SL. NO- 9753/2014 P-661/2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL B 651368 B 651368

V.C NO. 1408/14

21/10/14 5:56 pm

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

Addl. District Sub-Registrar, Siliguri-II at Bagdogra

22 JAN 2015

For SHELCON PROPERTIES PVT. LTD.

Director

DEED OF CONVEYANCE

THIS INDENTURE MADE ON THIS THE 21st DAY OF OCTOBER, 2014.

Q-21413

S. No. 1236 Date 21/10/2014

Sold to Rukshana Begam

OF Slg

Rs. 5000/- (Rupees) Five Thousand only

(B. R. Ghosh)
Stamp Vendor
Siliguri Court
L No. R. M / 106 /1995
Darjeeling

For SHELCON PROPERTIES PVT. LTD.

Debasish Sarkar

Director

1717

For SHELCON PROPERTIES PVT. LTD.

Debasish Sarkar

Director

Additional District Sub Registrar of Siliguri at Bagdogra

Adl. District Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

Kartick Ray
S/o Lt. Satya Ranjan Ray
South Babapara, Siliguri
P.O. Siliguri Town
P.S. Siliguri
Dt Darjeeling

21 OCT 2014

For SHELCON PROPERTIES PVT. LTD
Director

AREA	: 5 KATHAS
PLOT NOS.	: 68 (R.S.), 190 (L.R.)
KHATIAN Nos.	: 27 (OLD) 448 (NEW)
MOUZA	: BARAGHARIA
J.L.NO.	: 82
SHEET NO.	: 1
P.S.	: MATIGARA
DISTRICT	: DARJEELING
CONSIDERATION	: Rs.11,75,000.00
MARKET VALUE	: Rs.11,82,110.00 (As per Query No.21419/2014 dated 15/09/2014 by the Office of the A.D.S.R. Siliguri-II at Bagdogra)

BETWEEN

RUKSHANA BEGAM wife of Md. Jahur, PAN-AMQPB3361F, Muslim by religion, Indian by nationality, Business by occupation, residing at Naya Busty, Champasari, P.O. & P.S. Pradhan Nagar, District Darjeeling - hereinafter called the **"PURCHASER"** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, legal representatives and assigns) of the **"ONE PART".**

Addl. Dist. Sub-Registrar
Sig. II at Rangbong, Dt. Darjeeling

21 OCT 2016

For SHELCON PROPERTIES PVT. LTD.
Director

A N D

SHELCON PROPERTIES PVT. LTD., a private limited company, having it's **PAN -AAHCS6766R**, registered under the companies Act, 1956, being certificate of incorporation No. 21-66995 of 1994, 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 **"VENDOR"** (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 **OTHER PART"**.

WHEREAS Sri Jagadish Prasad Sah son of Nagina Sah, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 9.46 Acres, situated within Mouza Baragharia, J.L. No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling unto and in favour of Sri Ram Chandra Prasad (now deceased) son of Late Babulal Sah by virtue of Sale Deed, Dtd. 29/07/1970, being document No.3808 for the year 1970, registered in the Office of the S.R. Siliguri.

AND WHEREAS after the death of abovenamed Late Ram Chandra Prasad his only legal heirs Smt. Sita Devi wife of Late Ram Chandra Prasad, Sri Brij Kishore Prasad son of late Ram Chandra Prasad and Smt. Sunayana Devi daughter of late Ram Chandra Prasad jointly became the owner of his property

Seal of the Additional District Sub Registrar of Siliguri at Bagdogra Dist. Darjeeling

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For SHELCON PROPERTIES PVT. LTD.
Director

by way of inheritance and also transferred the same for a valuable consideration and handed over physical possession of all that piece or parcel of land measuring 5.38 Acres, out of aforesaid land , forming part of R.S. Plot Nos. 68 land measuring 5.34 acres, R.S. Plot No. 69 land measuring 0.01 Acre and R.S. Plot No. 70 land measuring 0.03 Acre altogether land measuring 5.38 Acres, having L.R. Plot No.190, R.S. Khatian No.14/1 and L.R. Khatian No.27, Mouza Baragharia, J.L. No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling unto and in favour of Shelcon Properties Pvt. Ltd. a Private Limited Company, represented by its Director, Sri Debabrata Sarkar son of late Bhabataran Sarkar of Pradhan Nagar, Siliguri, District Darjeeling by virtue of Sale Deed, being document No.I-3073 for the year 2004, registered in the office of the A.D.S.R. Siliguri II at Bagdogra.

