

Sl. No - 9749/2014

D-662/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 651369

B 651369

M.C.No. - 1407/14.

mm  
21/10/14  
5:56 pm

Pvt. Ltd. Co.

For SHELCON PROPERTIES PVT. LTD.

Debeswar Sen  
Director

19/12/14

**DEED OF CONVEYANCE**

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

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

Q-21425

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

22 JAN 2015

S. No. 1235 Date 21/10/2014

Sold to Md. Jahur

OF Slp

Rs. 5000/- (Rupees) nine thousand



P. P. Ghosh  
(B. R. Ghosh)  
Stamp Vendor  
Siliguri Court  
L No. R. M / 106 / 1993  
Darjeeling

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarker  
Director



17/17

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarker  
Director

Kartick Roy  
S/o Lt. Satya Ranjan Roy  
South Babapatti, Siliguri  
P.O. Siliguri town  
P.O. Siliguri  
of Ranjabity



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

21 OCT 2014

: 2 :

AREA : 6 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.14,10,000.00  
MARKET VALUE : Rs.14,18,531.00 (As per Query No.21425/2014 dated 15/09/2014 by the Office of the A.D.S.R. Siliguri-II at Bagdogra)

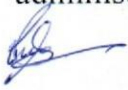
B E T W E E N

**MD. JAHUR** son of Late Md. Atiulla, PAN-AADPZ7211K, 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 his heirs, executors, successors, administrators, legal representatives and assigns) of the "**ONE PART**".

For SHELCON PROPERTIES PVT. LTD.

Debabrata Saha

Director





*te*  
~~Addl. Dist. Sub Registrar  
Sig. of Bagmati, Dist. Bagmati~~

21 OCT 2014

: 3 :

A N D

**SHELCON PROPERTIES PVT. LTD.**, a private limited company, having its 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**".

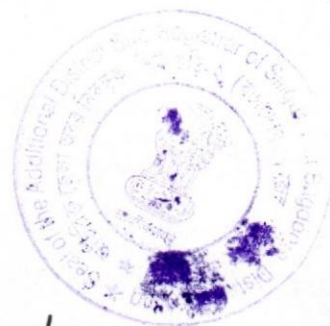
WHEREAS Sri Jagadish Prasad Sah son of Nagina Sah, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 9.46 Acres, situated within Mouza Baragharia, J.L. No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling unto 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

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarkar

Director



✓  
Addl. Dist. Sub-Registrar  
Sig. II at Bagmati, D. Bagmati

21 OCT 2014

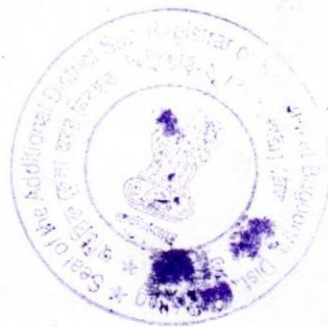
: 4 :

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 6





  
Addl. Dist. Sub-Registrar  
Sd/- J. B. Bagchi, D. Darjeeling  
21 OCT 2014



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kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.14,10,000.00 (Rupees fourteen lac ten thousand) only.

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 6 kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.14,10,000.00 (Rupees fourteen lac ten thousand) only, considering it to be the prevailing market price, free from all encumbrances and charges whatsoever.

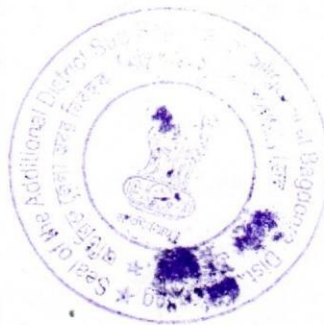
NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs.14,10,000.00 (Rupees fourteen lac ten 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.



For SHELCON PROPERTIES PVT. LTD.  
Debabrata Sankar

Director



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

21 OCT 2014

For SHELCON PROPERTIES PVT. LTD.

Debi San Sarker

Director

: 6 :


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.





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

21 OCT 2014

: 7 :

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 6 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 Vendor. ✓

West : Land of Vendor sold to-day to Sri Sandeep Arora.





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Addl. Dist. Sub-Registrar  
Slg. II at Baguio, Benguet Province  
21 OCT 2014

: 8 :

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 dt. Satya Ranjan Roy  
South Babupatra, Siliguri  
P.O. Siliguri town,  
P.S. Siliguri, Dt. Darjiling.

