

P. 3010

17/6/04

17/6/04

G 1669

1000Rs.



A 23
P.F. 23
23

Rameshwar Prasad
Asim Kumar Prasad

Shyam Lal Prasad

व. र. श. र. र. र.

Urmi Gupta

Pimla Sahu

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27/9/08

A 30723.00
27/9/08

DEED OF CONVEYANCE

80% STAMP DUTY REMITTED UNDER AMNESTY SCHEME
EXAMPLE NO. 0221 P.F. DT. 12/1/2007

17/6/04
17/6/04

40000/4000
15/6/04
15/6/04
15/6/04

4549 16.4.2009

Shelcon properties Pvt. Ltd.

1000/- Siliguri
one thousand only

B. P. Ghosh

1 Rameshwar Prasad

1) Rameshwar Prasad

2) Arun Kumar Prasad

3) Shyam Lal Prasad

4) Arun Kumar Prasad

5) Arun Kumar Prasad

6) Arun Kumar Prasad

7) Arun Kumar Prasad

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4115

1 Rameshwar Prasad

18/4/09
18/4/09

4116

Arun Kumar Prasad

4117

Shyam Lal Prasad

4118 4118

18/12/09

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Unide 4119

Braj Kumar Prasad

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18) Arun Kumar Prasad
19) Arun Kumar Prasad
20) Arun Kumar Prasad

17/4/09
18/4/09

1000Rs.



Rameshwar Prasad
Arun Kumar Prasad

Suryam Lal Prasad

पशोरा रेवी

Umida Gupta

Bimla Sahu

: 2 :

THIS INDENTURE MADE ON THIS THE 17th DAY OF JUNE 2004.

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4550

16.4.2004

Shaleen Properties Pvt. Ltd

Siliguda

1000/-

one thousand only

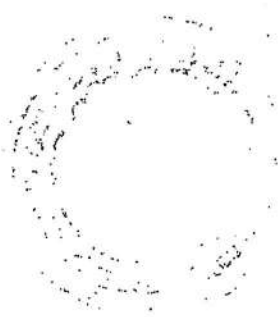
B. R. G. 1/2



4/20

Bimla Sahu

श्री अक्षय प्रसाद
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श्री अक्षय प्रसाद
श्री अक्षय प्रसाद

17/6/04

15/6/04



Rameshwar Prasad
Arun Kumar Prasad

Suyam Lal Prasad

पशो य देवी

Urmila Gupta.

Bimla Sahu

: 3 :

AREA
PLOT NO.

: 8.94 ACRES
: 73, 74, 75, 77, 84 (P) & 85 (Old),
(176, 197, 198, 199, 238 & 242 (New).

KHATIAN NO.
MOUZA

: 28 (NEW),
: BARAGHARIA

J.L.NO.
P.S.

: 104 (Old), 82 (New)

DISTRICT
CONSIDERATION

: MATIGARA

: DARJEELING

: Rs. 20,00,000.00.

4551

16.4.2004

Sheldon Properties Pvt. Ltd.

1000f
Siligada
one thousand only

D. P. G. 2004



17/6/02

18/6/04

1000Rs.



Rameshwar Prasad

Arun Kumar Prasad

Satyam Lal Prasad

यशोदा देवी

Urmila Gupta.

Bimla Sahu

“ 4 ”

BETWEEN.

Ali
Ad

17/11

4552

16.4.2004

Shelton Properties Pvt. Ltd.

Siliguri
one thousand only

1000/-

Total N.J. Stamp 1000x4 = 4000/-

B. R. Ghosh



18/4/04
18/4/04

Rameshwar Prasad

Arun Kumar Prasad

Shyam Lal Prasad

29/12/11

Urmila Gupta

Bimla Sahu

: 5 :

SHELCON PROPERTIES (P) LTD., a private limited company, having it's Pan No. S-4/Cir-3/Slg, registered under the companies Act, 1956, bearing certificate of incorporation No. 21-66995 of 1974, having its office at Hill Cart Road, Siliguri, represented by its Director, Sri Debabrata Sarkar, Son of late Bhabataran Sarkar, Hindu by faith, business by occupation, resident of Vinayak Apartment, Pradhan Nagar, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling - hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors, in-office representatives, administrators and assigns) of the "ONE PART".

