

S-11302/14

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পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

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B 664699

V.C. NB. 1624/14

Copy
09/12/14
01.02.14

RAHUL

For SHELCON PROPERTIES PVT. LTD.
Debasish Sarkar
 Director

DEED OF CONVEYANCE

THIS INDENTURE MADE ON THIS THE 9th DAY OF DECEMBER, 2014.

8-26736

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

[Signature]
 Addl. District Sub-Registrar,
 Siliguri-II at Bagdogra

27 JAN 2015

[Signature]

S. No. ⁰⁰⁰⁸ 2948 Date 21/11/2014
Sold to Absari Khatun
OF Slg
Rs. 5000/- (Rupees) nine thousand only



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

For SHELCON PROPERTIES PVT. LTD.
Debabrata Sarker
Director



2001

For SHELCON PROPERTIES PVT. LTD.
Debabrata Sarker
Director



Kastika Roy
S/o K. Satya Ranjan Roy
South Babupara, Siliguri
P.O. Siliguri town
P.S. Siliguri
Dist. Darjeeling

14
Addl. Dist. Sub-Registrar
Slg. II at Bagdogra, Dt. Darjeeling

9/12/14

: 2 :


AREA : 9 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.15,00,000.00
MARKET VALUE : Rs.21,27,797.00 (As per Query No.26736/2014
Dated 08/12/2014 by the Office of the A.D.S.R.
Siliguri-II at Bagdogra)

B E T W E E N

AFSARI KHATUN wife of Md. Jakir Husen, PAN-BGZPK7413H, Muslim by religion, Indian by nationality, Business by occupation, residing at Naya Busty, Champasari, Siliguri, 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**".



For SHELCON PROPERTIES PVT. LTD.


Director



6
Addl. Dist. Sub-Registrar
Siliguri-II, Bagdogra Dist. West Bengal

9/12/19

: 3 :

A N D

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarkar

Director

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 Jagdish 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



6
Addl. Dist. Sub-Registrar
Sig. II at Begatara, Dt. Dargweling

91/21/4

: 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.





6
Addl. Dist. Sub-Registrar
Sig. II of Bardonia, Dist. Dacca
9/12/14

: 5 :

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 9 kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.15,00,000.00 (Rupees fifteen lac) only.

AND WHEREAS the Purchaser being in need of land in that area, have agreed to purchase the said land measuring 9 kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.15,00,000.00 (Rupees fifteen lac) 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.15,00,000.00 (Rupees fifteen lac) 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.





6
Addl. Dist. Sub-Registrar
Sig. II at Bagdogra, Dooars, Darjeeling

9/12/16

For SHELCON PROPERTIES PVT. LT
Debasish 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.





6
Adm. Dist. Sub Registrar
Slg. II at Dageobang, D. Dageobang
9/12/14

: 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 9 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.

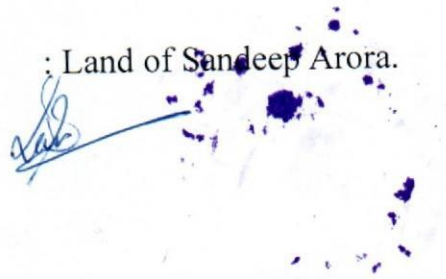
The said land is bounded and butted as follows:-

North : Land of Md. Jahur & others. ✓

South : Land of Vendor sold to-day to Uttam Chhetri & other. ✓

East : Land of Gyan Jyoti College ✓

West : Land of Sandeep Arora. ✓





Adm. Dist. Sub-Registrar
Sig. II at Bagdogra, Dooars & Darjeeling

9/12/14

: 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. Satya Rajan Roy
South Babagan Siliguri
P.O. Siliguri town
P.C. Siliguri
Dist. Dooars.

2. Sgat Saha.
S/O Sankar Saha.
Rabindra Nagar
P.O. Rabindra Sarani
Siliguri, Dist. Dooars.

For SHELCON PROPERTIES PVT. LTD.