2. Sujat Saha.  
S/o Sankar Saha.  
Rabinchra Neagar,  
Siliguri Dist. Darjaling,  
Pin. 734 006.

For SHELCON PROPERTIES PVT. LTD.

Debasan Saha  
VENDOR Director

Drafted by me and  
typed in my office.

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




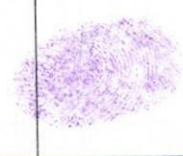

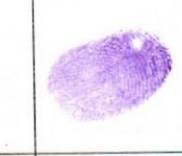


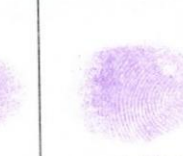

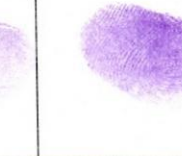


by  
Addl. Dist. Sub-Registrar  
Slp. II at Bagdad  
21 OCT 2014

21 OCT 2014



## EXECUTANT SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	FT ND					
	HT ND					

For SHELCON PROPERTIES PVT. LTD.  
*Debashish Sarker*

Director

For SHELCON PROPERTIES PVT. LTD.

*Debashish Sarker*

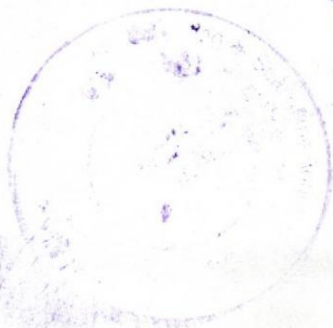
Signature

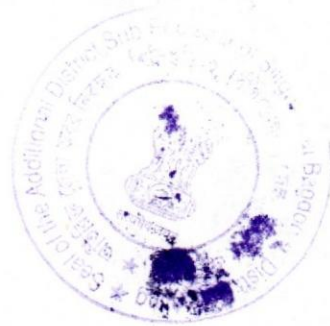
Director

## CLAIMENT SHEET

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

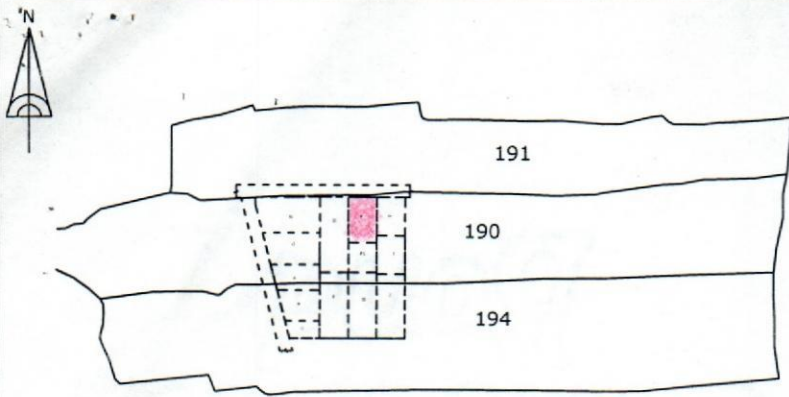
Signature





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Addl. Dist. Sub-Registrar  
Slg. II at Bagchi, 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:-**

MD. JAHUR,  
S/O. LATE MD. ATIULLA.  
RESIDING AT NAYA BUSTY, CHAMPASARI,  
P.O. & P.S. PRADHAN NAGAR,  
DIST. DARJEELING.