A N D

1. SRI RAMESHWAR PRASAD, 2. SRI ARUN KUMAR PRASAD, 3. SRI SHYAMLAL PRASAD all sons of Late Jag Narayan Prasad and 4. SMT. YASHODA DEVI, wife of Late Jag Narayan Prasad, 5. SMT. URMILA GUPTA wife of Dr. C.P. Gupta and 6. SMT. BIMLA SAHU wife of Sri Bijai Shankar Sahu, No. 1 to 3 resident of Hill Cart Road, P.O. & P.S. Siliguri, District Darjeeling, No. 4 resident of Dalsing Sarai, P.O. Dalsing Sarai, District Samastipur and No. 6 resident of Haranath Pur, P.O. Raghunath Pur, District Siwan in the State of Bihar - hereinafter called the "VENDORS" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS one Jag Narayan Prasad now deceased was the sole, absolute, exclusive and recorded owner of some landed property including the below schedule land measuring 8.94 Acres, more particularly described in the schedule given hereinunder.

AND WHEREAS said Jag Narayan Prasad died intestate leaving behind his wife Smt. Yashoda Devi, three sons and two daughters namely Sri Rameshwar Prasad, Sri Arun Kumar Prasad, Sri Shyamlal Prasad, Smt. Urmila Devi (Gupta) and Smt. Bimla Devi (Sahu) as his only legal heirs.



[Faint, illegible text, possibly a signature or official name]

17/6/04

18/6/04

Rameshwar Prasad

Arun Kumar Prasad

Shyam Lal Prasad

24/11/2019

Urmila Gupta

Bimla Sahy

: 6 :

AND WHEREAS by way of inheritance the above mentioned six nos. inheritants jointly become the co-sharers of the property of Late Jag Narayan Prasad including the below scheduled property having 1/6th undivided share each free from all encumbrances and charges whatsoever.

AND WHEREAS, the Vendors being in need of money for their own development plans have firmly and finally decided to sell and have also offered for sale the said land fully described in the schedule appended below free from all encumbrances and charges whatsoever.

AND WHEREAS, the purchaser relying on the aforesaid statements of the vendors in respect to the said land have agreed to purchase the vendor's said land particularly mentioned schedule below, for the price of Rs.20,00,000.00 (Rupees twenty lacs) only free from all encumbrances and charges whatsoever.

AND WHEREAS, the Vendors considering the said price so offered by the Purchaser as fair, reasonable in view of prevailing market rate of land and has agreed to sell their said land described in the Schedule below unto the Purchaser at or for the said price of Rs.20,00,000.00 (Rupees twenty lacs) only free from all encumbrances whatsoever and the said property is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs.20,00,000.00 (Rupees twenty lacs) only only paid by the purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the purchaser from the payment thereof), the Vendors do hereby grant, convey, sell assign and transfer unto the purchaser the said land described in the schedule below and makes over possession thereof to the purchaser together with all right, titles, interest, liberties, easements, privileges, appendices, appertences whichever is belonging to or in any way appertaining to the said land to HAVE AND TO HOLD the same absolutely by the purchaser for ever peaceably and quietly and without any interference or interruption from the Vendors or any person or persons claiming under them subject to the payment of rent etc, payable to the state of West Bengal.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

17/6/04

18/6/04

Rameshwar Prasad

Arun Kumar Prasad

Shyam Lal Prasad

परीक्षित

Urmila Gupta

Poimla Saha

: 7 :

The Vendors do hereby declare that the Vendors have not previously sold, mortgaged, transferred, or contracted for sale or otherwise the said land hereby sold or any part thereof suffer from no defect of title and in the event of discovery of any contrary is proved, the Vendors shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the purchaser.

