

9120

I. 8626



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 411224

C 411224

01677 247/15

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.

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

U / SEP 2015

For SHELCON PROPERTIES PVT. LTD.  
Debasanta Sanyal

Director

12/2/15

### DEED OF CONVEYANCE

THESE INDENTURE MADE ON THESE THE 3rd DAY OF September 2015.

*[Handwritten signature]*

S. No. 57 Date 01.09.2015  
Sold to Mohammed Saddam Hussain  
OF slg  
Rs. 5000 (Rupees) Five thousand only

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



For SHELCON PROPERTIES PVT. LTD.

Debabrata Sanyal

Director

সিলিগুরি জিলা সিনিয়র সিনিয়র  
সিলিগুরি জিলা সিনিয়র সিনিয়র  
সিলিগুরি জিলা সিনিয়র সিনিয়র

162A

সিলিগুরি জিলা সিনিয়র  
সিলিগুরি জিলা সিনিয়র

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sanyal

Director



Kartick Ray  
1/8 at Sahy Rangan Ray  
South Belurpara  
P.O. Siliguri town  
P.S. Siliguri  
At Dajin

Add. District Registrar  
Siliguri II - at Bagdoura, Dist. Darjeeling  
27/9/15

AREA : 2 :  
: 7.62 KATHAS  
PLOT NOS. : 71 (R.S.), 194 (L.R.)  
KHATIAN Nos. : 27 (OLD) 448 (NEW)  
MOUZA : BARAGHARIA  
J.L.NO. : 82  
SHEET NO. : 1  
P.S. : MATIGARA  
DISTRICT : DARJEELING  
CONSIDERATION : Rs.17,50,000.00

For SHELCON PROPERTIES PVT. LTD.

*Debi Sankar Sen*

Director

BETWEEN

**MOHAMMED SADDAM HUSSAIN** son of Mohammed Sabir Alam PAN –  
**AHSPH8023P**, 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**".

*MS*



Adm. Secy. Registrar  
Siliguri II, at Banskani, Dist. Darjeeling  
27/9/11

For SHELCON PROPERTIES PVT. LTD.

Debabrata Sarkar

Director

: 3 :

A N D

**SHELCON PROPERTIES (P) 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 one Baijnath Prasad (now deceased) and one Tarakeswar Prasad (now deceased) son of late Baijnath Prasad was the absolute and recorded owner of entire portion of land under Plot No.194 having an area measuring 2.68 acres and 3 acres respectively under Khatian No.99 and 44/1 respectively.

AND WHEREAS the respective legal heirs of the above mentioned two deceased persons, decided to sale their respective shares of plot No.194 jointly on mutual understanding.





Add. Dist. Sub Registrar  
Sikkim D. & Sikkim D. Darjeeling  
3/07

For SHELCON PROPERTIES PVT. LTD.

Darabanda Sarin

Director

: 4 :

AND WHEREAS after the death of abovementioned Baijnath Prasad his three survived sons namely Sri Chandeswar Prasad, Sri Rajeshwar Prasad and Sri Nageswar Prasad along with heirs of deceased son Tarakeswar Prasad Smt. Madhuri Devi (wife), Sri Vivek Prasad (son) jointly become the owner as inheritant of Late Baijnath Prasad's portion of land measuring 2.68 acres in Plot No.194, having their respective share of  $\frac{1}{4}$ th,  $\frac{1}{4}$ th,  $\frac{1}{4}$ th ,  $\frac{1}{8}$ th and  $\frac{1}{8}$ th respectively.

AND WHEREAS on the other hand after the death of abovementioned Tarakeswar Prasad his wife Smt. Madhuri Devi and Sri Vivek Prasad become the absolute joint owners as inheritant of Tarakeswar Prasad's portion of land in the above mentioned Plot No.194, measuring 3 acres having their respective share  $\frac{1}{2}$  and  $\frac{1}{2}$  each.

AND WHEREAS as because the portion of land was unidentified in between deceased Baijnath Prasad and deceased Tarakeswar Prasad and the legal heirs of both the deceased persons belongs to same family they have decided to sale the entire property jointly to the intending party or parties part by part and the amount of sale proceeds of respective share will be shared among themselves proportionately on mutual understanding.