AND WHEREAS by virtue of aforesaid sale Deed, being document No.I-3073 for the year 2004, registered at the office of the A.D.S.R. Siliguri II at Bagdogra, abovenamed Shelcon Properties Pvt. Ltd. became the sole, absolute and exclusive owner of the aforesaid land measuring 5.38 acres, and the said land was recorded in the name of Shelcon Properties Pvt. Ltd. in the record of rights, vide recorded Khatian No.448, Plot No. 190, Mouza Baragharia, J.L. No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 5

Seal of the Additional District Sub Registrar of Siliguri at Bagdogra Dist. Darjeeling

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For SHELCON PROPERTIES PVT. LTD.
Director

kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.11,75,000.00 (Rupees eleven lac seventy five thousand) only.

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 5 kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.11,75,000.00 (Rupees eleven lac seventy five thousand) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs.11,75,000.00 (Rupees eleven lac seventy five thousand) only paid by the purchaser to the Vendor, the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

Seal of the Additional District Sub Registrar of Siliguri at Bagdogra, Dis. Darjeeling

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2010

For SHELCON PROPERTIES PVT. LTD.

Director

And the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the even of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the consideration money as the case may be, together with interest at the rate of 12% per annum from the date of dispossession or deprivation and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

Seal of the Additional District Sub Registrar of Siliguri at Bagdogra, Dist. Darjeeling

Addl. Dist. Sub-Registrar
Sig. II at Bagdogra, Dt. Darjeeling

21 OCT 2014

For SHELCON PROPERTIES PVT. LTD.
Director

THE VENDOR FURTHER DECLARES that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

S C H E D U L E

All that piece or parcel of vacant land measuring 5 kathas, in Mouza Baragharia appertaining to and forming part of R.S. Plot No.68, L.R. Plot No.190, recorded in Khatian No.448 (L.R.), 27 (R.S.), J.L. No. 82, Sheet No.1, within the jurisdiction of P.S. Matigara, Pargana – Patharghata, District Darjeeling. The said land is situated in Gram Panchayat Area.

The said land is bounded and butted as follows:-

North : 23 feet Katcha Road.

South : Land of Vendor.

East : Land of Gyanjyoti College.

West : Land of Vendor sold to-day to Md. Jahur.

Seal of the Additional District Sub Registrar Siliguri at Bagdogra

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2014

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

WITNESSES:-

1. Kartick Roy
S/o Lt. Satyki Ranjan Roy
South Babupara, Siliguri
P.O. Siliguri town,
P.S. Siliguri, Dt. Darjeeling

2. Sujit Saha.
S/o Sankar Saha.
Rabindra Nagar,
Siliguri, Dist. Darjeeling,
Pin. 734006.

For SHELCON PROPERTIES PVT. LTD.

Debasish Sarkar.

Director

VENDOR

Drafted by me and
typed in my office.

(SUJIT KR. RAHA)
Advocate/Siliguri.
Enrolment No.WB-699/87

Addl. Dist. Sub-Registrar
Sub-Urban Bagdogra, Dt. Darjeeling

21 OCT 2014

EXECUTANT SHEET

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

For SHELCON PROPERTIES PVT. LTD.

