferred to the First Party and the balance eighty percent consideration received from the sale of the total units constructed on the Scheduled land shall belong to the Second Party. Therefore, the total consideration received from the sale of total units constructed on the Scheduled land shall be divided between the First Party and Second Party in the following manner:

Serial No.	Name of Party	Share out of total realization
1.	Shelcon Properties Private Limited (First Party)	Twenty percent of total consideration received from sale of total units constructed on the Scheduled land.
2.	Shelcon Estate LLP (Second Party)	Eighty percent of total consideration received from sale of total units constructed on the Scheduled land.

- 8) **THAT** the First Party shall execute and sign all necessary papers and documents from time to time as may be required by the Second Party for construction and sale of units in the said Project.

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Addl. Dist. Sub Registrar  
Siliguri-II at Bagdogra, Dist. Darjeeling

28 APR 2023

: 8 :

FOR, SHELCON PROPERTIES PVT. LTD.  
*[Signature]*  
DIRECTOR

For SHELCON ESTATE LLP  
*[Signature]*  
Partner

- 9) **THAT** the First Party shall execute a Power of Attorney in favour of the Second Party for construction of the said Project and for execution of conveyance deed / agreement for sale / rent / lease and to receive advance / baina / rent / security deposit money from the intending Purchaser/s / Tenant/s.
- 10) **THAT** the Parties hereto shall execute the Deed of Conveyance in favour of the intending Purchaser/s wherein the First Party shall act as the Vendor and the Second Party hereto shall act as the Confirming Party.
- 11) **THAT** all the cost of transfer of title, i.e., stamp duty, registration fee, etc. shall be borne by the intending Purchaser/s.
- 12) **THAT** the Second Party shall be entitled to have free access to the Scheduled land for carrying on construction work of the said Project. The Second Party may also store the building materials as per requirement, keep the guard/ chowkidar or any other staff or may take other security measures. The First Party shall allow only construction right to the Second Party and in no case it should be considered as grant of possession of the Scheduled land by the First Party to the Second Party, under the Transfer of Property Act.
- 13) **THAT** all taxes and dues including that of electricity, telephone, local body tax, land revenue, payable by the First Party relating to the period prior to the execution of these presents shall be payable by the First Party in respect to the Scheduled land.

*[Handwritten mark]*



Adl. Dist. Sub Registrar  
Siliguri-II at Begdoga, Dist. Darjeeling



- 14) **THAT** the Second Party shall ensure and shall pay all statutory liabilities relating to development of the said Project on a timely basis which includes but is not limited to Labour Laws, Goods & Service Tax - Direct or on Reverse Charge, Income Tax or any other law or Act in force either presently or in the future. Further, the Second Party shall attend to all assessments/proceedings/notices raised under any law or Act in relation to development of the project and the First Party shall have no liability or responsibility in respect thereof. However, the Income Tax liability pertaining to the First Party as Capital Gains or otherwise by virtue of this Agreement and any TDS liability against any amount of sale proceeds received against First Party's allocation, if any shall be the responsibility of the First Party.
- 15) **THAT** the Second Party shall construct the said Project at its own cost and engaging direct labour or through the labour contractors of its choice as per approved plan and in accordance with the rules and guidelines of appropriate authority and shall have absolute right and full authority to appoint consultants, advisors, contractors, sub-contractors, agents, sub-agents etc. In the event of any violation, then the Second Party will be solely responsible.
- 16) **THAT** articles of display or otherwise shall not be kept by either party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of place of common use in the building.