Debasmita Saha

VENDOR Director

Drafted by me and
typed in my office.














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



Additional District Sub Registrar
S/o. M. S. Bagchi, D. Darjeeling

9/11/14

EXECUTANT SHEET

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

For SHELCON PROPERTIES PVT. LTD.

Debajyoti Sarker

Director

For SHELCON PROPERTIES PVT. LTD.

Debajyoti Sarker

Signature
Director

CLAIMENT SHEET

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

Signature



6
Addl. Dist. Sub Registrar
Sig. II at Bagdogra, Dt. Darjeeling

971414

Passport
Photo

Finger Prints of _____

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

Signature



Finger Prints of _____

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

अफसरी स्वातुन

Signature

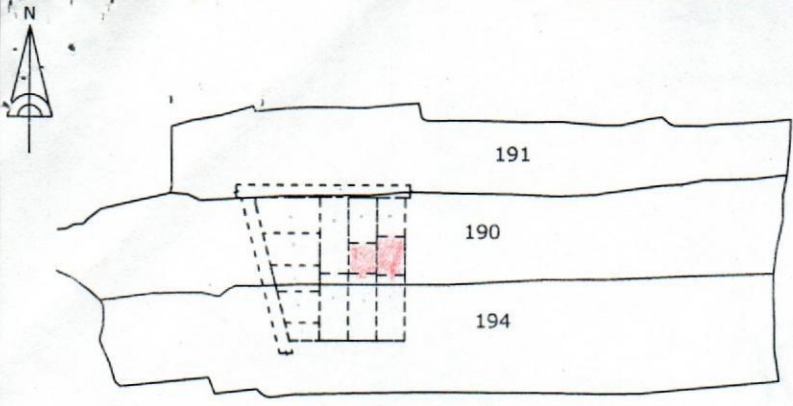
7/12/14



6
Addl. Dist. Sub-Registrar
Sig. II at Dooptees, Dt. Darjeeling

9/12/14

১২/১২/১৪



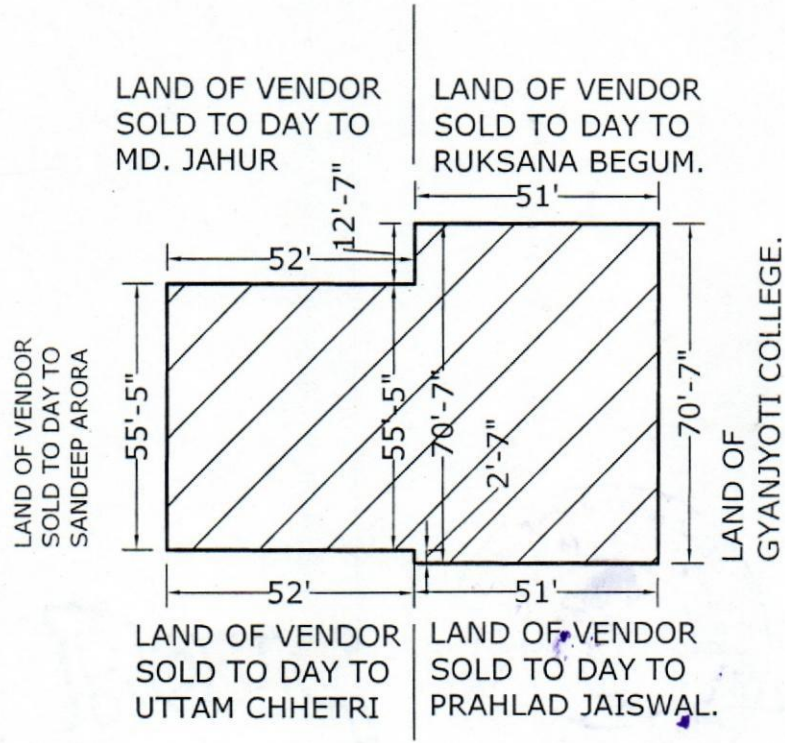
PART TRACE MAP OF MOUZA BARGHARIA, J.L.NO.82, SHEET NO.1. P.S. MATIGARA, DIST. DARJEELING. SCALE :- 16"=1MILE. PROPOSED PLOT SHOWN

NAME OF PURCHASER:-
 AFSARI KHATUN.
 W/O. MD. JAKIR HUSEN.
 RESIDING AT NAYA BUSTY ,
 CHAMPASARISILIGURI,
 P.O. & P.S. PRADHANNAGAR,
 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 :-9.00 KATHA



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

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarkar

SIGNATURE OF THE VENDOR.