Signature Director

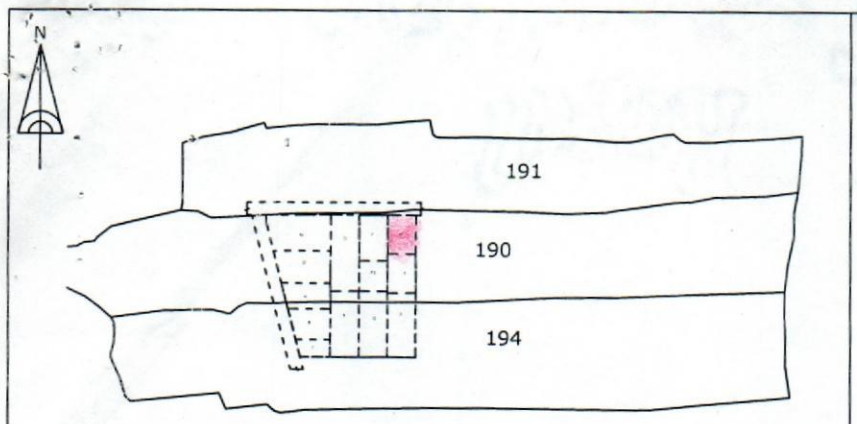
CLAIMENT SHEET

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

Signature

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2014



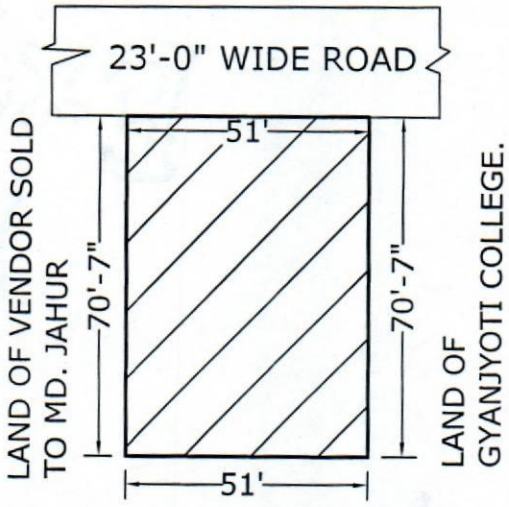
PART TRACE MAP OF MOUZA BARGHARIA, J.L.NO.82, SHEET NO.1. P.S. MATIGARA, DIST. DARJEELING.SCALE :- 16"=1MILE. PROPOSED PLOT SHOWN

NAME OF PURCHASER:-
RUKSANA BEGAM,
W/O. MD. JAHUR.
RESIDING AT NAYA BUSTY,
CHAMPASARI, SILIGURI,
P.O. & P.S.- PRADHANNAGAR,
DIST.- DARJEELING.

NAME OF THE VENDOR :-
SHELCON PROPERTIES PVT. LTD.
REGD. OFFICE AT HILLCART ROAD,SILIGUR
REPRESENTED BY ITS DIRECTOR :-
SRI DEBABRATA SARKAR.
S/.0 LATE. BHABATARAN SARKAR.
RESIDING AT " VINAYAK APARTMENT",
PRADHANNAGAR, SILIGURI,
P.O. & P.S. PRADHAN NAGAR,
DIST. DARJEELING.

LAND SHEDULE :-
MOUZA :- BARGHARIA.
J.L.NO. :- 82
SHEET NO. :-1
PLOT NO. :-R.S. 68, & L.R.190
KHATIAN NO. :- L.R.- 448
PARGANA :- PATHARGHATA.
P.S. :- MATIGARA.
DIST. :- DARJEELING.

AREA OF LAND :- 5.00KATHA



For SHELCON PROPERTIES PVT. LTD.

Director

SIGNATURE OF THE VENDOR.

DRAWN BY:-

M. Acharya
Surveyor
(Regd. No. 15414/11)
Subhaspally, Siliguri

SITE PLAN
SCALE :- 1"=40'
PROPOSED PLOT SHOWN

H

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2014

Passport Photo

Finger Prints of _____

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

_____
Signature

LTI of Rukhsana Begum by the pen of Md. Naushad Alam

Finger Prints of _____

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

LTI of Rukhsana Begum by the pen of Md. Naushad Alam

_____
Signature

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2014

DRIVING LICENCE

Licence No. WB-72/10642/1987

Date of Issue
07.01.1987

Valid Up to
17.07.2017

Name : DEBABRATA SARKAR
S/D/W/of: B. T. Sarkar
Address : Vill- Desh Bandhu Para
P.O.- Jalpaiguri
Dist.- Jalpaiguri
Date of Birth: 01/01/1962 Blood Group: B+ve