The Vendors do hereby covenant with the purchaser that if for any defect of title of the land hereby sold or any part thereof by the Vendors or for any act done or suffered to be done by the Vendors, the purchaser are deprived of ownership or of possession of the land hereby sold or any part thereof in future then the vendors shall be liable to return to the purchaser the full or proportionate part of the said price money as the case may be together with interest @ 18% p.a. from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting therefrom.

The Vendors do hereby further declare that the Vendors at the request and costs of the purchaser will do such thing or execute such documents so require in future for peaceful enjoyment and possession of the property hereby sold by the Vendors by these presents.

S C H E D U L E

All that piece or parcel of land measuring 8.94 (eight point nine four) Acres appertaining to and forming of plot No. 73, 74, 75, 77, 84 (P) & 85 (Old), 196, 197, 198, 199, 238 & 242 (New), recorded in Khatian No. 28 (New), situated within Mouza - Baragharria, Pargana Patharghata, J.L. No. 82 (old- 104), P.S. Matigara, S.D. Siliguri, A.D.S.R.O. Bagdogra, District Darjeeling.

The demised land is delineated by red border lines in the Map annexed herewith which is bounded and butted as follows:-

- North :-Land of Sri Arun Kumar Prasad.
- South :-Land of Shelcon Properties Pvt. Ltd.
- East :-Road.
- West :-Land of Shelcon Properties and Drain.

Handwritten signature/initials



~~Office of the Attorney General~~
~~State of New York~~

17/6/04

18.6.04

: 8 :

IN WITNESS WHEREOF the Vendors does hereunto set and subscribe her hand on this deed on the day, month and year first above written.

WITNESSES:-

1. अणु निवेश प्रकल्प
कोषीय प्रकल्प प्रकल्प
प्रकल्प कोषीय प्रकल्प
प्रकल्प प्रकल्प प्रकल्प
प्रकल्प प्रकल्प प्रकल्प
2. Kartick Roy
Slo date Shri Ram Roy
Roko Anand - Pril Singh

Rameshwar Prasad

Arun Kumar Prasad

Shyam Lal Prasad

वशीयदीनी

Uma Saha

Bimla Saha

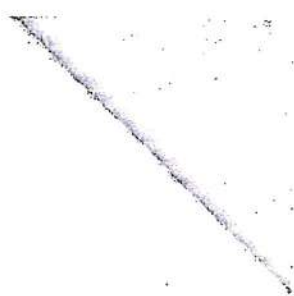
VENDOR / S

Drafted by me and typed in my office.

Kamal K. Redia

Advocate/Siliguri

E. No. F/6/92



179

[Handwritten signature]
LIBRARY OF THE
UNIVERSITY OF CALIFORNIA

17/9/04

18/9/04



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Rameshwar Prasad

Rameshwar Prasad
Signature with date



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Arun Kumar Prasad

Arun Kumar Prasad
Signature with date



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Shyam Lal Prasad

Shyam Lal Prasad
Signature with date

Shyam Lal Prasad



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Left Hand					
Right Hand					

Yashoda Devi

Yashoda Devi
Signature with date

Yashoda Devi



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



~~ಕರ್ನಾಟಕ ಸರ್ಕಾರ~~
~~ಕರ್ನಾಟಕ ಸರ್ಕಾರ~~

17/4/04

18/3/04

CLAIM - IN SECRET



Bimla Sahu

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Left Hand					
Right Hand					

Bimla Sahu
Signature with ink

Bimla Sahu

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature with ink

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature with ink

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature with ink

CLAIM - IN SECRET



Debjit Saha

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Left Hand					
Right Hand					



~~Att. Gen. ...~~
W. J. ...

17/8/81
18/6/84

16.9.08
...