DRAWN BY:-

M. Acharya
 26/11/19

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



6
Addl. Dist. Sub-Registrar
Sig. II at Bagdogra, Dt. Darjeeling

9-12-49

M. Acharya
Sub-Registrar
(Regd. No. 12414/11)
Sub-Registrar, Bagdogra

DRIVING LICENCE

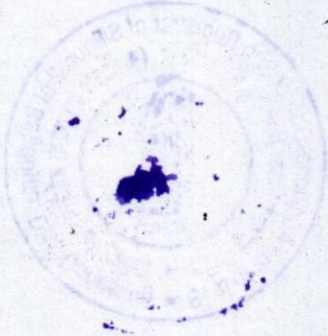
License No. WB-2016-12345
Date of Issue
07.01.1997

Valid up to
17.07.2017



Name : DEBABRATA SARKAR
S/D/Wof: 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 (W.B.)
Jalpaiguri



Handwritten signature and date: 15/07/17

LICENCE TO DRIVE
ALL OVER INDIA
AS MARKED X/NT

Debasish Saha
HOLDERS SIGNATURE


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

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. Driver convicted as 304A IPC
7. Refused to go on hire while driving a taxi/Autorickshaw





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

9/12/16


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GLQ3851946
 পরিচয় পত্র


Elector's Name Afsari Khatun
 নির্বাচকের নাম আপসরি খাতুন
Husband's Name Md. Jakir Husen
 স্বামীর নাম মহঃ জাকির হোসেন

Sex F
 লিঙ্গ স্ত্রী
Age as on 1.1.2006 20
 ১.১.২০০৬ এ বয়স ২০



Address:
 Nayabastl. 46 Siliguri Darjeeling 734403

ঠিকানা:
 নয়াবস্তি . ৪৬ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৩



Facsimile Signature
Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 25-Siliguri
 বিধানসভা নির্বাচন কেন্দ্র: ২৫-শিলিগুড়ি

District: Darjeeling জেলা: দার্জিলিং
Date: 22.03.2006 তারিখ: ২২.০৩.২০০৬

139/0422



6
Addl. Dist. Sub-Registrar
Sig. II at Bagdogra, Dt. Darjeeling

9/12/19



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

Endorsement For Deed Number : I - 00680 of 2015
(Serial No. 11302 of 2014 and Query No. 0403L000026736 of 2014)

On 09/12/2014

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

Presented for registration at 21.00 hrs on :09/12/2014, at the Private residence by Debabrata Sarkar ,Executant.

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

Execution is admitted on 09/12/2014 by

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

Identified By Kartick Roy, son of Lt. S R Roy, South Babupara, Thana:-Siliguri, P.O. :-Siliguri Town, District:-Darjeeling, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

On 17/12/2014

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.-21,27,797/-

Certified that the required stamp duty of this document is Rs.- 106390 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

On 27/01/2015

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/-

Payment of Fees:


Amount By Cash

Rs. 23397.00/-, on 27/01/2015

(Under Article : A(1) = 23397/- on 27/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 101400/- is paid , by the draft number 071121, Draft Date 26/11/2014, Bank : State Bank of India, HAKIMPARA (SILIGURI), received on 27/01/2015


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





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

Endorsement For Deed Number : I - 00680 of 2015
(Serial No. 11302 of 2014 and Query No. 0403L000026736 of 2014)

(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 2463 to 2479
being No 00680 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