Licensing Authority
Jalpaiguri

LICENCE TO DRIVE
ALL OVER INDIA
AS MARKED X/NT

Debabrata Sarkar

HOLDER'S SIGNATURE

✓	Motor Cycle with Gear
✓	Motor Cycle without Gear
✓	Light Motor Vehicle
	Medium Goods Vehicle
	Medium Passenger Motor Vehicle
	Heavy Goods Vehicle
	Heavy Passenger Motor Vehicle
	Autorickshaw

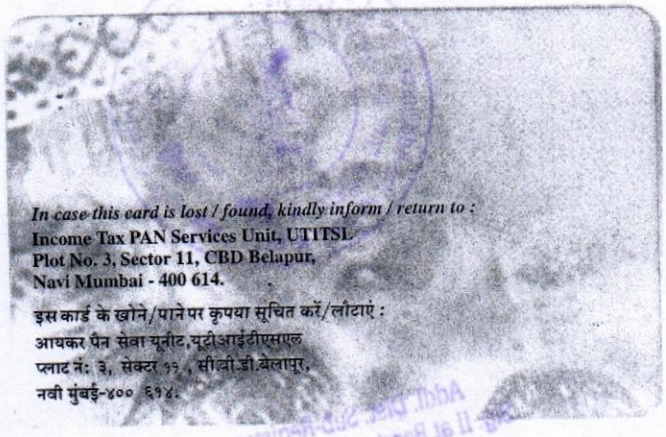
1. Violation of Traffic Rules and Signals.
2. Driving Dangerously/at Excessive Speed.
3. Driving without Valid Registration/Tax/Permit/Insurance.
4. Driving without proper & valid Licence.
5. Driving Vehicle exceeding permissible weight.
6. Charged or convicted u/s 304A IPC.
7. Refused to go on hire while driving a taxi/Autorickshaw.

1 2 3 4 5 6 7

Addl. Dist. Sub-Registrar
Slg.-II at Bagdogra, Dt. Darjeeling

21 OCT 2014


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RUKSHANA BEGAM
SHEQUE KHUSH MAHAMAD
01/01/1981
Permanent Account Number
AMQPB3361F
Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट,यूटीआईटीएसएल
प्लाट नं: ३, सेक्टर ११ , सीबीडी.बेलापुर,
नवी मुंबई-४०० ६१४.

Seal of the Additional District Sub-Registrar Siliguri-II at Bagdogra Dist. Darjeeling

Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

21 OCT 2014

Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 00661 of 2015

(Serial No. 09753 of 2014 and Query No. 0403L000021413 of 2014)

On 21/10/2014

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

Presented for registration at 17.56 hrs on :21/10/2014, at the Private residence by Debabrata Sarkar ,Executant.

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

Execution is admitted on 21/10/2014 by

1. Debabrata Sarkar
   Director, Shelcon Properties Pvt. Ltd., Hill Cart Road , Siliguri, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India.
   , By Profession : Business

   Identified By Kartick Roy, son of Late Satya Ranjan Roy, South Babupara , Siliguri, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

On 27/10/2014

Payment of Fees:

Amount By Cash

Rs. 13002.00/-, on 27/10/2014

(Under Article : A(1) = 13002/- on 27/10/2014)

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.-11,82,110/-

Certified that the required stamp duty of this document is Rs.- 59106 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 30000/- is paid , by the draft number 905173, Draft Date 21/10/2014, Bank : State Bank of India, Champasari, received on 27/10/2014
2. Rs. 24110/- is paid , by the draft number 905172, Draft Date 21/10/2014, Bank : State Bank of India, Champasari, received on 27/10/2014

On 22/01/2015

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra, Dist. Darjeeling

Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 00661 of 2015

(Serial No. 09753 of 2014 and Query No. 0403L000021413 of 2014)

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra, Dist. Darjeeling

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2142 to 2158
being No 00661 for the year 2015.

(Kaushik Ray) 12-February-2015
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal

Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra, Dist. Darjeeling