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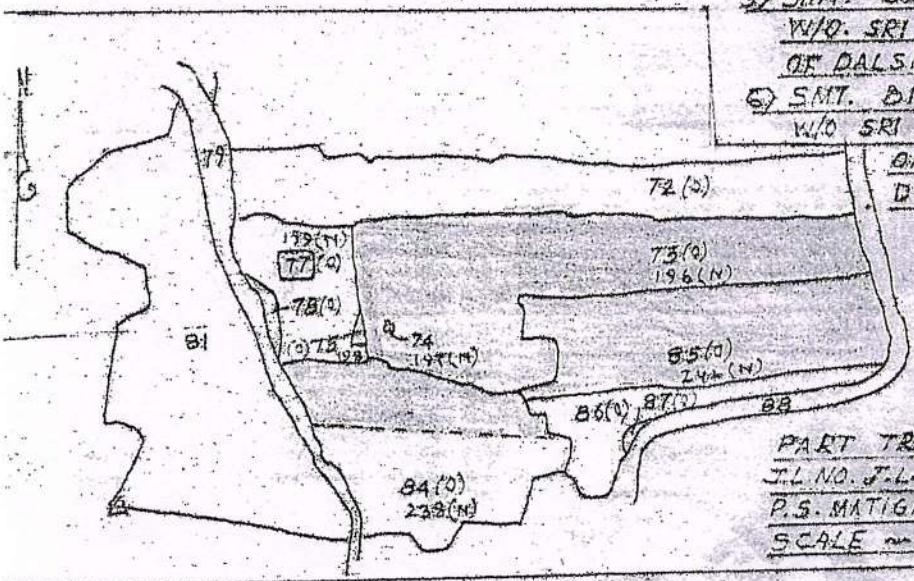
Handwritten notes and calculations:
...
... 49 ...
... 249 ...
... 1889 ...
...

OF THE PURCHASER.

SHELCON PROPERTIES PVT. LTD.
HILL CART ROAD, SILIGURI.
DIST. DARJEELING.

NAME OF THE SELLERS.

- 1) SRI RAMESWAR PRASAD.
- 2) SRI ARUN KUMAR PRASAD.
- 3) SRI SHAYAMLAL PRASAD.
- ALL S/O. LATE JOGNARAYAN PRASAD
- 4) SMT. JOSHODA DEVI.
- W/O. L. JOGNARAYAN PRASAD.
- ALL OF HILL CART ROAD.
- SILIGURI, DARJEELING.
- 5) SMT. URMILA GUPTA
- W/O. SRI C.P. GUPTA
- OF DALSING SARANI DT. SAMASTI PUR
- 6) SMT. BIMALA SAHU
- W/O. SRI BIJAI SANKAR SAHU
- OF HARAKATHPUR RD. RAGHUNATHPUR
- DT. SIWAN.



PART TRACE MAP OF MOUZA - BARGHARIA
J.L. NO. 104 (OLD) 82 (NEW) SHEET NO. 1
P.S. MATIGARA - DIST. DARJEELING.
SCALE = 16" = 1 MILE.

BOUNDARY!

NORTH - C.S. PLOT NO. 72
SOUTH - C.S. PLOT NO. 84(P) & 85
EAST - ANCHAL ROAD.
WEST - NALA.

SCHEDULE OF LAND.

MOUZA - BARGHARIA
J.L. NO. - 104 (OLD) 82 (NEW)
SHEET NO. - I.

KH NO		PLOT NO.		AREA IN ACRES
OLD	NEW	OLD	NEW	
	28	73	196	4.81 ACRES
	28	74	197	0.01 "
	28	75	198	0.02 "
	28	77	199	0.09 "
	28	84(P) 238(P)		1.13 "
	28	85	242	2.88 "
<u>TOTAL AREA</u>				<u>8.94 "</u>

I)
 II)
 III)
 IV)
SIGNATURE OF THE SELLERS

DRAWN BY:

NOTE - PROPOSED PLOT SHOWN

[Handwritten Signature]



~~Attest: [Signature]~~
Attest: [Signature]

17/1/04

18/6/84

16.9.08

[Handwritten signature]
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49
250
1689
[Faint handwritten notes]