3/9/17  
Addl. Dist. Sub Registrar  
Siliguri U. & B. Division, Dist. Darjeeling



: 5 :

AND WHEREAS abovenamed Sri Chandeswar Prasad, Sri Rajeshwar Prasad and Sri Nageswar Prasad along with heirs of deceased son Tarakeswar Prasad Smt. Madhuri Devi (wife), Sri Vivek Prasad (son) jointly thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 9 Bighas out of that 5.68 Acres (2.68 Acres + 3 Acres), forming part of Plot No.194, recorded in Khatian No.44/1, situated within Mouza Baragharia, J.L. No.82, Pargana Patharghata, P.S. Matigara, District Darjeeling, unto and in favour of Smt. Sanjukta Saha daughter of Dr. Sandip Saha, by virtue of a registered sale Deed No. I-2507 out of that land measuring 2 Bighas, Smt. Tapashree Sanyal wife of Dr. Partha Sanyal, by virtue of a registered Sale Deed No.I-506, land measuring 3 Bighas, Smt. Lina Saha wife of Mr. Pulak Saha, by virtue of a registered Sale Deed No.I-2506 land measuring 1 bigha and Sri Tushar Kanti Chanda son of late Kalipada Chanda, by virtue of a registered Sale Deed No.I-505 land measuring 3 Bighas of land, all are registered in the Office of the A.D.S.R. Siliguri II at Bagdogra for the year 2005.

AND WHEREAS by virtue of aforesaid four separate Sale Deeds, being Document Nos.I-2507, I-506, I-2506 and I-505, abovenamed Smt. Sanjukta Saha, Smt. Tapashree Sanyal, Smt. Lina Saha and Sri Tushar Kanti Chanda, became the sole, absolute and exclusive owner of the aforesaid land total measuring 9 Bighas, having permanent, heritable and transferable right, title and interest therein.





379/10  
Addl. Dist-Sub Registrar  
Siliguri II-র অতিরিক্ত ডিস্ট্রিক্ট সাব রেজিস্ট্রার  
সিলিগুরি


: 6 :

AND WHEREAS abovenamed Smt. Sanjukta Saha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 2 Bighas, forming part of Plot No.194, recorded in Khatian No.44/1, situated within Mouza Baragharia, J.L.No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling, through her constituted Attorney of Sri Jayanta Dhar son of late Arun Chandra Dhar, vide G.P. No. 35 for the year 2005 registered in the office of D.S.R. Coochbehar, unto and in favour of Shelcon Properties Pvt. Ltd. By virtue of Sale Deed, being docuemtn No.I-4846, entered in Book No.I, Volume No.121, Pages 297 to 304, registered in the office A.D.S.R.Siliguri II at Bagdogra, for the year 2006.

AND WHEREAS on 13/05/2006 Smt. Tapashree Sanyal, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 42 kathas 5 chhataks 27 sq.ft. or 0.70 Acres out of the aforesaid land measuring 3 Bighas, forming part of Plot No.194, recorded in Khatian No.44/1, situated within Mouza Baragharia, J.L.No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling, through her constituted Attorney of Sri Jayanta Dhar son of late Arun Chandra Dhar, vide G.P. No. 34 for the year 2005 registered in the office of D.S.R. Coochbehar, unto and in favour of Shelcon Properties Pvt. Ltd. By virtue of Sale Deed, being docuemtn No.I-4847, entered in Book No.I, Volume No.121, Pages 305 to 312, registered in the office A.D.S.R.Siliguri II at Bagdogra, for the year 2006.





  
Addl. Dist-Sub Registrar  
Siliguri II- at Darjeeling, Dist. Darjeeling  
8/9/15

: 7 :

AND WHEREAS on 13/05/2006 Smt. Lina Saha, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1 Bigha, forming part of Plot No.194, recorded in Khatian No.44/1, situated within Mouza Baragharia, J.L.No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling, through her constituted Attorney of Sri Jayanta Dhar son of late Arun Chandra Dhar, vide G.P. No. 94 for the year 2005 registered in the office of A.D.S.R. Contel 1, P. Medinipur, unto and in favour of Shelcon Properties Pvt. Ltd. By virtue of Sale Deed, being document No.I-4848, entered in Book No.I, Volume No.121, Pages 313 to 320, registered in the office A.D.S.R.Siliguri II at Bagdogra, for the year 2006.