**NAME OF THE VENDOR :-**

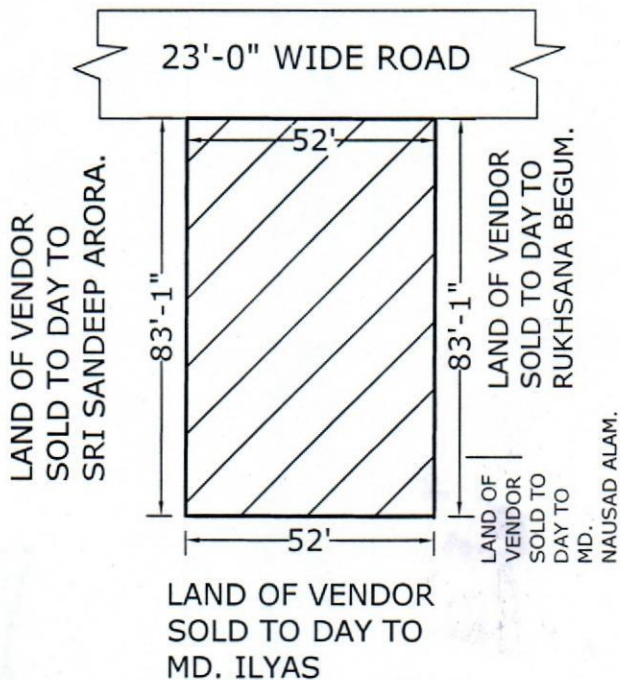
SHELCON PROPERTIES PVT. LTD.  
REGD. OFFICE AT HILLCART ROAD, SILIGURI.  
REPRESENTED BY ITS DIRECTOR :-  
SRI DEBABRATA SARKAR.  
S/.O LATE. BHABATARAN SARKAR.  
RESIDING AT " VINAYAK APARTMENT",  
PRADHANNAGAR, SILIGURI,  
P.O. & P.S. PRADHAN NAGAR,  
DIST. DARJEELING.



**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 :-6.00 KATHA**



**SITE PLAN**

SCALE :- 1"=40'

PROPOSED PLOT SHOWN



For SHELCON PROPERTIES PVT. LTD.

*Debabrata Sarkar*

Director

SIGNATURE OF THE VENDOR.

DRAWN BY:-

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



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

21 OCT 2014

M. Acharya  
Surveyor  
Regd No. 15814/11  
Subd. Bagdola, Sikkim

Passport  
Photo

Finger Prints of \_\_\_\_\_

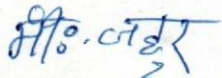
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Left Hand					
Right Hand					

\_\_\_\_\_  
Signature

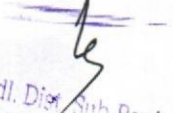


Finger Prints of \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature




  
Addl. Dist. Sub-Registrar  
Slg. II at Bagdad, Dt. Deraelink.

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**

<input checked="" type="checkbox"/> Motor Cycle with Gear
<input checked="" type="checkbox"/> Motor Cycle without Gear
<input checked="" type="checkbox"/> Light Motor Vehicle
Medium Goods Vehicle
Medium Passenger Motor Vehicle
Heavy Goods Vehicle
Heavy Passenger Motor Vehicle
Autorickshaw

*Debabrata Sarkar*


HOLDER'S SIGNATURE

1. Violation of Traffic Rules and Signals.
2. Driving Dangerously/at Excessive Speed.
3. Driving without Valid Registration/Tax/Pemit/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
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Addl. Dir. Sif. Registrar  
 S.P. II at Baguhati, Jalpaiguri  
 5 OCT 2014



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

21 OCT 2014





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/025/0375779



নির্বাচকের নাম : মহঃ জহুর

Elector's Name : Md. Jahur

পিতার নাম : মহঃ আতিউল্লা

Father's Name : Md. Atiulla

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 15/12/1972  
Date of Birth

WB/04/025/0375779

ঠিকানা:

উত্তর মল্লা গুরিওয়ার্ড নং ৪৬ শিলিগুরি প্রধাননগর  
দার্জিলিং ৭৩৪০০৩

Address:

UTTAR MALLA GURIWORD NO 46  
SILIGURI PRADHANNAGAR  
DARJEELING 734003

Date: 23/04/2009

২৬-শিলিগুরি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
In the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

006/0690



6  
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 - 00662 of 2015**  
**(Serial No. 09749 of 2014 and Query No. 0403L000021425 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. 15598.00/-, on 27/10/2014

( Under Article : A(1) = 15598/- 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.-14,18,531/-

Certified that the required stamp duty of this document is Rs.- 70927 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 35000/- is paid , by the draft number 905170, Draft Date 21/10/2014, Bank : State Bank of India, Champasari, received on 27/10/2014
2. Rs. 30930/- is paid , by the draft number 905175, 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**

EndorsementPage 1 of 2






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

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**Endorsement For Deed Number : I - 00662 of 2015**  
**(Serial No. 09749 of 2014 and Query No. 0403L000021425 of 2014)**

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

  
( Kaushik Ray )

**A.D.S.R. Siliguri-II at Bagdogra**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 2159 to 2175  
being No 00662 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