*C.*



ADD. DIST. SUB REGISTRAR  
SINGUR-II at Rajshahi, Dist. Darjeeling

: 10 :

FOR SHELCON PROPERTIES PVT. LTD.  
*[Signature]*  
DIRECTOR

FOR SHELCON ESTATE LLP

*[Signature]*  
Partner

- 17) **THAT** any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due to the last known or recorded address of the party concerned.
- 18) **THAT** it has been agreed between the parties hereto that subject to Force Majeure (defined in Clause 24 hereinbelow) the Second Party shall complete the construction of the said project within 3 (Three) years i.e. Completion Time, from the date of approval of the building plan. However, in the case of delay for reasons which is beyond the control of the Second party, completion time shall be mutually extended. The word 'completion' and its grammatical variants shall mean habitable and tenantable state with water supply, sewage connection, electrical installation and all other facilities / amenities as may be required to be provided to make the units ready for use and occupation with completion certificate issued by Architect.
- 19) **THAT** the First Party will not object or obstruct the construction work. If the construction is stopped or delayed due to the First Party, inspite of Second Party's eagerness to complete the construction, the First Party shall adequately compensate the Second Party.
- 20) **THAT** the Second Party may advertise in the media and/or publish brochures, etc., for sale of units / flats / parking spaces in the said Project and the cost of the advertisement will be the responsibility of the Second Party.
- 21) **THAT** the First Party shall produce the original set of documents related to Scheduled land to the Second Party as and when requested.



Adl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

For, SHELCON PROPERTIES PVT. LTD.  
*D. S. S. S. S.*  
DIRECTOR

For SHELCON ESTATE LLP  
*D. S. S. S. S.*  
Partner

- 22) **THAT** it is agreed and recorded that the parties hereto shall mutually indemnify and keep indemnified each other against all actions, losses, claims, damages, that will be incurred or suffered by the parties hereto on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.
- 23) **THAT** if any of the parties fails to execute the Deed of Conveyance in favour of the intending Purchaser/s or Tenant/s, with respect to the constructed area on the said Scheduled land, then any of the parties shall be entitled to suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the respective party in default.
- 24) **THAT** neither party shall be liable to the other party for any delay or omission in the performance of any obligation under this Agreement, where the delay or omission is due to any cause or condition beyond the reasonable control of the party obliged to perform, including but not limited to strikes or other labour difficulties, acts of God, flood, fire, earth quake, lockdown, Pandemic, tempest, acts of government, order of restraint by Court, war, riots, embargoes ("Force Majeure"). If Force Majeure prevents or delays the performance by a party of any obligation under this Agreement, then the party claiming Force Majeure shall promptly notify the other party thereof in writing. Except as expressly provided otherwise in this Agreement, the date and time for the performance by any party of any obligation under this Agreement shall be postponed automatically to the extent and for the period of time that the party is prevented from doing so by an event of Force Majeure.

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Additional Registrar of Companies  
West Bengal, Kolkata

: 12 :

For SHELCON PROPERTIES PVT. LTD.  
Director

For SHELCON ESTATE LLP  
Partner

- 25) **THAT** in case of any dispute arising out of this agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this agreement or any other matter, it shall be referred to the Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 and the award of the Arbitrators and/ or Umpire shall be final and binding on the parties hereto. The Arbitrator will be appointed by both the parties on mutual consent and the arbitration place shall be at Siliguri.
- 26) **THAT** in case the dispute cannot be so settled, it shall be referred to the jurisdiction of the Ld. Court/ s at Siliguri which shall have jurisdiction to the exclusion of all other Court/s.

### SCHEDULE

All that piece or parcel of land measuring 2.076 Acres forming part of R.S. Plot No.73 corresponding to L.R. Plot No.196, recorded in L.R. Khatian No.448, situated within Mouza - Baragharia, J.L. No.82, under Gram Panchayat Area, Pargana - Patharghata, P.S. - Matigara, District - Darjeeling.

This land is bounded and butted as follows:-

North : Land of Dr. Gupta,

South : Land of Shelcon Properties Private Limited,

East : 10.5 Mtr. wide Road,

West : Land of Shelcon Properties Private Limited.