AND WHEREAS on 13/05/2006 Sri Tushar Kanti Chanda, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.2790 Acres out of the aforesaid land measuring 3 Bighas, forming part of Plot No.194, recorded in Khatian No.44/1, situated within Mouza Baragharia, J.L.No. 82, Pargana Patharghata, P.S. Matigara, in the District of Darjeeling, through her constituted Attorney of Sri Jayanta Dhar son of late Arun Chandra Dhar, vide G.P. No. 36 for the year 2005 registered in the office of D.S.R. Coochbehar, unto and in favour of Shelcon Properties Pvt. Ltd. By virtue of Sale Deed, being document No.I-4849, entered in Book No.I, Volume No.121, Pages 321 to 330, registered in the office A.D.S.R.Siliguri II at Bagdogra, for the year 2006.





8/10/16  
Addl. Dist. Sub Registrar  
Siliguri II - at Bagdogra, Dist. Darjeeling

: 8 :

AND WHEREAS by virtue of the aforesaid four separate Sale Deeds, being document Nos.I-4846, I-4847, I-4848 and I-4849 for the year 2006, abovenamed Shelcon Properties Pvt. Ltd., (The Vendor of these present) became the sole, absolute and exclusive owner of the aforesaid land altogether measuring 1.969 Acres out of that 9 Bighas of land, bearing part of Plot No.194, 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 7.62 kathas out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.17,50,000.00 (Rupees seventeen lac fifty 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.17,50,000.00 (Rupees seventeen lac fifty 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.17,50,000.00 (Rupees seventeen lac fifty thousand) only paid by the purchaser to the Vendor, the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the purchasers from the payment

*[Signature]*



37915  
Addl. Dist. Sub Registrar  
Siliguri II - at Bardonia, Dist. Darjeeling



For SHELCON PROPERTIES PVT. LTD.

Debasish Saha

Director

: 9 :

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.

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.





Additional District Sub Registrar  
Siliguri II- at Bardonia, Dist. Darjeeling

*[Handwritten signature]*  
27/9/20

: 10 :

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.

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 7.62 kathas, in Mouza Baragharia appertaining to and forming part of R.S. Plot No.71, L.R. Plot No.194, 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 Neetu Prasad & others.  
South : Land of Vendor & Land of Anita Nirala.  
East : Land of Gyan Jyoti College.  
West : Land of Vendor:



For SHELCON PROPERTIES PVT. LTD.

*Debabrata Sarker*

Director



37/9/15  
Addl. Dist. Sub Registrar  
Siliguri II - a, Bongaigaon, Dist. Durgachery

: 11 :

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. Kartika Roy  
S/o Lt. Satya Ranjan Roy  
South Babupara  
P.O. Siliguri town.  
P.S. Siliguri St. Dargahing
2. Sujit Saha  
S/o Sankar Saha  
Rabindra Nagar  
Siliguri, Dist. Darjaling  
P.O. - 734 006.

For SHELCON PROPERTIES PVT. LTD.

Debasmita Sarkar

Director

VENDOR

Drafted by me and  
typed in my office.



(SUJIT KR. RAHA)








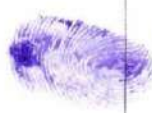
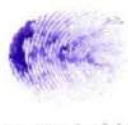

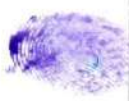
Advocate/Siliguri.

Enrolment No. WB-699/87



*[Signature]*  
Addl. Dist. Sub Registrar  
Siliguri II - a. Sikkim, Dist. Darjeeling  
31/9/15

## EXECUTANT SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Debabrata Sanyal</i>	LEFT HAND					
	RIGHT HAND					

For SHELCON PROPERTIES PVT. LTD.

For SHELCON PROPERTIES PVT. LTD.