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Adul. Dist-Sub Registrar  
Sileru-II at Bagmati, Dist Darguwa

28 APR 2023



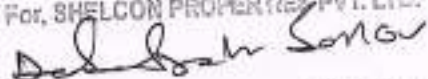
: 13 :

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Subrata Chakraborty  
S/o Sri Sudhir Rangan Chakraborty  
2nd floor, Debrilla  
Boduwastwar Datta Sarani  
North Bharat Nagar  
Siliguri.  
P.O. Rabintra Sarani  
P.S. Siliguri  
D.C. Darjeeling.

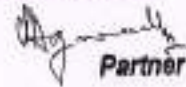
For, SHELCON PROPERTIES PVT. LTD.

  
DIRECTOR

( FIRST PARTY / LANDLORD )

2. Debapriya Sarkar.  
S/o Late Manindra Mahon Sarkar  
Sukanta Nagar,  
Siliguri - 734006,  
P.O - Rabintra Sarani,  
P.S - Bhakti Nagar,  
Dist - Jalpaiguri.

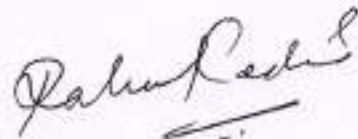
For SHELCON ESTATE LLP

  
Partner

( SECOND PARTY / DEVELOPER )

Drafted as per the instruction of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained the contents to the parties by me.



Rahul Kedia  
Advocate, Siliguri.  
E.No.F/1379/1449/2017.



Add. Dist-Sub Registrar  
Siliguri-II at Bardhaman, Dist Darjeeling



**FINGER PRINTS OF SRI DEBABRATA SARKAR DIRECTOR OF SHELCON PROPERTIES PRIVATE LIMITED ( FIRST PARTY / LANDLORD )**

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

For SHELCON PROPERTIES PVT. LTD.

*Debabrata Sarkar*

DIRECTOR

SIGNATURE



**FINGER PRINTS OF SRI OMPRAKASH AGARWAL PARTNER OF SHELCON ESTATE LLP ( SECOND PARTY / DEVELOPER )**

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

For SHELCON ESTATE LLP

*Omprakash*  
Partner

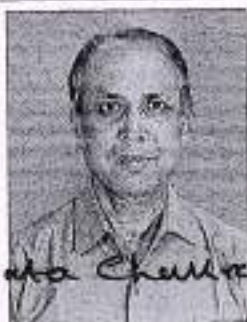
SIGNATURE



Acad. Div. Sub. *[Signature]*  
Siligmon at *[Signature]*

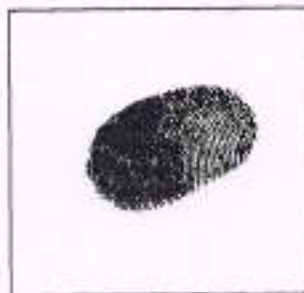
PHOTO AND LEFT THUMB IMPRESSION OF  
SRI SUBRATA CHAKRABORTY ( IDENTIFIER )

PHOTO



*Subrata Chakraborty*

THUMB IMPRESSION



*Subrata Chakraborty*  
SIGNATURE OF THE IDENTIFIER





Addl. Dist. Sub-Registrar  
Siliguri-II at Rangpur Dist. Dunderi

28 APR 2023









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04032001051655/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DEBABRATA SARKAR Pradhan Nagar, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Representative of Land Lord [SHELCON PRIVATE LIMITED]			 For SHELCON PROPERTIES PVT. LTD. INSPECTOR
2	Shri OMPRAKASH AGARWAL Shiv Mandir Road, Near Upkar Medical, Punjabi Para, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Developer [SHELCON ESTATE LLP]			 For SHELCON ESTATE LLP Partner



Addl. Dist-Sub Registrar  
Wingun-II at Raychakra Dist. Dispur

28 APR 2023



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Subrata Chakraborty Son of Shri Sudhir Ranjan Chakraborty Batukeshwar Dutta Sarani, North Bharat Nagar, Block/Sector: 2nd Floor, Deb Villa, City:- Siliguri Mo, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006	Shri DEBABRATA SARKAR, Shri OMPRAKASH AGARWAL			<i>Subrata Chakraborty</i>

(Yogen Tshering Bhutia)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BAGDOGRA  
 Darjeeling, West Bengal





Y  
Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

28 APR 2023

## Major Information of the Deed

Deed No :	I-0403-03595/2023	Date of Registration	02/05/2023
Query No / Year	0403-2001051655/2023	Office where deed is registered	
Query Date	26/04/2023 1:40:28 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 7,84,72,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-196 (RS :-)	LR-448	Bastu	Bastu	2.076 Acre		7,84,72,800/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, ,Project : Not Specified
<b>Grand Total :</b>					<b>207.6Dec</b>	<b>0 /-</b>	<b>784,72,800 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHELCON PROPERTIES PRIVATE LIMITED</b> Nladri Shikhar, 7th Floor, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHELCON ESTATE LLP</b> 7th Floor, Niladri Sikhar, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri DEBABRATA SARKAR (Presentant )</b> Son of Late Bhabaran Sarkar Pradhan Nagar, Siliguri, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 42xxxxxxxx9786 Status : Representative, Representative of : SHELCON PROPERTIES PRIVATE LIMITED (as Director)
2	<b>Shri OMPRAKASH AGARWAL</b> Son of Puran Chand Agarwal Shiv Mandir Road, Near Upkar Medical, Punjabi Para, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 20xxxxxxxx4743 Status : Representative, Representative of : SHELCON ESTATE LLP (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Subrata Chakraborty</b> Son of Shri Sudhir Ranjan Chakraborty Betukeshwar Dutta Sarani, North Bharat Nagar, Block/Sector: 2nd Floor, Deb Villa, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006			
Identifier Of Shri DEBABRATA SARKAR, Shri OMPRAKASH AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SHELCON PROPERTIES PRIVATE LIMITED	SHELCON ESTATE LLP-207.6 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), JI No: 82, Pin Code 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 196, LR Khatian No:- 448	Owner:সেলেকন প্রপার্টিস প্রা.লি., Gurdian:ডাইরেকটর , Address:দেবব্রত সরকার সিং-ভবতারন সরকার, Classification:বাণ্য, Area:3.80000000 Acre,	SHELCON PROPERTIES PRIVATE LIMITED

On 28-04-2023

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

Presented for registration at 15:28 hrs on 28-04-2023, at the Private residence by Shri DEBABRATA SARKAR ,

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 7,84,72,800/-

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

Execution is admitted on 28-04-2023 by Shri DEBABRATA SARKAR, Director, SHELCON PROPERTIES PRIVATE LIMITED (Private Limited Company), Niladri Shikhar, 7th Floor, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri Subrata Chakraborty, , , Son of Shri Sudhir Ranjan Chakraborty, Batukeshwar Dutta Sarani, North Bharat Nagar, Sector: 2nd Floor, Deb Villa, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Private Service

Execution is admitted on 28-04-2023 by Shri OMPRAKASH AGARWAL, Partner, SHELCON ESTATE LLP (LLP), 7th Floor, Niladri Shikhar, Hill Cart Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri Subrata Chakraborty, , , Son of Shri Sudhir Ranjan Chakraborty, Batukeshwar Dutta Sarani, North Bharat Nagar, Sector: 2nd Floor, Deb Villa, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Private Service

Yogen Tshering Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 02-05-2023

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2023 12:00AM with Govt. Ref. No: 192023240031139382 on 27-04-2023, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 28042023032 on 28-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,020/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1987, Amount: Rs.5,000.00/-, Date of Purchase: 24/04/2023, Vendor name: T Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2023 12:00AM with Govt. Ref. No: 192023240031139382 on 27-04-2023, Amount Rs: 70,020/-, Bank HDFC Bank (HDFC0000014), Ref. No. 28042023032 on 28-04-2023, Head of Account 0030-02-103-003-02



**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040303595 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2023.05.03 14:22:52 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/05/03 02:22:52 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)