*Debabrata Sanyal*

Director


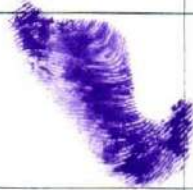









*Debabrata Sanyal*

Signature Director

## CLAIMANT SHEET

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

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Md. S. Hussain</i>	LEFT HAND					
	RIGHT HAND					

*Md. S.*

*Md. Saddam Hussain*

*Md. Saddam Hussain*

Signature

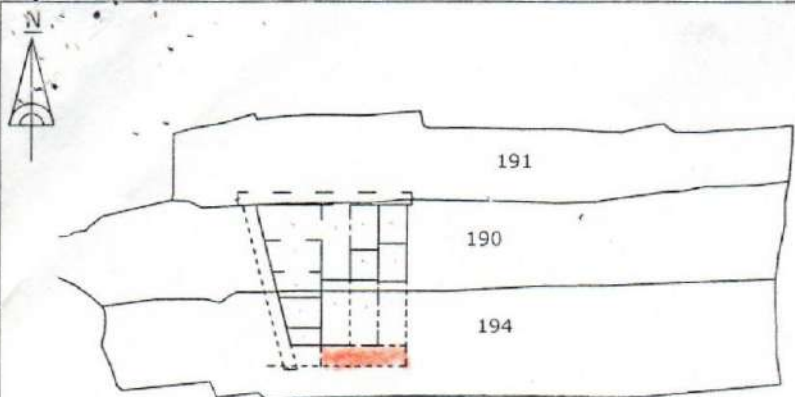


मि. सुब्बा. बि.

मि. सुब्बा. बि.

Addl. Dist. Sub Registrar  
Siliguri II - a, Darjeeling Dist. Darjeeling  
3/9/15

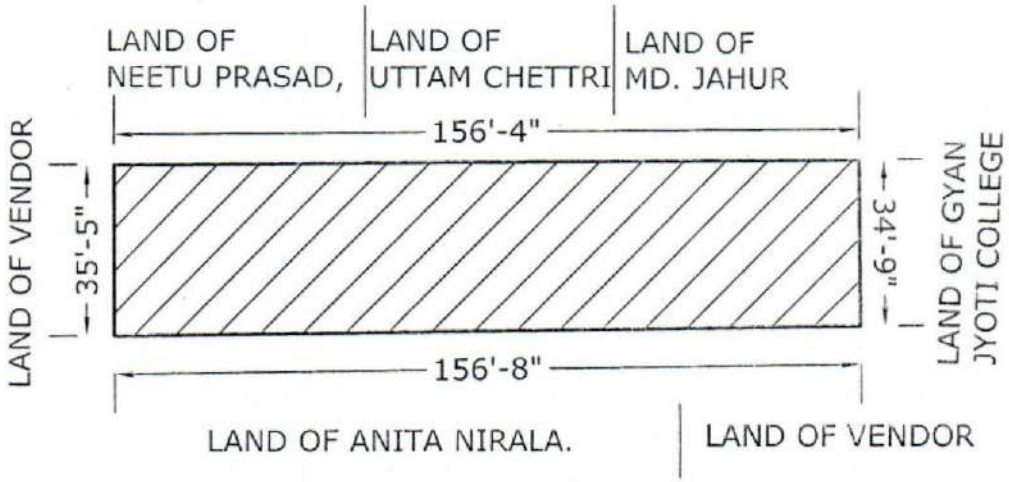




PART TRACE MAP OF MOUZA BARGHARIA, J.L.NO.82, SHEET NO.1. P.S. MATIGARA, DIST. DARJEELING. SCALE :- 16"=1MILE. PROPOSED PLOT SHOWN

**NAME OF PURCHASER :-**  
 MOHAMMED SADDAM HUSSAIN.  
 S/O. MOHAMMED SABIR ALAM.  
 CHAMPASARI, NAYA BASTY,  
 WARD NO. 46 (SMC), SILIGURI,  
 P.O. & P.S. PRADHANNAGAR,  
 DIST. DARJEELING.  
 PIN NO. 734003

**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. 71, & L.R.194  
 KHATIAN NO.:- L.R.- 448  
 PARGANA :- PATHARGHATA.  
 P.S. :- MATIGARA.  
 DIST. :- DARJEELING.

**AREA OF LAND :- 7.62 KATHA**

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

For SHELCON PROPERTIES PVT. LTD.

*Debabrata Sarkar*  
 Director

SIGNATURE OF THE VENDOR.

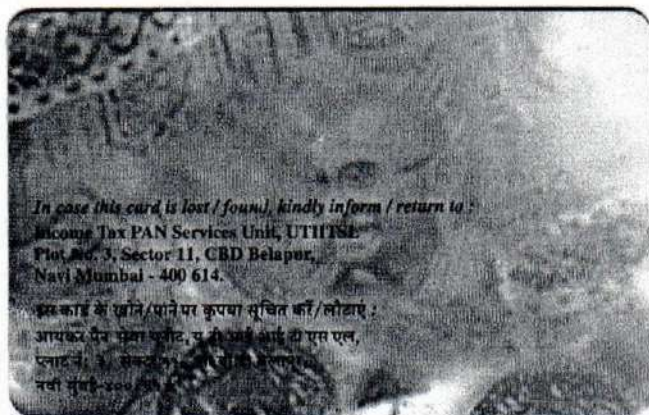
DRAWN BY:-

*M. Acharya*  
 11/9/15

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



27/9/15  
Addl. Dist. Sub Registrar  
Siliguri II- at Bagdogra, Dist. Darjeeling





*[Handwritten signature]*

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

3/9/15



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 04030000677247/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Debabrata Sarkar Vinayak Apartment, Pradhan Nagar, Siliguri,, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Seller [SHELCO N PROPER TIES PVT. LTD ]			 Director SHELCON PROPERTIES PVT. LTD.
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri KARTICK CHANDRA RAY Son of Late SATYA RANJAN RAY SOUTH BABU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	Shri Debabrata Sarkar			

(Suraj Lepcha)

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



Query No:-04030000677247/2015, 03/09/2015 12:06:50 PM BAGDOGRA (A.D.S.R.)

Handwritten text, possibly a date or reference number, located in the upper left quadrant of the page.



Handwritten signature and name of the official, followed by the printed title and location: "Addl. Dist. Sub Registrar, Siliguri II-2, Baidyagra, Dist. Darjeeling".

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AKOPS3890E



नाम / NAME  
DEBABRATA SARKAR

पिता का नाम / FATHER'S NAME  
BHBATARAN SARKAR

जन्म तिथि / DATE OF BIRTH  
01-01-1962

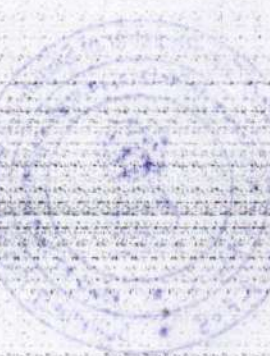
हस्ताक्षर / SIGNATURE

Debabrata Sarkar

क.वि.स.

आयकर आयुक्त, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



Handwritten text in blue ink, possibly a date or reference number.

इस कार्ड के लो / भिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),  
पी-7,  
चीरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



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

31/7/15

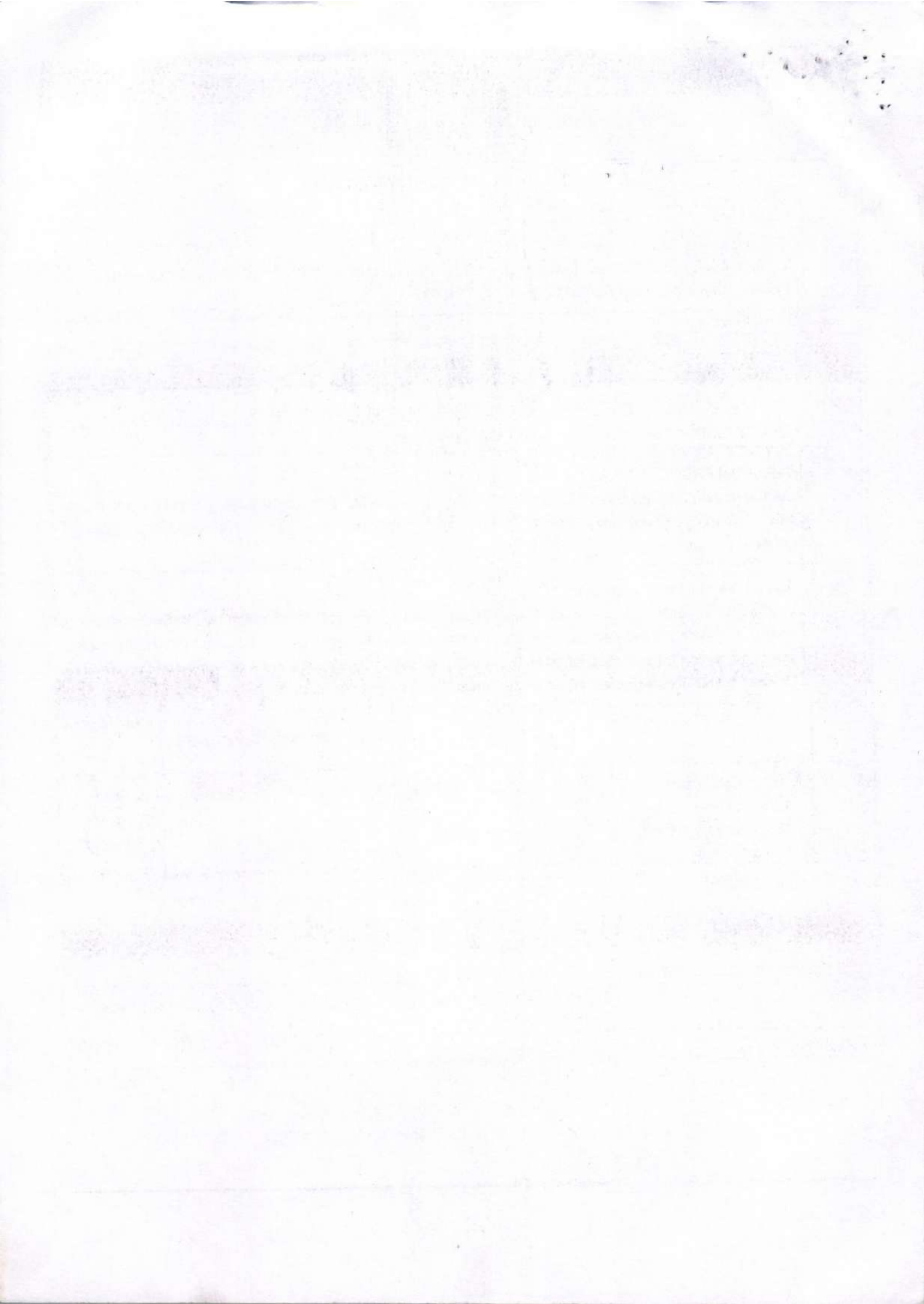


## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Debabrata Sarkar, Director Vinayak Apartment, Pradhan Nagar, Siliguri,, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SHELCON PROPERTIES PVT. LTD Hill Cart Road, Siliguri,, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AAHCS6766R,; Status : Organization; Represented by representative as given below:-
1(1)	Shri Debabrata Sarkar, Director Vinayak Apartment, Pradhan Nagar, Siliguri,, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 03/09/2015; Date of Admission : 03/09/2015; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	MOHAMMED SADDAM HUSSAIN Son of MOHAMMED SABIR ALAM CHAMPASARI, NAYA BASTY,, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AHSPH8023P,; Status : Individual

### B. Identifire Details

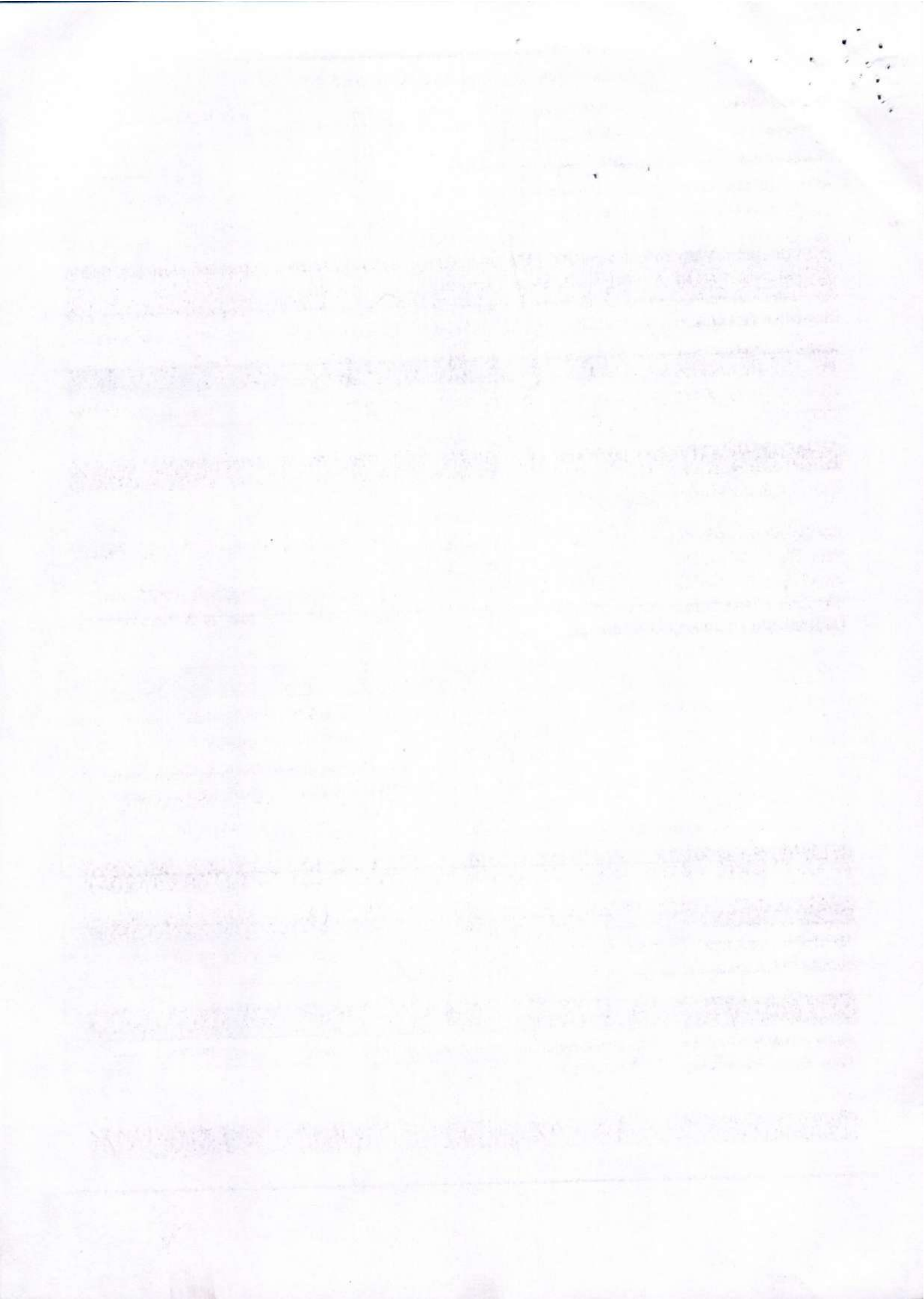
Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri KARTICK CHANDRA RAY Son of Late SATYA RANJAN RAY SOUTH BABU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Debabrata Sarkar	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 194 , LR Khatian No:- 448	7.62 Katha	17,50,000/-	20,95,504/-	Proposed Use: Bastu, ROR: Bastu

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	KARTICK CHANDRA RAY
Address	SOUTH BABU PARA, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734004
Applicant's Status	Advocate



Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040308626 / 2015

Query No/Year	04030000677247/2015	Serial no/Year	0403009120 / 2015
Deed No/Year	I - 040308626 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Debabrata Sarkar	Presented At	Private Residence
Date of Execution	03-09-2015	Date of Presentation	03-09-2015

Remarks

On 03/09/2015

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

Presented for registration at 10:33 hrs on : 03/09/2015, at the Private residence by Shri Debabrata Sarkar ,.

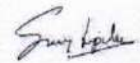
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,95,504/-

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

Execution is admitted on 03/09/2015 by

Shri Debabrata Sarkar Director, SHELCON PROPERTIES PVT. LTD, Hill Cart Road, Siliguri,, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001  
Indetified by Shri KARTICK CHANDRA RAY, Son of Late SATYA RANJAN RAY, SOUTH BABU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004,  
By caste Hindu, By Profession Advocate



(Suraj Lepcha)

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

On 07/09/2015

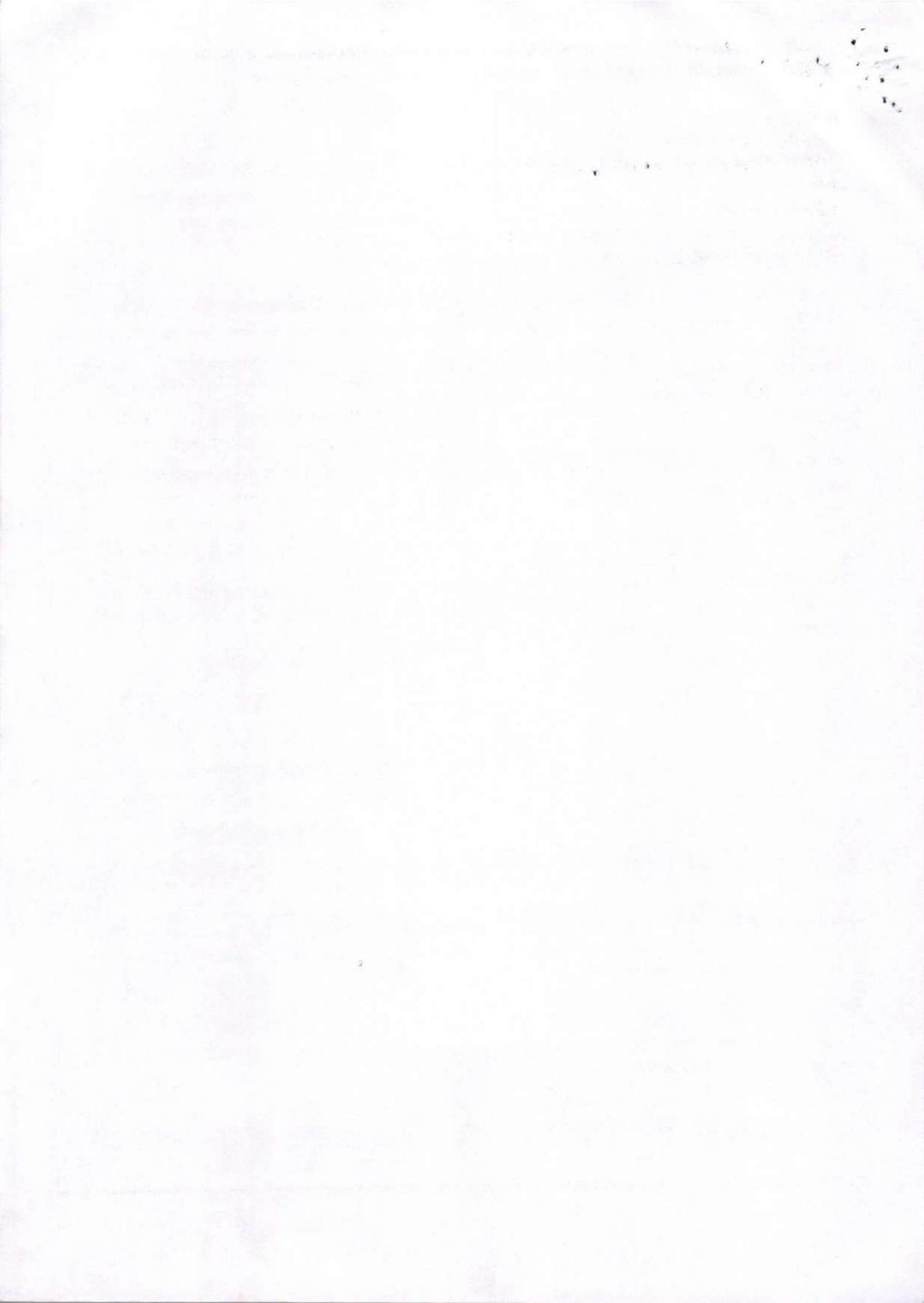
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,045/- ( A(1) = Rs 23,045/- ) and Registration Fees paid by Cash Rs 23,045/-

**Payment of Stamp Duty**



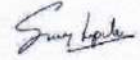
Certified that required Stamp Duty payable for this document is Rs. 1,04,775/- and Stamp Duty paid by Draft Rs 99,775/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 57, Purchased on 01/09/2015, Vendor named B R GHOSH.

Description of Draft

1. Rs 99,775/- is paid, by the Draft(other) No: 976061000427, Date: 01/09/2015, Bank: STATE BANK OF INDIA (SBI), hill cart road siliguri.



(Suraj Lepcha)

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

Volume number 0403-2015, Page from 54500 to 54521  
being No 040308626 for the year 2015.



Digitally signed by SURAJ LEPCHA  
Date: 2015.10.29 15:22:15 -07:00  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 10/29/2015 3:22:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

---

